

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-450
ADDRESS: 110 LEXINGTON
LEGAL DESCRIPTION: NCB: 804 BLK: 32 LOT: W IRR 69.22' OF A9 & W IRR 96.14' OF A10
ZONING: FBZ T6-2, H, RIO
CITY COUNCIL DIST.: 1
APPLICANT: Ian McClure/Phoenix Hospitality Group
OWNER: Edward McClure/EL TROPICANO HOTEL LLC
TYPE OF WORK: Exterior modifications, rehabilitation, partial demolition, and demolition of the existing parking garage
APPLICATION RECEIVED: August 02, 2019
60-DAY REVIEW: October 01, 2109
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform exterior modifications including the removal of stucco pilasters and banding in their entirety on the west façade and restore the original glazing system.
2. Remove the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and install new a new storefront system and panels to match the existing in profile and finish.
3. Remove the existing stone veneer throughout the first floor façade and replace with fine-textured stucco to match the existing paint.
4. Replace the existing sliding entry door with a new storefront system to match the existing in profile and finish.
5. Remove the existing plaster finish and lighting at the soffit of the porte cochere and replace with wood-look metal panel soffits with integrated LED lighting.
6. Remove the existing metal guardrail at the exterior patio and replace with a glass guardrail.
7. Remove the existing, non-historic storefront system at the south patio on the first and second levels and replace with a storefront system to match the historic storefront system's profile.
8. Install an operable nana-wall system at the portion of the demolished storefront system at the south patio.
9. Remove the existing, non-original stair connecting levels one and two, infill the floor on level two, and add a storefront system to match the profile of the existing.
10. Remove paint from the existing metal panels and mullions and restore the exterior glazing system on the north, south and east facades where visible from the public right of way.
11. Remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing.
12. Repaint the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint.
13. Remove the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing.
14. Demolish the eastern most three story window of the hotel.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can

damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or highpressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists

6. Architectural Features: Doors, Windows and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public rightof-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration,

material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

i. *Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.

ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.

iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.

iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the facade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.

ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The historic structure located at 110 Lexington is commonly known as the El Tropicano Hotel and was constructed in 1962, and currently has no major additions or irreversible modifications. The historic structure was the first hotel to be located on the River Walk. At this time, the applicant has proposed a scope of work that includes rehabilitation, exterior modifications and the demolition the eastern most three stories of the historic structure. The parking garage located on the property is noncontributing to the El Tropicano local historic landmark and is eligible for demolition to be approved administratively.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 26, 2019. At that meeting, committee members provided general comments on the presentation.
- c. STUCCO PILASTER & BANDING REMOVAL – The applicant has proposed to remove the stucco pilasters and banding on the west façade in their entirety on the entire height of the structure. The Guidelines for Exterior Maintenance and Alterations notes that non-historic facades should be returned to their original design based on photographic evidence. Per historic photos of the hotel, these elements did not originally exist. The applicant has noted that the original glazing system will be restored, which staff finds to be appropriate and consistent with the Guidelines.
- d. STOREFRONT PANEL REMOVAL (Southwest corner) – The applicant has proposed to remove the existing storefront panels at the southwest corner of the first floor to create an entry for a future retail space and install new a new storefront system and panels to match the existing in profile and finish. The applicant has proposed to modify a small portion of this existing storefront system, and install a new entry to match the existing, which staff finds that be

appropriate.

- e. STONE VENEER REMOVAL – The applicant has proposed to remove the existing stone veneer throughout the street level façade and replace it with fine-textured stucco. Historic photos note what appears to be stone at the first floor exterior. Per the Guidelines, character defining features should be preserved. Staff does not find the removal of the existing stone veneer to be appropriate and finds that it should remain as is to be consistent with the Guidelines.
- f. ENTRY DOOR REPLACEMENT (West façade) – The applicant has proposed to the existing sliding entry door with a new storefront system to match the existing in profile and finish. This modification will be to the immediate left (north) of the new entrance proposed in finding c. Staff finds this replacement to be appropriate, as the profile, materials finish will match the existing.
- g. SOFFIT REPLACEMENT – At the porte cochere, the applicant has proposed to modify the exiting soffit and lighting details and install a wood soffit with internal LED lighting. Staff finds any repair and maintenance to the existing soffit to be appropriate, as well as upgrades to existing architectural lighting; however, staff does not find the removal of original plaster and the installation of a wood soffit to be in keeping with the original design. Staff finds that the soffit should be repaired in kind.
- h. GUARDRAIL REPLACEMENT – The applicant has proposed to replace existing, metal guardrails with glass guardrails. Historic photos note guardrails that differ from those currently on site. While not a return to those found historically on site, staff finds the proposed glass guardrails to be minimal in profile and appropriate.
- i. STOREFRONT SYSTEM REPLACEMENT (South facade) – The applicant has proposed to replace the existing, non-original storefront system on the south façade with a new storefront system that is to match the original in profile, finish and spacing. Staff finds this to be appropriate and consistent with the Guidelines.
- j. NANA WALL (Bi-folding doors at south elevation) – The applicant has proposed to install a bi-folding door system on the south façade to be in line with the existing storefront system. There is currently no storefront system here. The area will remain open air; however, this system will allow the area to be enclosed. While an original storefront system was not found here, staff finds that the proposed system is minimal in nature and can be removed (or opened) to return to the original condition. Staff finds the proposed bi-folding doors to be appropriate.
- k. STAIR REMOVAL AND STOREFRONT ADDITION (South façade)– The applicant has proposed to remove the existing, non-original stair connecting levels one and two, infill the floor on level two, and add a storefront system to match the profile of the existing. Generally, staff finds the proposed modifications to be appropriate, as this stair and void in the façade were not original to the structure.
- l. GLAZING SYSTEM RESTORATION – The applicant has proposed to remove paint and restore the existing glazing systems on the north, south and east façade. Staff finds this to be appropriate and consistent with the Guidelines.
- m. BAMBOO RAILING REMOVAL (Ninth level) – The applicant has proposed to remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing. Staff finds the proposed glass guardrails to be minimal in profile and appropriate.
- n. PAINTING – The applicant has proposed to repaint the patio demising walls and ceiling soffits at the patio on the east façade of the tower to coordinate with the existing metal panel colors and existing paint. Staff finds this to be appropriate and consistent with the Guidelines.
- o. DOOR REPLACEMENT (North façade) – The applicant has proposed to replace the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing. Staff finds this to be appropriate as the profile of the doors will not change.
- p. EASTERN WING DEMOLITION – The applicant has noted the demolition of the eastern portion of the historic structure, which is original, to provide additional space for future new construction. The northeast portion of the hotel proposed for demolition is original to the site and contributes to the local historic landmark. At this time, staff finds that the applicant has provided insufficient information regarding this demolition and the treatment and east elevation of the historic structure after this demolition. Staff does not find the partial demolition of a historic structure to be appropriate.
- q. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and is a designated Local Historic Landmark. The property is also adjacent to the historic alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. In addition, the project area is in close proximity to previously recorded archaeological site 41BX1818. Furthermore, a review of archival resources identified structures within the property as early as 1850. Thus, the property may contain sites, some of which may be significant. Therefore, archaeological investigations shall be required if excavations are necessary for the proposed construction and demolition.

RECOMMENDATION:

Staff recommends approval of items #1, #2, #4, and #6 through #13 based on findings a through d, f, and h through o, with the following stipulations:

- i. That the applicant submit materials specifications and details to staff prior to the issuance of a Certificate of Appropriateness.

- ii. That the applicant submit detailed construction documents for all storefront modifications and guardrail installations.

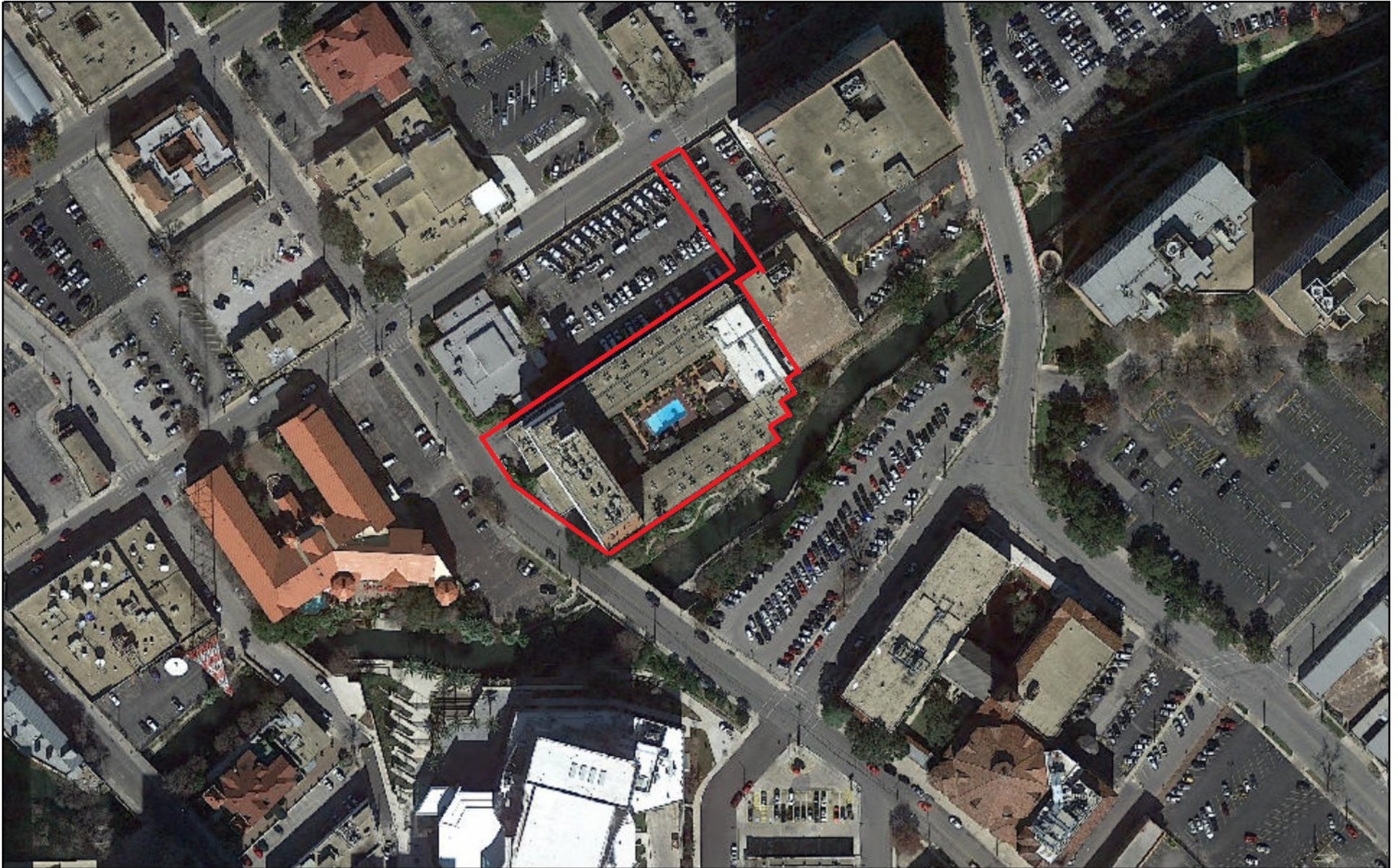
Staff does not recommend approval of item #3, the removal of the existing stone veneer and installation of fine textured stucco based on finding e. Staff recommends that the applicant maintain the existing stone.

Staff does not recommend approval of item #5, the replacement of the existing soffit with a wood soffit based on finding g. Staff recommends that the soffit be repaired in-kind.

Staff does not recommends approval of item #14, the demolition of the eastern most wing based on finding p. Staff finds that the removal of an original portion of a historic structure is inappropriate. Additionally, staff finds that sufficient information has not been provided to staff at this time, and that this request is incomplete.

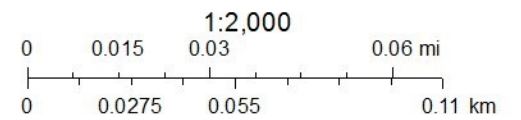
ARCHAEOLOGY – Archaeological investigations shall be required if excavations are necessary for the construction and demolition. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning the archaeological investigation. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

City of San Antonio One Stop



August 15, 2019

— User drawn lines





110 Lexington Ave

Museum Ave

Lough Ave

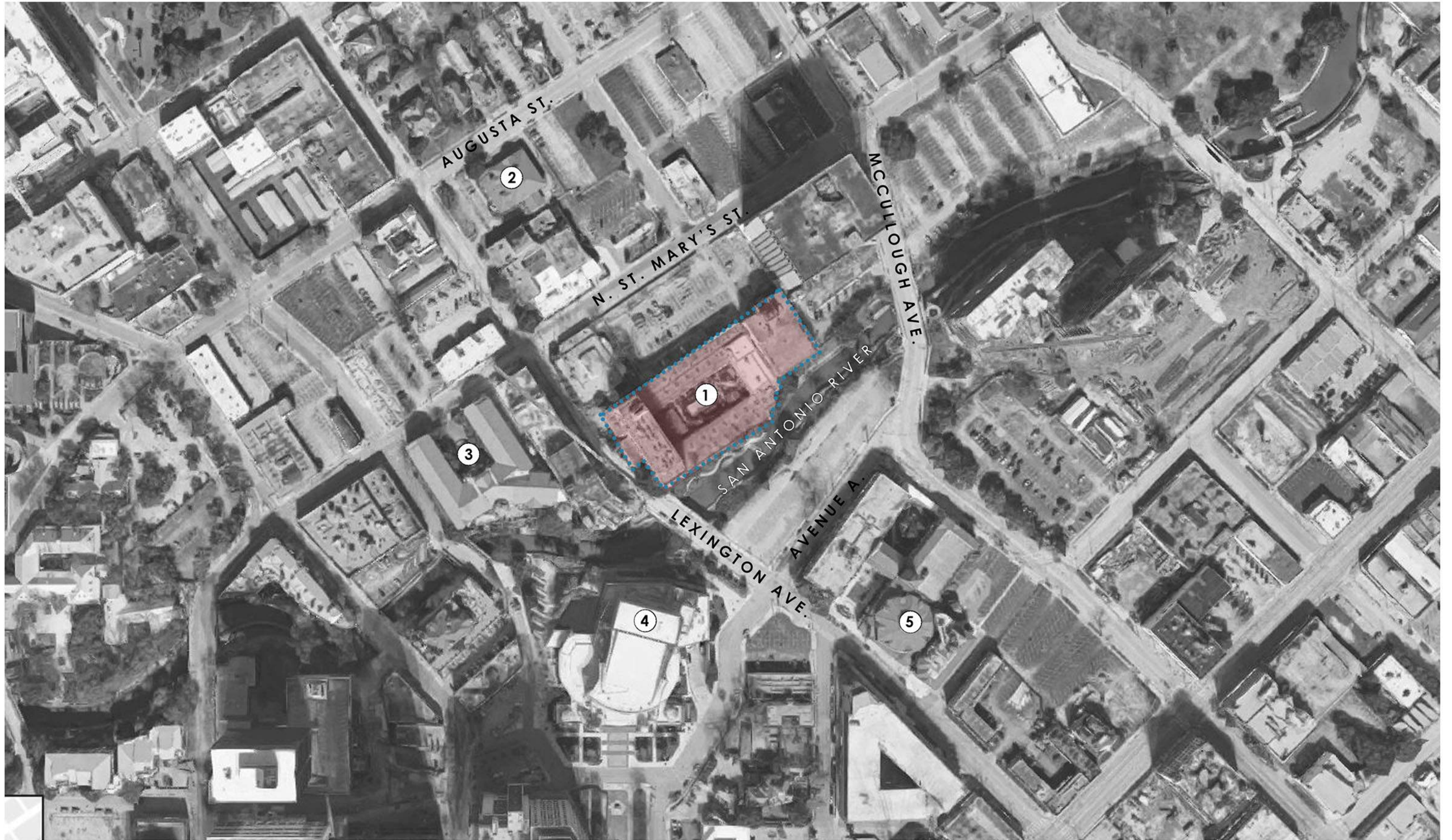
ALL: DISCUSSION ~~REGARDING~~ REGARDING APPROVAL PROCESS.

CF: SOME CONCERN REGARDING REPLACEMENT OF STOREFRONT ELEMENTS.



EL TROPICANO RIVERWALK

HOTEL



1. EL TROPICANO RIVERWALK HOTEL & PARKING GARAGE

2. RIVER CITY FEDERAL CREDIT UNION

3. HOTEL INDIGO

4. TOBIN CENTER FOR THE PERFORMING ARTS

5. FIRST BAPTIST CHURCH OF SAN ANTONIO

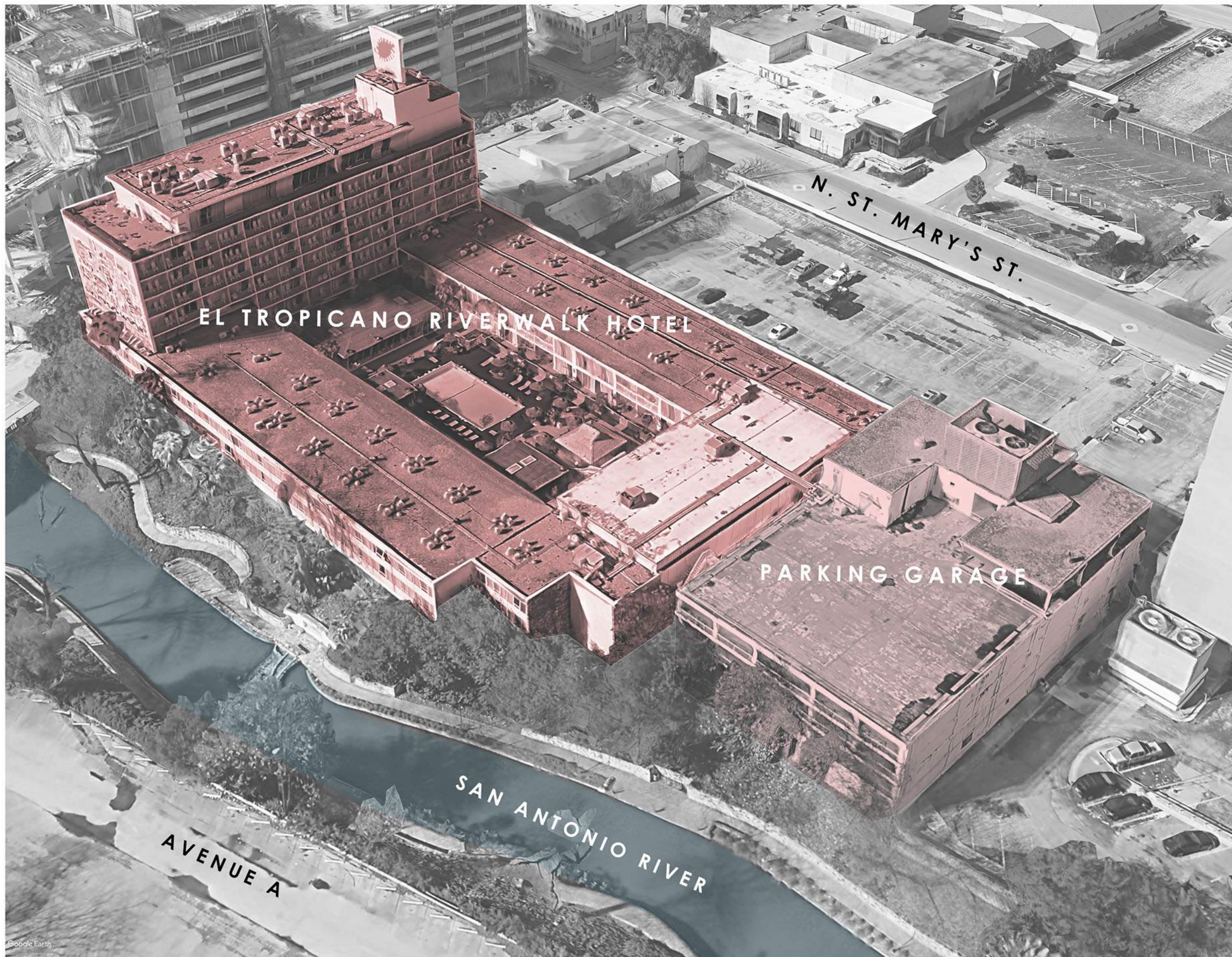
SITE CONTEXT EL TROPICANO RIVERWALK

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* ALL NUMBERS ARE APPROXIMATE





THE EL TROPICANO RIVERWALK HOTEL
When it opened in 1962, El Tropicano was the first hotel on San Antonio's famed River Walk. Hip and fashionable from the start, the "El Trop" was inspired by the popularity and casual glamour of Acapulco beach resorts.

The historic El Tropicano Riverwalk Hotel embodies Texas' famed tradition for hospitality with a sunny, sleek retro vibe sure to delight every visitor. Nicknamed the "Texas White House" during President Johnson's tenure in the Oval Office, the renowned El Trop also served as a chic vacation spot for Tinseltown stars such as Rock Hudson, Julie Andrews, Dolly Parton, and the Rolling Stones.

Fast forward to 2015 and the hotel continues to proudly host visiting celebrities including Sherman Hemsley, Don Williams, Charlie Daniels, Seth Green and Wynton Marsalis to name a few.

For over 50 years the El Trop has been a part of the very fabric of San Antonio that sets the River City apart from any other in the state. The hotel mission has remained consistent over the past 52 years: Give back to the community that has given us so much over the years.

The El Trop supports and partners with the Tobin Center for the Performing Arts, Arts SA and many other organizations throughout the community. For many reasons, specifically its generosity to the art community, the hotel has gained the unofficial designation as "Hotel to the Arts".

As part of the El Trop's sponsorship of the 2014 Lumiaría, the famed artist, Basco Vazko, was commissioned to paint a 5 story mural on the hotel's south tower exterior. The work accents the culture of San Antonio and the history of the hotel.

The hotel continues to be one of the most well known and popular venue's for social, cultural and political events in the city. One of the largest facilities in San Antonio, according to San Antonio Business Journal, the central location and 292* guestrooms make El Tropicano a tradition that will last another 50 years.

WRITING PROVIDED BY HOSPITALITY ONLINE.

*FOLLOWING PROPOSED RENOVATION

El Tropicano Riverwalk Hotel: Narrative of Work

El Tropicano Riverwalk Hotel: 110 Lexington Ave, San Antonio, TX 78205



- ITEM 1: Remove stucco pilasters and banding in their entirety on WEST (entry) facade. Original glazing system to be restored using AAMA guidelines.
- ITEM 2: Remove existing storefront panels at southwest corner of first floor to create a street entry for the future restaurant. New storefront and doors to match existing profile and finish.
- ITEM 3: Remove existing stone veneer throughout first floor facade. Replace with fine-textured, cream colored stucco to match existing paint.
- ITEM 4: Replace existing sliding entry door. New storefront and doors to match existing profile and finish.
- ITEM 5: Remove existing plaster finish and lighting at the soffit of the porte cochere. Replace with wood-look metal panel soffit with integrated LED lighting.
- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.
- ITEM 7: Remove existing, non-historic diagonal storefront system at south patio on 1st & 2nd levels. Replace with storefront system to match historic profile, finish and spacing.
- ITEM 8: Install an operable Nana-wall system at portion of demolished diagonal storefront system at south patio.
- ITEM 9: Remove existing, non-historic stair connecting levels one and two. Infill floor on level 2 and add a storefront system to match historic profile, finish and spacing.
- ITEM 10: Remove existing paint from metal panel and mullions using AAMA guidelines. Restore glazing system to original quality on NORTH, SOUTH, and EAST facades where visible from the public way.
- ITEM 11: Remove existing metal guardrail with bamboo skirting at ninth floor patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing to match the first floor patios.
- ITEM 12: Repaint patio demising walls & ceiling soffits @ patios on EAST façade of the tower to coordinate with existing metal panel colors and existing paint.
- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
- ITEM 14: Demolish existing parking garage in its entirety.
- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.



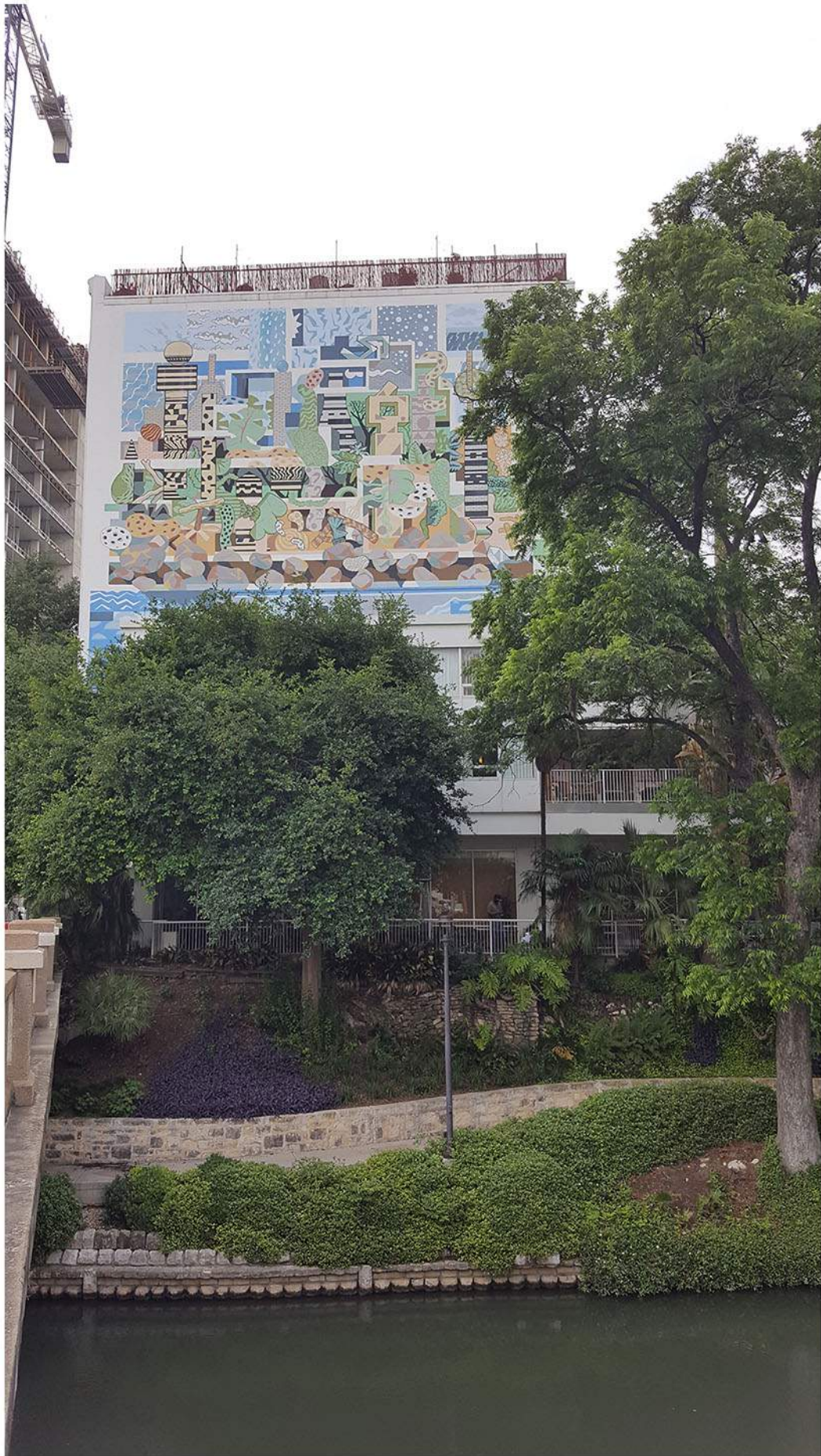
HISTORICAL PHOTOS EL TROPICANO RIVERWALK, 1960's



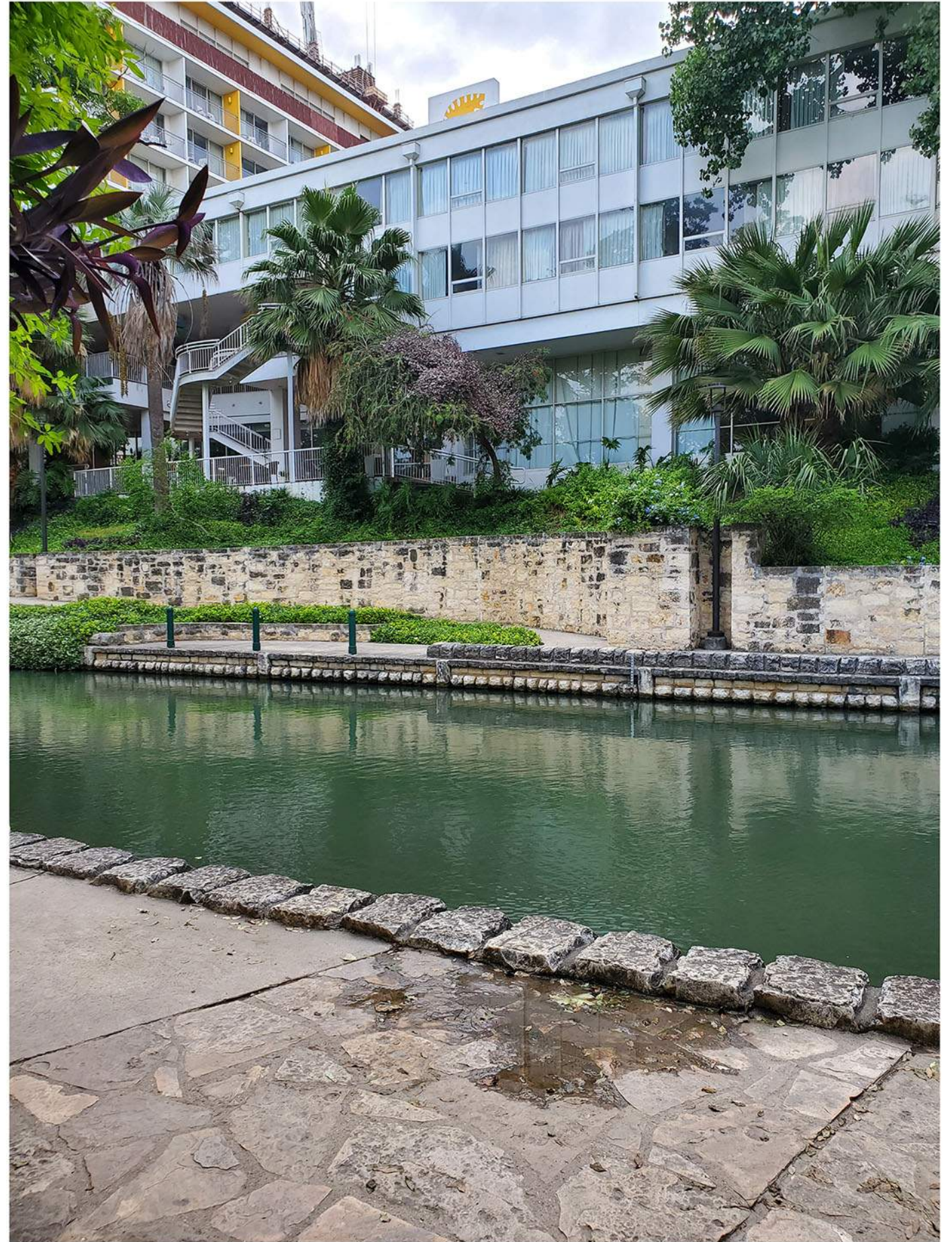
HISTORICAL PHOTOS EL TROPICANO RIVERWALK, 1960's



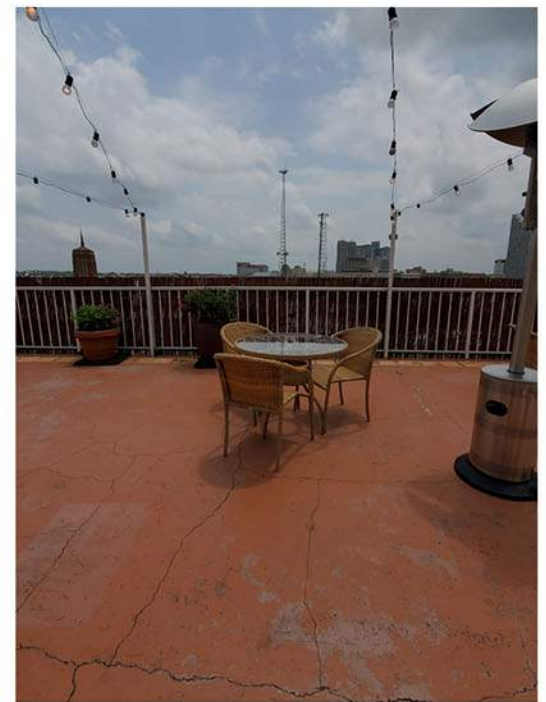
EXISTING CONDITIONS EL TROPICANO RIVERWALK



EXISTING CONDITIONS EL TROPICANO RIVERWALK



EXISTING CONDITIONS EL TROPICANO RIVERWALK





EXTERIOR ELEVATIONS PROPOSED WEST ELEVATION

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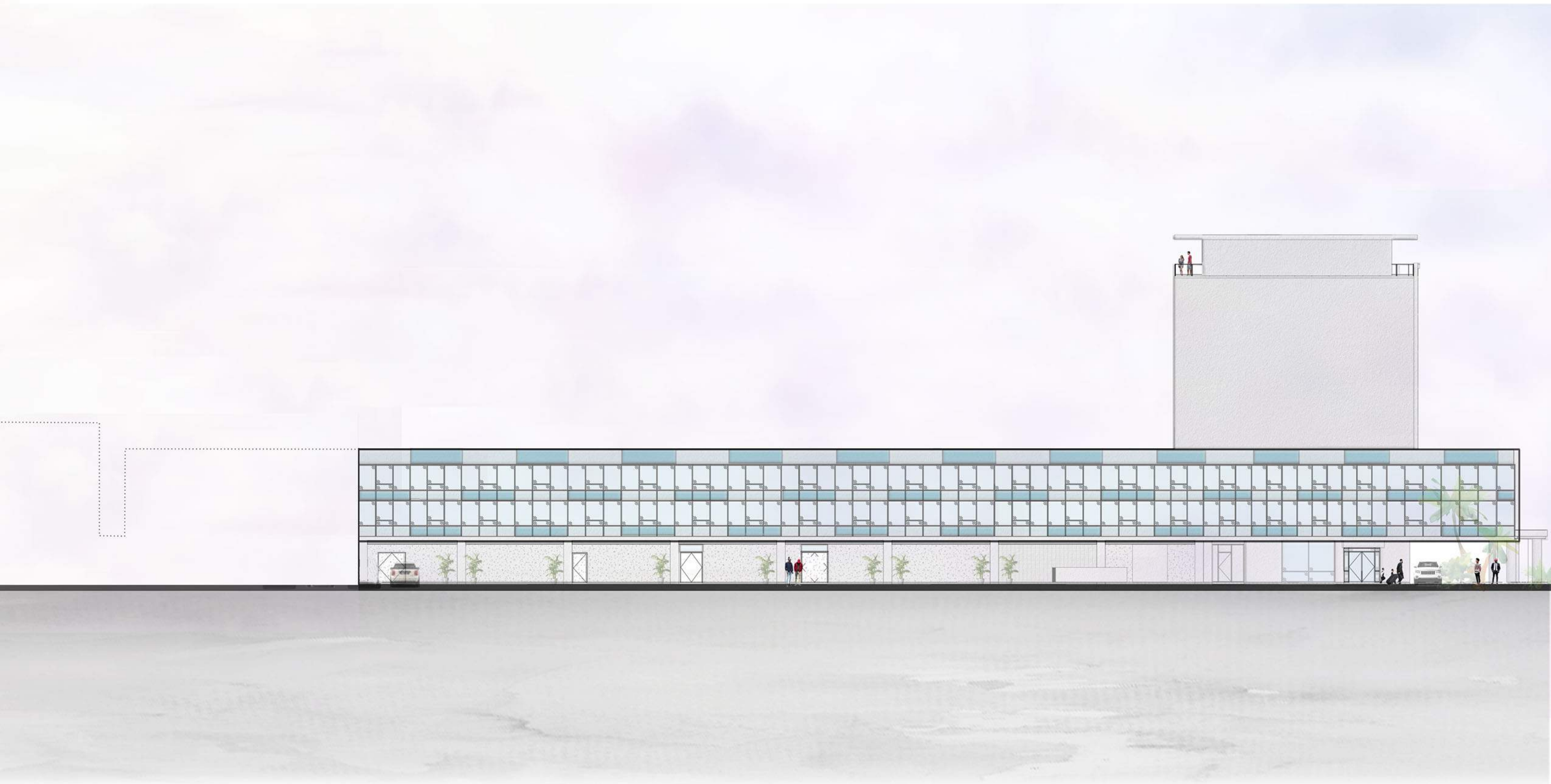


EXTERIOR ELEVATIONS PROPOSED SOUTH ELEVATION

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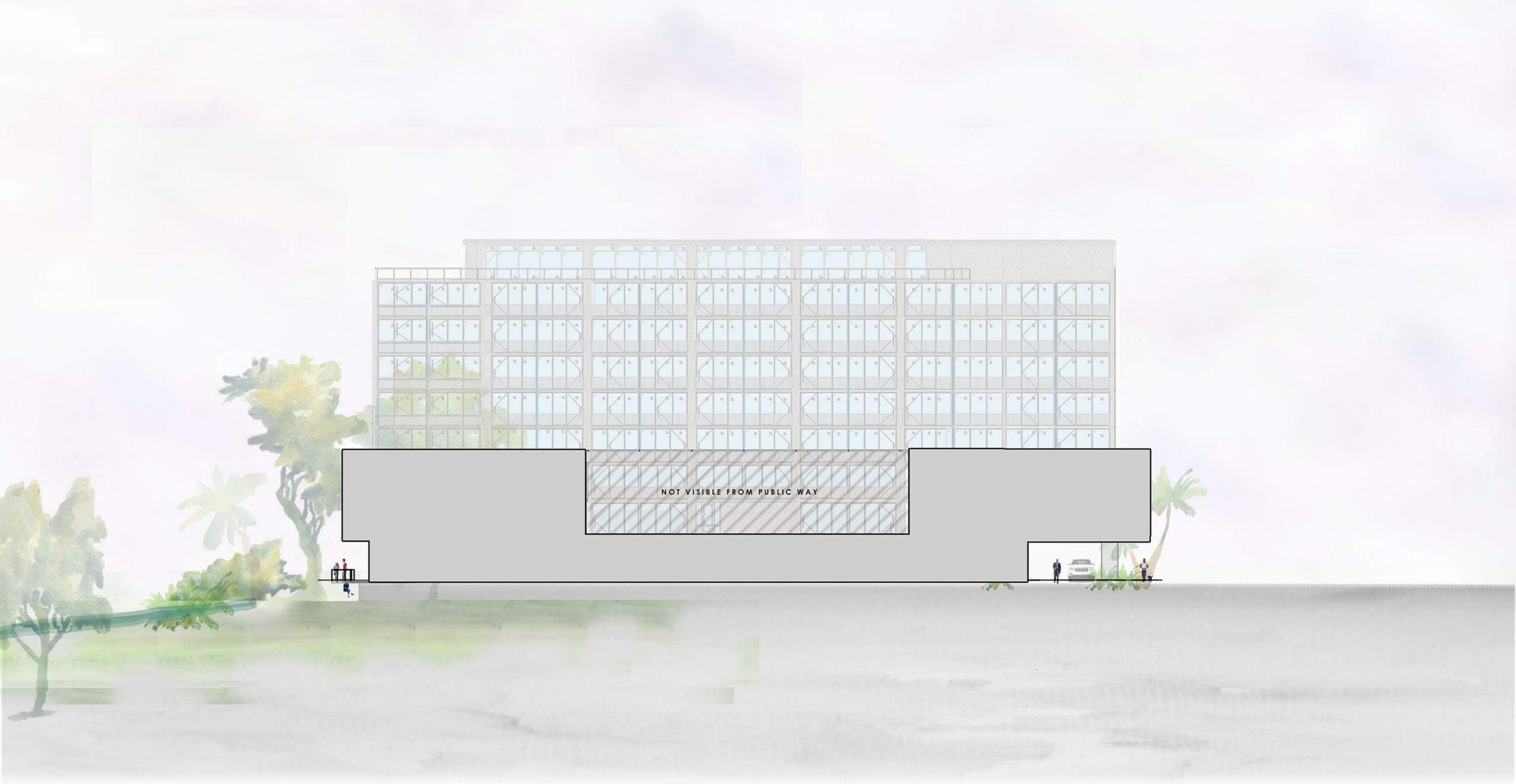


* ALL NUMBERS ARE APPROXIMATE



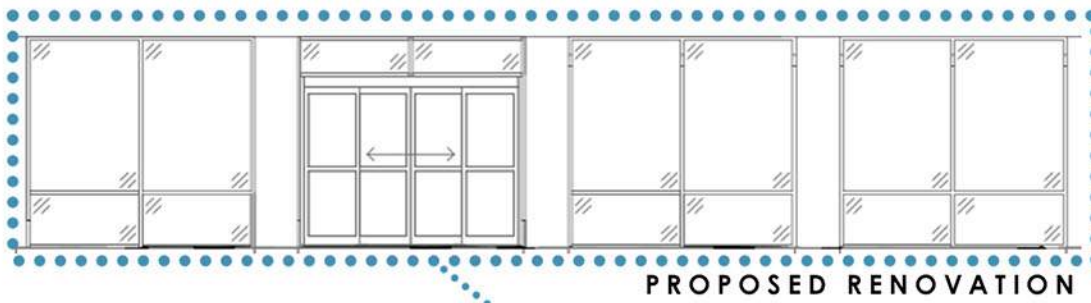
EXTERIOR ELEVATIONS PROPOSED NORTH ELEVATION

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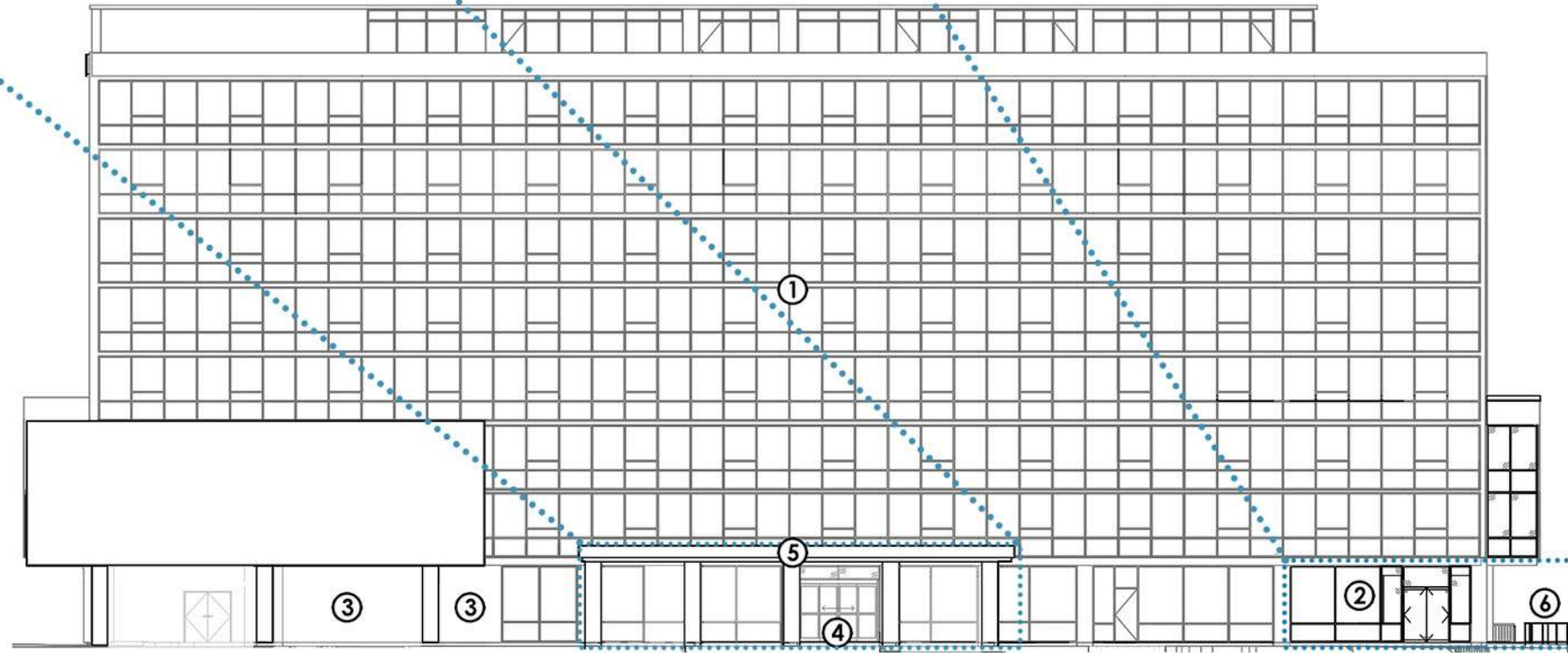
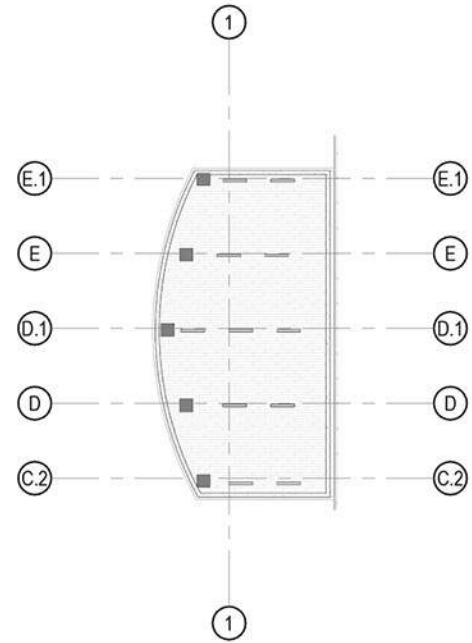
NOT VISIBLE FROM PUBLIC WAY

EXTERIOR ELEVATIONS PROPOSED EAST ELEVATION



KEYNOTES:

- ITEM 1: Remove stucco pilasters and banding in their entirety on WEST (entry) facade. Original glazing system to be restored using AAMA guidelines.
- ITEM 2: Remove existing storefront panels at southwest corner of first floor to create a street entry for the future restaurant. New storefront and doors to match existing profile and finish.
- ITEM 3: Remove existing stone veneer throughout first floor facade. Replace with fine-textured, cream colored stucco to match existing paint.
- ITEM 4: Replace existing sliding entry door. New storefront and doors to match existing profile and finish.
- ITEM 5: Remove existing plaster finish and lighting at the soffit of the porte cochere. Replace with wood-look metal panel soffit with integrated LED lighting.
- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.



CURRENT CONDITION WITH STUCCO AND STONE



CURRENT PORTE COCHERE



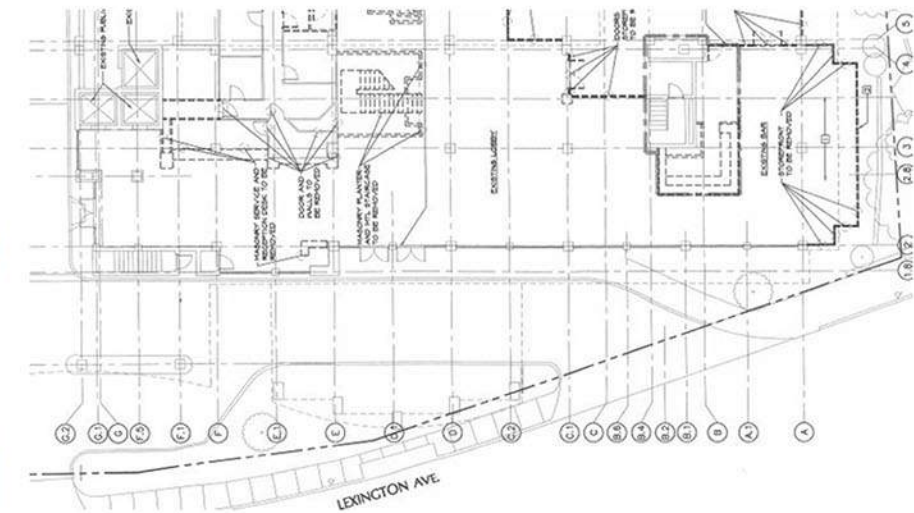
PROPOSED PORTE COCHERE SOFFIT



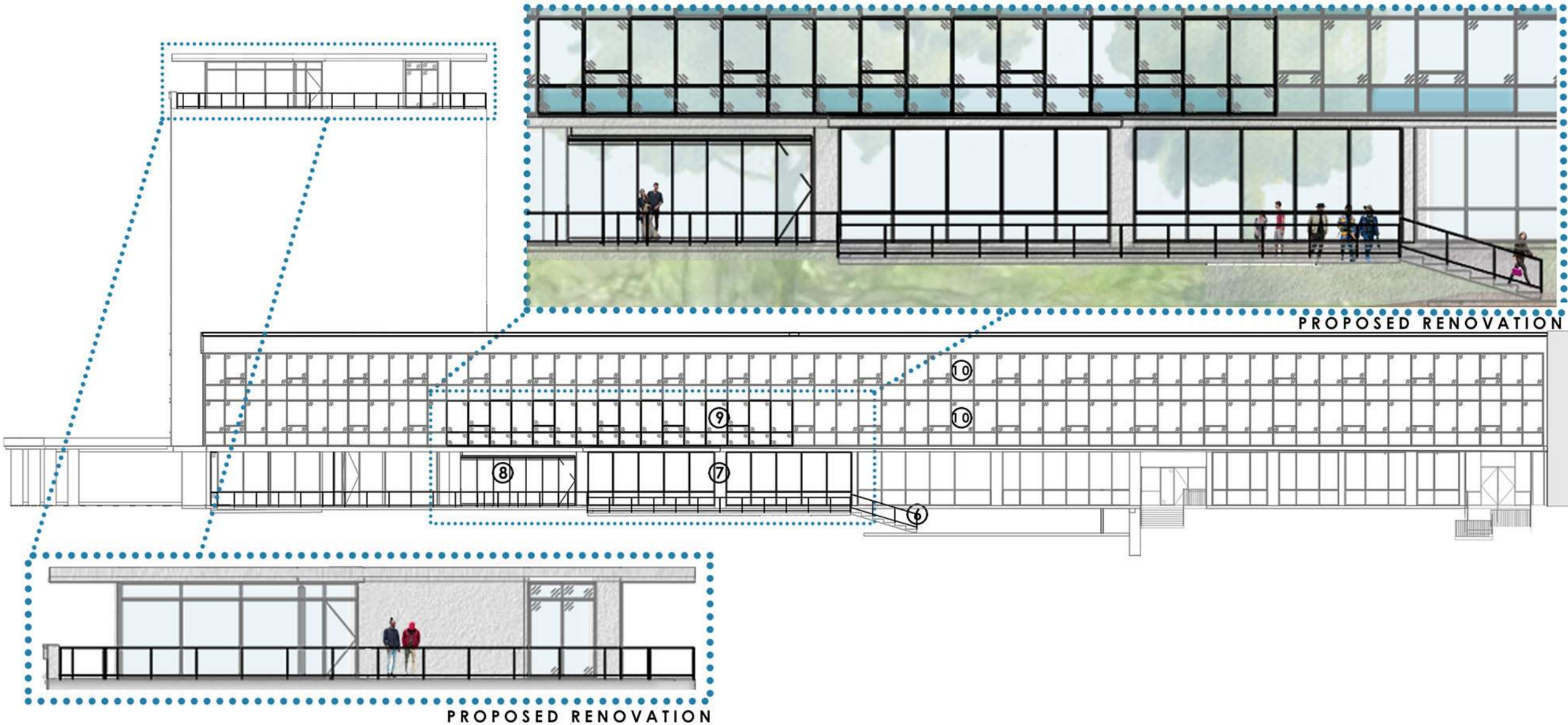
CURRENT CONDITION



PROPOSED VISTA RAILING



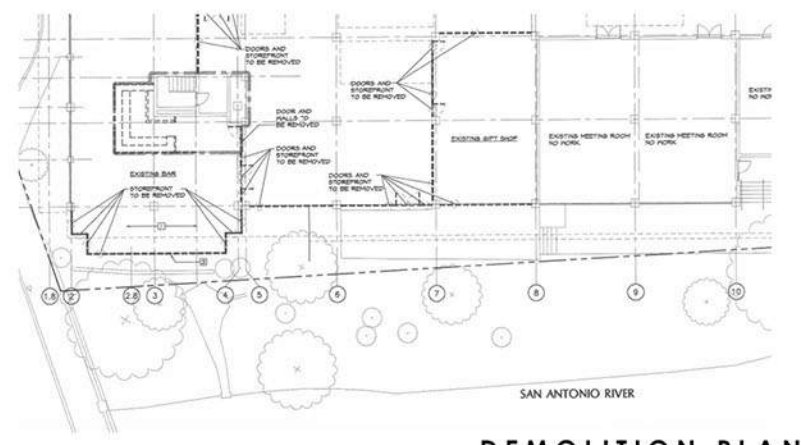
PROPOSED SCOPE - WEST ELEVATION



- KEYNOTES:**
- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.
 - ITEM 7: Remove existing, non-historic diagonal storefront system at south patio on 1st & 2nd levels. Replace with storefront system to match historic profile, finish and spacing.
 - ITEM 8: Install an operable Nana-wall system at portion of demolished diagonal storefront system at south patio.
 - ITEM 9: Remove existing, non-historic stair connecting levels one and two. Infill floor on level 2 and add a storefront system to match historic profile, finish and spacing.
 - ITEM 10: Remove existing paint from metal panel and mullions using AAMA guidelines. Restore glazing system to original quality on NORTH, SOUTH, and EAST facades where visible from the public way.
 - ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.



CURRENT CONDITION



DEMOLITION PLAN
2005, ALAMO ARCHITECTS



PROPOSED NANAWALL
FOR RENOVATION



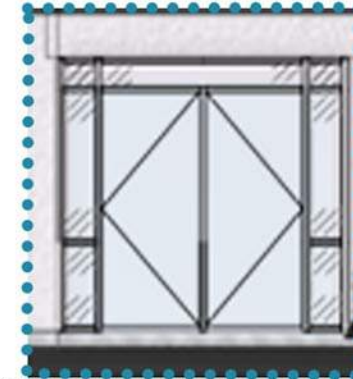
PROPOSED RAILING FOR RENOVATION

PROPOSED SCOPE - SOUTH ELEVATION

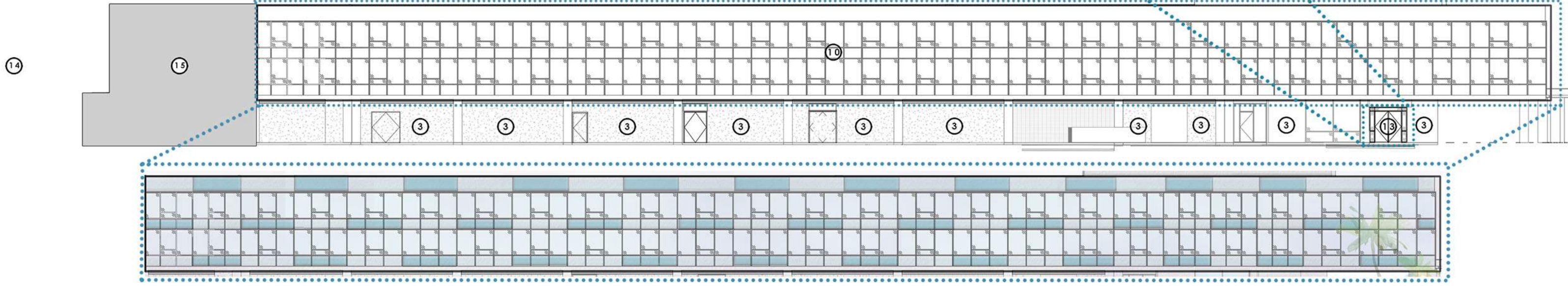
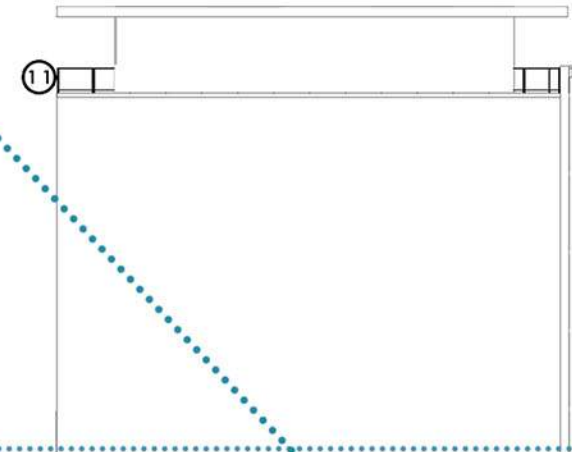
KEYNOTES:

- ITEM 3: Remove existing stone veneer throughout first floor facade. Replace with fine-textured, cream colored stucco to match existing paint.
- ITEM 10: Remove existing paint from metalpanel and mullions using AAMA guidelines. Restore glazing system to original quality on NORTH, SOUTH, and EAST facades where visible from the public way.
- ITEM 11: Remove existing metal guardrail with bamboo skirting at ninth floor patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing to match the first floor patio.
- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
- ITEM 14: Demolish existing parking garage in its entirety.
- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.

PROPOSED KAWNEER STOREFRONT



PROPOSED RENOVATION



PROPOSED RENOVATION



EXISTING CONDITION



EXISTING BLUE PANEL COVERED & PEELING



EXISTING BAMBOO RAILING

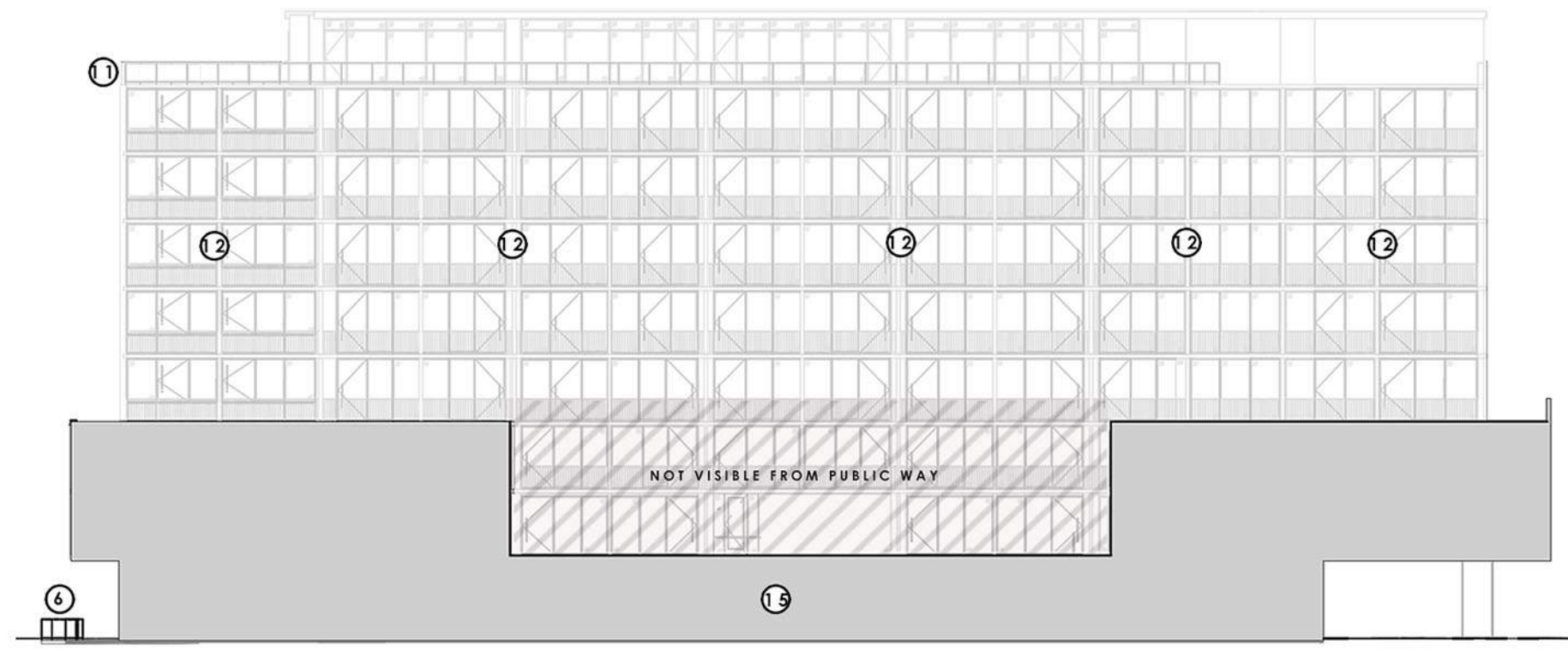


PROPOSED VISTA RAILING

PROPOSED SCOPE - NORTH ELEVATION

KEYNOTES:

- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.
- ITEM 11: Remove existing metal guardrail with bamboo skirting at ninth floor patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing to match the first floor patios.
- ITEM 12: Repaint patio demising walls & ceiling soffits @ patios on EAST façade of the tower to coordinate with existing metal panel colors and existing paint.
- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.



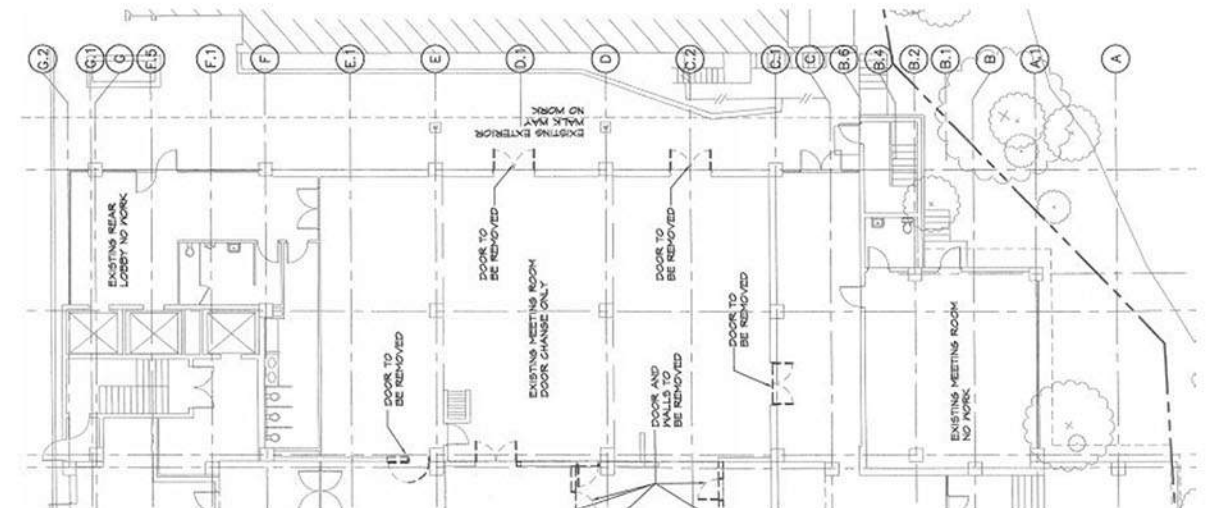
CURRENT CONDITION OF YELLOW PAINT



PROPOSED KAWNEER STOREFRONT

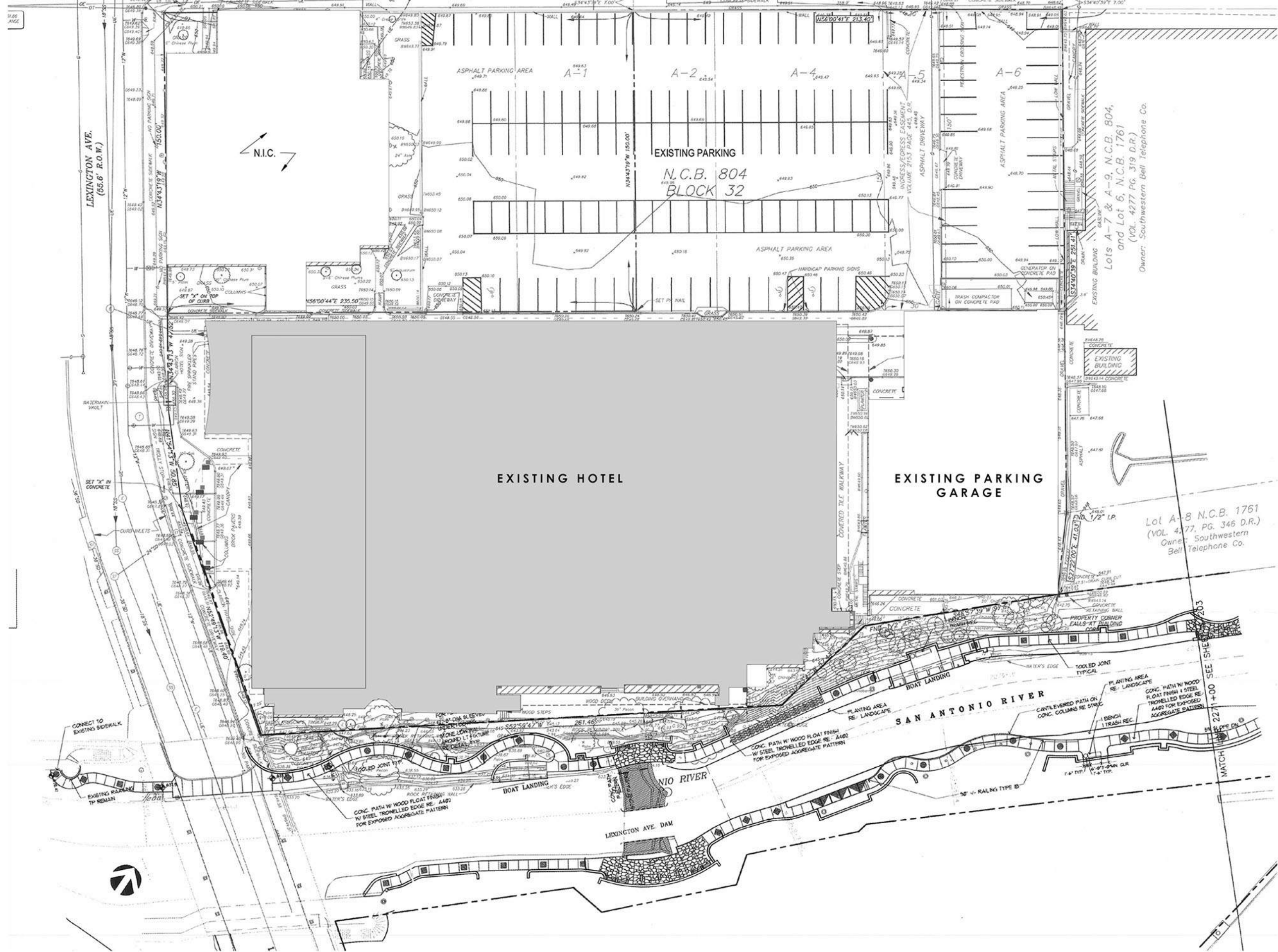


PROPOSED VISTA RAILING



DEMOLITION PLAN 2005, ALAMO ARCHITECTS

PROPOSED SCOPE - EAST ELEVATION



SITE PLAN

Lots A-7 & A-9, N.C.B. 804,
and Lot 6, N.C.B. 1761
(VOL. 4277 PG. 319 D.R.)
Owner: Southwestern Bell Telephone Co.

Lot A-8 N.C.B. 1761
(VOL. 4277, PG. 346 D.R.)
Owner: Southwestern
Bell Telephone Co.

KEYNOTES:

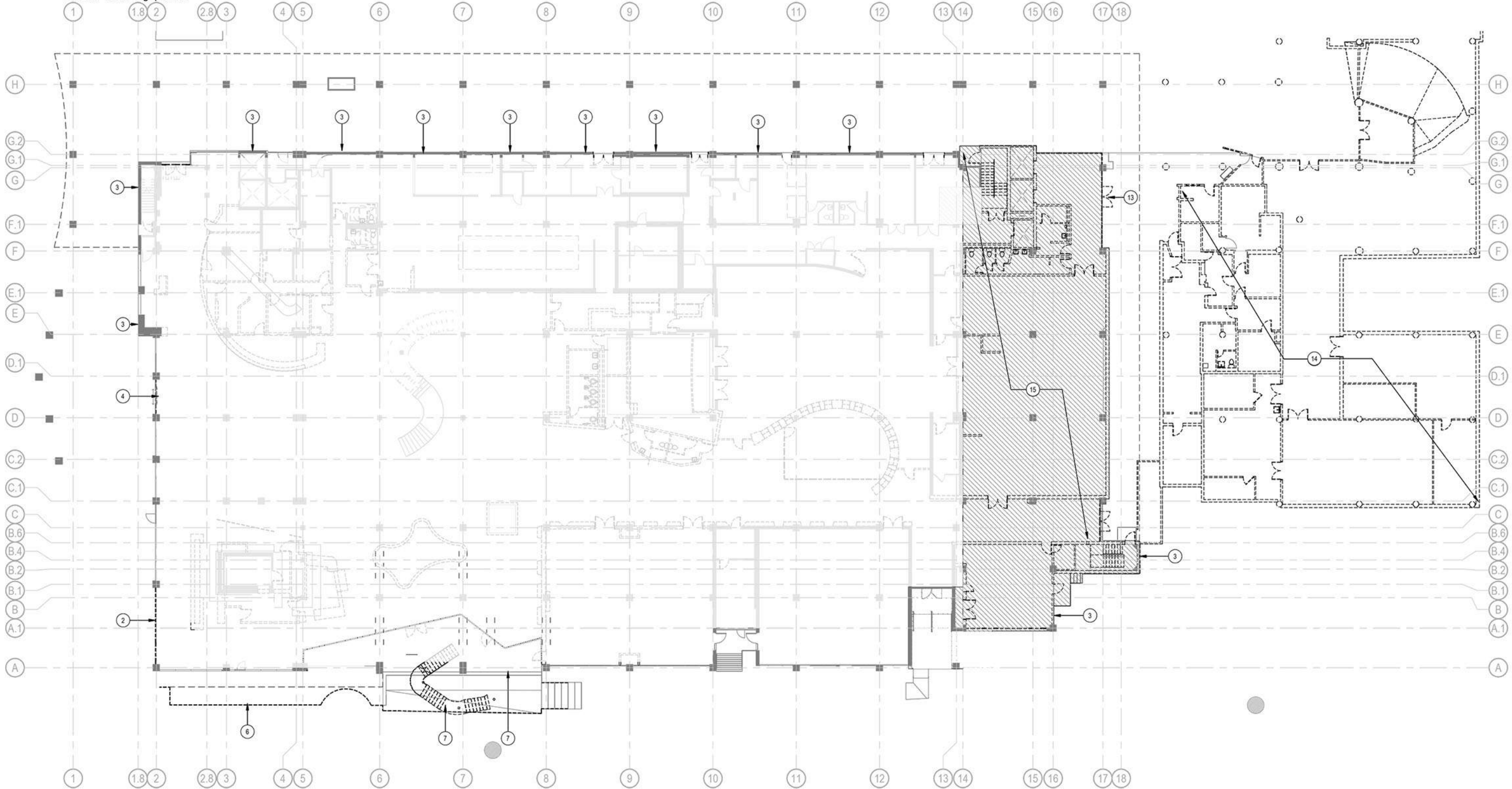
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- ITEM 2: Remove existing storefront panels at southwest corner of first floor to create a street entry for the future restaurant. New storefront and doors to match existing profile and finish.
- ITEM 3: Remove existing stone veneer throughout first floor facade. Replace with fine-textured, cream colored stucco to match existing paint.

- ITEM 4: Replace existing sliding entry door. New storefront and doors to match existing profile and finish.
- ITEM 5: Remove existing plaster finish and lighting at the soffit of the porte cochere. Replace with wood-look metal panel soffit with integrated LED lighting.
- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.

- ITEM 7: Remove existing, non-historic diagonal storefront system at south patio on 1st & 2nd levels. Replace with storefront system to match historic profile, finish and spacing.
- ITEM 8: Install an operable Nana-wall system at portion of demolished diagonal storefront system at south patio.
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- ITEM 10: Remove existing paint from metal panel and mullions using AAMA guidelines. Restore glazing system to original quality on NORTH, SOUTH, and EAST facades where visible from the public way.
- ITEM 11: Remove existing metal guardrail with bamboo skirting at ninth floor patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing to match the first floor patios.
- ITEM 12: Repaint patio demising walls & ceiling soffits @ patios on EAST facade of the tower to coordinate with existing metal panel colors and existing paint.

- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
- ITEM 14: Demolish existing parking garage in its entirety.
- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.



PROPOSED DEMOLITION 1ST FLOOR PLAN

KEYNOTES:

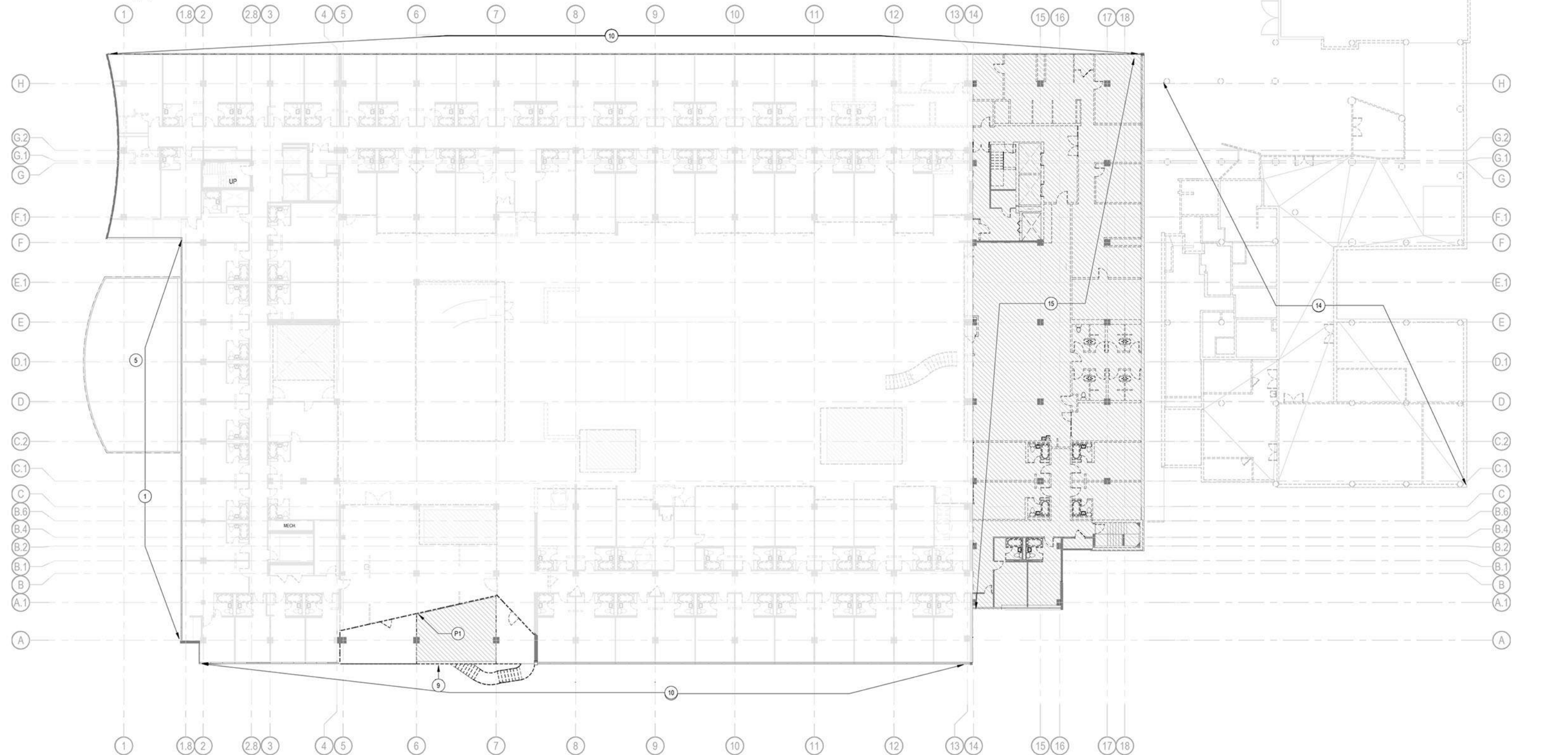
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PROPOSED DEMOLITION 2ND FLOOR PLAN

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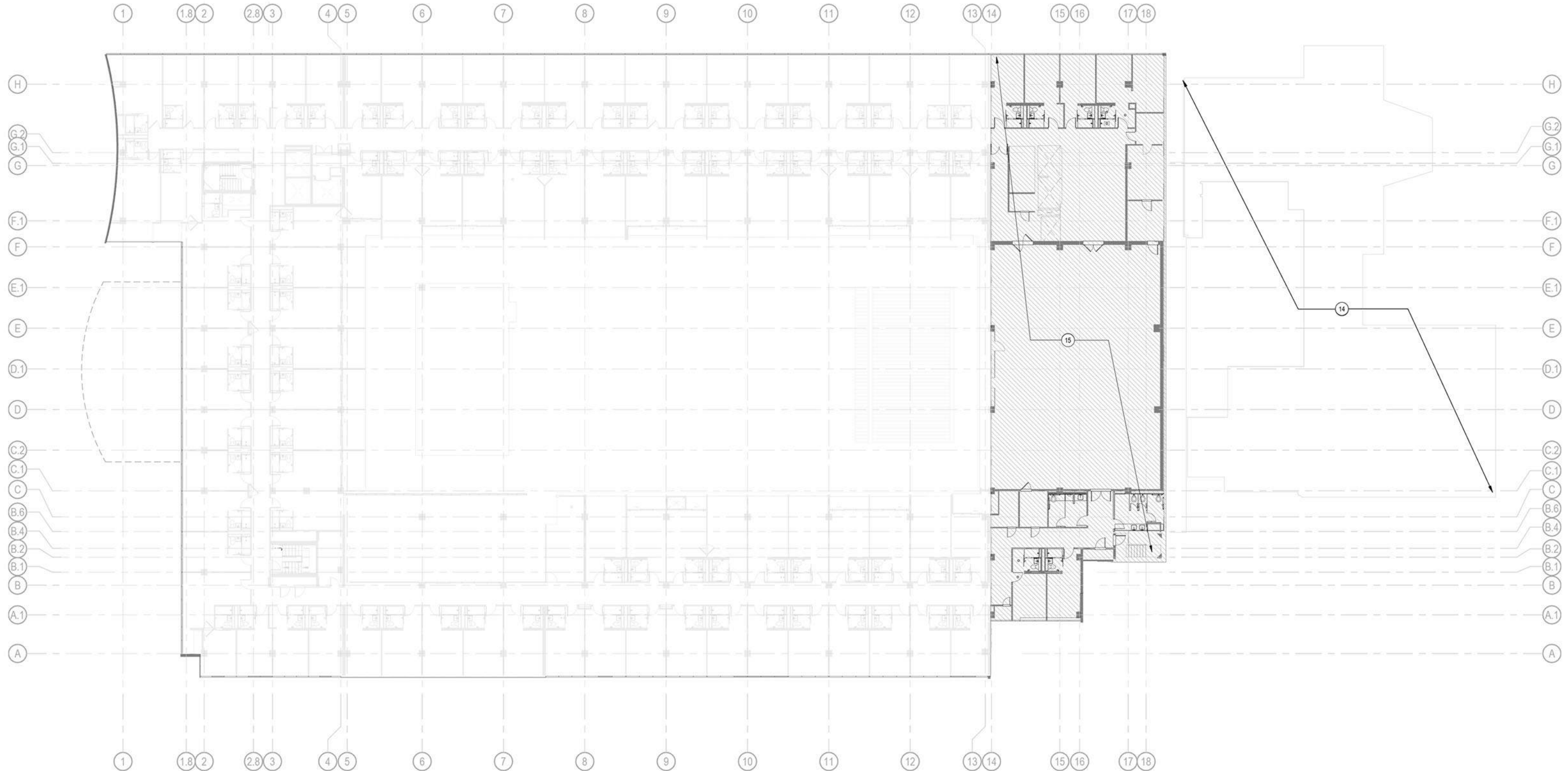
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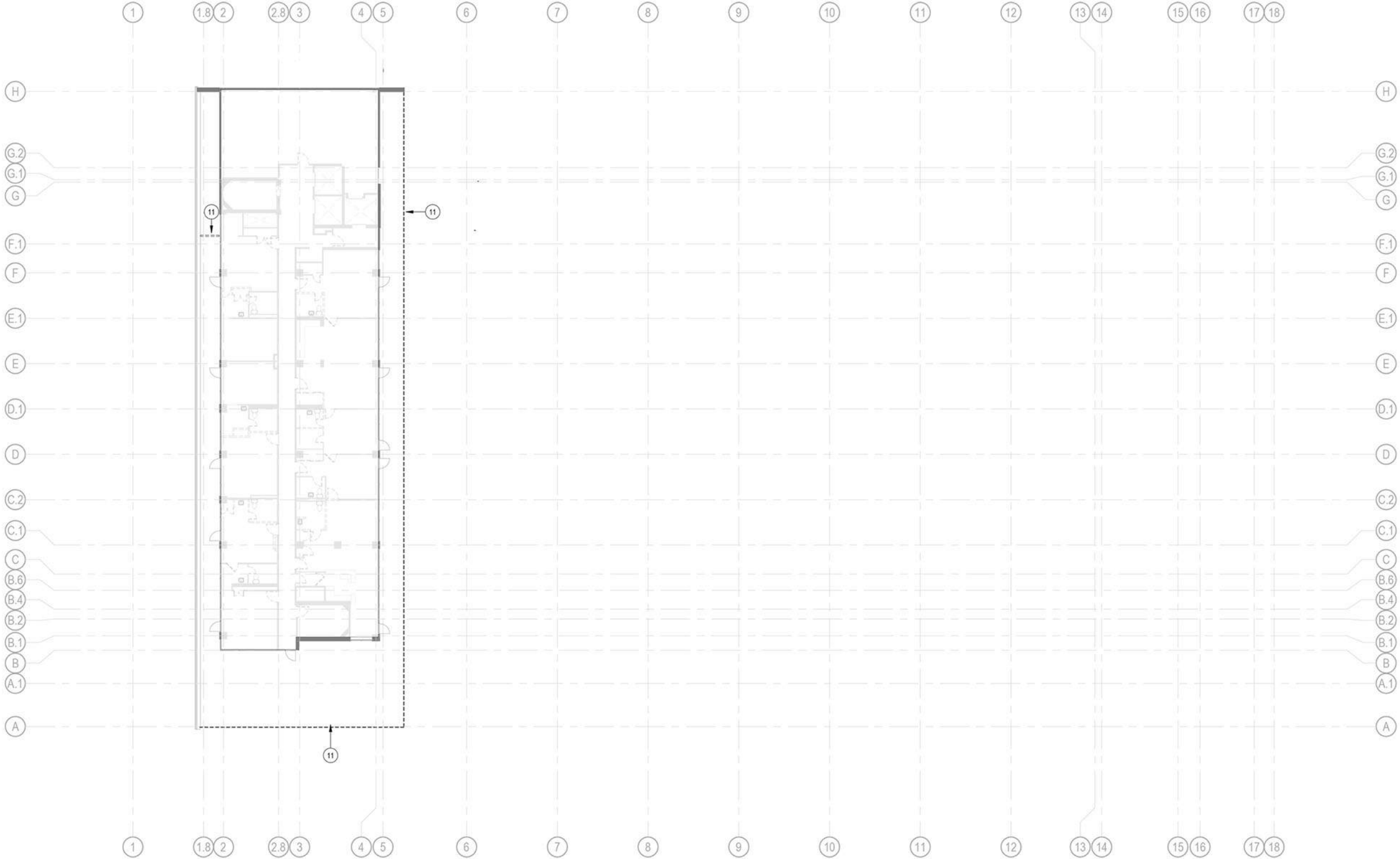
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PROPOSED DEMOLITION 3RD FLOOR PLAN

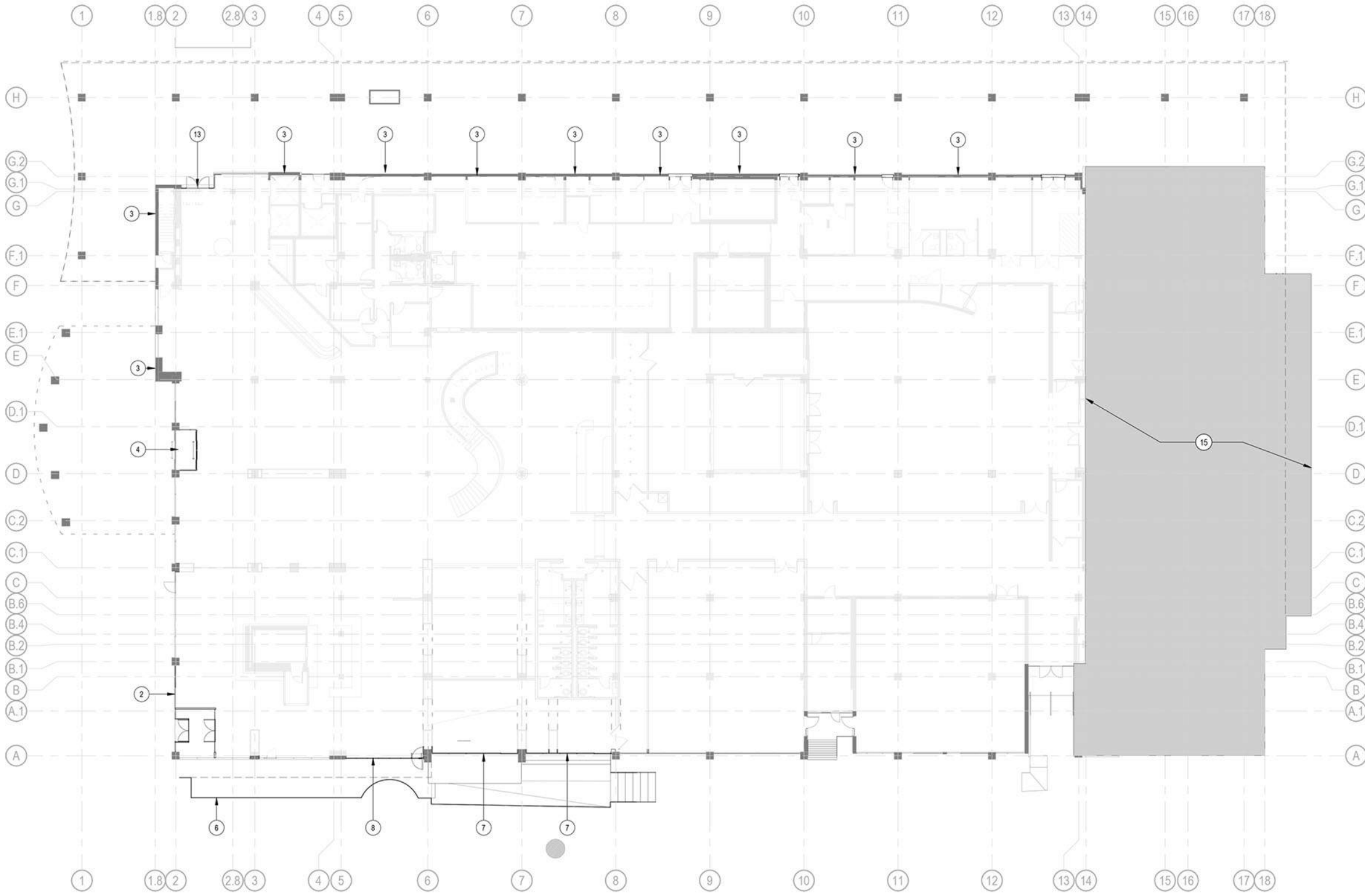


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PROPOSED DEMOLITION 9TH FLOOR PLAN

KEYNOTES:

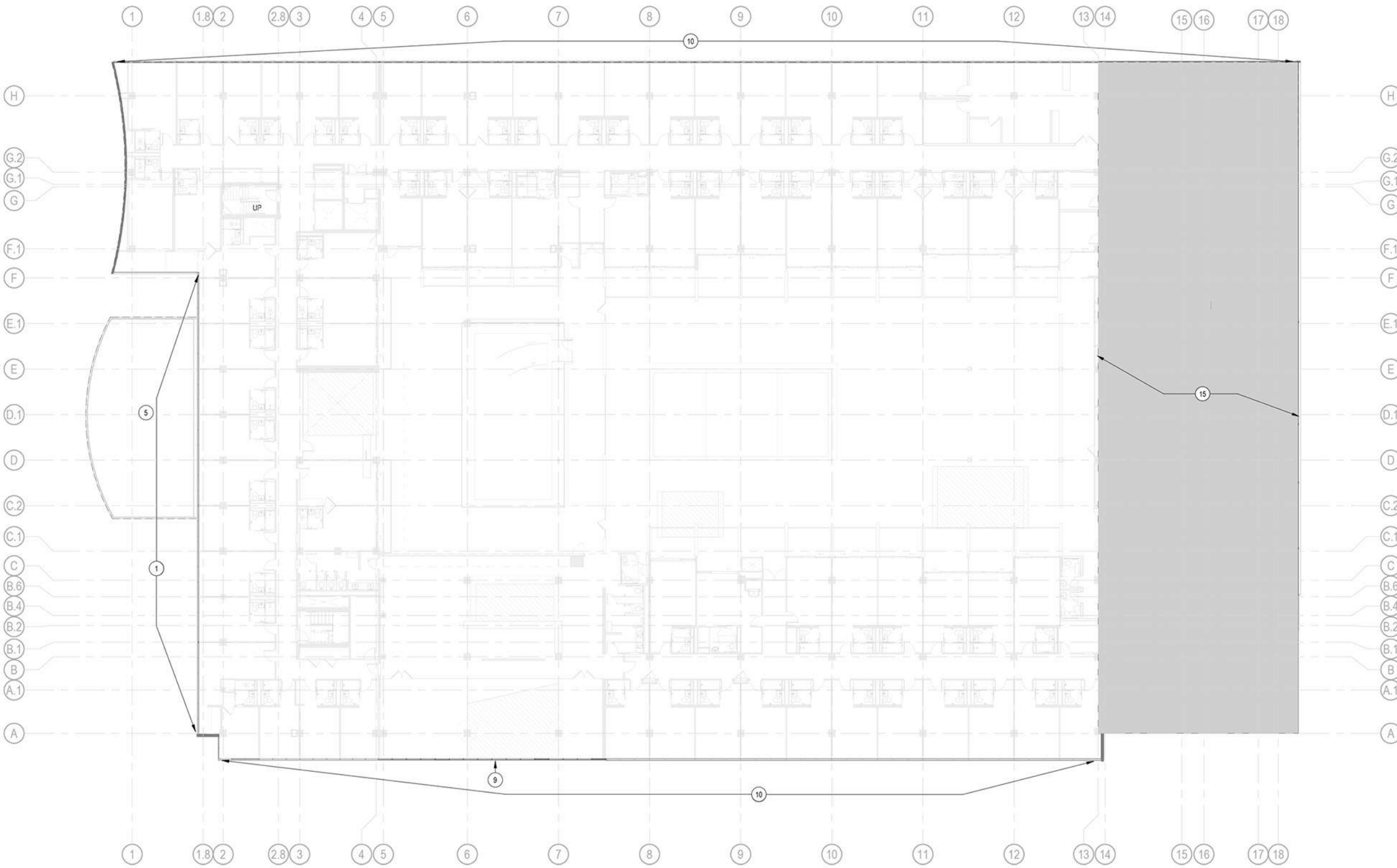
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PROPOSED RENOVATION 1ST FLOOR PLAN

KEYNOTES:

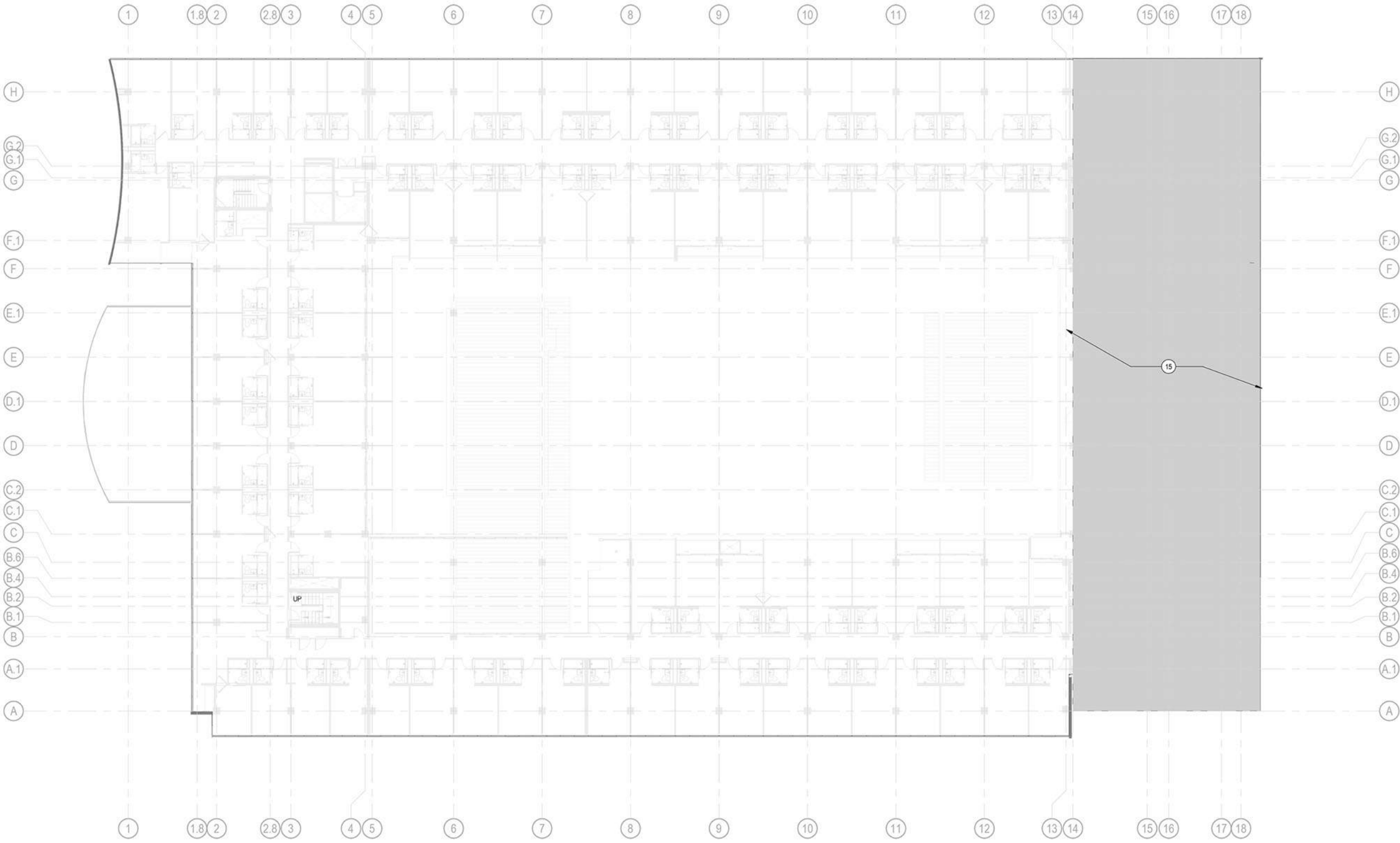
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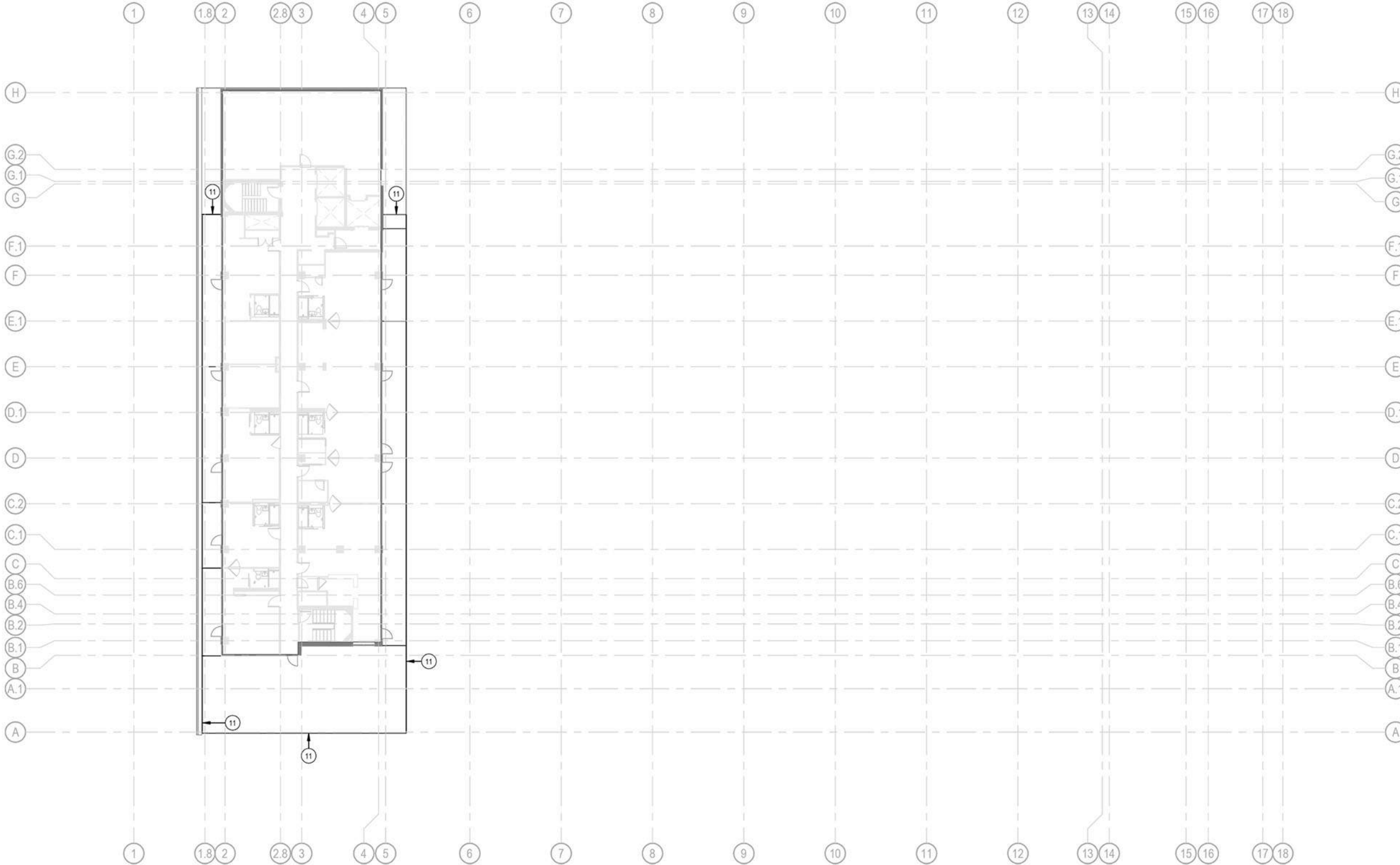
PROPOSED RENOVATION 2ND FLOOR PLAN

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PROPOSED RENOVATION 3RD FLOOR PLAN



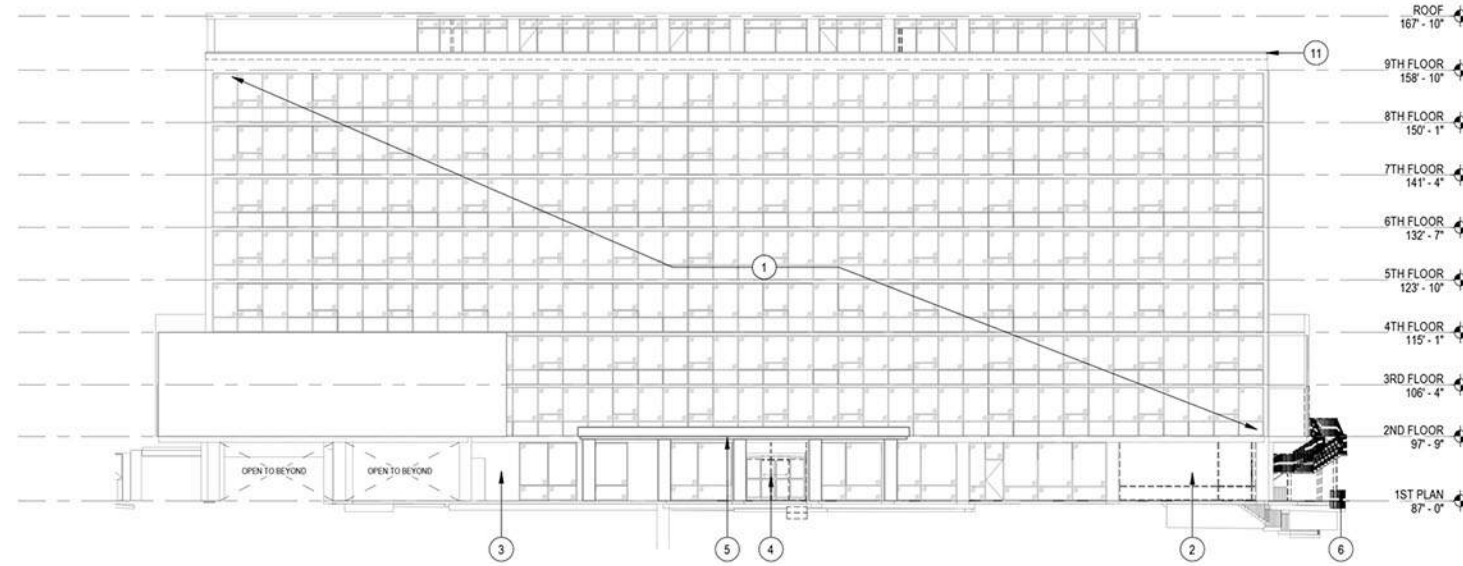
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PROPOSED RENOVATION 9TH FLOOR PLAN

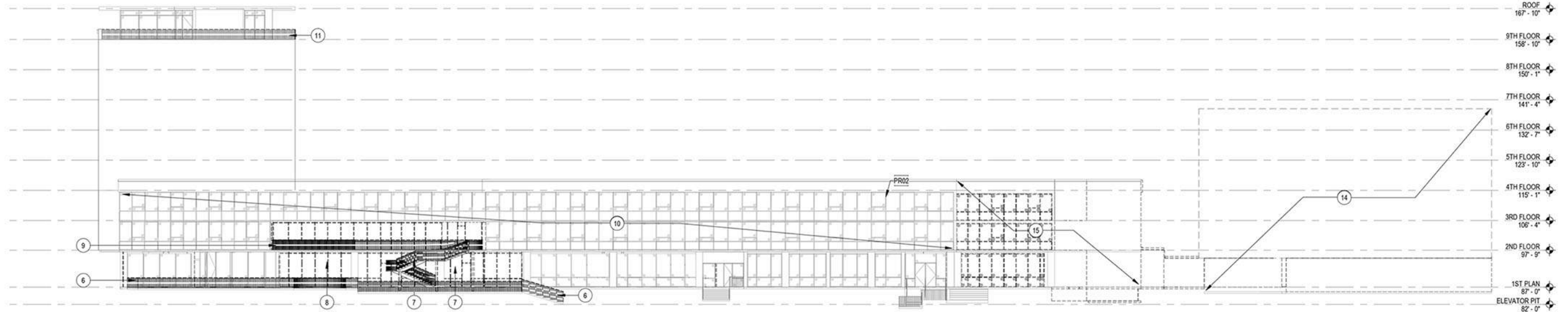
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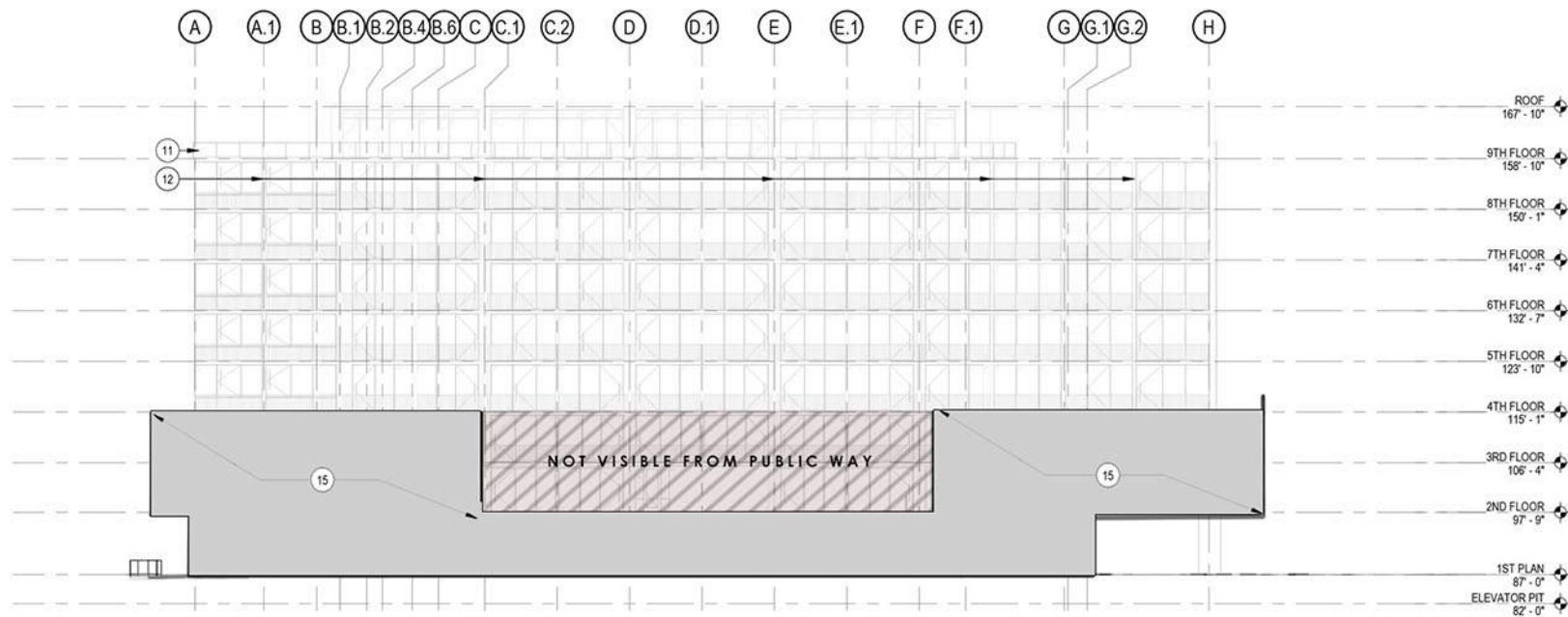


EXTERIOR ELEVATION - WEST
N.T.S.



EXTERIOR ELEVATION - SOUTH
N.T.S.

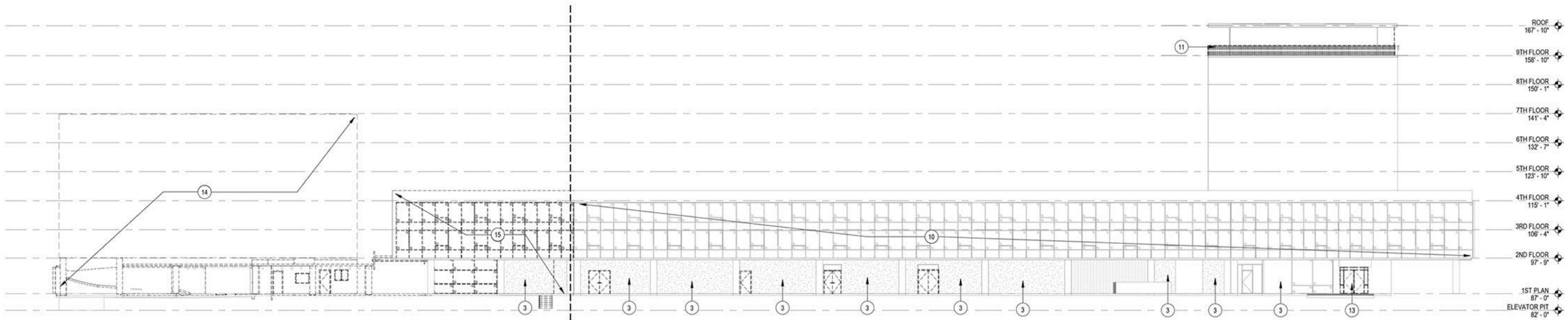
PROPOSED DEMOLITION ELEVATIONS SOUTH & WEST



EXTERIOR ELEVATION - EAST TOWER
N.T.S.

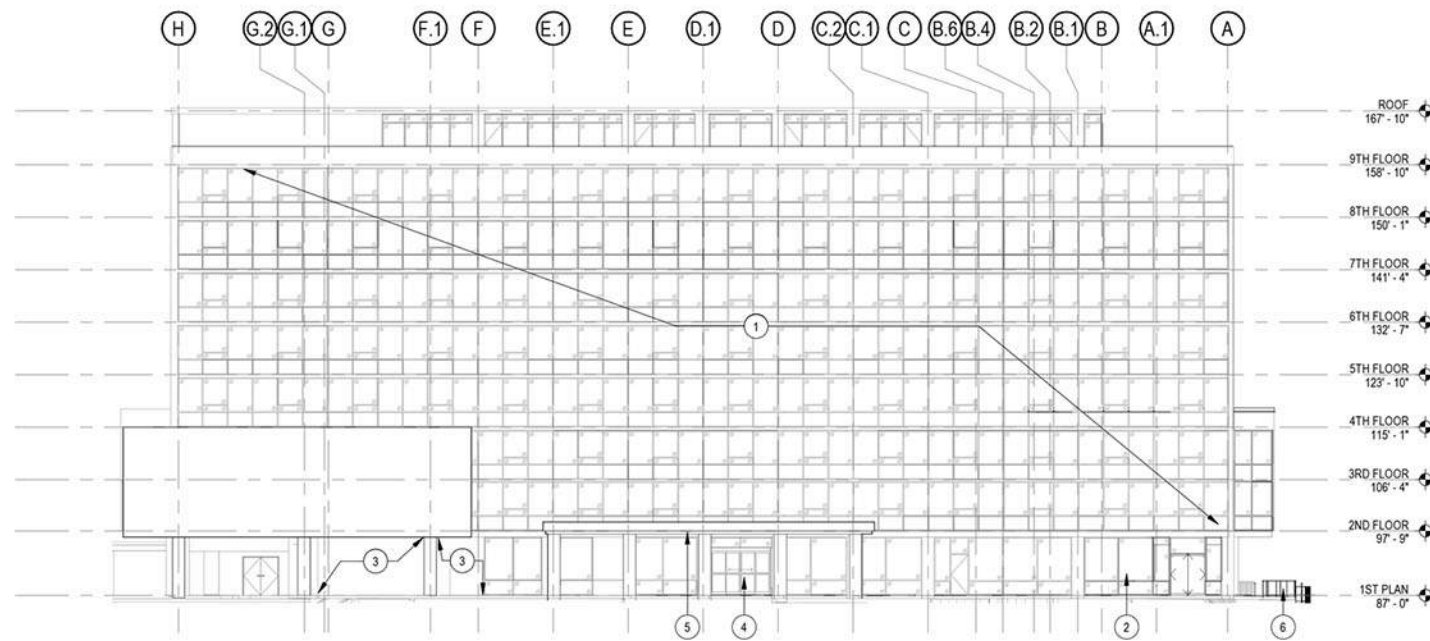
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EXTERIOR ELEVATION - NORTH
N.T.S.

PROPOSED DEMOLITION ELEVATIONS NORTH & EAST

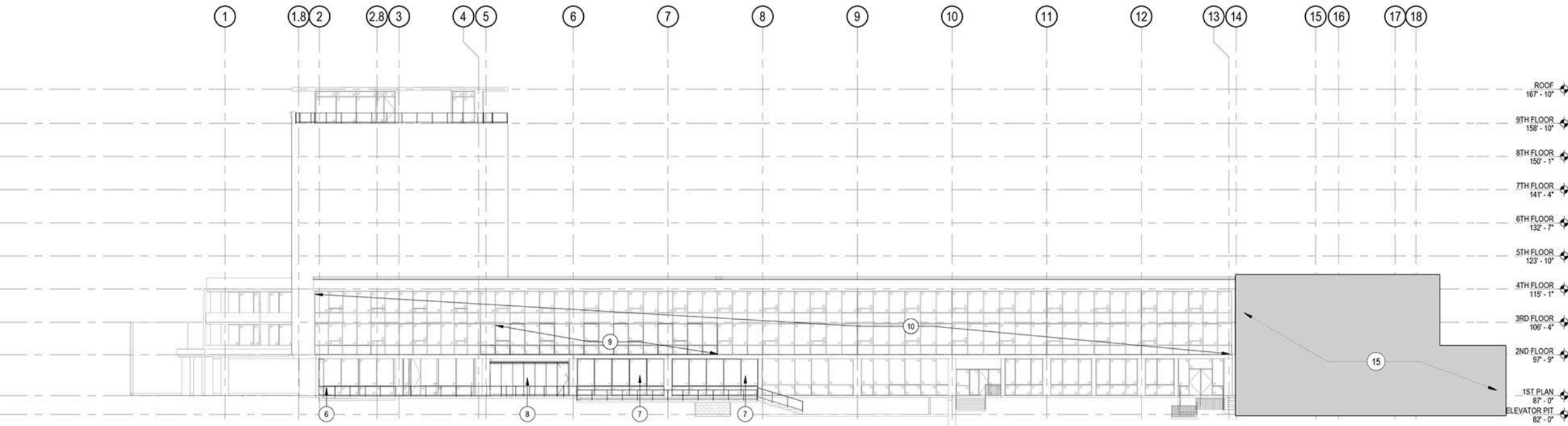


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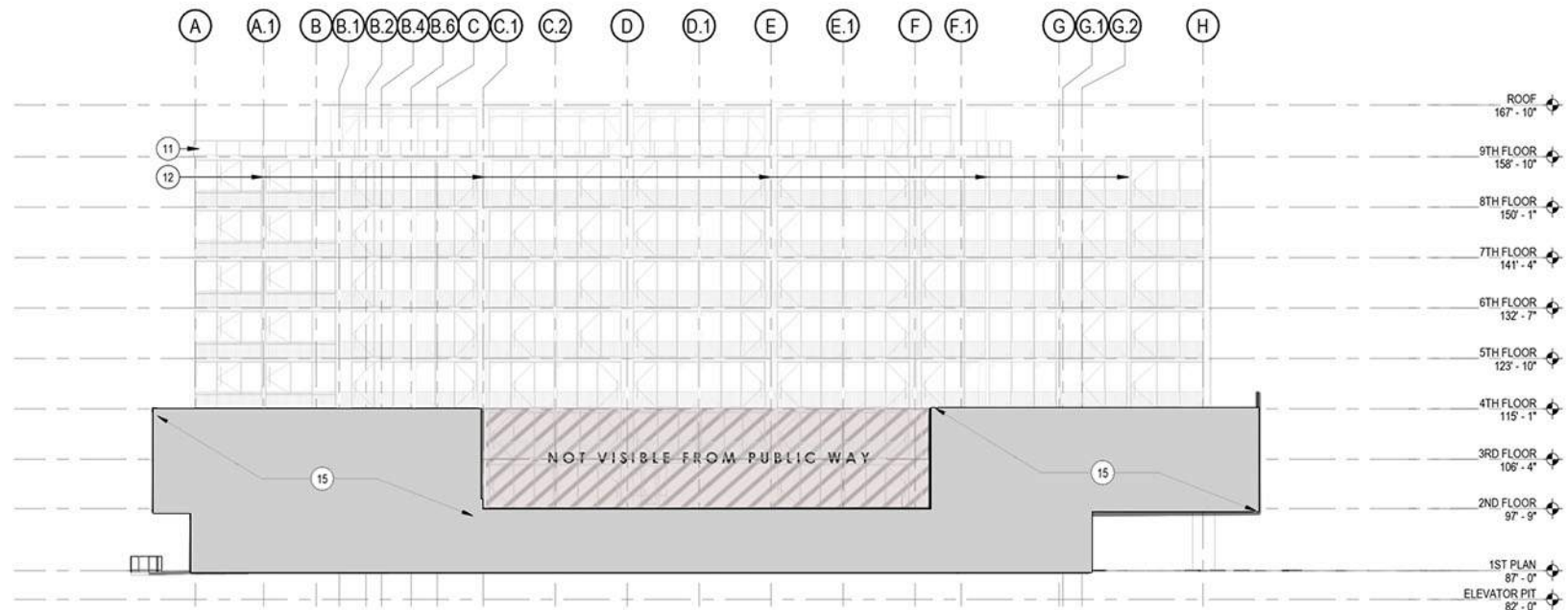
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- ITEM 9: Remove existing, non-historic stair connecting levels one and two. Infill floor on level 2 and add a storefront system to match historic profile, finish and spacing.
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- ITEM 11: Remove existing metal guardrail with bamboo skirting at ninth floor patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing to match the first floor patios.
- ITEM 12: Repaint patio demising walls & ceiling soffits @ patios on EAST facade of the tower to coordinate with existing metal panel colors and existing paint.
- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
- ITEM 14: Demolish existing parking garage in its entirety.
- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.

EXTERIOR ELEVATION - WEST
N.T.S.



EXTERIOR ELEVATION - SOUTH
N.T.S.

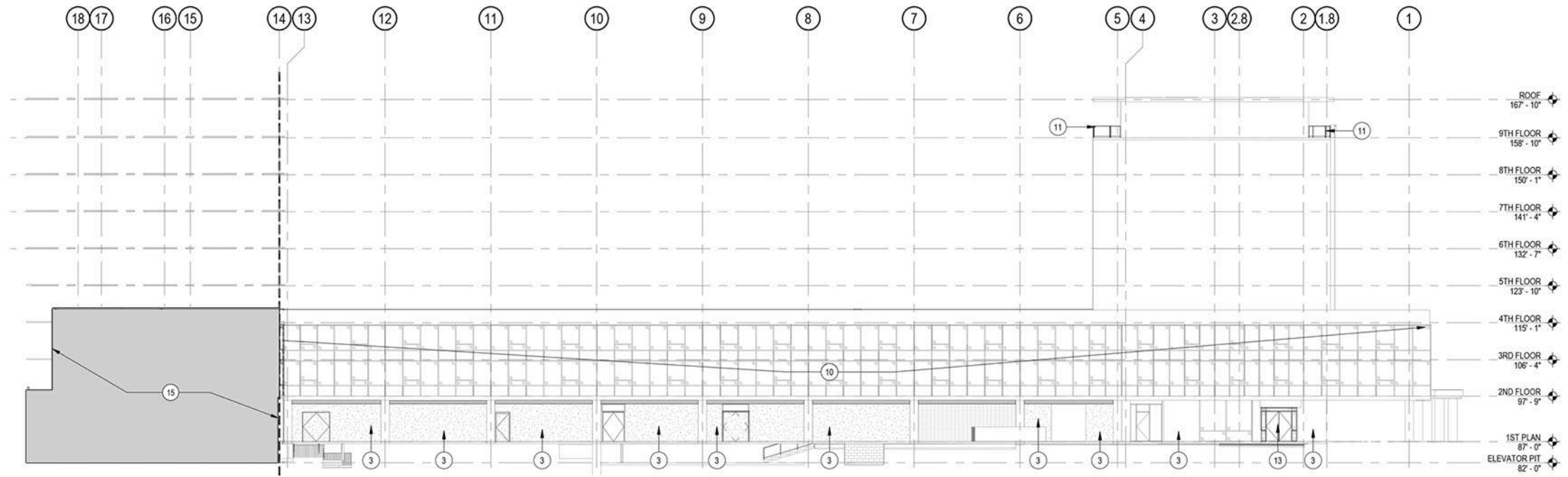
PROPOSED RENOVATION ELEVATIONS SOUTH & WEST



KEYNOTES:

- ITEM 1: Remove stucco pilasters and banding in their entirety on WEST (entry) facade. Original glazing system to be restored using AAMA guidelines.
- ITEM 2: Remove existing storefront panels at southwest corner of first floor to create a street entry for the future restaurant. New storefront and doors to match existing profile and finish.
- ITEM 3: Remove existing stone veneer throughout first floor facade. Replace with fine-textured, cream colored stucco to match existing paint.
- ITEM 4: Replace existing sliding entry door. New storefront and doors to match existing profile and finish.
- ITEM 5: Remove existing plaster finish and lighting at the soffit of the porte cochere. Replace with wood-look metal panel soffit with integrated LED lighting.
- ITEM 6: Remove existing metal guardrail at exterior patio. Replace with glass railing similar to Vista Railing Frameless Glass Railing.
- ITEM 7: Remove existing, non-historic diagonal storefront system at south patio on 1st & 2nd levels. Replace with storefront system to match historic profile, finish and spacing.
- ITEM 8: Install an operable Nana-wall system at portion of demolished diagonal storefront system at south patio.
- ITEM 9: Remove existing, non-historic stair connecting levels one and two. Infill floor on level 2 and add a storefront system to match historic profile, finish and spacing.
- ITEM 10: Remove existing paint from metal panel and mullions using AAMA guidelines. Restore glazing system to original quality on NORTH, SOUTH, and EAST facades where visible from the public way.
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- ITEM 12: Repaint patio demising walls & ceiling soffits @ patios on EAST facade of the tower to coordinate with existing metal panel colors and existing paint.
- ITEM 13: Remove existing in-swinging storefront doors and replace with out-swinging storefront doors to match existing in profile, finish and size.
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- ITEM 15: Demolish eastern-most 3-story wing of hotel to allow for future development.

EXTERIOR ELEVATION - EAST
N.T.S.



EXTERIOR ELEVATION - NORTH
N.T.S.