

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-148  
**ADDRESS:** 1103 E COMMERCE ST  
**LEGAL DESCRIPTION:** NCB 587 BLK 1 LOT 1 ST PAUL SQUARE SUITES HOTEL  
**ZONING:** D, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** St Paul Square Historic District  
**APPLICANT:** Ignacio Aliaga  
**OWNER:** Marc Weinstein/WEINRITTER ST PAUL SQUARE LLC  
**TYPE OF WORK:** Construction of a rooftop addition  
**APPLICATION RECEIVED:** March 27, 2020  
**60-DAY REVIEW:** May 26, 2020

**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting conceptual approval to construct a rooftop addition to the existing structure at 1103 E Commerce Street, located within the St Paul Square Historic District.

## APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions  
2 MASSING AND FORM OF NON-RESIDENTIAL AND MIXED-USE ADDITIONS

### A. GENERAL

- i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### 3 MATERIALS AND TEXTURES

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### B. SCALE, MASSING, AND FORM

- i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 4 ARCHITECTURAL DETAILS

### A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## FINDINGS:

- a. The applicant is requesting conceptual approval to construct a rooftop addition to the existing structure at 1103 E Commerce Street, located within the St Paul Square Historic District. The proposed rooftop addition will be to the hotel structure constructed circa 2000.
- b. ADDITION – The Guidelines for Additions 2.A. notes that additions should be in keeping with the existing, historic context of the block, should utilize a similar roof form as the primary historic structure, should be subordinate to the principal façade, and should be distinguished as new without distracting from the original structure. Generally, staff finds the proposed addition to be consistent with the Guidelines as it utilizes a similar roof form, is subordinate to the original structure and is distinguishable from the original structure.
- c. SCALE, MASSING & FORM – The Guidelines for Additions 2.B. notes that rooftop additions should be limited to no more than forty (40) percent of the height of the original structure. The proposed addition features only one story in height, and is consistent with the Guidelines.
- d. MATERIALS – The applicant has proposed materials that include red brick and metal fascia panels. The applicant has not specified materials for windows at this time; however, per the submitted application documents, windows will feature profiles that are consistent with those of the original structure. The Guidelines for Additions 3.i. note that materials that match in type, color, and texture should be used. Additionally, new materials must be compatible with the architectural style and materials of the original structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines; however, staff finds that all windows should be installed in a manner that matches those of the original structure.

- e. **ARCHITECTURAL DETAILS** – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the existing, historic context. Additionally, architectural details that are in keeping with those of the original structure should be incorporated into the design of the addition. Generally, staff finds the proposed architectural details to be appropriate.
- f. **SIGNAGE** – The applicant has noted the installation of wall signage on the proposed addition to feature an internally illuminated cabinet sign. While the applicant has not submitted detailed signage documents, staff finds that the proposed signage to be inappropriate due to the internally illuminated cabinet.

**RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through g with the following stipulations:

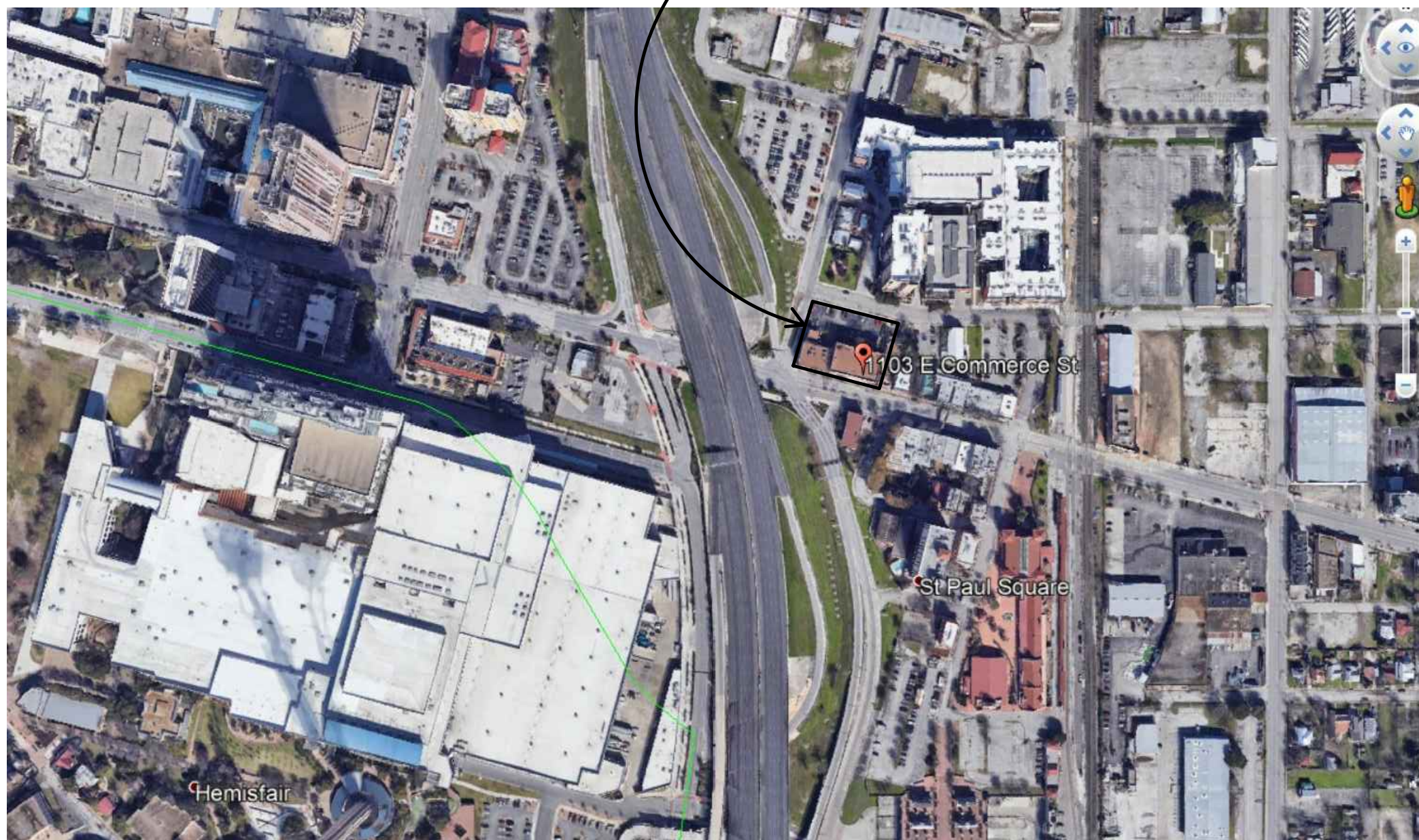
- i. That the proposed windows match those of the original structure in regards to profile and installation depth.
- ii. That the proposed signage be less than fifty (50) square feet, and be consistent with the Guidelines.



Date: Apr 15, 2020, 4:05pm User ID: Ignacio  
File: P:\200001 Aiden San Antonio addition\02 Design\02 CAD Drawings\Drawings\C1.0 COVER SHEET.dwg  
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# AIDEN HOTEL (BEST WESTERN) FIFTH FLOOR ADDITION

1103 E. COMMERCE ST. SAN ANTONIO, TX 78205



 **1** VICINITY MAP  
NOT TO SCALE

## INDEX

- C1.0 COVER SHEET, INDEX AND VICINITY MAP
- A1.0 SITE PLAN
- A2.0 FIRST FLOOR PLAN
- A2.1 GUESTROOM'S WING FLOOR PLAN
- A2.2 GUESTROOM 5th. FLOOR ADDITION
- A2.3 SOUTH ELEVATIONS
- A2.4 NORTH ELEVATIONS
- A2.5 EAST & WEST ELEVATIONS

## CODE SUMMARY

LOCATION: 1103 E. COMMERCE ST. SAN ANTONIO, TX 78205  
PROJECT OWNER: WEINRITTER ST. PAUL SQ.  
PROJECT TITLE: AIDEN HOTEL FIFTH FLOOR ADDITION

### APPLICABLE CODES AND STANDARDS

2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 NATIONAL ELECTRIC CODE  
2018 SAN ANTONIO PROPERTY MAINTENANCE CODE

### PROJECT DATA

ZONING: DOWNTOWN  
OCCUPANCY CLASIFICATION: R RESIDENTIAL/HOTEL  
BUILDING TYPE: III-B  
DESIGN APPROACH: NON-SEPARATED OCCUPANCIES  
SPRINKLERED: YES  
FIRE ALARM: YES

### BUILDING DATA

BASEMENT; 4,680 SF  
FIRST FLOOR  
LOBBY: 4,680 SF  
GUESTROOMS: 8,842 SF  
SECOND FLOOR  
MEETING ROOMS: 4,680 SF  
GUESTROOMS: 8,842 SF  
THIRD FLOOR  
GUESTROOMS: 8,842 SF  
FOURTH FLOOR  
GUESTROOMS: 8,842 SF  
FIFTH FLOOR ADDITION  
GUESTROOMS: 8,446 SF  
TOTAL AREA: 57,854 SF

	EXISTING	ADDITION	TOTAL
BUILDING HEIGHT	43'-8"	15'-0"	58'-8"
BUILDING STORIES	4	1	5
BUILDING AREA	49,408 SF.	8,446 SF.	57,854 SF.

IGNACIO  
**ALIAGA**  
ARCHITECT  
(210) 846-5508

AIDEN SAN ANTONIO  
ADDITION  
1103 E. COMMERCE ST.  
SAN ANTONIO, TX -78205

#### REVISIONS

No.	Description	Date

CLIENT PROJ. # 2001  
DATE : 4/15/2020

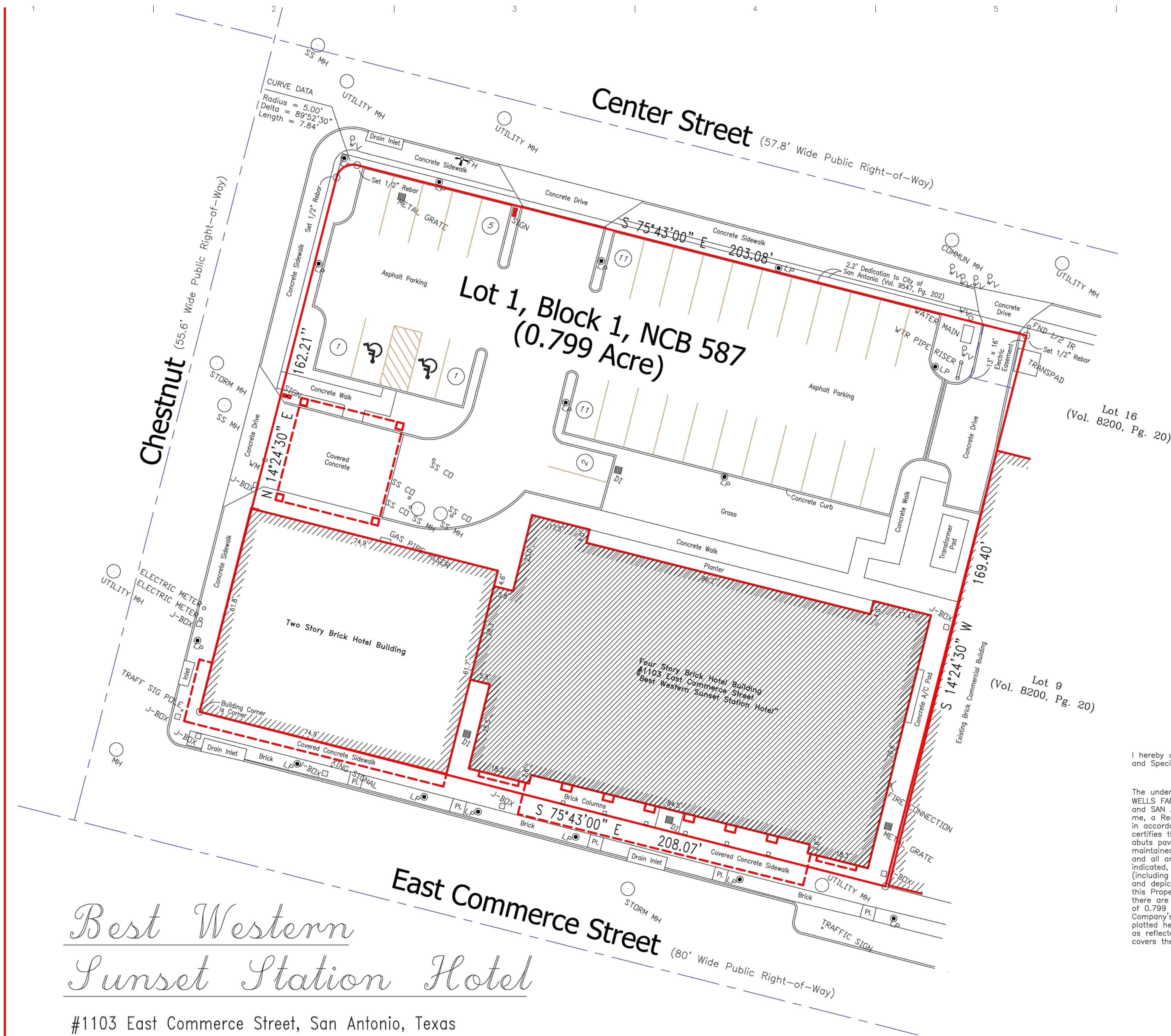
**COVER SHEET,  
INDEX, GENERAL  
NOTES AND  
VICINITY MAP**

SHEET  
**C1.0**

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File: P:\20001 Aiden San Antonio addition\02 Design\02 CAD Drawings\Drawings\A1.0 site plan.dwg  
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Best Western  
Sunset Station Hotel  
#1103 East Commerce Street, San Antonio, Texas



A Boundary and Improvement Survey of:

Lot 1, Block 1, New City Block 587, ST. PAUL SQUARE SUITES HOTEL SUBDIVISION, San Antonio, Bexar County, Texas,  
according to the plat thereof recorded in Volume 9547, Page 202 of the Deed & Plat Records of Bexar County, Texas.

Scale: 1" = 20'

**SYMBOLS LEGEND**

- POWER POLE
- LAMP POST
- JUNCTION BOX
- PLANTER
- WATER VALVE
- SERVICE MANHOLE
- SANITARY SEWER CLEAN OUT
- DRAIN INLET
- FIRE HYDRANT
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACE

Borrower: HIG, Inc.

**NOTES:**

- Additional setback lines or easements may be in the restrictive covenants. Surveyor has not prepared an exhaustive search.
- Title Commitment issued by Chicago Title Insurance Company GF# 20003243, dated July 31, 2000 provided to this office as satisfactory records search.
- Easement and restriction references are as identified by Title Commitment above, only.
- Bearing rotation is based on plat recorded in Vol. 9547, Pg. 202.
- Found monumentation resulted in all bearings and distances falling within minimum positional tolerances.
- Considering the F.E.M.A. FIRM map panel number 48029C0461E, dated February 16, 1996, and carefully scaling this property onto it, it appears this property is not located in Flood Zone A, but is located in Flood Zone C, an area of minimal flooding.

**REFERENCES:**

RECORDED IN: VOL. 9547 PG. 202 ; VOL. 7515 PG. 1362 ;

I hereby certify that this survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

The undersigned hereby certifies to: WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, H.I.G., INC., CHICAGO TITLE INSURANCE COMPANY, and SAN ANTONIO LOCAL DEVELOPMENT COMPANY, INC. that the survey dated July 23, 2001 was prepared by me, a Registered Professional Land Surveyor in the State of Texas, and was actually made upon the ground in accordance with the standards promulgated by the State of Texas. In addition, the undersigned hereby certifies that (1) the information, courses and distances shown on this survey are correct, (2) the property abuts paved, dedicated, roads known as East Commerce Street, Chestnut and Center Street, public roadways, maintained by the City of San Antonio, (3) the size, location and type of improvements are shown hereon and all are located within the boundaries of the Property and set back from the Property lines the distances indicated, (4) there are two buildings located on the Property, (5) there are no easements or encumbrances (including utility lines) affecting the Property of which the undersigned has knowledge other than as shown and depicted on this survey, (6) except as shown hereon, there are no protrusions of any improvements on this Property over any easements or encumbrances, or onto adjoining property, (7) except as shown hereon, there are no protrusions of any improvements on adjoining property onto the Property, (8) Property consists of 0.799 acre, (9) all recorded easements and other exceptions, as noted in the Chicago Title Insurance Company's Commitment for Title Insurance GF No. 20003243, dated July 31, 2000 have been correctly plotted hereon, and (10) the Property is not located in a 100-Year Flood Plain as defined by F.E.M.A. and as reflected by Flood Insurance Rate Map #48029C 0461E, dated February 16, 1996 which such map panel covers the area in which the property is situated.

Survey field work completed the 23rd day of July, 2001

PRELIMINARY: This document shall not be recorded for any purpose.

Gary A. Gibbons  
Registered Professional Land Surveyor No. 4716

drawn by: g. gibbons  
checked: G. GIBBONS  
date: 07/23/01  
job no.: 00-2759-01 C

revisions:  
01/04/02 certification name

REVISIONS		
No.	Description	Date

CLIENT PROJ. # 2001  
DATE : 4/15/2020

**SITE PLAN**

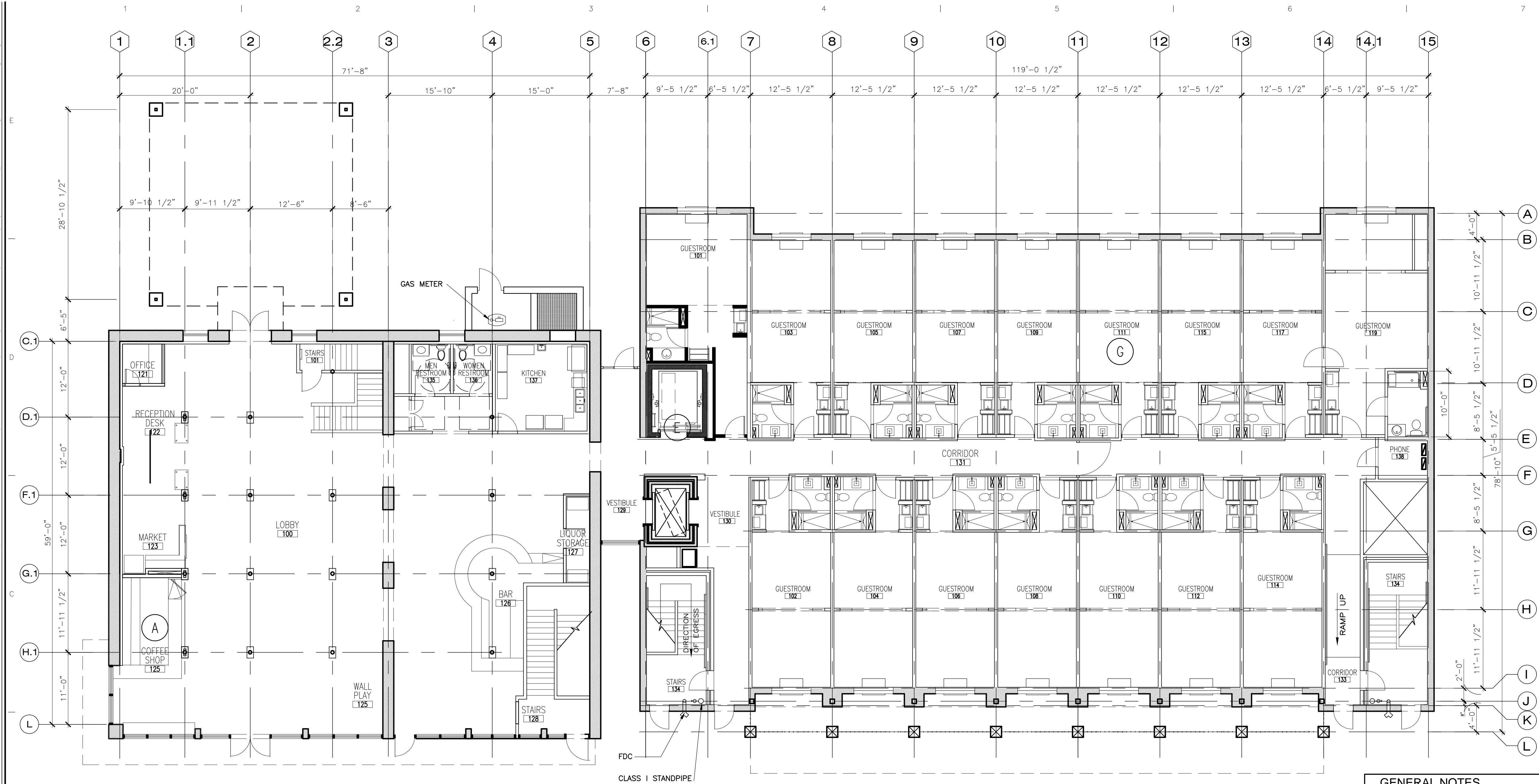
SHEET

**A1.0**

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ARCHITECT  
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1103 E. COMMERCE ST.  
SAN ANTONIO, TX -78205





**NEW CONSTRUCTION NOTES**

A NEW ELEVATOR  
SEE A3.0 AND STRUCTURAL DRAWINGS

B FOR FLOOR, CEILING AND WALL FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE

C FOR GUESTROOM FIXTURES AND FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE

**DEMOLITION LEGEND**

NEW WALL

EXISTING WALL TO REMAIN

REMOVE EXISTING FLOOR

EXISTING TO BE REMOVED

**GENERAL NOTES**

1 CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING CONDITIONS AND RELEVANT DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY.

2 CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL EXISTING FINISHES AND/OR MATERIALS DAMAGED DURING PERFORMANCE OF WORK.

3 CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER'S REPRESENTATIVE.

4 MILLWORK DETAILS AND ELEVATIONS ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR ARCHITECT'S APPROVAL PRIOR MANUFACTURE.

5 INSTALLATION OF SYSTEMS SHALL BE DONE BY MANUFACTURER'S APPROVED INSTALLERS.

6 SIGNAGE IS NOT PART OF THE CONTRACT. OWNER WILL COORDINATE WITH SIGNAGE CONTRACTOR FOR MANUFACTURING AND INSTALLATION.

7 EXISTING FIRE PROTECTION SYSTEM TO BE ADJUSTED AS NEEDED.

8 FOR COMPLETE SCOPE OF WORK CONTRACTOR AND SUB-CONTRACTORS MUST CHECK THE FINISH SCHEDULE

9 ANY MODIFICATIONS TO THE FIRE SUPPRESSION SYSTEM, AIR CONDITIONING DUCTS, SOUND AND TELEPHONE SYSTEMS TO BE OWNER RESPONSABILITY

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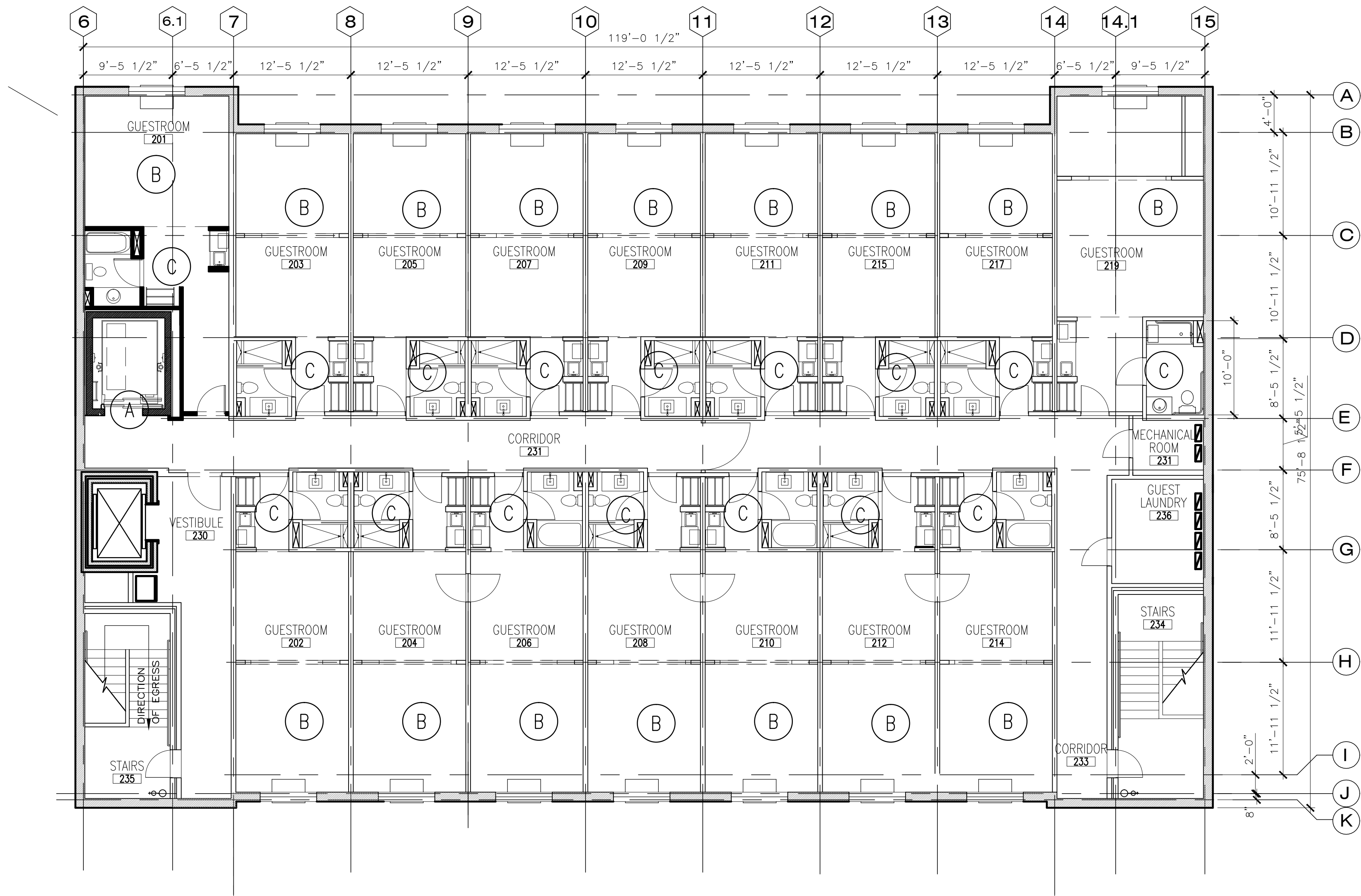
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DATE : 4/15/2020

**FIRST FLOOR  
PLAN**

SHEET

**A2.0**



1 SECOND, THIRD AND FOURTH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

#### NEW CONSTRUCTION NOTES

- A NEW ELEVATOR  
SEE A3.0 AND STRUCTURAL DRAWINGS
- B FOR FLOOR, CEILING AND WALL FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE
- C NEW BATHROOM FIXTURES AND FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE

#### DEMOLITION LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- REMOVE EXISTING FLOOR
- EXISTING TO BE REMOVED

#### GENERAL NOTES

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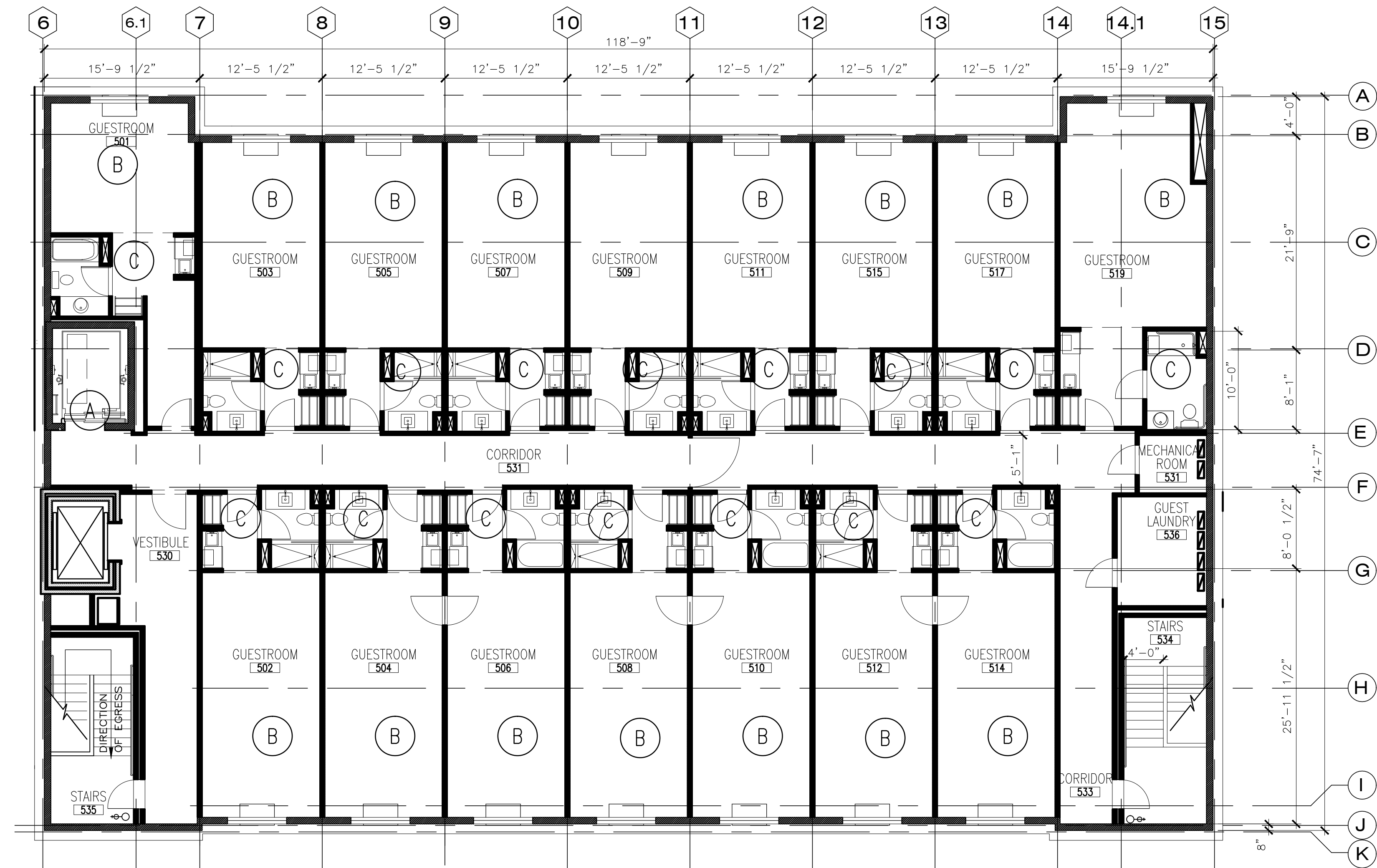
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DATE : 4/15/2020

**GUESTROOMS  
WING FLOOR PLAN**

SHEET

A2.1







1 FIFTH FLOOR ADDITION  
SCALE: 1/8" = 1'-0"

## NEW CONSTRUCTION NOTES

- |   |   |
|---|---|
| A | NEW ELEVATOR<br>SEE A3.0 AND STRUCTURAL DRAWINGS                            |
| B | FOR FLOOR, CEILING AND WALL FINISHES<br>SEE INTERIOR DESIGN FINISH SCHEDULE |
| C | NEW BATHROOM FIXTURES AND FINISHES<br>SEE INTERIOR DESIGN FINISH SCHEDULE   |

### DEMOLITION LEGEND

- |   |                         |
|---|-------------------------|
|  | NEW WALL                |
|  | EXISTING WALL TO REMAIN |
|  | REMOVE EXISTING FLOOR   |
|  | EXISTING TO BE REMOVED  |

## GENERAL NOTES

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**FIFTH FLOOR ADDITION  
AT GUESTROOMS WING  
FLOOR PLAN**

SHEET

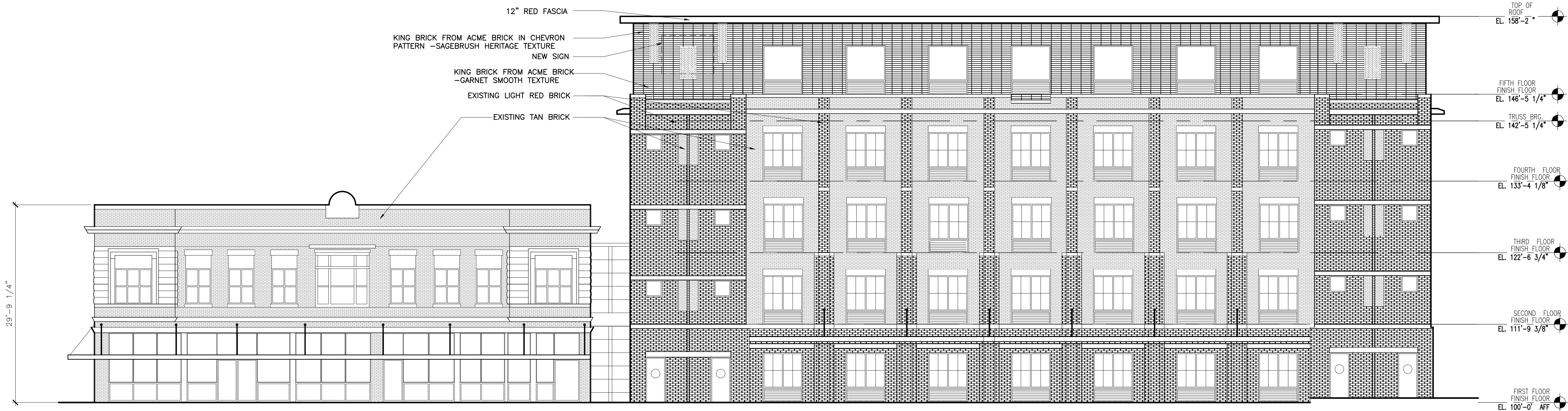
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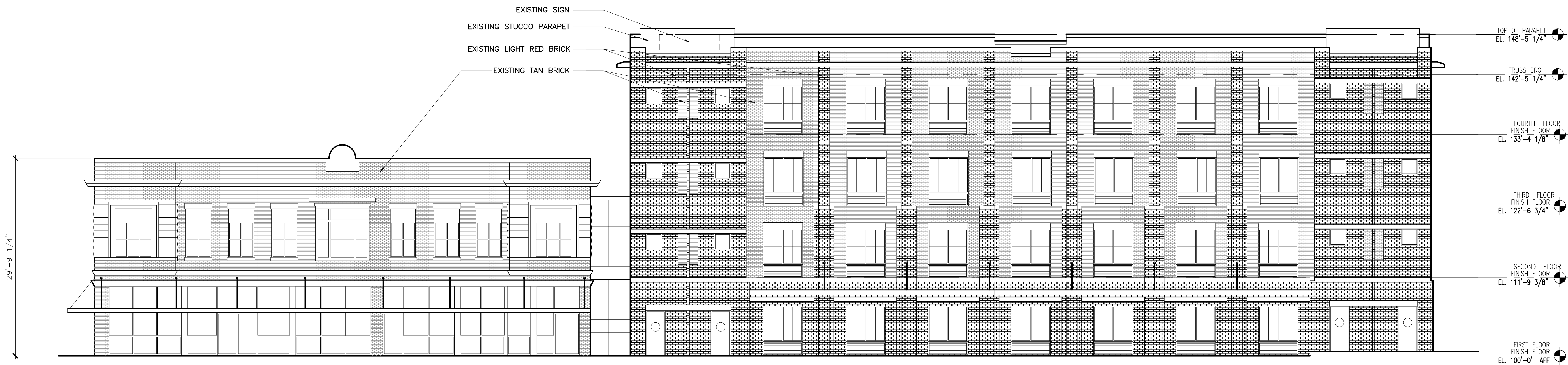
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2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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SOUTH EXTERIOR  
ELEVATIONS

SHEET

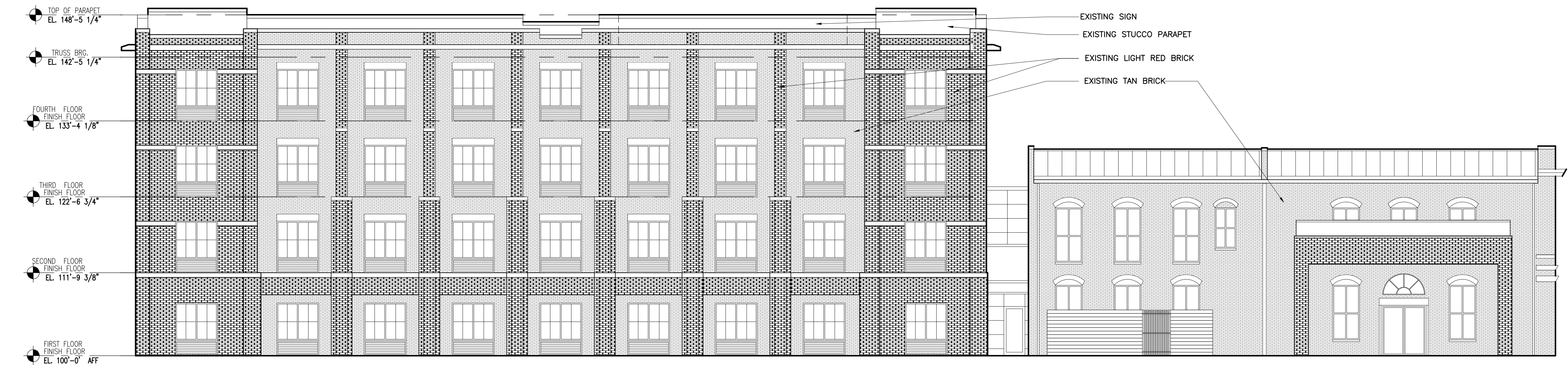
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2 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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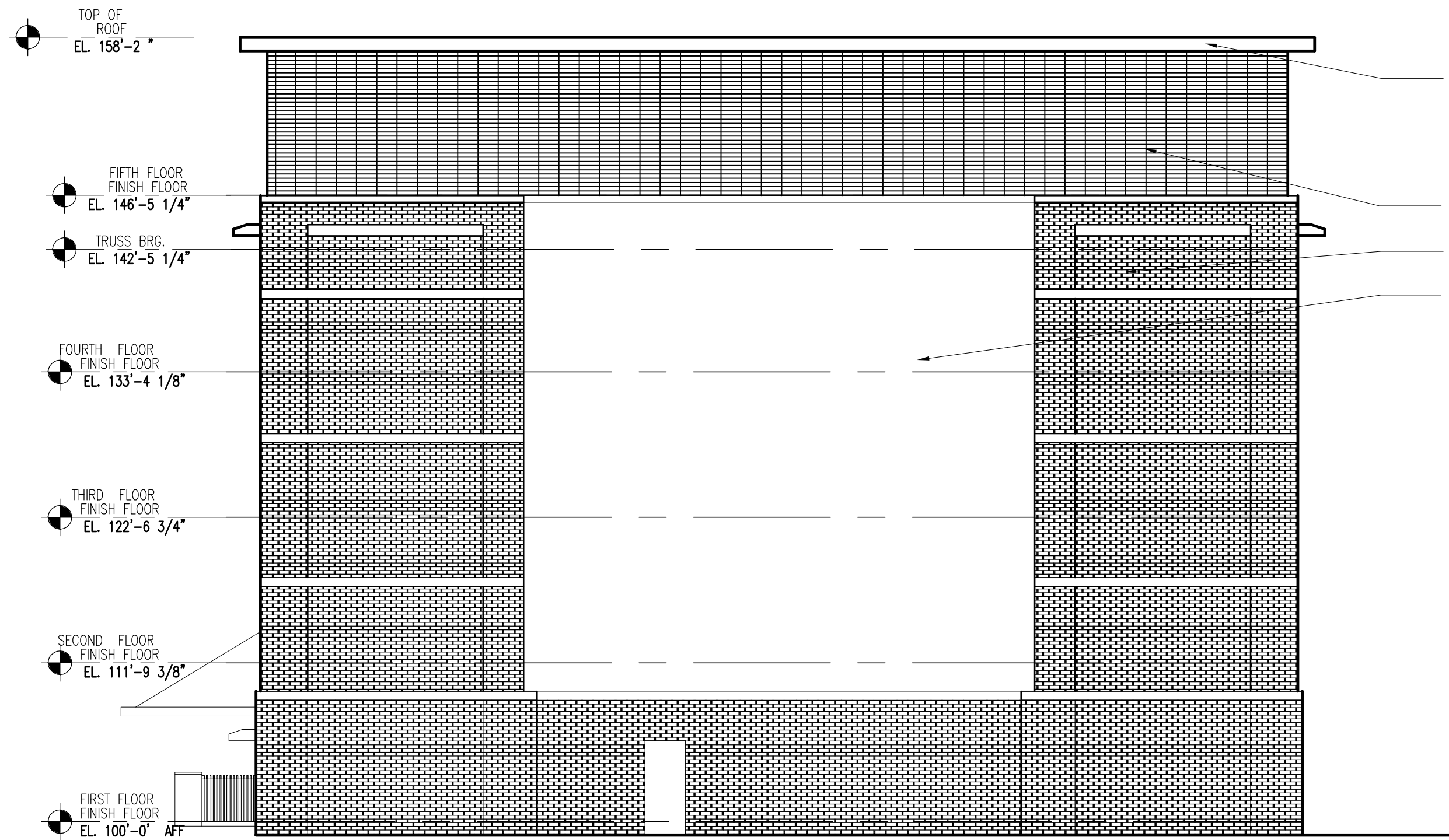
NORTH EXTERIOR  
ELEVATIONS

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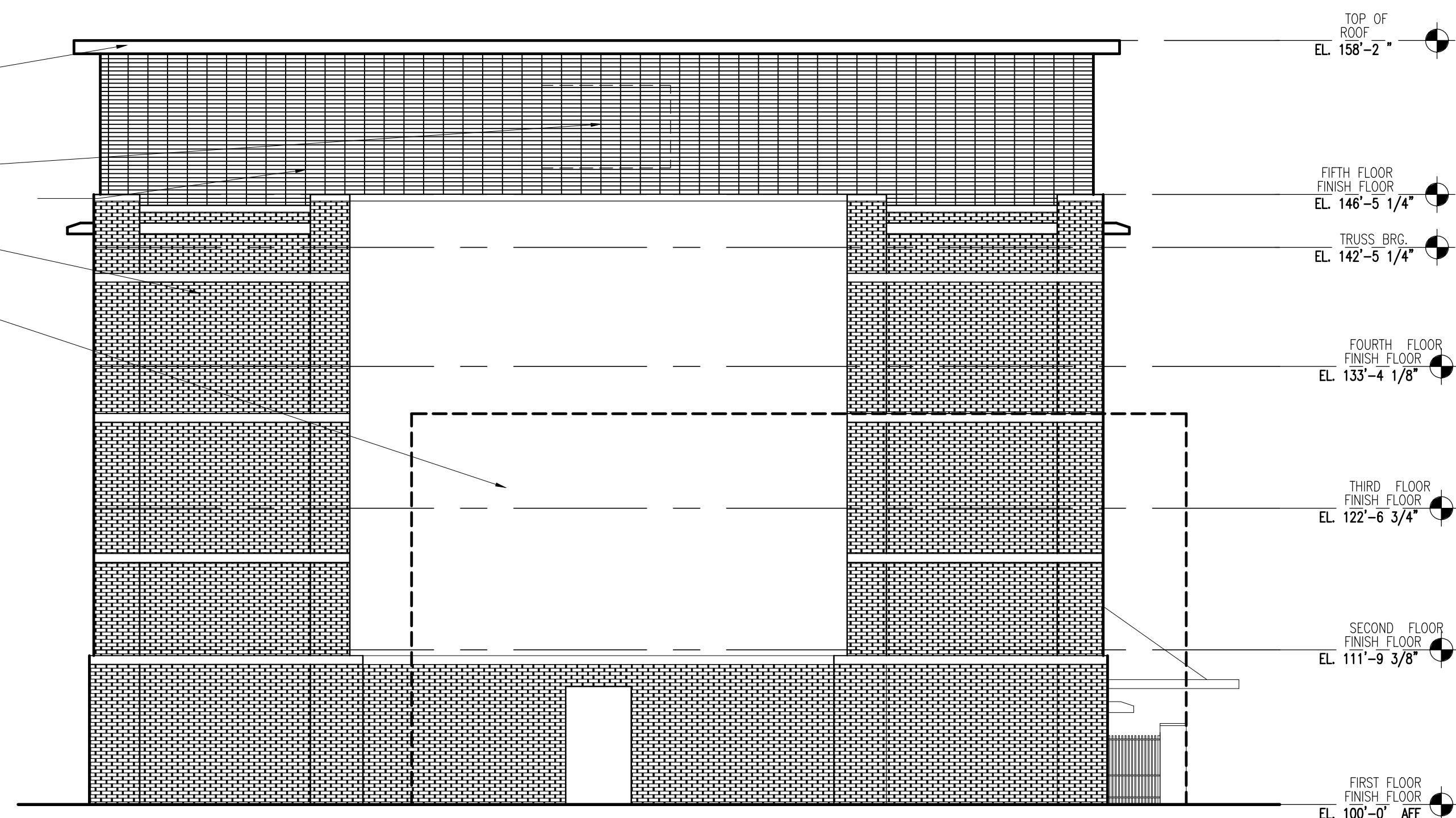
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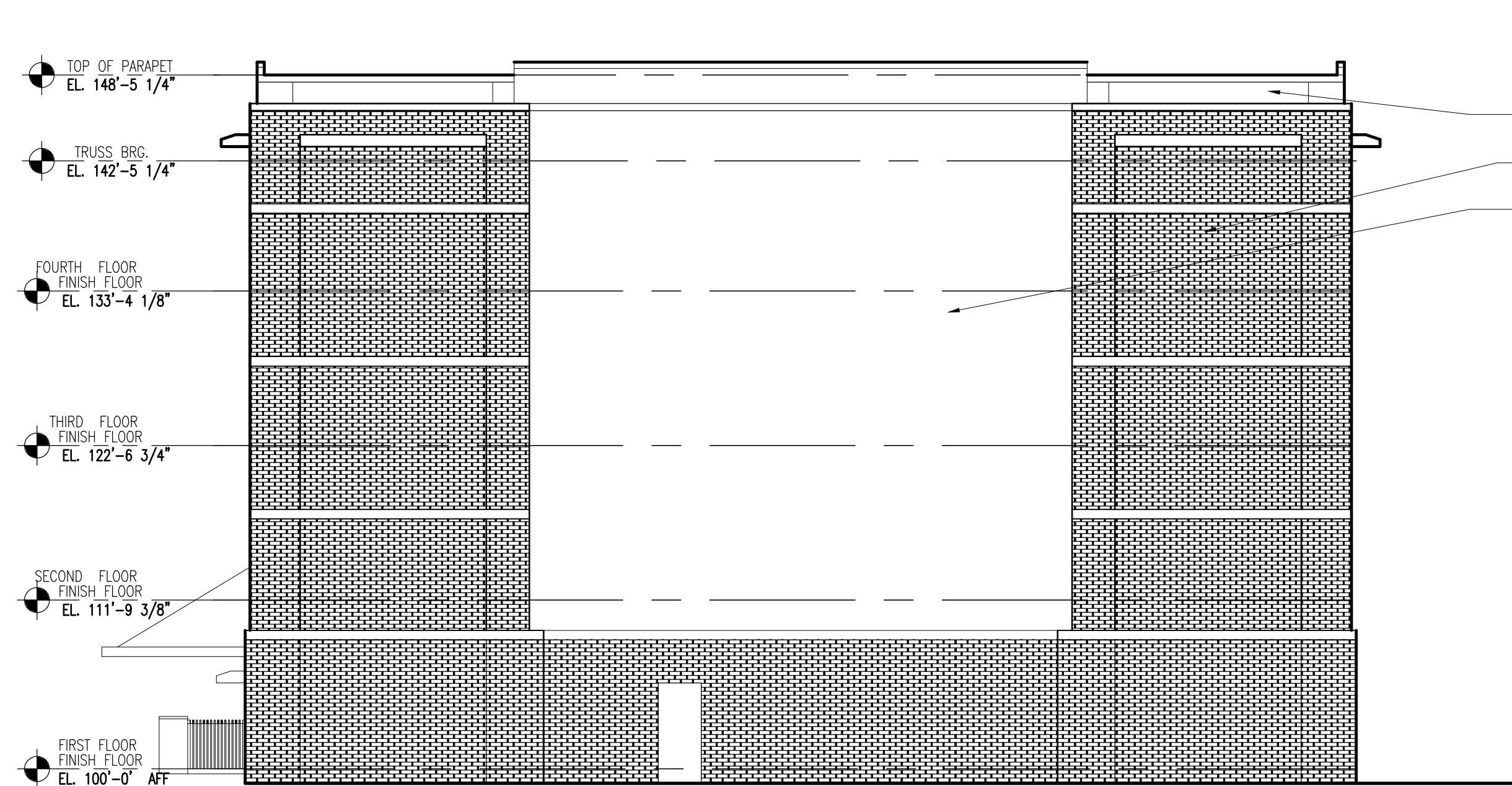
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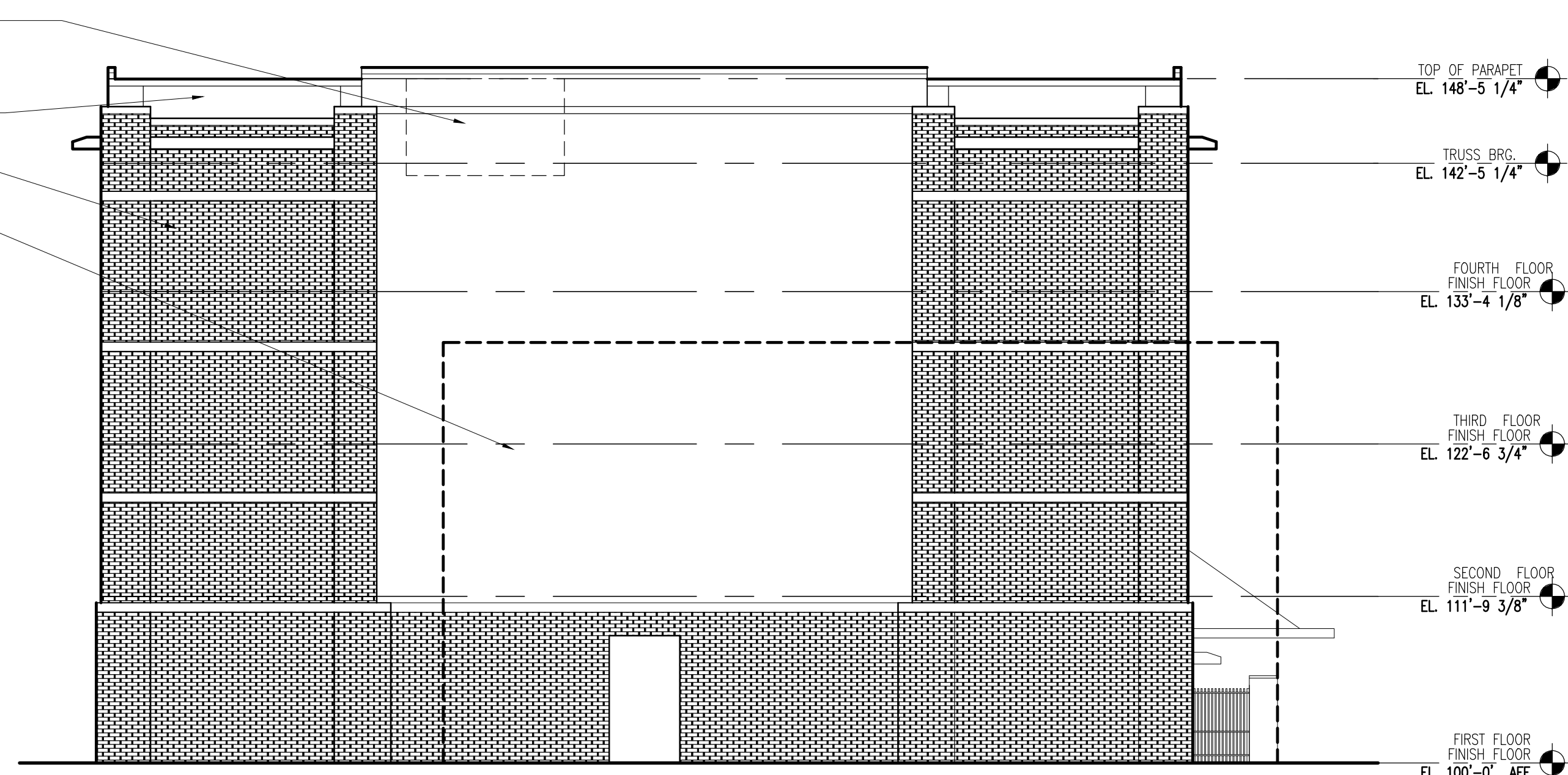
4 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



1 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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EAST & WEST  
EXTERIOR  
ELEVATIONS

SHEET  
A2.5