

## HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

**HDRC CASE NO:** 2020-368  
**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  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Ignacio Aliaga  
**OWNER:** Alan Levy/WEINRITTER ST PAUL SQUARE LLC  
**TYPE OF WORK:** Addition of 1-story on the rooftop  
**APPLICATION RECEIVED:** August 03, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for 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 a Certificate of Appropriateness for approval to construct a rooftop addition to the existing structure at 1103 E Commerce Street, located within the St Paul Square Historic District.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the May 1, 2020, Historic and Design Review Commission hearing 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.
- c. 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.
- d. MATERIALS – The applicant has proposed materials that include red brick, tan 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. A detail of installation methods is to be submitted to staff for review and approval prior to issuance of a Certificate of Appropriateness.
- 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 – Signage has not been included in this request and must receive a Certificate of Appropriateness prior to installation.

**RECOMMENDATION:**

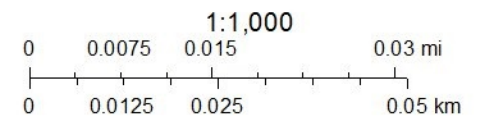
Staff recommends approval based on findings a through f with the stipulation that a window installation detail and wall section be submitted to OHP staff for review and approval.



# City of San Antonio One Stop



August 27, 2020







South Elevation

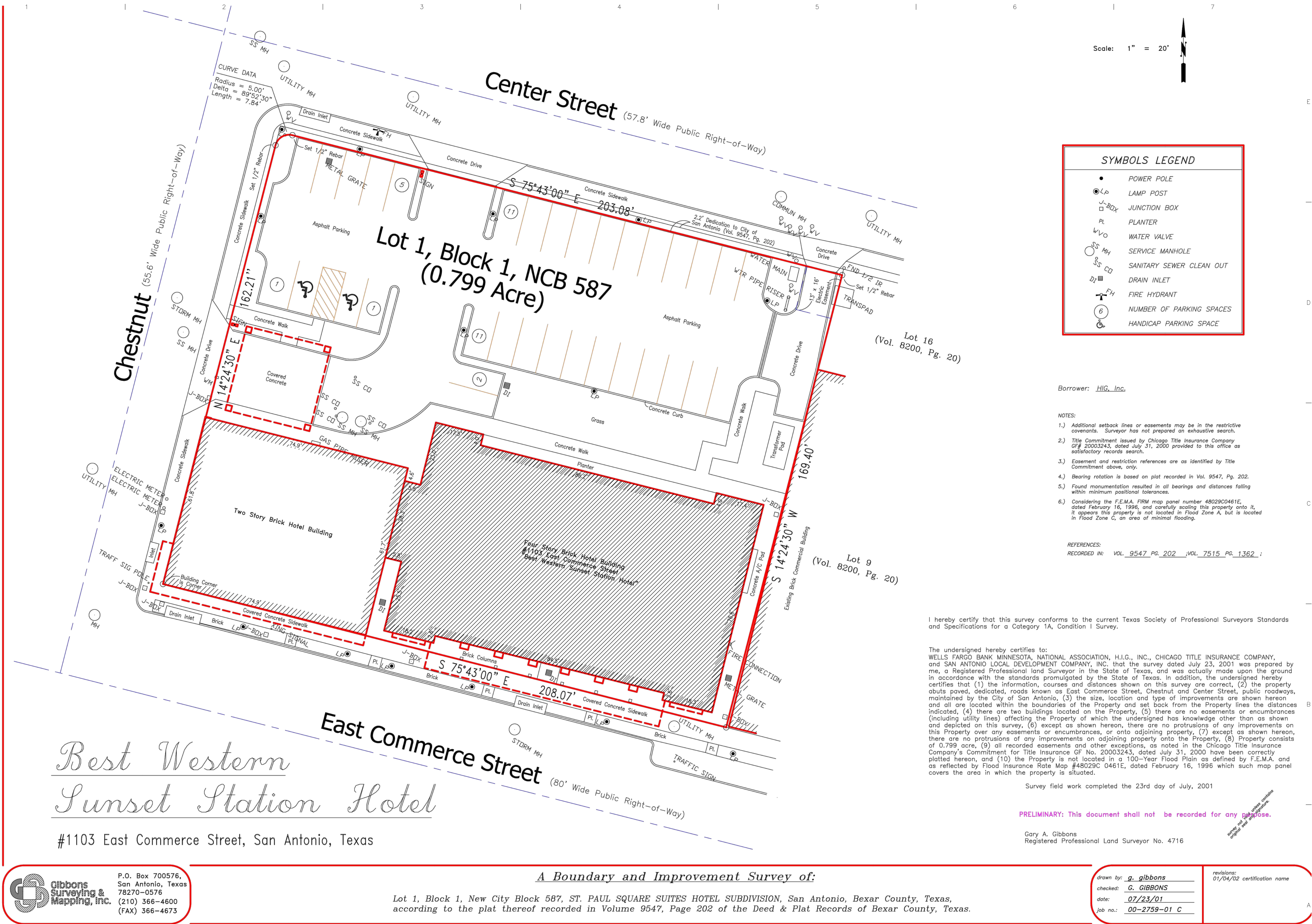




**West Elevation**



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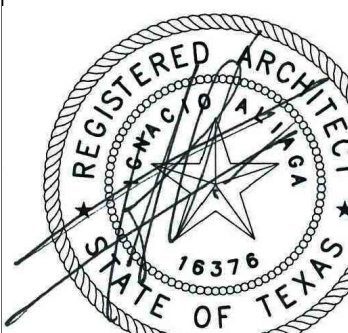
Best Western  
Sunset Station Hotel

#1103 East Commerce Street, San Antonio, Texas

1 SITE PLAN  
SCALE: NTS

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



REVISIONS		
No.	Description	Date

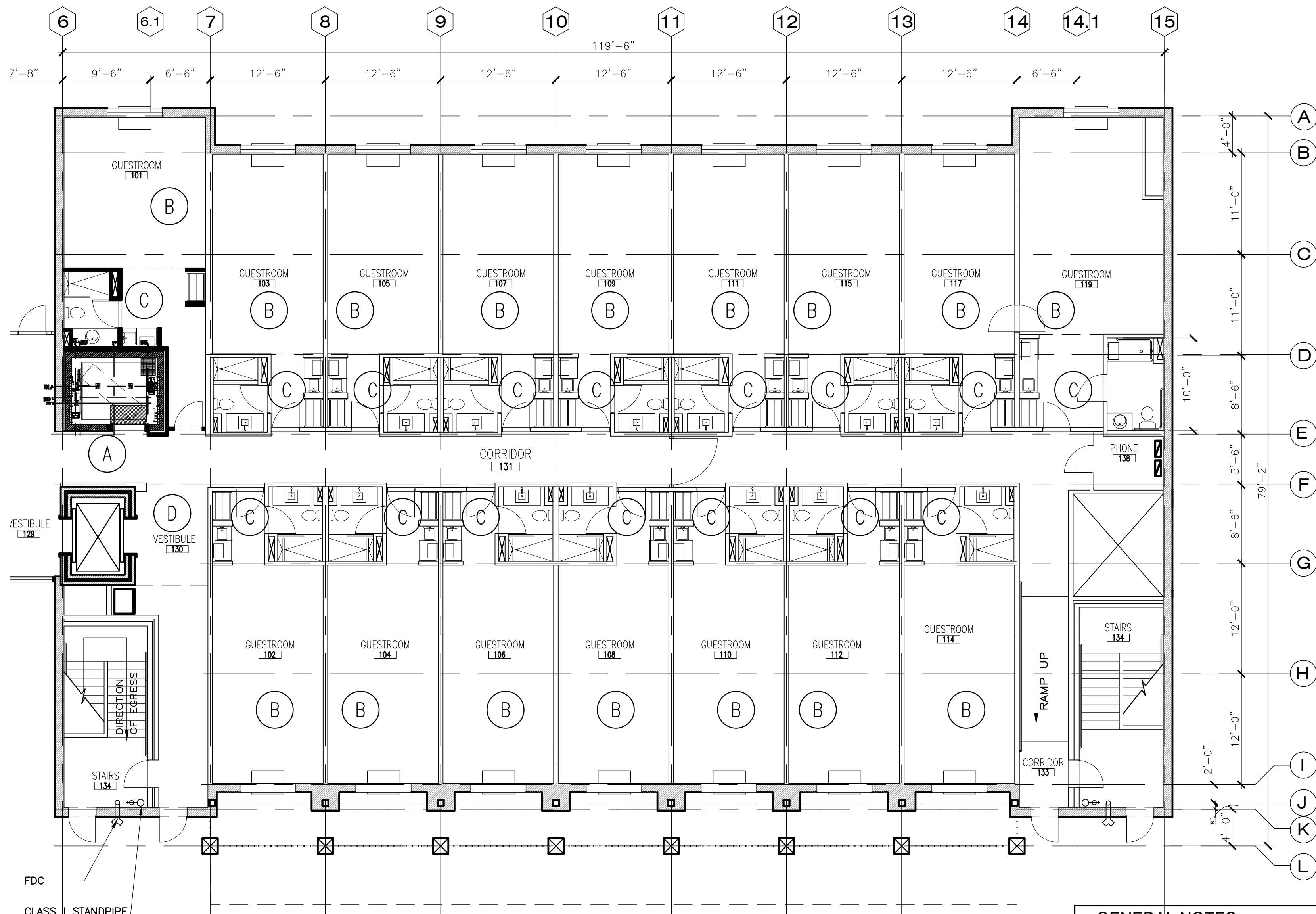
CLIENT PROJ. # 2001  
DATE : 7/21/2020

SITE PLAN

SHEET

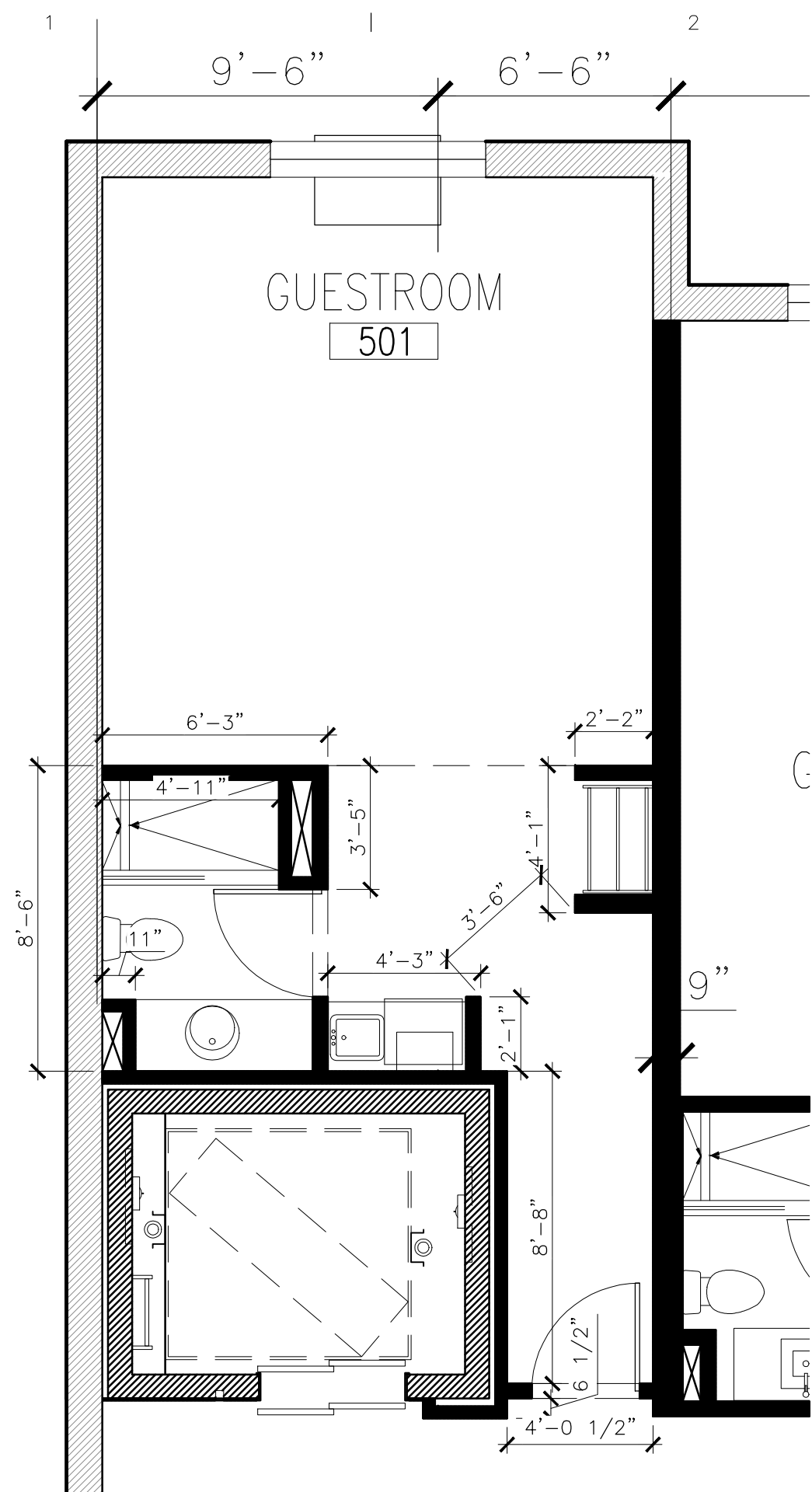
A1.0



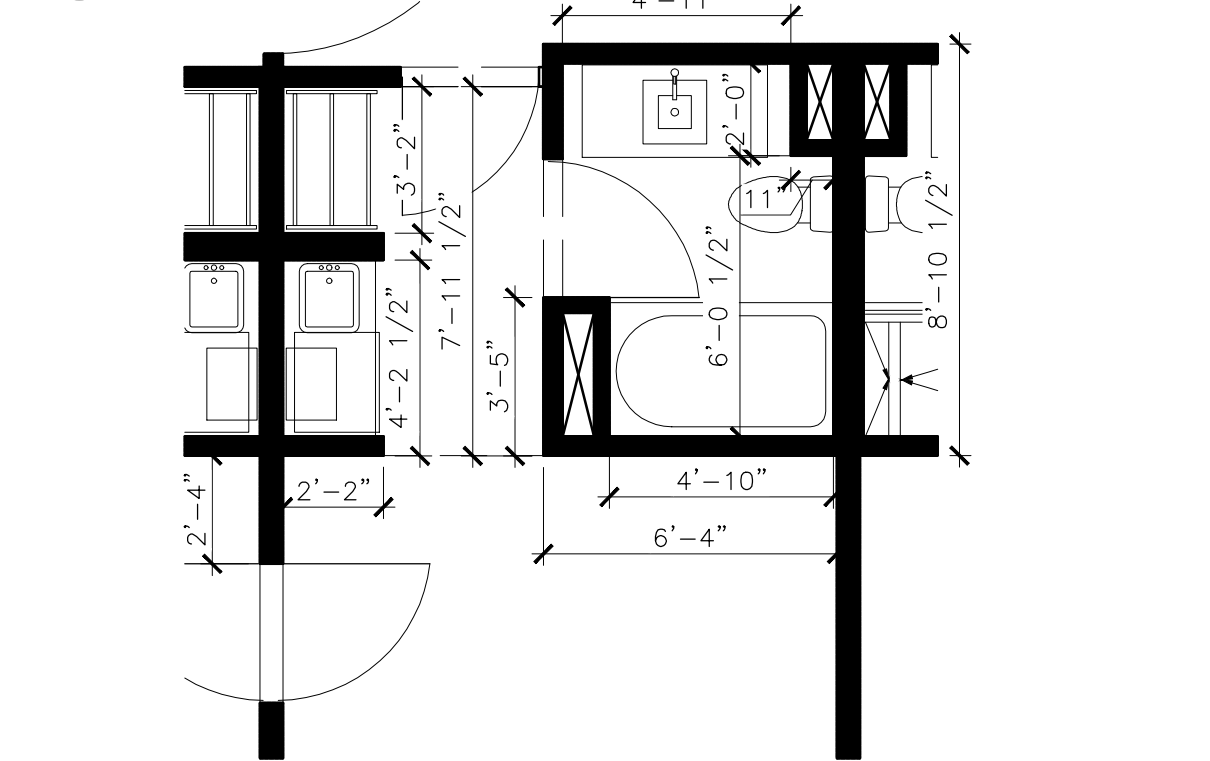




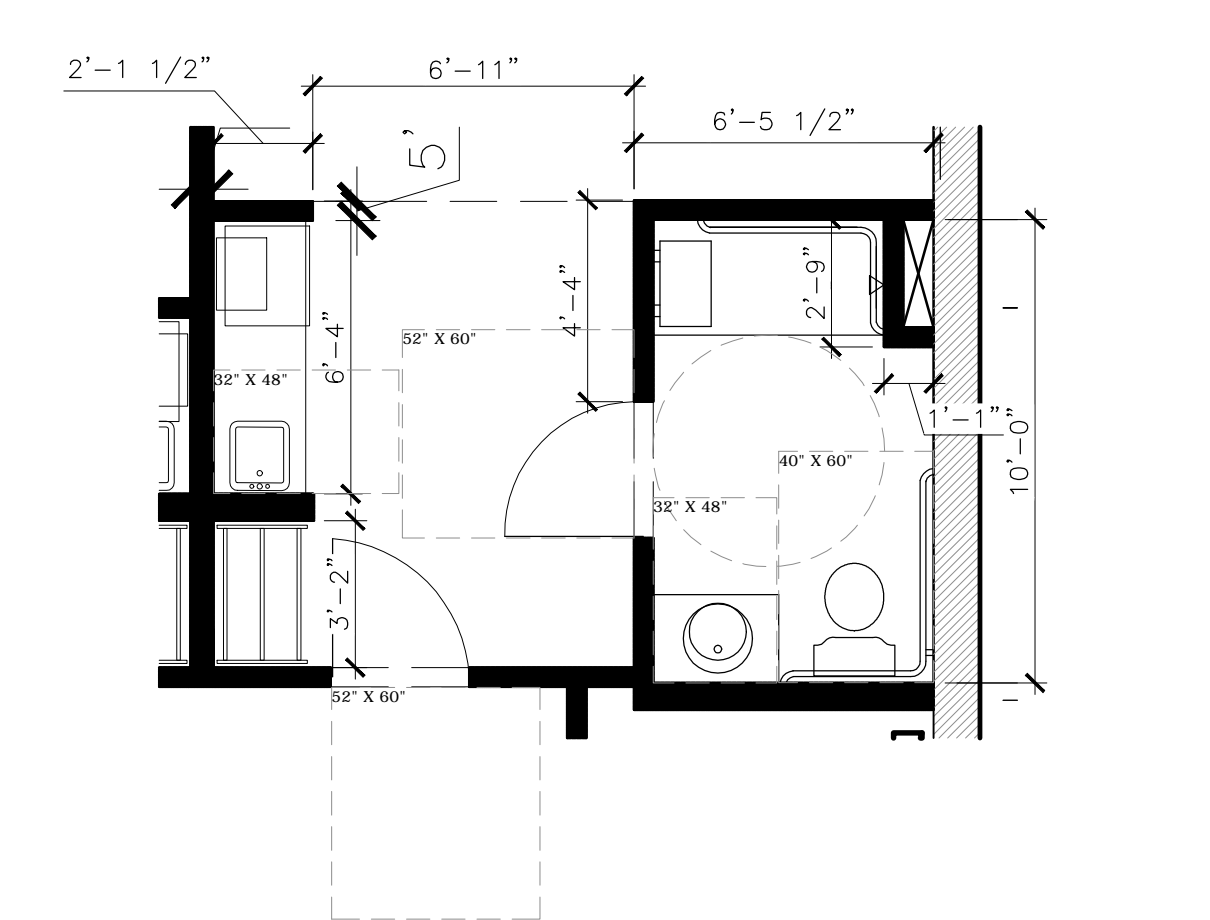
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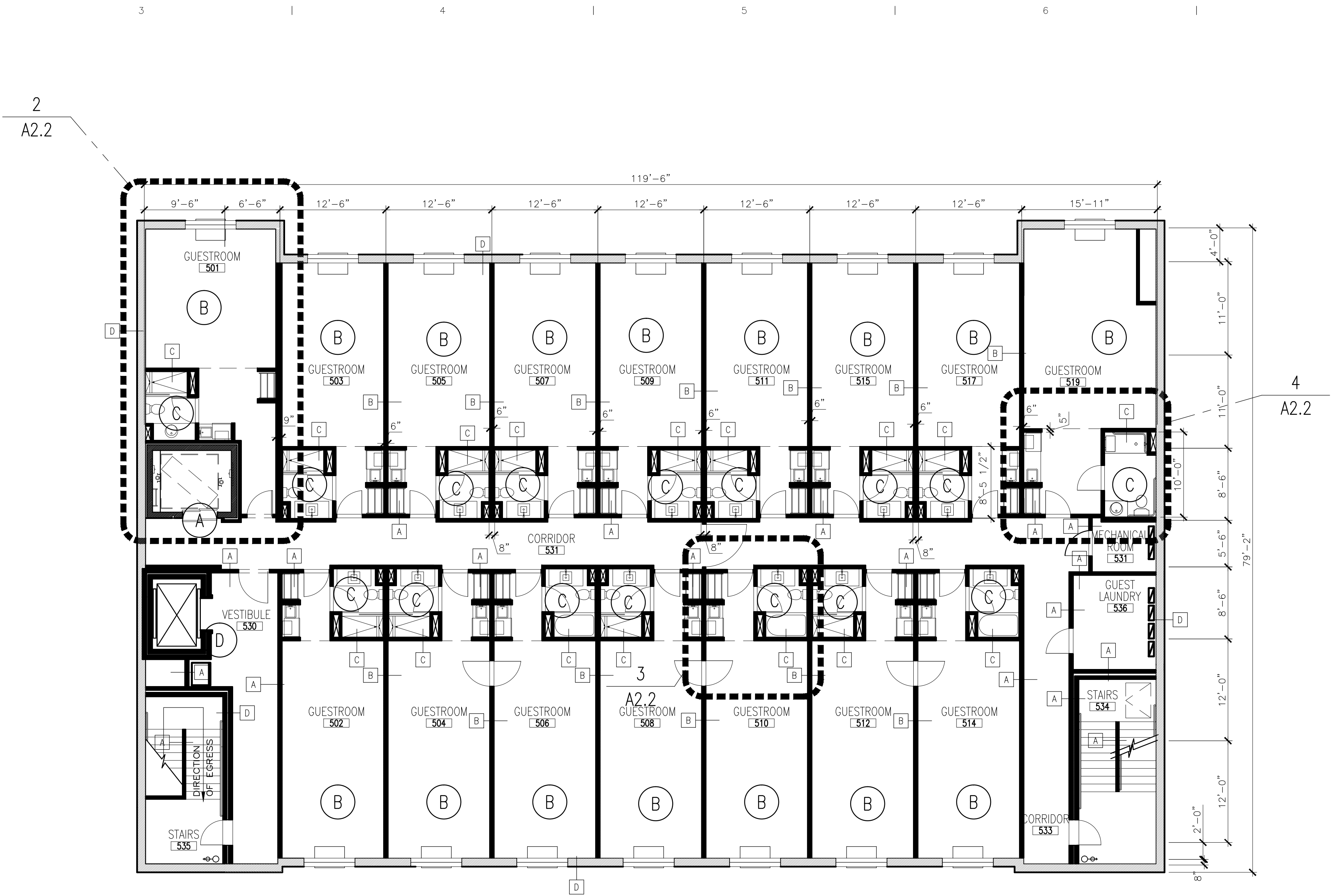
2 STUDIO ROOM  
SCALE: 1/4" = 1'-0"



3 GUESTROOM BATHROOM (TYP)  
SCALE: 1/4" = 1'-0"



4 ADA GUESTROOM BATHROOM  
SCALE: 1/4" = 1'-0"



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

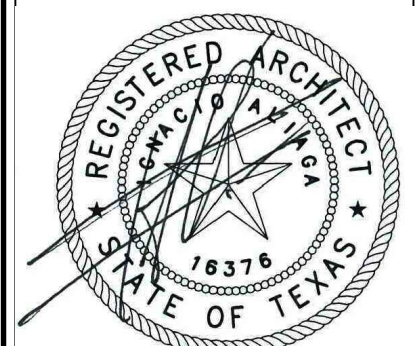
- NEW CONSTRUCTION NOTES**
- A NEW ELEVATOR  
SEE A3.0 AND STRUCTURAL DRAWINGS
  - B FOR FLOOR, CEILING AND WALL FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE
  - C NEW BATHROOM FIXTURES AND FINISHES  
SEE INTERIOR DESIGN FINISH SCHEDULE
  - D EXTEND EXISTING ELEVATOR TO THE  
FIFTH FLOOR

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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CLIENT PROJ. # 2001 DATE : 7/21/2020		
FIFTH FLOOR ADDITION AT GUESTROOMS WING FLOOR PLAN		
SHEET		
A2.2		

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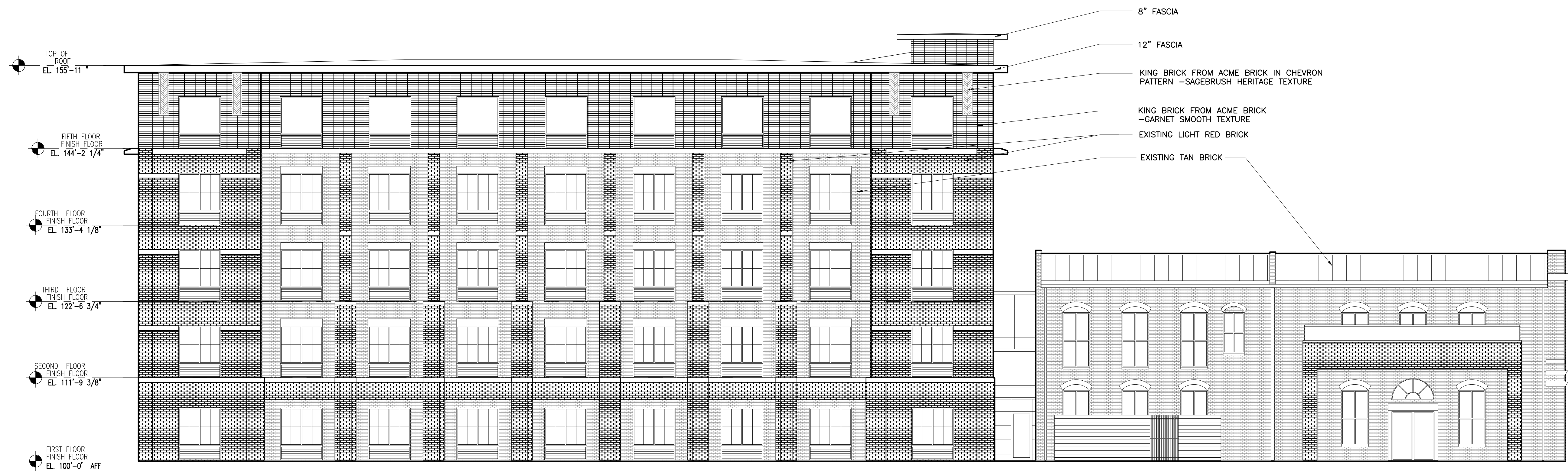
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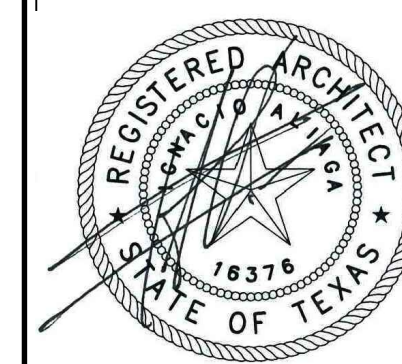
2 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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

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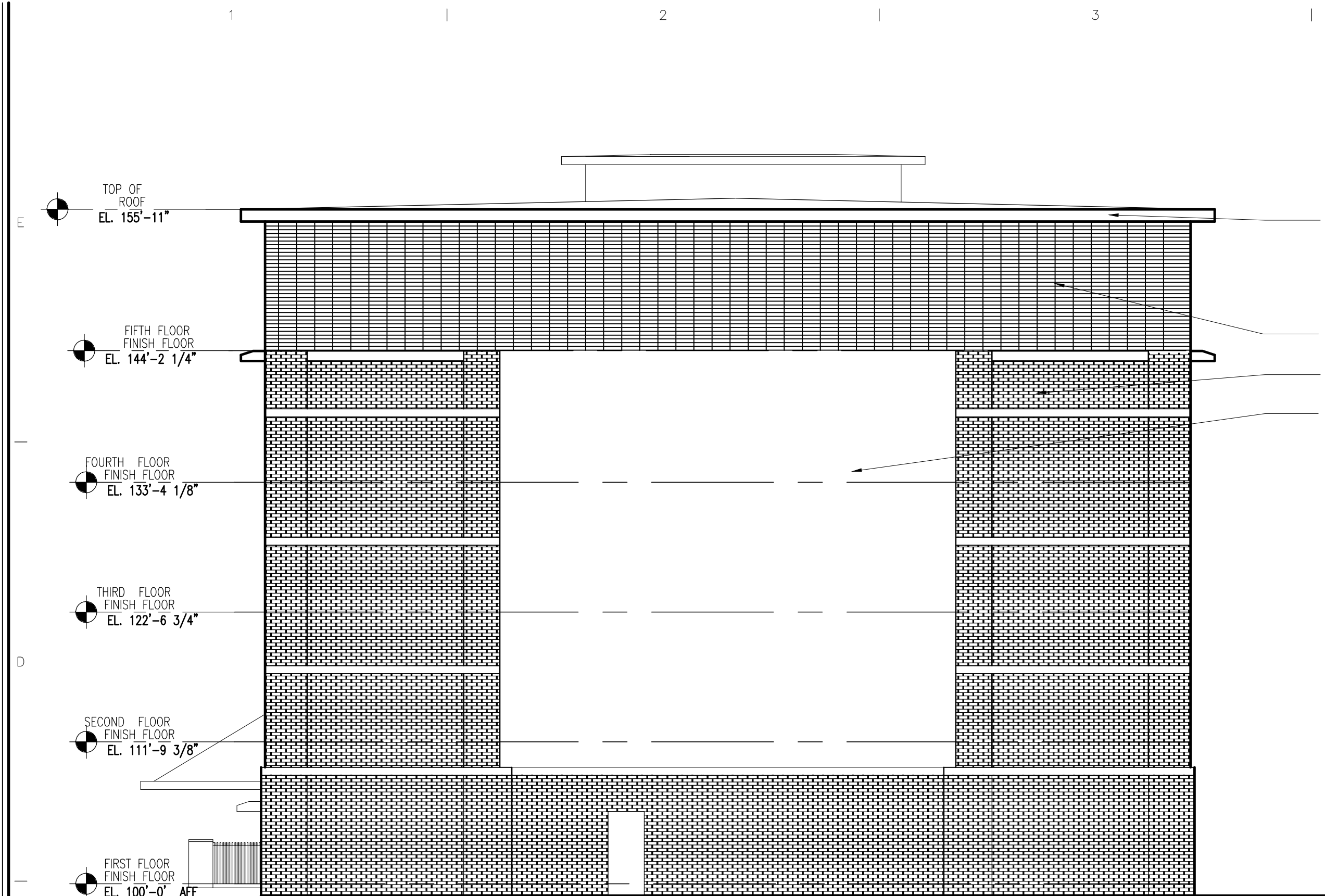
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NORTH & SOUTH  
ELEVATIONS

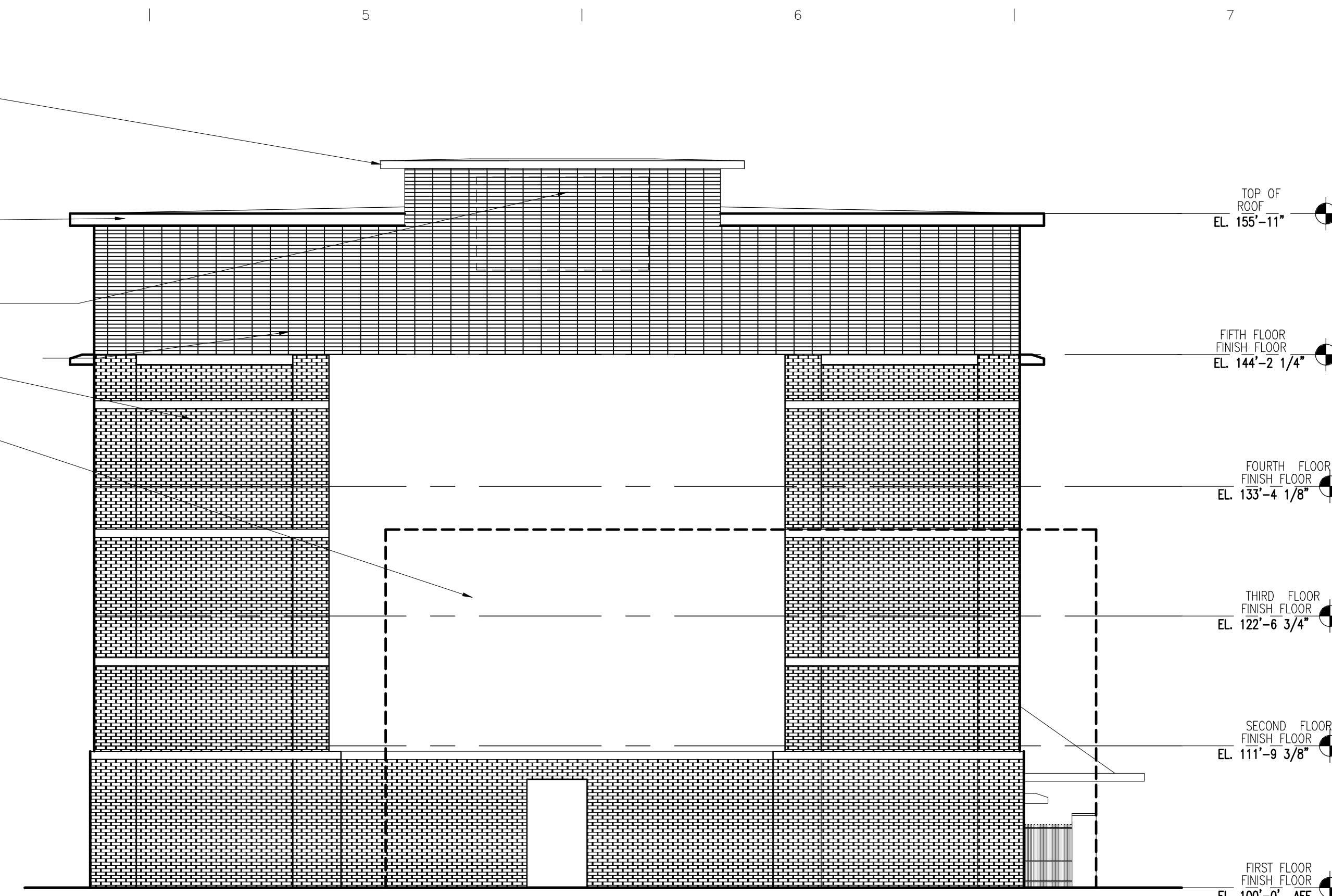
SHEET  
A2.4



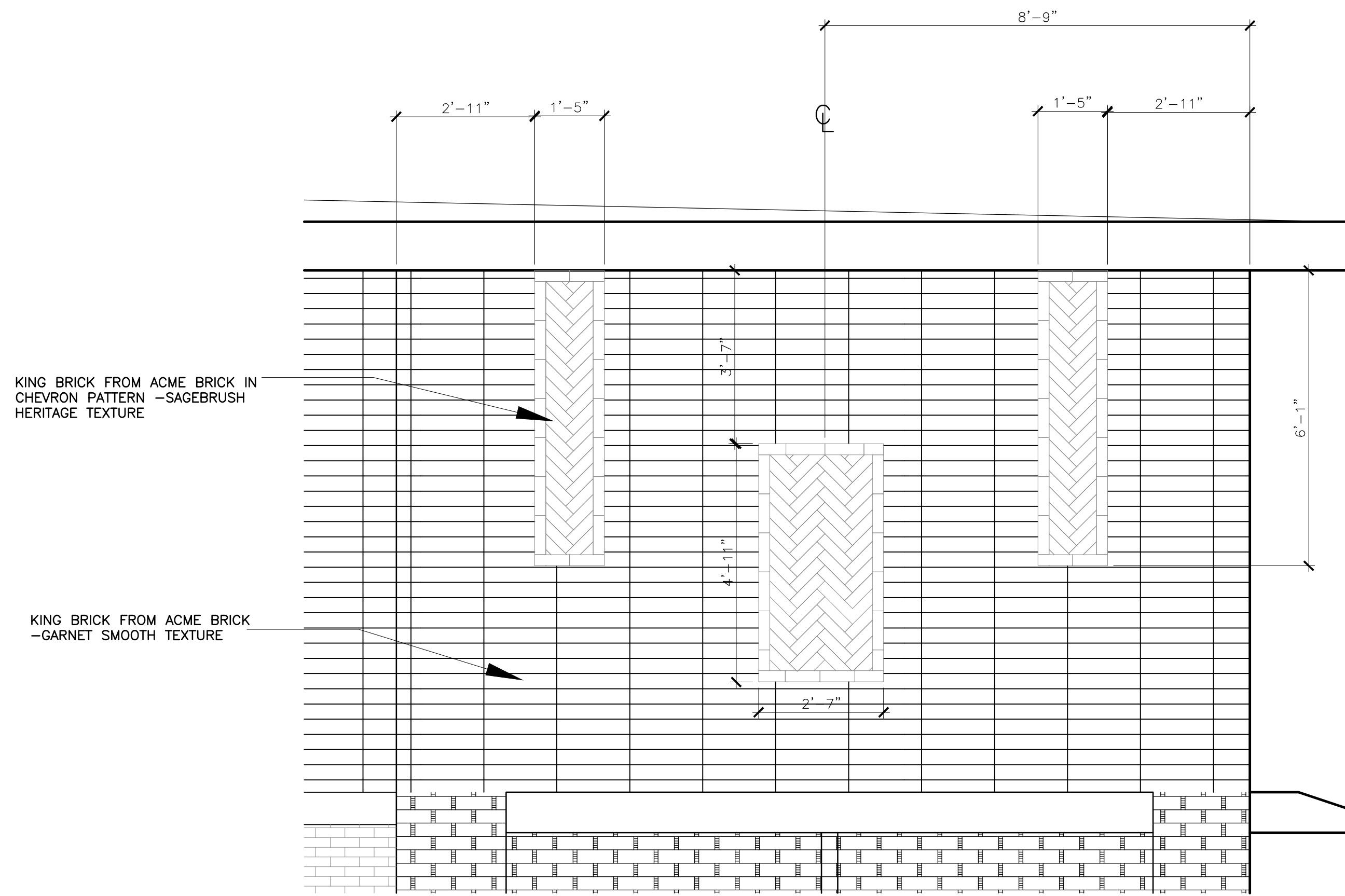
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2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



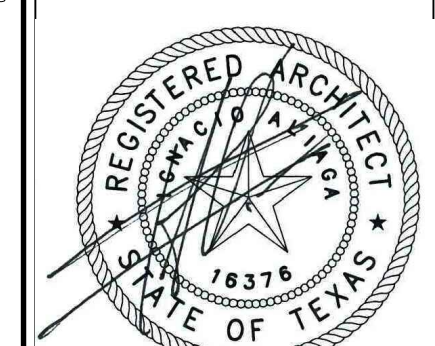
1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BRICK PATTERN @ CORNERS  
SCALE: 1/2" = 1'-0"

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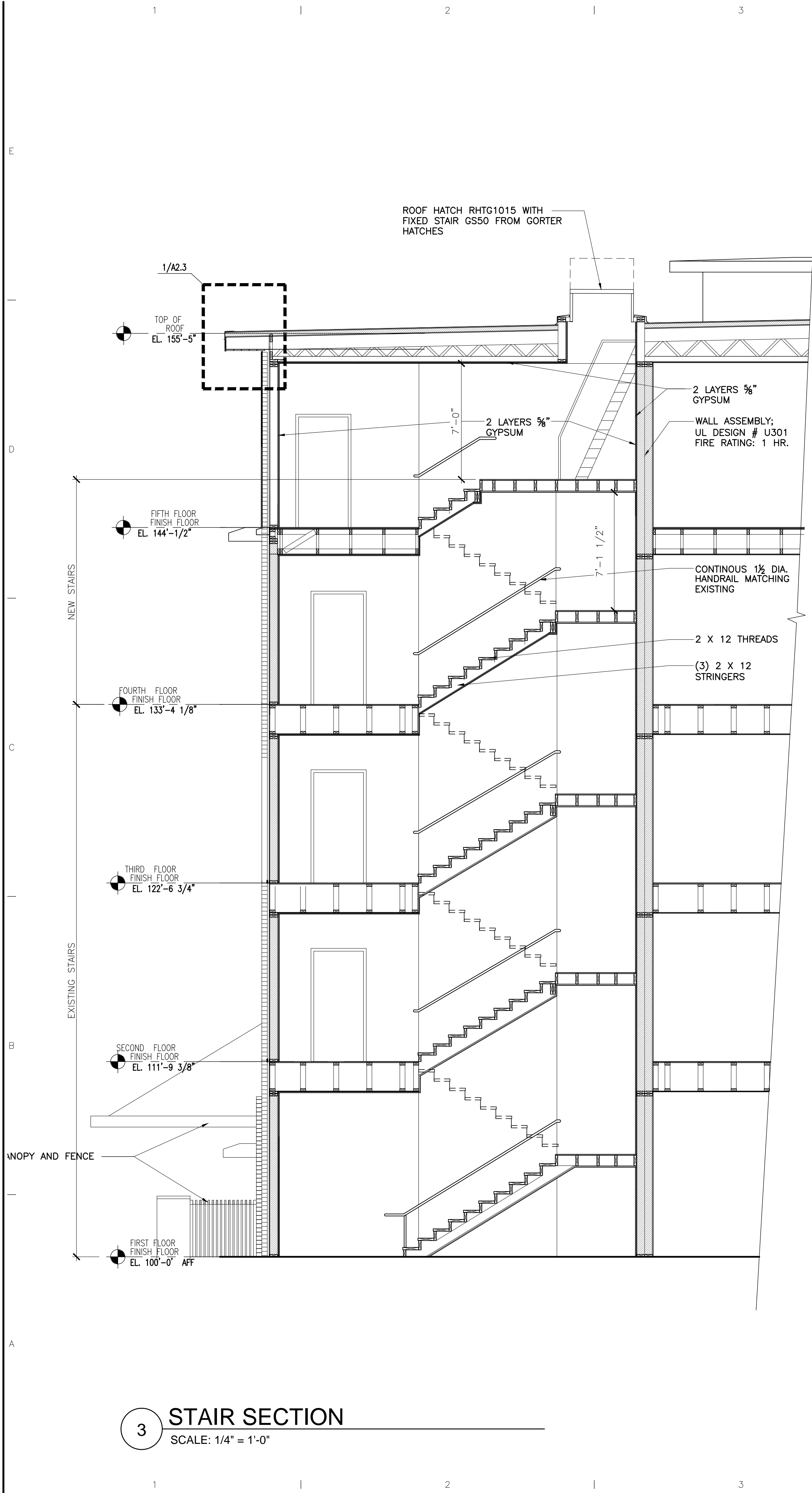
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EAST & WEST  
ELEVATIONS

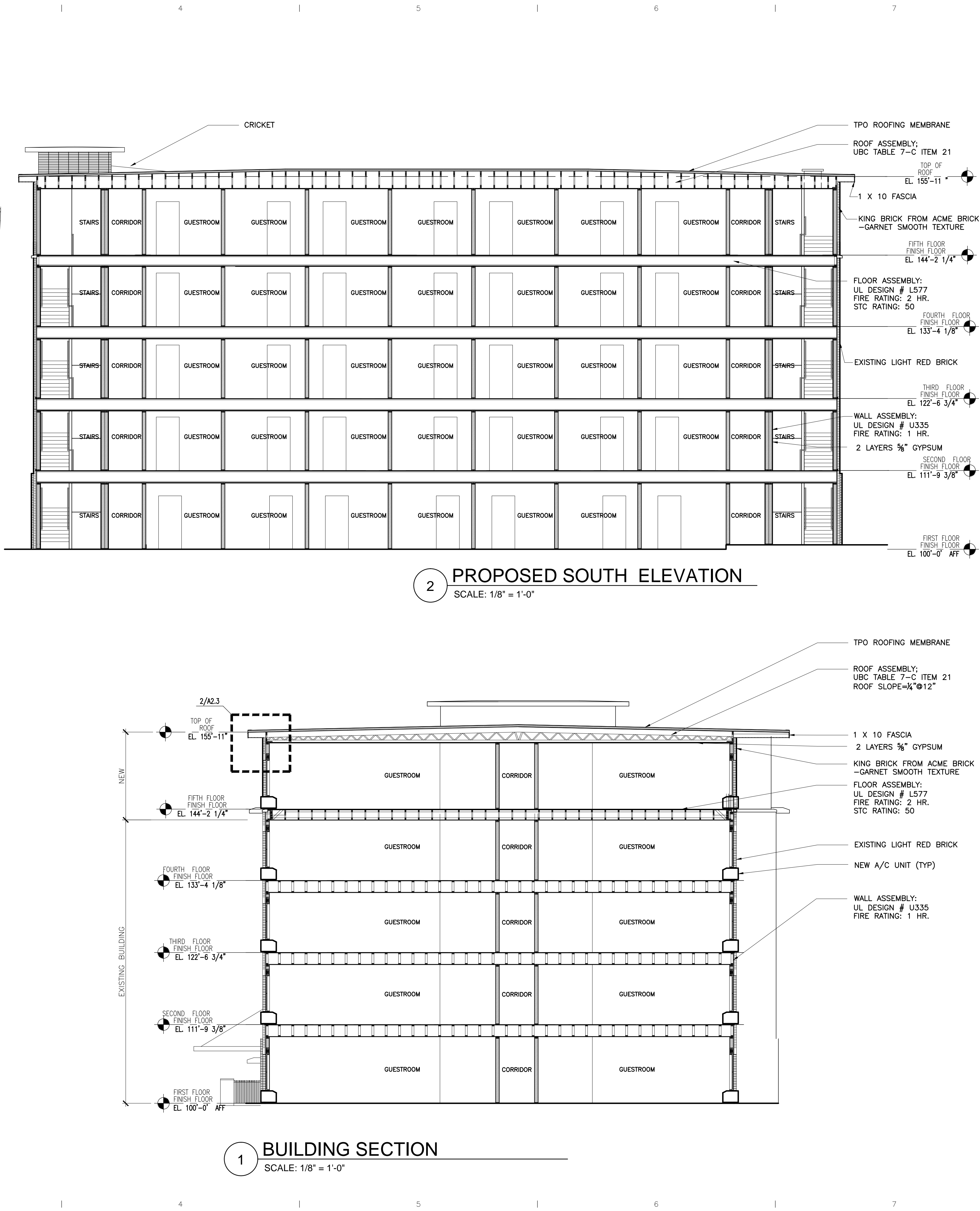
SHEET  
A2.5



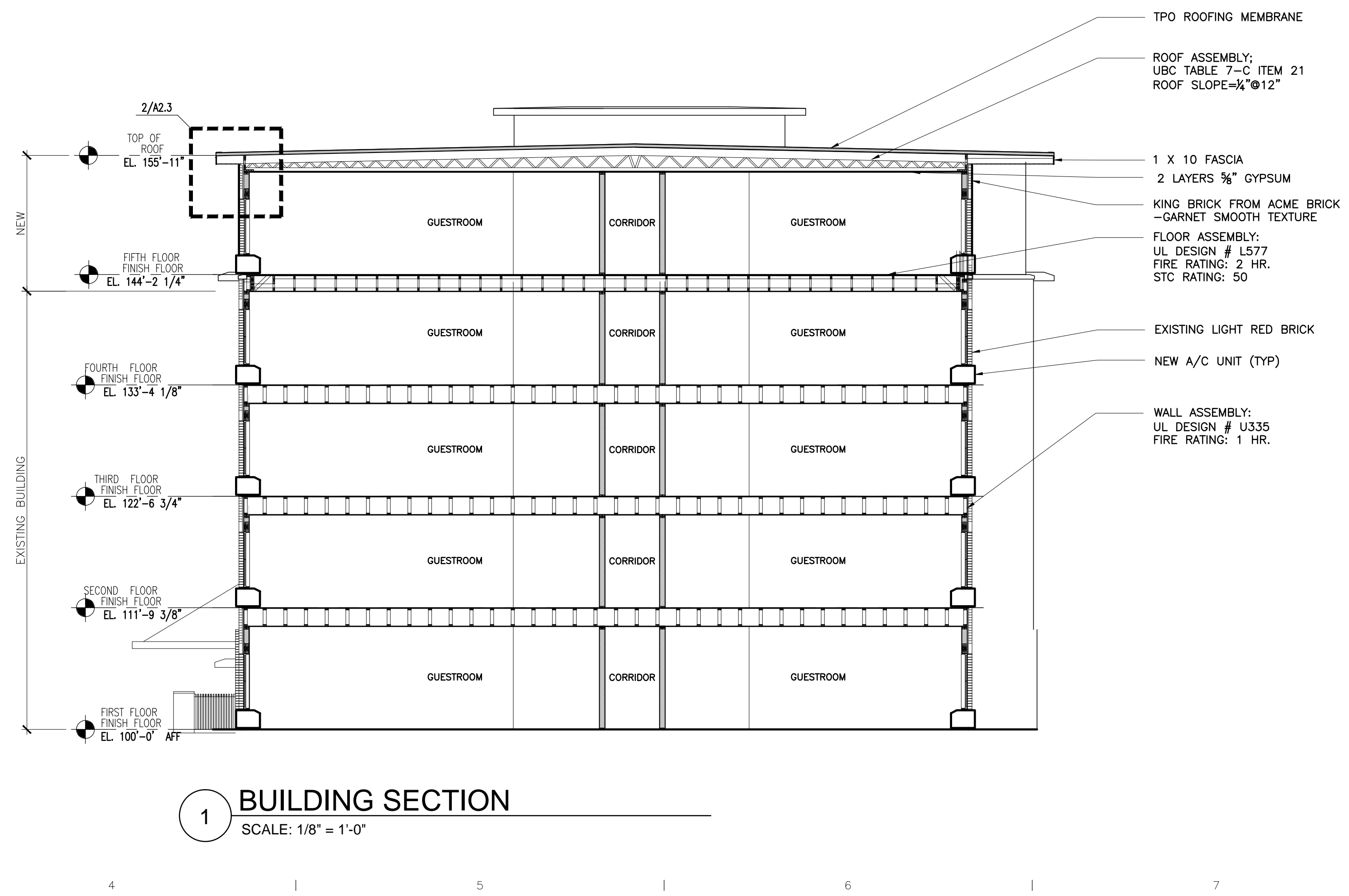
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3 STAIR SECTION  
SCALE: 1/4" = 1'-0"



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



1 BUILDING SECTION  
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS

SHEET  
A2.6



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ACT=REDIRECTCWSV2&CWS=37&ORG=ACMEBRICK\)](https://chptbe.taleo.net/chp03/ats/careers/v2/jobsearch?act=redirectcwsv2&cws=37&org=acmebrick)

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# Sagebrush







**Size:** King

**Texture:** Heritage

**Blend:** TBP711





**Source:** Acme Brick - Texas Clay B Plant

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# Update: Coronavirus and Acme's response (<https://brick.com/coronavirus>)



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# Garnet







Garnet - King size - Smooth texture



**Size:** King

**Texture:** Smooth

**Blend:** TUP002

**Source:** Acme Brick - Tulsa Plant

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