

El Tropicano Hotel
110 Lexington Ave
Individual Landmark

Context

El Tropicano Hotel will undergo rehabilitation by Trestle Studio. In 2019, a Certificate of Appropriateness (CofA) was received for exterior work on the building from HDRC (HDRC Case No: 2019-450). At this time, the building was under different ownership. Since then, new owners have assumed control of the building and plan to complete the rehabilitation. In October and November 2023, the project team attended two Preliminary Plan Review meetings with representatives from the City of San Antonio. Based on direction from Edward Hall at OHP in these meetings, this document and its attachments represent a new CofA Application, serving to document the previous CofA approvals and note any changes in the exterior scope of work since 2019. Of the 14 scope of work items previously reviewed, 5 are unchanged (1, 4, 9, 10, 13; shown in gray in the below table) and 3 changed items (3, 5, 8) represent a reduction in proposed scope of work. One new scope of work item, the pool deck, has been added to this application.

Work Item	Description	2019 OHP/HDRC notes	Approved?	Changed in 2023?	Changes
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.	“appropriate and consistent”	yes	no	n/a
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 a new storefront system and panels to match the existing in profile and finish.	“appropriate”	yes	yes	New storefront system will replace existing, slightly different in configuration from existing but compatible with the character of the building.
3.	Remove the existing stone veneer throughout the first floor façade and replace with fine-textured stucco to match the existing paint.	“Staff does not find the removal of the existing stone veneer to be appropriate and finds that it should remain”	no	yes	Stone veneer will remain, removing this from the application. No change is requested.
4.	Replace the existing sliding entry door with a new storefront system to match the existing in profile and finish.	“appropriate”	yes	no	n/a
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.	“Staff finds any repair and maintenance to the existing soffit to be appropriate, as well as upgrades to existing architectural	Yes, with conditions	yes	The proposed scope of work on the porte cochere has been reduced since the 2019 CofA application. Porte cochere will retain its current appearance. Upgrades will be made to improve traffic flow,

		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"			hardscaping and landscaping.
6.	Remove the existing metal guardrail at the exterior patio and replace with a glass guardrail.	"minimal in profile and appropriate"	yes	yes	New metal guardrail will replace the existing guardrail in a pattern that is compatible with the character of the building.
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.	"Appropriate and consistent"	yes	yes	New storefront will replace the existing south storefront. Patio spaces will be rehabilitated and expanded, following the curves of existing landscaping and retaining walls.
8.	Install an operable nana-wall system at the portion of the demolished storefront system at the south patio.	"proposed system is minimal in nature and can be removed (or opened) to return to the original condition"	yes	yes	Nana-wall system has been deleted from scope, reducing proposed changes to the building. Storefront will line the south elevation.
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.	"appropriate"	yes	no	n/a
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.	"Appropriate and consistent"	yes	no	n/a
11.	Remove the existing metal guardrail that features bamboo skirting at the ninth floor patio and replace with glass railing.	"Minimal in profile and appropriate"	yes	yes	New guardrails will be breezeblock, compatible with the character of the property and referencing that seen in historic photographs. Planters and a shade canopy will also be installed at the 9th floor roof deck. These are compatible with the character of the building and will be

					minimally visible from down the street.
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.	“Appropriate and consistent”	yes	yes	Wood will clad the underside of the ceiling soffits. Breezeblock, inspired by that seen in historic photographs, will replace existing patio demising walls.
13.	Remove the existing in-swinging storefront doors and replace with out-swinging storefront doors to match the existing.	“appropriate”	yes	no	
14.	Demolish the eastern most three story wing of the hotel.	“Staff does not find the partial demolition of a historic structure to be appropriate.”	no	yes	Removed from proposed scope. Applicant proposes to demolish the garage, which was previously approved and reissued October 2, 2023.
NEW	The pool deck will receive updates to landscaping and hard scaping. The pool deck is not visible from the public right of way.	n/a	n/a	yes	n/a