

HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO: 2018-478
ADDRESS: 122 E HOUSTON ST
LEGAL DESCRIPTION: NCB 106 BLK LOT A-2
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Anne McGlone
OWNER: Cabbage, LTD
TYPE OF WORK: Exterior modifications
APPLICATION RECEIVED: September 14, 2018
60-DAY REVIEW: November 13, 2018
REQUEST:

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

1. Remove an existing pedestrian entrance door on the Soledad façade.
2. Modify an existing, recessed entry door to become flush with the storefront system and modify an existing side lite window to be a narrow door to be comparable to the existing door in profile. Both modifications will occur on the Soledad façade.
3. Install a metal vent for air intake in the existing transom window opening above the existing pedestrian entrance door on the E Houston façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Exterior Maintenance and Alterations

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 right-of-way.

FINDINGS:

- a. The historic structure at 122 E Houston was constructed circa 1912 and is commonly known as the Savoy Hotel. At this time, the applicant has proposed to perform modifications to the existing storefront system on both the Soledad and E Houston facades. The existing storefront system is not original to the historic structure.
- b. **DOOR REMOVAL** – On the Soledad façade (west façade), the applicant has proposed to remove an existing pedestrian entrance door. The existing storefront system is not original. The applicant has noted that the infill portions of the storefront system will match that of the existing façade. Staff finds their removal to be appropriate.
- c. **DOOR OPENING MODIFICATION** – On the Soledad façade, the applicant has proposed to modify an existing, recessed entry door to become flush with the storefront system and modify an existing side lite window to be a narrow door to be comparable to the existing door in profile. The existing storefront system is not original and staff finds the proposed modifications to be appropriate.
- d. **METAL VENT INSTALLATION** – On the E Houston façade, the applicant has proposed to install a metal vent in an existing transom window opening. Staff finds that the installation of a metal vent at this location is appropriate. The opening will not be modified.
- e. **ARCHAEOLOGY**- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulation:

- i. ARCHAEOLOGY- The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

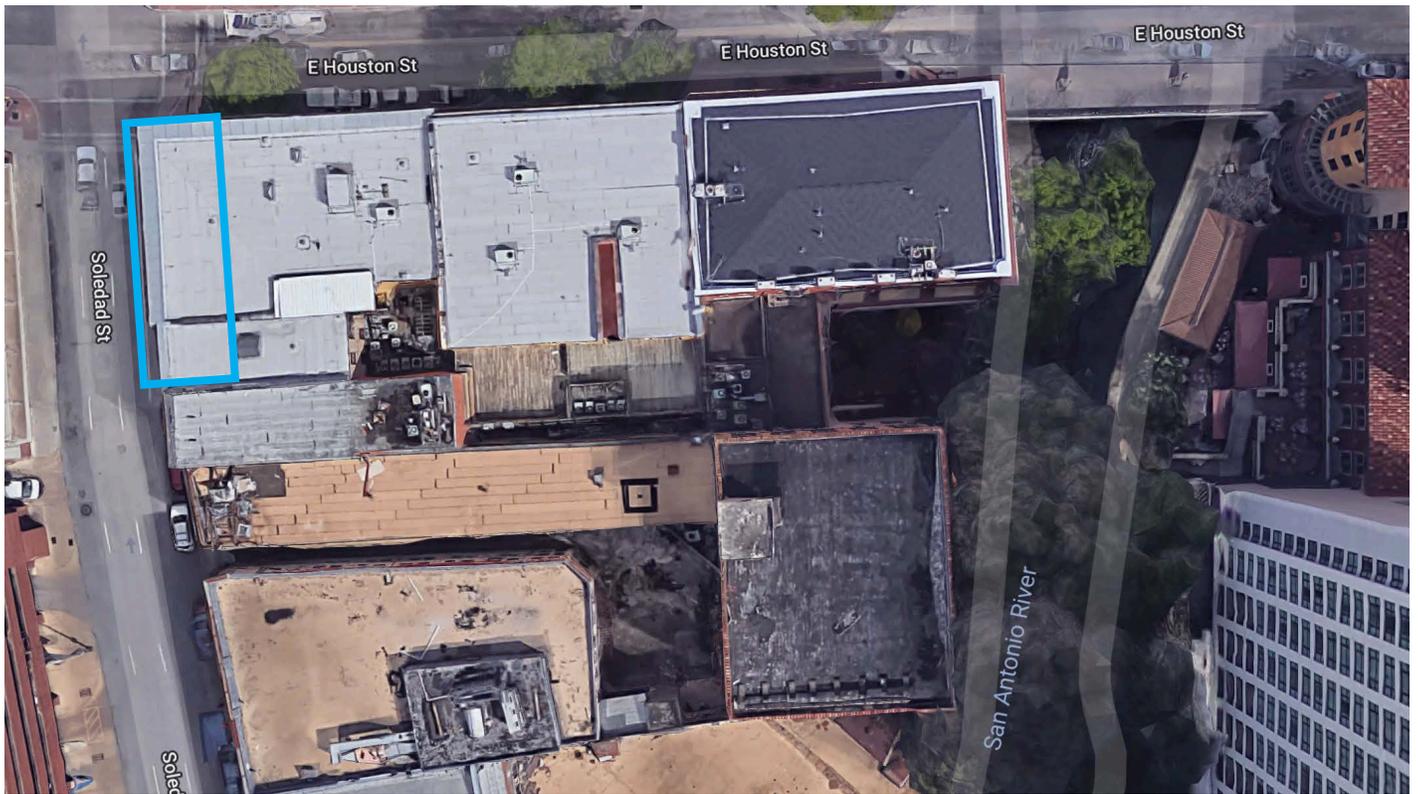
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SITE PLAN

Savoy Hotel - Retail Space
122 East Houston Street Suite 108
San Antonio, TX, 78205



Savoy Hotel- Retail Space

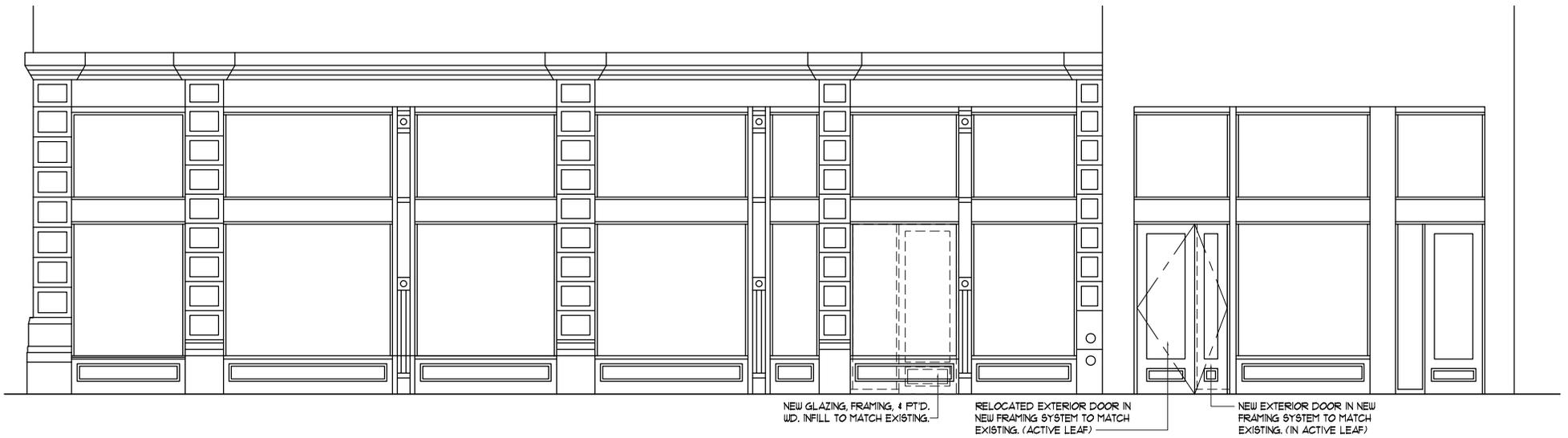


Photo #1: Exterior of Savoy Hotel, Houston Street elevation

Savoy Hotel- Retail Space



Photo #2: Exterior of Savoy Hotel, Soledad Street elevation



1

WEST ELEVATION

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

REMOVE EXISTING FRAMING & GLAZING. PROVIDE NEW RELIEF AIR LOUVER PAINT/FINISH TO MATCH EXISTING FRAMING.



2

PARTIAL NORTH ELEVATION

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

SAVOY RESTAURANT

The Savoy Building - Level 1
116 E. Houston Street, San Antonio, TX 78205

I N S I D E
Architects

