

## HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

**HDRC CASE NO:** 2017-188  
**ADDRESS:** 116 E HOUSTON ST  
122 E HOUSTON ST  
124 E HOUSTON ST  
126 E HOUSTON ST  
128 E HOUSTON ST  
132 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 106 BLK LOT 1- C OR A-1 & A-4  
NCB 106 BLK LOT A-2  
NCB 106 BLK LOT W 20.1 FT OF A-3  
NCB 106 BLK LOT E 22.8 FT OF A-3  
NCB 106 BLK LOT 6, E 3 FT OF 5 & W 24 FT OF 7  
**ZONING:** D, HE, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Main/Military Plaza Historic District  
**LANDMARK:** Savoy Hotel, Part of Soledad Block  
**APPLICANT:** Heath Cover  
**OWNER:** Cabbage, Ltd  
**TYPE OF WORK:** Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the properties at 116 through 132 E Houston Street.

### APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
- (4) Include a statement of costs for the restoration or rehabilitation work;
- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant

or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

#### **FINDINGS:**

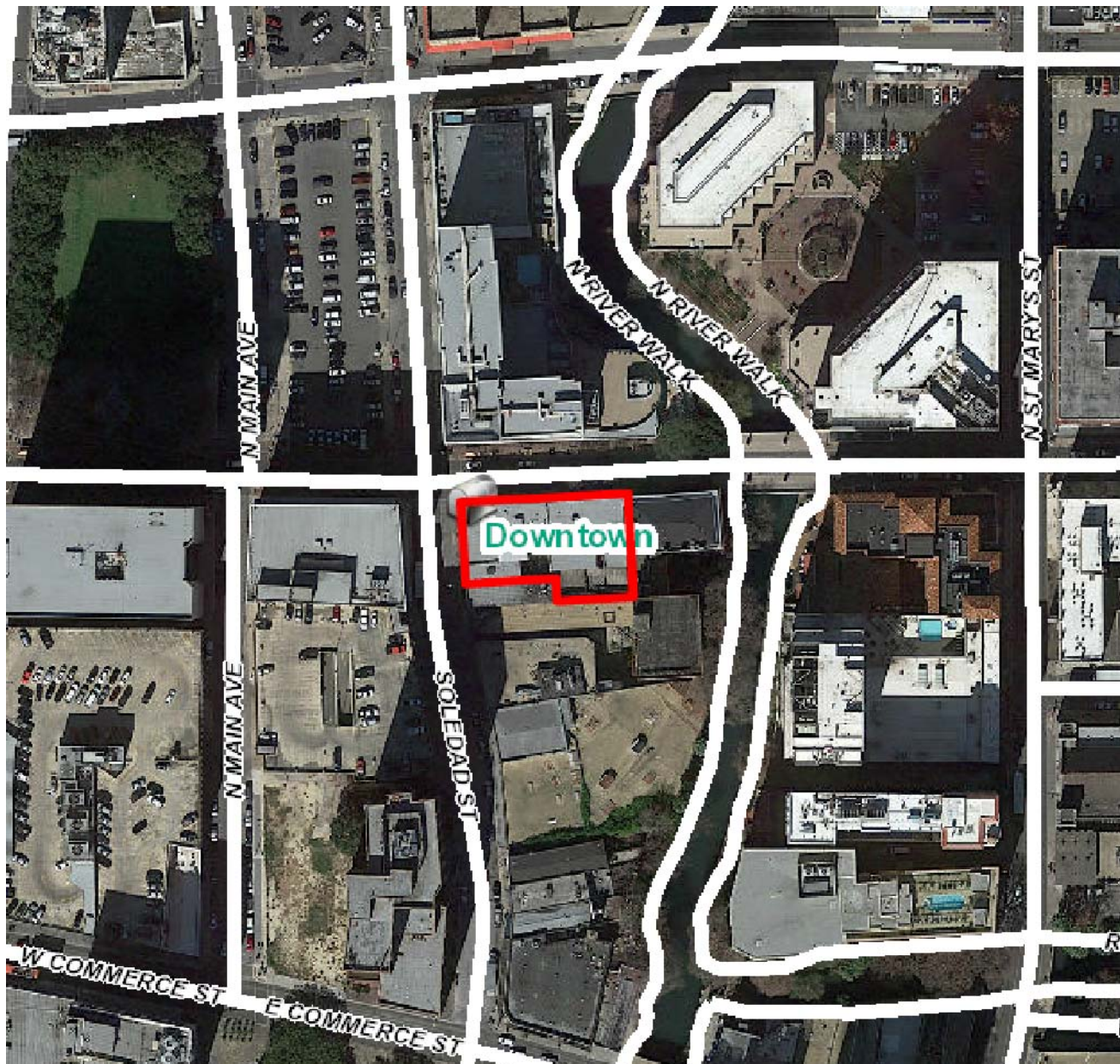
- a. The applicant is requesting Historic Tax Certification for the property at 116 – 132 E Houston Street, commonly known as the Savoy Building, located within the Main and Military Plaza Historic District. The structure was constructed circa 1912 as the Savoy Hotel.
- b. The applicant has received Administrative Certificates of Appropriateness for the repointing of the masonry façade, stone wall stabilization, wood window repair, broke glass replacement, roof repair and wood element repair.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through c.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

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Printed: Apr 24, 2017

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Bexar County Courthouse

Biga on the Banks

Main Plaza

The Esquire Tavern

Catto & Catto LLP

Iron Cactus Mexican  
Restaurant, Grill and...

Starbucks

Majestic Theatre

Sheraton Gunter  
Hotel San Antonio

132 East Houston Street

P SP+ Parking @ Mac Lot

Weston Ce



## **Scope of Work- Savoy Hotel Renovation**

116-132 East Houston Street

### **Masonry Façade of the little Soledad Building**

The brick façade will be cleaned with low-pressure hot water, not to exceed 400 psi. A mild detergent with an anti-microbial will be used for areas of tough stains. Paint will be removed from the front facade using a peel and stick method of removal. The faced will be re-pointed as required using a lime based mortar to match the original mortar in composition and color. Removal of old mortar will be done by hand. Missing bricks will be replaced with bricks to match in color and composition. The rear facade will be re-pointed as necessary.

### **Masonry Façade of Soledad Block**

The façade will be cleaned with low pressure water, not to exceed 400 psi. A mild detergent with an anti-microbial will be used for areas with tough stains. Paint will be removed from the limestone at the first floor using a peel and stick removal method. The façade will be re-pointed as required using a lime-based mortar to match the original mortar in composition and color. Removal of old mortar will be done by hand. Missing stones will be replaced with a limestone that will match in color and composition. Damaged stones that create an unsafe condition will be repaired using a Dutchman technique that will preserve as much of the original stone as possible. Damaged carved pieces that create an unsafe condition will be repaired rather than replaced if at all possible. New carved pieces will match the original profiles. Damaged sills will be repaired to create a positive slope away from the windows. Rear façade will be re-pointed where needed and repainted.

### **Roof Deck**

The deck will be reduced in size. This is the only usable space that will be reduced in the project. Major structural work required on the first floor necessitates the removal of the deck. The warped and rotten wood will be replaced; a new waterproof membrane will be installed on the roof below. A new metal shade trellis will be installed over a portion of the deck.

### **Major Structural Repairs**

The stone walls in the basements will be stabilized as required by reinforcing the footings, repairing the damaged walls and stabilizing the sound limestone in place, replacing weak and deteriorated stone with new limestone and re-pointing missing mortar. New steel and wood will be added to reinforce floor joist as required. The under sidewalk construction will be reinforced with new steel. The rear first floor walls will be re-pointed and stabilized, the footing repaired. Wood and corrugated metal non-historic

additions will be removed. Non-historic skylights openings will be closed and the wood joist will be re-aligned and "sistered" with new wood of the same species to provide proper strength.

## **Wood Windows**

The wood windows and trim will remain. They will not be made operable but will be sealed in their current condition. Any rotted pieces will be replaced with matching wood and profiles. Broken glass will be replaced. New glazing compound will be added where necessary, although it is believed that a renovation in 2000 replaced the original glazing compound. The windows will be sanded, primed and painted on the both the interior and exterior.

## **Roof**

A new modified bitumen roof will be installed on the roof. An alternate roofing material would be a single ply roof. The roof is not visible from anywhere in the building, or from a public right of way. A roof will be added to enclose the basement areaway at the first floor, located at the rear of the structure.

## **Wood Floors**

The wood floors will be reinstalled where missing using plywood as the substrate and wood flooring to match the original for the upper layer. Floors will be re-finished throughout. Existing carpet and tile will be removed. New tile will be installed in the restrooms and break/lunch areas near the serving counters. New carpet will be installed on stairs.

## **Second Floor Offices**

The central corridor will remain as is, with the exception of the east and southwest exit stairs, which will be brought up to code. Wall and ceilings will be repainted and new lighting will be installed. Modern accessible restrooms will be added across from the elevator. There will be some demolition of office walls behind the corridor to create larger office spaces, but many of the original walls will be retained. Non-historic walls in a workroom and existing kitchenette will be removed. A wall will be added to the large multi-purpose space to create a private conference room. All wood trim, wainscots, chair rails, etc. will be retained and painted throughout the second floor. Existing exposed limestone and brick walls will remain.

## **Third Floor Offices**

The central corridor/reception room will remain. Four of the original rooms of the University Club will reopened to the corridor based on the historic photo and the written historic description. Non-historic gyp board walls will be removed. All wood trim, base

boards, wainscots and chair rails will remain and be re-painted. Historic doors will be retained; one non-historic door will be replaced with a historic door. A few walls behind the corridor will be removed to create larger offices; most historic walls will be retained. Gyp board ceilings will remain. Existing exposed wood joist ceilings will remain. New lighting will be installed. On the western side of the floor, all of the historic walls of the hotel will be retained including the closets and connecting doors. Everything will be repainted. Some of the more utilitarian spaces containing closet and storage spaces and a communal bath, will be combined to create office space. Modern bathrooms will be added across from the elevator.

### **First Floor Stair and Entrance Lobby**

The stairs will be reinforced and new carpet will be installed on the stairs. The north gyp board wall of the stairs will be removed to handrail height to visually open the stair to the lobby. The slate tile will be removed and the wood floors refinished if they exist, if not a new tile will be installed. The ADA ramp will be expanded to meet code. The gypsum walls will be painted. New lighting will be installed. The exposed limestone walls will remain.

### **Ground Floor Retail Spaces**

The scope of this phase is to get the lease spaces to a "make ready" stage. The spaces will be cleaned of all debris. Non-historic gypsum partition walls will all be removed. Only the demising walls will remain. Carpet or tile, damaged wallboard, and lay-in ceilings will be removed. Non-compliant ADA ramps inside the front doors will be reconfigured to be compliant.

### **First Floor Storefronts**

The bronze aluminum storefront will remain. The plywood cladding will be removed and a more sympathetic and well-constructed storefront will be added over the aluminum storefront. The three-part division of knee wall, primary window and transom will be retained. The wood and metal storefront will be painted; the masonry will not be painted.

### **Mechanical and Electrical Systems**

Existing HVAC systems will remain, although some modifications will occur because of the room reconfiguration. Condensing units and HVAC units will be repaired and replaced as necessary. New mechanical will be added to the western side of the 3rd floor where there is currently no HVAC or electrical. The surface mounted Wiremold Raceway system will be replaced with conduit routed into the back of the baseboards so it is not as visible and intrusive. New lighting will be installed throughout.

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo # 1  
University Block  
North Elevation at Houston Street  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #2  
Soledad Block  
North Elevation at Houston Street  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #3  
Savoy Hotel  
Looking Southeast on Houston Street  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #4  
Soledad Block and Little Soledad Building  
West Elevation at Soledad Street  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo # 5  
South Elevation (rear) of University Block  
Looking Northeast  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #6  
Rear view of Little Soledad Building on the left and the Soledad Block on the right.  
Looking Northwest  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #7  
Typical Basement  
Little Soledad Bldg. Looking west  
Feb. 24, 2016



Photo# 8  
Basement with abandon boiler  
Soledad Block  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #9  
Interior of first floor retail, unfinished, University Block  
Feb. 24, 2016



Photo #10  
Interior First Floor, Soledad Block  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #11  
Second Floor  
Looking west  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #12  
Second Floor Offices, Typical  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo # 13  
Second Floor Soledad Block  
Looking Southeast  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #14  
Third Floor  
Looking east in central hall  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #15  
Third Floor Office, Typical  
Looking Northeast  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #16  
Third Floor Soledad Block  
Savoy Hotel Hallway  
Looking north  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #17  
Third Floor Soledad Block  
Savoy Hotel room  
Looking North west



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #18  
Third Floor Little Soledad Building  
Looking Southwest  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Photo #18  
University Block Central Bay Looking Southwest  
Feb. 24, 2016



Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS

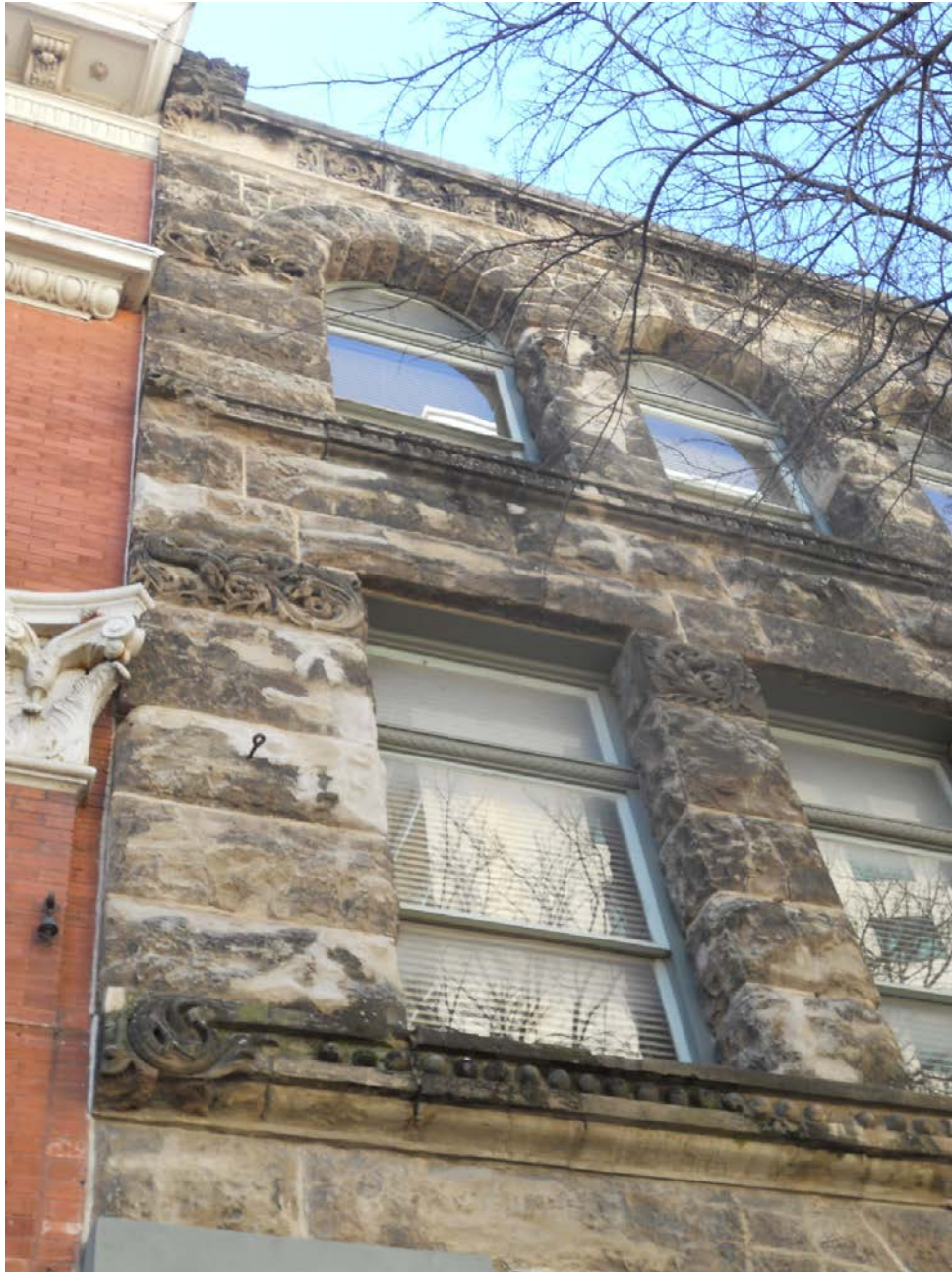


Photo #20  
University Block Upper Floor Detail  
North East corner adjacent to Book Building  
Feb. 24, 2016

Savoy Hotel  
116-136 East Houston Street  
San Antonio, Bexar County, Texas  
PHOTOGRAPHS



Historic Photo  
Savoy Hotel "*City of Destiny*" 1923

## Historic Investment Threshold Analysis

Project: Savoy Building  
Address: 116 - 132 E. Houston Street  
Owner: Cabbage, Ltd.  
Year Purchased: 2016

Near-Term Capital Budget	2016 / 2017	Comments
Tenant Improvements	\$1,100,000	Renovation of the top two floors for an executed lease with a tech tenant.
Exterior Masonry	\$250,000	Clean, repair and make safe.
<b>Total</b>	<b>\$1,350,000</b>	

<b>'16 Assessed Values (Improvements Only)</b>	
BCAD Property ID 10122:	\$300,000
BCAD Property ID 10123:	\$141,730
BCAD Property ID 10124:	\$60,091
BCAD Property ID 10125:	\$119,760
BCAD Property ID 10127:	\$575,859
<b>Total</b>	<b>\$1,197,440</b>
<b>25% Historic Investment Threshold</b>	<b>\$299,360</b>

Capital budget exceeds  
investment threshold.





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

December 23, 2016

**ADDRESS:** 116 E HOUSTON ST  
122 E HOUSTON ST  
124 E HOUSTON ST  
126 E HOUSTON ST  
128 E HOUSTON ST  
132 E HOUSTON ST

**LEGAL DESCRIPTION:** NCB 106 BLK LOT 1-C OR A-1 & A-4  
NCB 106 BLK LOT A-2  
NCB 106 BLK LOT W 20.1 FT OF A-3  
NCB 106 BLK LOT E 22.8 FT OF A-3  
NCB 106 BLK LOT 6, E 3 FT OF 5 & W 24 FT OF 7

**HISTORIC DISTRICT:** Main/Military Plaza

**PUBLIC PROPERTY:** No

**LANDMARK:** Savoy Hotel, Part of Soledad Block

**RIVER IMPROVEMENT OVERLAY:** RIO-3

**APPLICANT:** Beverly Baldwin - 1512 S Flores

**OWNER:** Cabbage, Ltd - 112 E Pecan

**TYPE OF WORK:** Exterior alterations, Fencing, Roofing, Repair and Maintenance

**REQUEST:**  
The applicant is requesting a Certificate of Appropriateness for approval to re-point the rear facade masonry and re-painted where needed; paint will not be removed from the rear facade. Stone walls of basement will be stabilized; wood windows will be repaired as needed and broken glass will be replaced; existing flat roof will be repaired; remove existing plywood elements from un-original storefront and replace with more appropriate elements; replace existing wood deck and wood fences with in-kind materials;

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 12/23/2016 3:14:04 PM

**ADMINISTRATIVE APPROVAL TO:** 1. re-point rear facade masonry and re-paint where needed; paint to match. New grouting should match existing color as closely as possible on masonry that is not painted.

2. Stabilize basement walls.

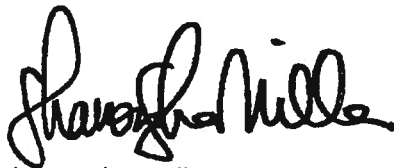
3. Repair all wood windows and replace any broken glass where needed; glass should match existing clarity. No windows are currently operable and any damaged or rotting sash or frame pieces will be repaired or replaced where needed. Any replacements should match in-kind with materials, dimensions and profiles. No openings should be altered or changed.

4. replace the existing bitumen roof with a new bitumen roofing system. The roof is not view-able from the right of way. No change of pitch is approved at this time.

5. Current storefront is not original to the structure and will remain in place. Existing plywood elements will be removed and replaced with new wood. New cladding elements will match the existing in dimension and profile as closely as possible. The three-part division of knee wall, primary window and transoms will be retained. The wood elements and metal storefront will be painted; the masonry will not be painted.

6. replace existing wooden deck and wooden fence located at the rear of the building with a new wooden deck and wooden fence to match existing location and dimensions/configurations.

**APPROVED BY:** Katie Totman



Shanon Shea Miller  
Historic Preservation Officer