

HISTORIC AND DESIGN REVIEW COMMISSION

September 12, 2018

HDRC CASE NO: 2018-382
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: Ann McGlone
OWNER: Cabbage, Ltd
TYPE OF WORK: Modifications to existing sidewalk, installation of site elements, ADA improvements
APPLICATION RECEIVED: July 30, 2018
60-DAY REVIEW: September 28, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform site modifications including the creation of an ADA accessible path adjacent to the existing storefront. A step down from the ramp will descend to the seating area at grade, accessible from the west and planters will be installed to define the space. Within this request the applicant has also requested approval of patio furniture.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

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 is requesting a Certificate of Appropriateness to perform ADA improvements to the hardscaping and street scape immediately in front of the historic structure to bring the building's entrance into compliance with accessibility standards. A site visit was made by Office of Historic Preservation staff, Transportation and Capital Improvements Staff and the applicant's team on Tuesday, August 21, 2018. At that meeting, staff observed the existing, conditions and change of grade at the site.
- b. SITE MODIFICATIONS (Option 1) – The applicant has proposed two options for the installation of an ADA ramp and installation of seating and site elements. The applicant has proposed an option which would not allow for a continuous, straight path of pedestrian traffic on E Houston due to the proposed locations of seating and an existing planter. Staff does not find this to be appropriate option.
- c. SITE MODIFICATIONS (Option 2) – The applicant has proposed two options for the installation of an ADA ramp and installation of seating and site elements. Option 2 notes the removal of the existing tree and planter and the installation of outdoor seating. This option would allow for a continuous path for pedestrian traffic, but only at six (6) feet in width, the minimum width required by code.
- d. Generally, staff is concerned regarding the reduction of width of the pedestrian path in the public right of way on E Houston. Staff finds that the applicant should explore an option which provides a continuous pedestrian path that is not obstructed or reduced by outdoor seating.
- e. PATIO FURNITURE – The applicant has proposed patio furniture to include both steel tables and chairs. Staff finds the proposed materials to be appropriate.

RECOMMENDATION:

Staff recommends that the applicant explore options that provide a continuous pedestrian path that is not obstructed or reduced by outdoor seating while minimizing the impact to existing site elements and street trees.

If the Commission finds one of the two proposed options to be appropriate, staff recommends that the applicant comply with all Transportation and Capital Improvements (TCI) requirements regarding pedestrian pathway width and an ADA accessible path. A continuous pedestrian pathway should be provided to protect pedestrians from traffic.

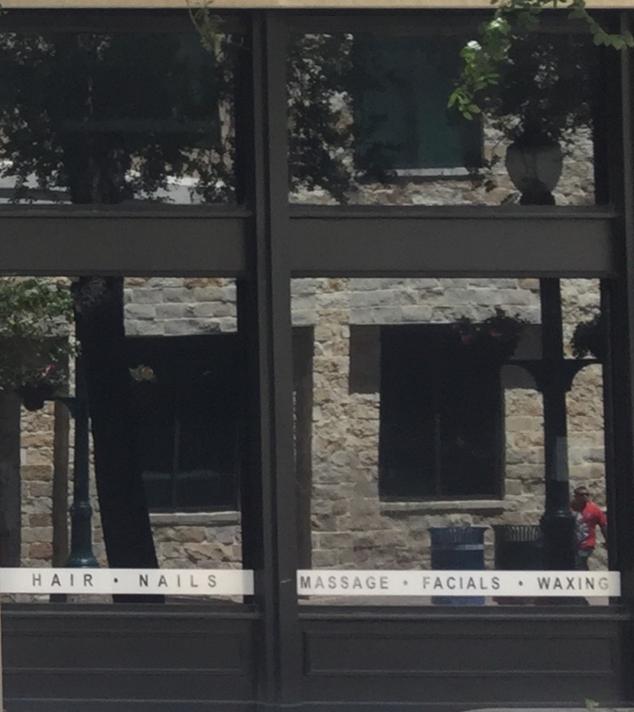
CASE MANAGER:

Edward Hall

Café Punta del Cielo®
El Gran Café de México.



Location of proposed
Planter



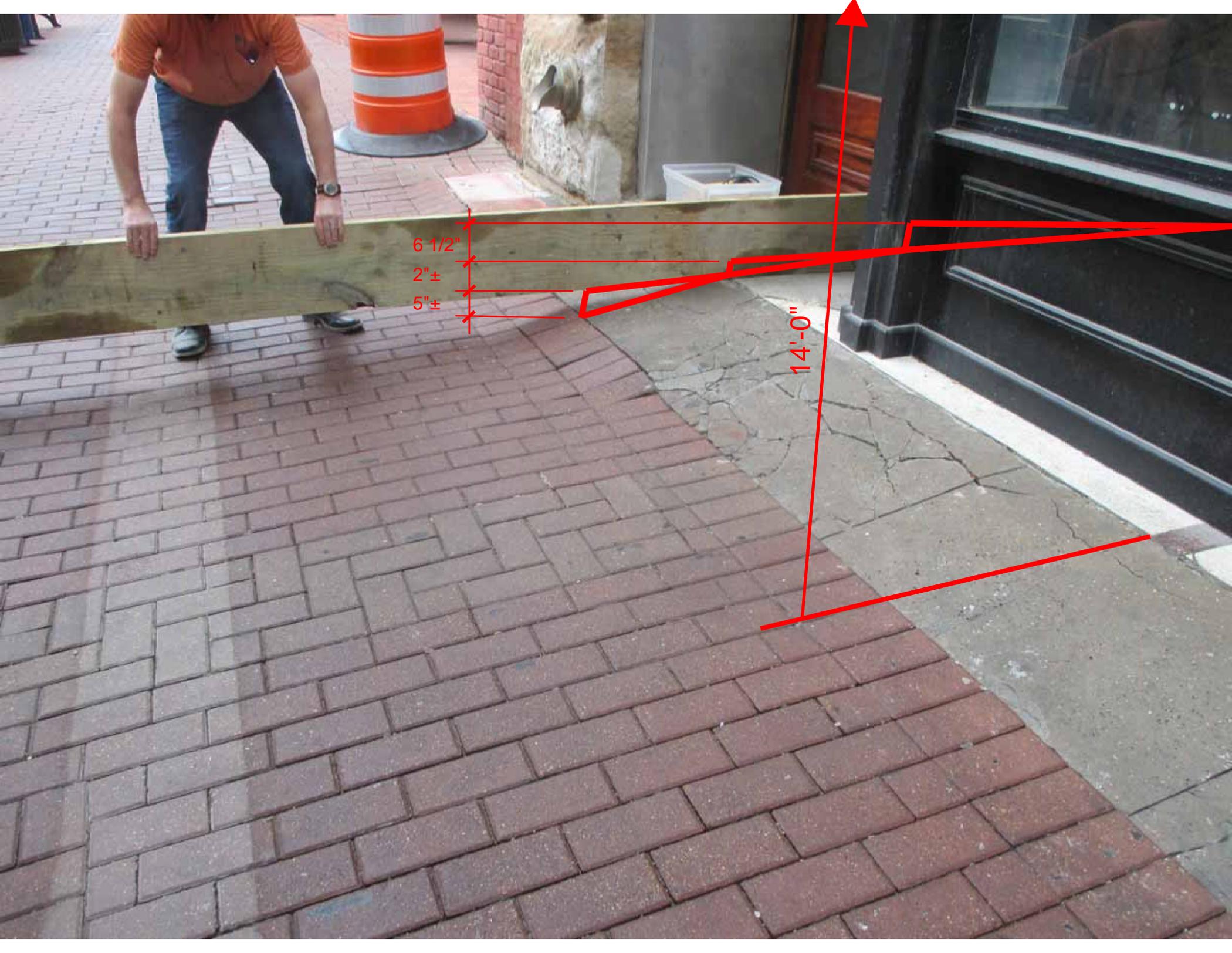
Royal Blue Grocery
09/07/18

 **Café Punta del Cielo**[®]
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Location of proposed
Planter

Royal Blue Grocery
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6 1/2"

2"±

5"±

14'-0"





END ROAD WORK

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SCM





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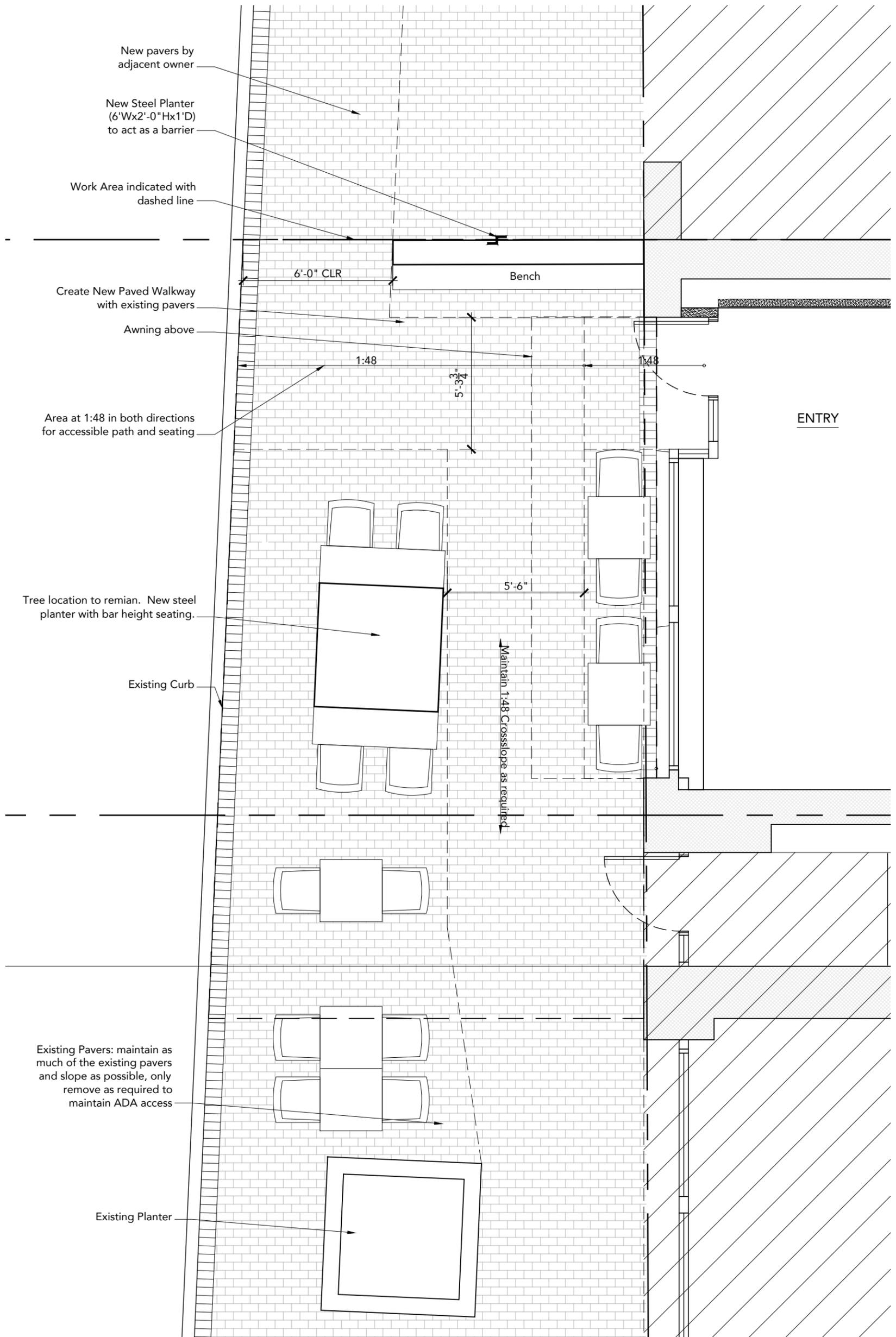
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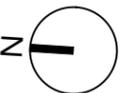
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Plan de
Seguridad
Reserva 1142-199
Banco del
Café de México







3 Proposed Plan 
 at Seating Area OP 2

09/07/18

Scale: 1/4" = 1'-0"

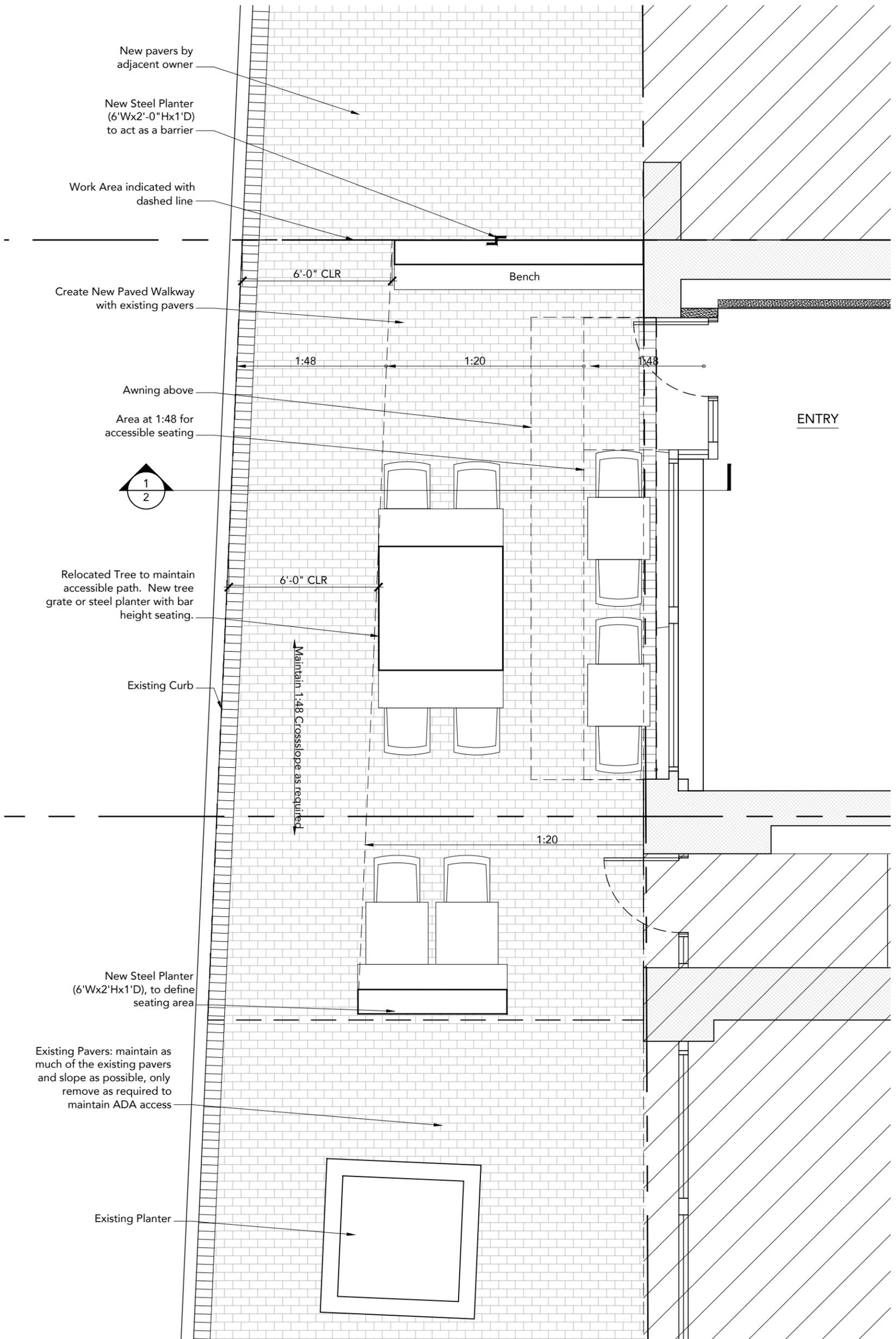
ROYAL BLUE GROCERY
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 122 E HOUSTON
 San Antonio, Texas 78205

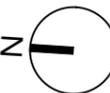
CHIOCO

design LLC

1306 rosewood avenue
 512.374.0288

austin, tx 78702
 contact@chiocodesign.com



1 Proposed Plan 
at Seating Area OP 1

09/07/18

Scale: 1/4" = 1'-0"

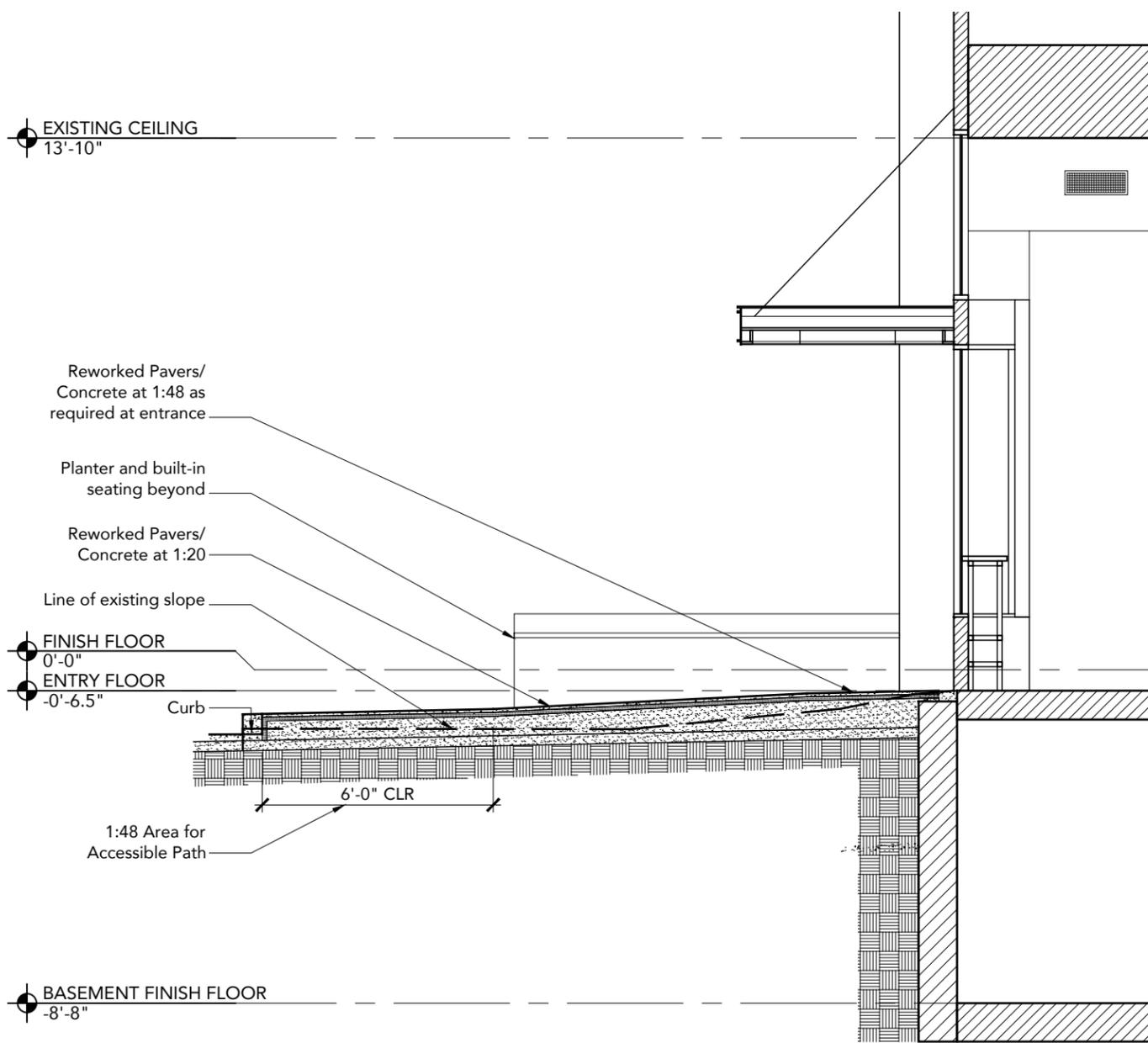
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1 Proposed Section
Scale: 1/4"=1'-0"

2 Section
at Seating Area

09/07/18

Scale: 1/4"=1'-0"

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Royal Blue
Grocery 1.2



Royal Blue
Grocery 1.2

ROYAL BLUE GROCERY



Royal Blue Grocery
Eastside village seating



ROYAL BLUE
GROCERY

Alliance Ahead
C3 Presents
Candle Melt
Event Sale Tickets

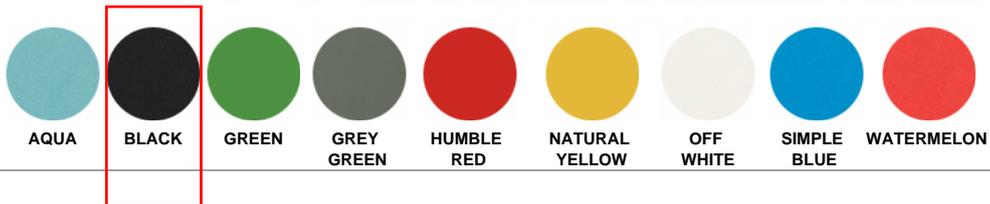
10 HOURS
DAILY - MON
EVERY



Hot Mesh Chair

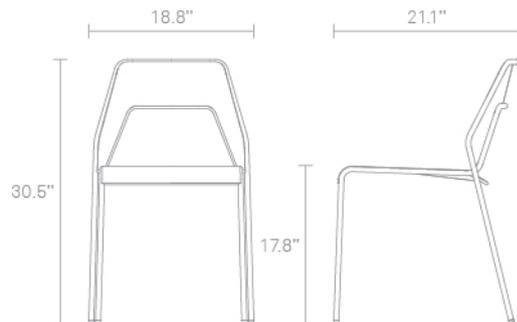
Royal Blue Grocery
San Antonio
Exterior Seating

Chipper chair seeks derrières for at home enjoyment or café canoodling. Available in nine finishes: aqua, black, green, grey green, humble red, natural yellow, simple blue, off-white and watermelon. Stackable and suitable for use indoors or out. Also available as a barstool or counter stool. Shop the entire Hot Mesh Collection.



Materials

- Powder-coated steel
- Ships fully assembled



HM1-SIDCHR-AQ	AQUA	\$139.00
HM1-SIDCHR-BK	BLACK	\$139.00
HM1-SIDCHR-GR	GREEN	\$139.00
HM1-SIDCHR-GG	GREY GREEN	\$139.00
HM1-SIDCHR-RD	HUMBLE RED	\$139.00
HM1-SIDCHR-YL	NATURAL YELLOW	\$139.00
HM1-SIDCHR-WH	OFF WHITE	\$139.00
HM1-SIDCHR-BL	SIMPLE BLUE	\$139.00
HM1-SIDCHR-WM	WATERMELON	\$139.00

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LOCK #472K

Designer: Centro Ricerche EMU

Patented

DETAILS

RELATED

SHIPPING

MORE INFO

new

side chairs

arm chairs

barstools

tables

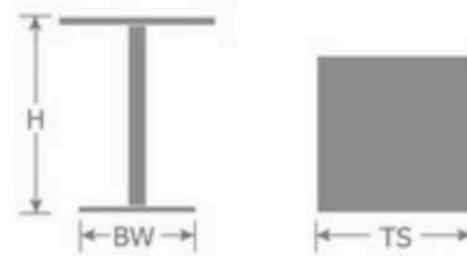
lounger

shade

complements

special offers

catalogs



H	BW	TS	Lbs
29.5"	16.25"	24" Sq	44

Outdoor/Indoor Table

E-coated powder coat finish

Top Thickness: 1 3/8"

Top: Solid Steel

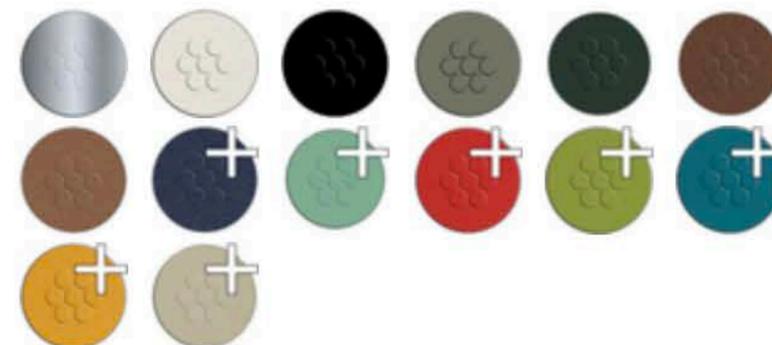
Base: Solid Steel

Assembly Required: Yes

Quick Ship Finishes:



Special Order Ship Finishes:



+ indicates upcharge and min qty required.

quote cart:
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more views:

