

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

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: January 22, 2019
60-DAY REVIEW: March 25, 2019
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. The proposed modifications include the removal of the existing planters and trees and a new planter and tree will be installed. A raised seating area will also be installed. Existing pavers will be reused on site.

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 for approval to perform site modifications including the creation of an ADA accessible path adjacent to the existing storefront. The proposed modifications include the removal of the existing planters and trees and a new planter and tree will be installed. A raised seating area will also be installed. Existing pavers will be reused on site. City staff from Transportation and Capital Improvements, Development Services Department and the Center City Development and Operations Department has review the proposed modifications.

- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval of two options at the September 19, 2018, Historic and Design Review Commission with the stipulation that the applicant study options to reduce obstructions to pedestrian traffic.
- c. **SITE MODIFICATIONS** – The applicant has proposed to modify the existing hardscaping to provide an ADA accessible entrance into the structure at 122 E Houston. The applicant has noted modifications to the site which include the removal of existing planters, modifications the grade, the creation of an outdoor seating area and a shifting of the pedestrian path. The pedestrian path will feature a minimum of six (6) feet at all locations.
- d. **PATIO FURNITURE & ENCLOSURE** – The applicant has proposed patio furniture to include both steel tables and chairs. Staff finds the proposed materials to be appropriate. If any fencing is needed on site, the applicant should submit a detail to staff for review and approval.
- e. **ARCHAEOLOGY** – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

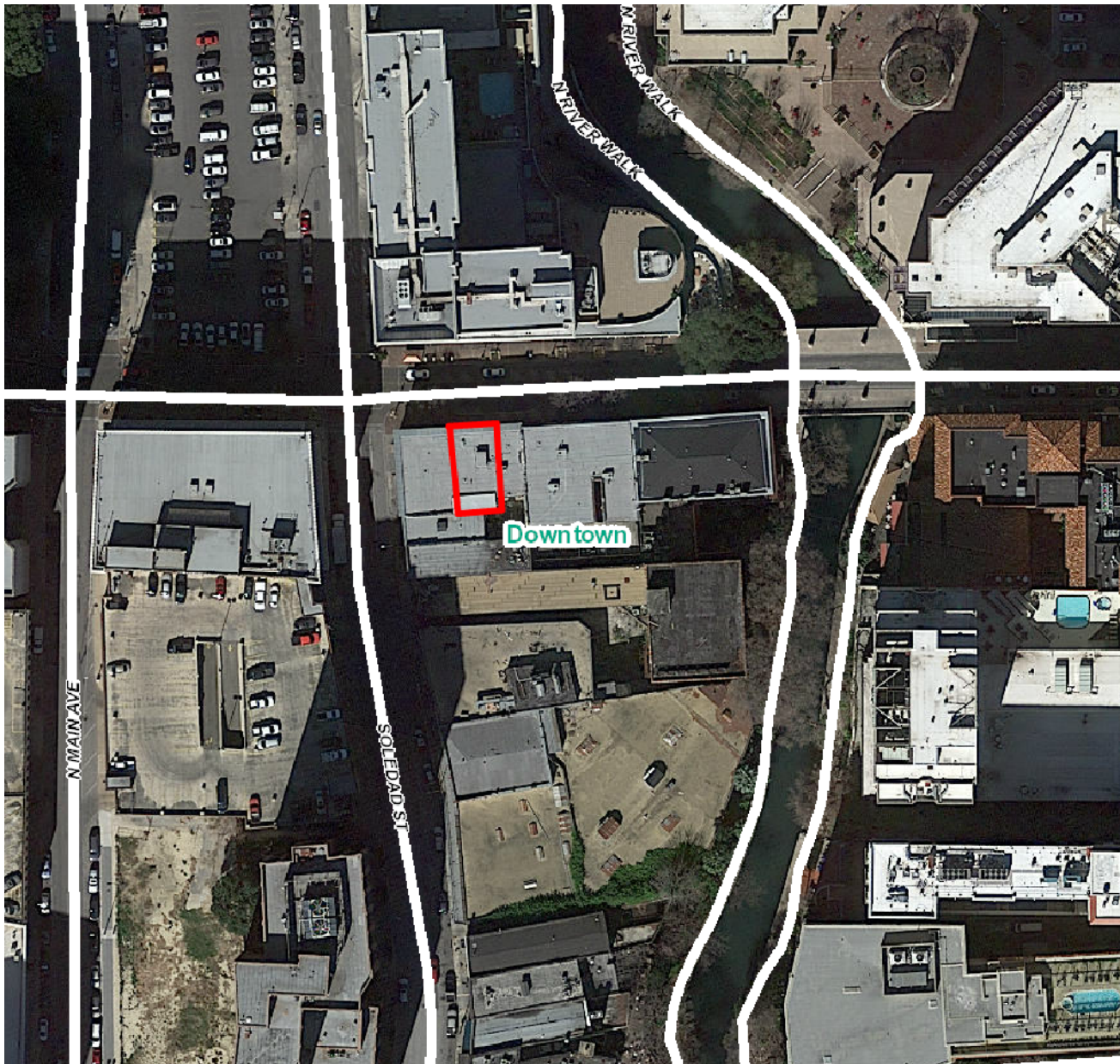
RECOMMENDATION:

Staff recommends approval as submitted 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

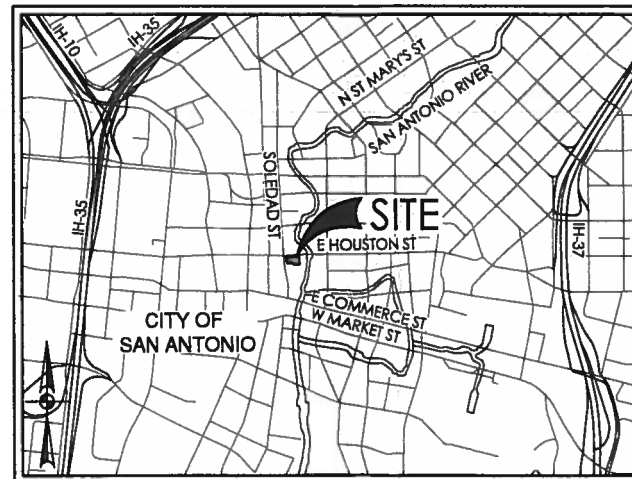
Powered by ArcGIS Server

Printed: Jan 31, 2019

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ROYAL BLUE GROCERY PATIO

SAN ANTONIO, TEXAS



LOCATION MAP
NOT-TO-SCALE

DEVELOPER:
WESTON URBAN, LLC
112 E PECAN STREET
SAN ANTONIO, TX 78205

DECEMBER 2018

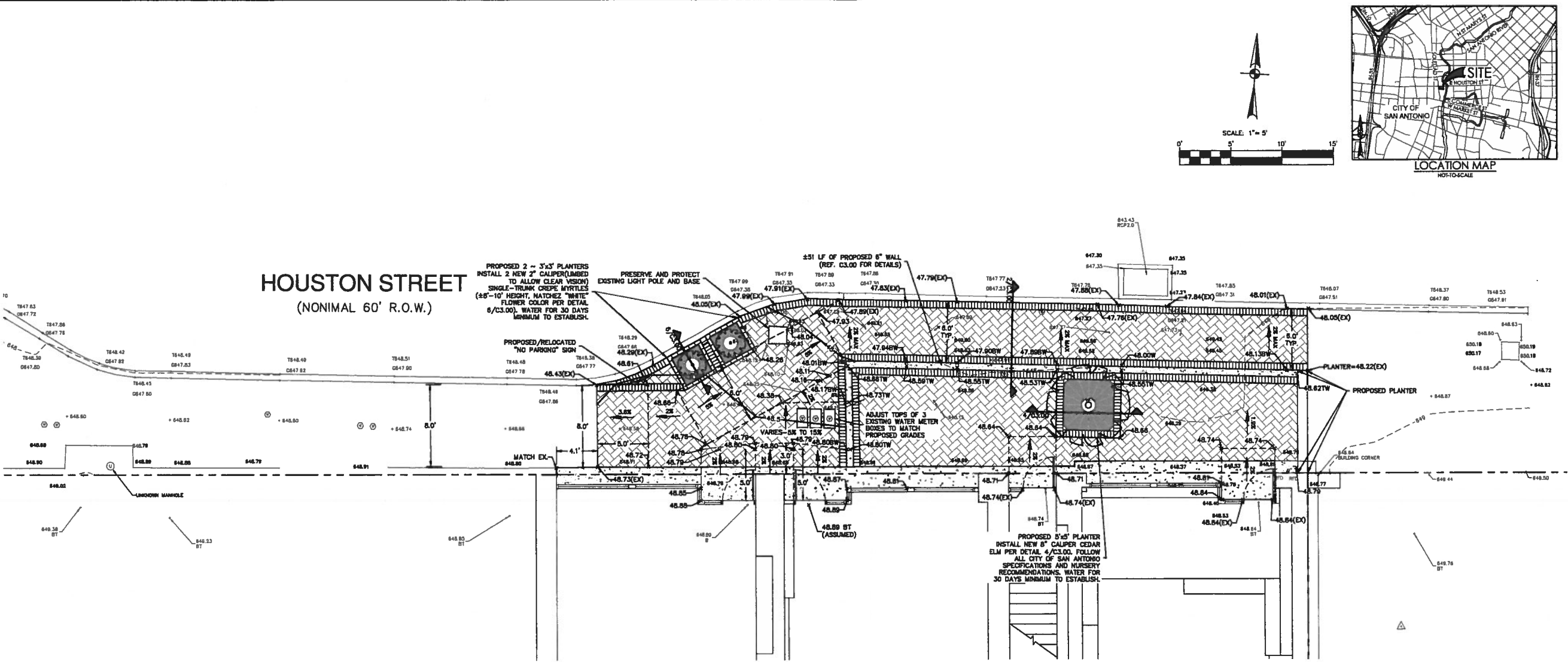
**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
8000 SW LOOP 410 | SAN ANTONIO, TX 78219 | 214.876.8000
TYPE PUMP REGISTRATION 0470 | TYPE PUMP REGISTRATION 01000000



SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.00
DEMOLITION PLAN	C1.00
CIVIL PLAN	C2.00
CIVIL DETAILS	C3.00



GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPOES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPOES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT. ALL SLOPES MUST BE UNDER 5% EXCEPT WHERE NOTED. RUNNING SLOPES OF ACCESSIBLE PATHS MUST BE LESS THAN 5% WITH CROSS SLOPES OF LESS THAN 2%. ALL LANDINGS, CHANGE OF DIRECTION, AND PATIO SHALL BE LESS THAN 2% AS MEASURED IN THE STEEPEST DIRECTION.
12. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
14. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
15. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY FLOODING OF WATER.
16. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
17. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.

TREE MITIGATION CALCULATIONS

1. REMOVAL OF TWO 17" DAVES:
34" TO BE MITIGATED
2. PROPOSED PLANTINGS:
ONE 8" CEDAR ELM
TWO 2" CREPE MYRTLE
12" TOTAL TO BE PLANTED
3. REMAINING MITIGATION:
 $34" - 12" = 22" \times \$200/\text{INCH} = \$4,400$

LEGEND

PROPERTY LINE	---
EXISTING EDGE OF PAVEMENT	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED CURB	---
EXISTING 1' CONTOURS	--- 761 ---
EXISTING 5' CONTOURS	--- 760 ---
PROPOSED 1' CONTOURS	--- 811 ---
PROPOSED 5' CONTOURS	--- 815 ---
EXISTING SPOT ELEVATION	+ 648.00
PROPOSED SPOT ELEVATION	+ 647.95
PROPOSED STORM DRAIN	---
EXISTING DIRECTIONAL FLOW ARROW	---
PROPOSED DIRECTIONAL FLOW ARROW	---

CAUTION!!!
ENGINEER HAS NOT REVIEWED POTENTIAL EXISTING UTILITIES WITHIN PROJECT LIMITS. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION. CONTRACTOR SHALL EXPOSE PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF SANITARY SEWER, STORM DRAINAGE, AND OTHER UTILITIES.

PAPE-DAWSON ENGINEERS
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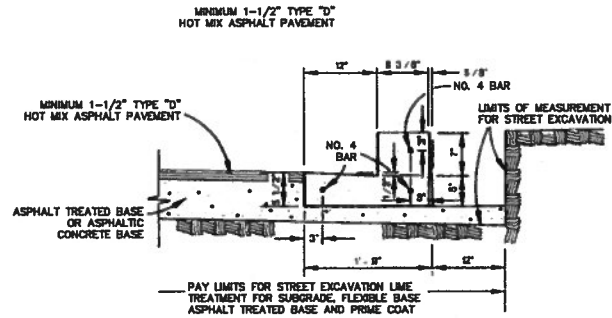
12/21/2018
THOMAS MATTHEW CARTER
79272
PROFESSIONAL ENGINEER
project

ROYAL BLUE GROCERY PATIO
SAN ANTONIO
122 E HOUSTON
San Antonio, Texas 78205

drawn by
issue
sheet title

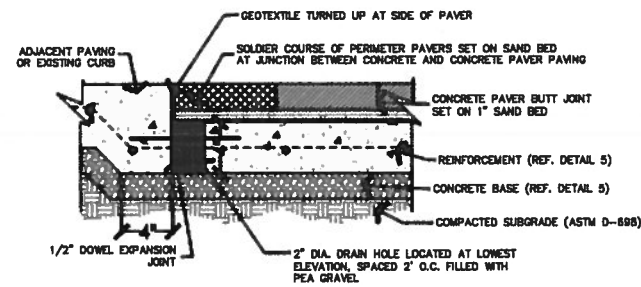
sheet
CIVIL PLAN

C2.00

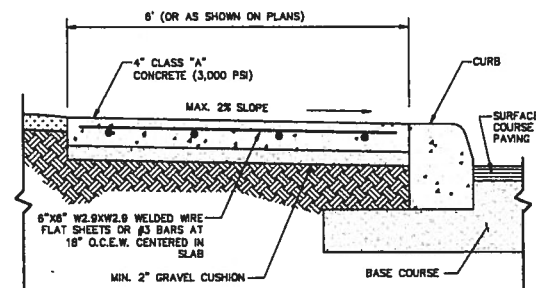


① TYPICAL CURB AND GUTTER DETAIL (NOT USED)
NOT TO SCALE

NOTES:
1. FLUSH WITH ADJACENT PAVING OR EXISTING CURB

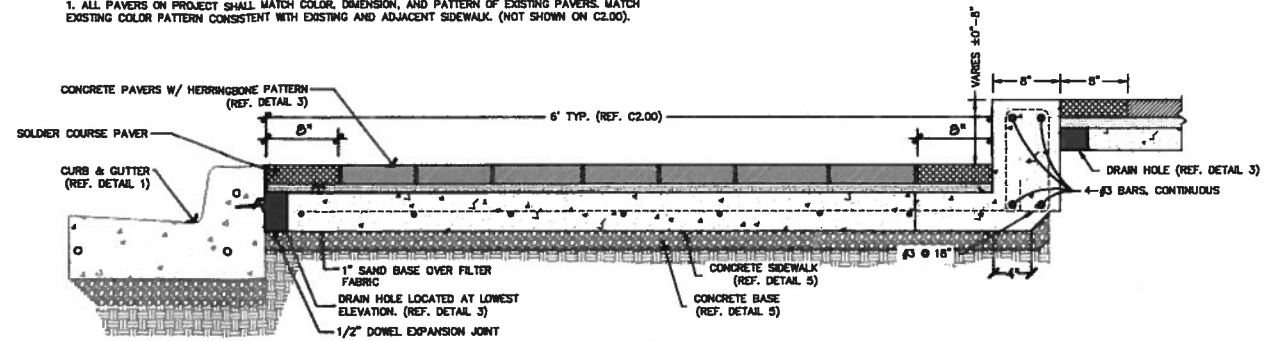


③ CONCRETE PAVERS ON CONCRETE BASE
NOT TO SCALE

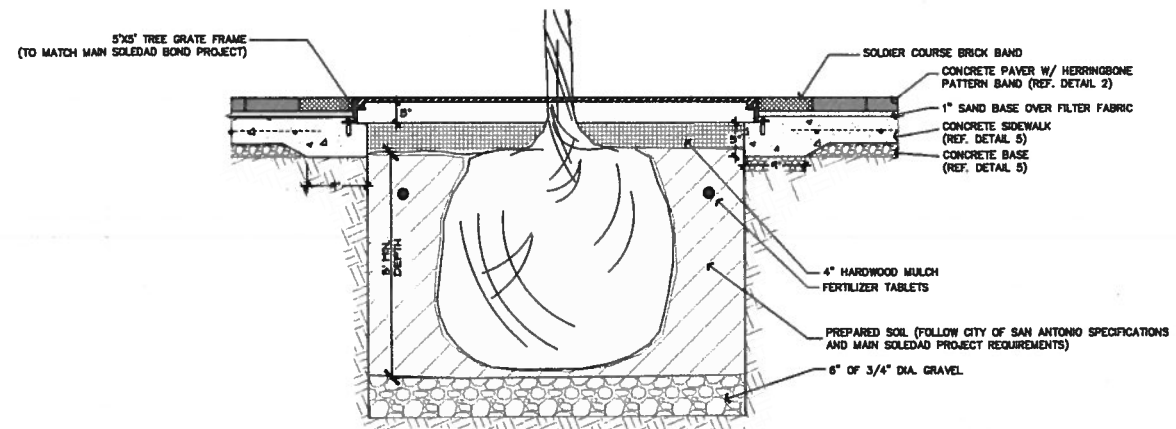


⑤ CONCRETE SIDEWALK/PAVER SUBSLAB
NOT-TO-SCALE

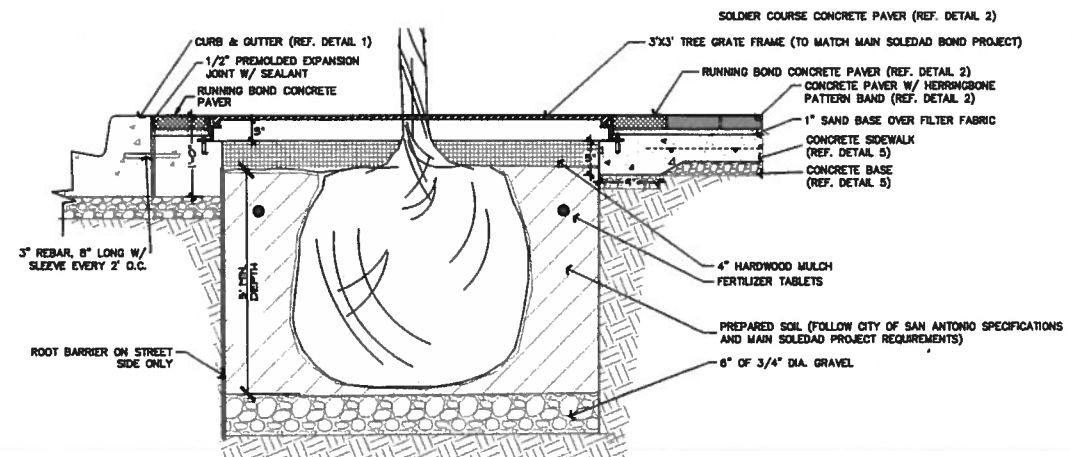
NOTES:
1. ALL PAVERS ON PROJECT SHALL MATCH COLOR, DIMENSION, AND PATTERN OF EXISTING PAVERS. MATCH EXISTING COLOR PATTERN CONSISTENT WITH EXISTING AND ADJACENT SIDEWALK. (NOT SHOWN ON C2.00).



② CONCRETE PAVERS ABUTTING CONCRETE SIDEWALK DETAIL
NOT TO SCALE



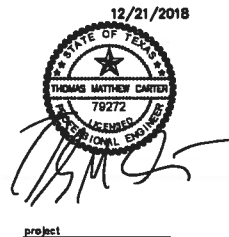
④ TREE GRATE SECTION
NOT TO SCALE



⑥ TREE GRATE SECTION
NOT TO SCALE

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drawn by

issue

sheet title

sheet

CIVIL DETAILS

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TXPE PERM REGISTRATION 4479 | TXPE PERM REGISTRATION 11023800

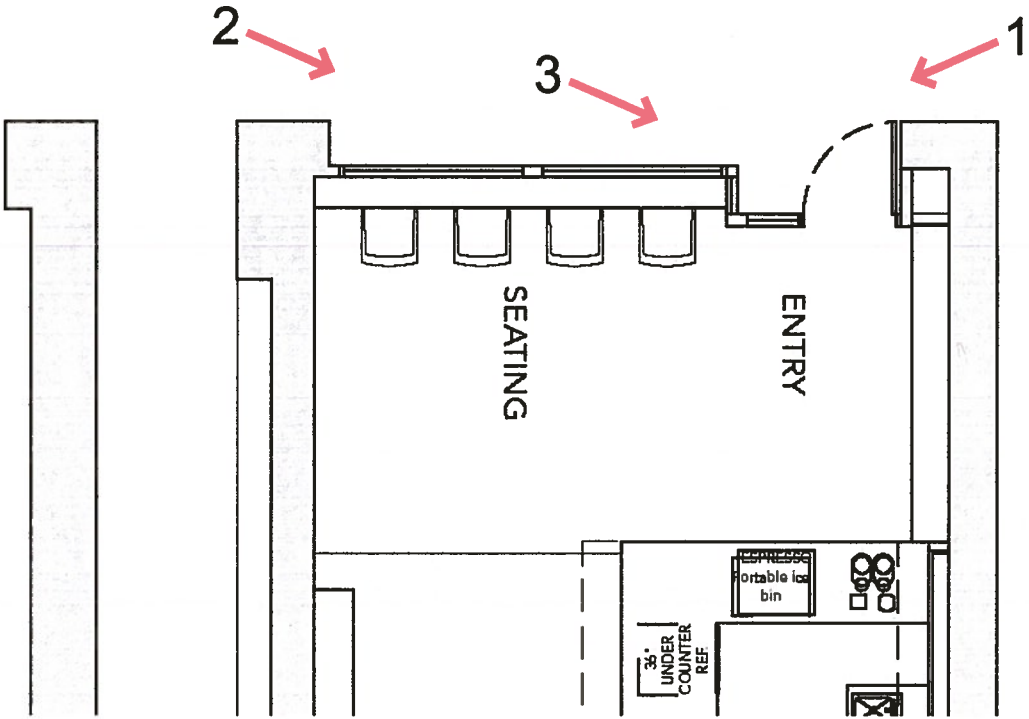
C3.00

SITE PLAN

Royal Blue Grocery
122 East Houston Street Suite 101
San Antonio, TX, 78205



PHOTO KEY



Royal Blue Grocery



Photo #1: Storefront, looking West

Royal Blue Grocery



Photo #2: Storefront, looking East

Royal Blue Grocery



Photo #3: Illustration of the slope of existing sidewalk, entrance does not meet ADA standards