

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-002
ADDRESS: 122 E HOUSTON ST
LEGAL DESCRIPTION: NCB 106 (SAVOY BUILDING), LOT 41
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
APPLICANT: Jennifer Gribble/INSITE
OWNER: Katherine Fontenot/CABBAGE LTD
TYPE OF WORK: Storefront modifications, canopy installation
APPLICATION RECEIVED: January 02, 2024
60-DAY REVIEW: March 02, 2024
CASE MANAGER: Edward Hall

REQUEST:

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

1. Modify the existing, non-original storefront system by relocating two (2) pedestrian entrance doors from their current locations to locations to the far east and west of the storefront openings. Both doors will maintain a recess as currently exists.
2. Install a fabric clad aluminum canopy above the storefront system to span the length of the storefront.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

11. Canopies and Awnings

A. MAINTENANCE (PRESERVATION)

- i. Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- ii. New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iii. Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- iv. Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- v. Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vi. Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

FINDINGS:

- a. The historic structure at 122 E Houston was constructed circa 1912 and is commonly known as the Savoy Hotel. The structure's façade has been modified from its original condition, primarily through the replacement of the original storefront system. A Certificate of Appropriateness was issued by the Historic and Design Review Commission on November 19, 2019, to install a metal canopy.
- b. STOREFRONT MODIFICATION – The applicant has proposed to modify the existing, non-original storefront system by relocating two (2) pedestrian entrance doors from their current locations to locations to the far east and west of the storefront openings to meet life safety codes and egress requirements. Both doors will maintain a recess as currently exists and the applicant has noted that the existing storefront elements will be reused, where possible. Generally, staff finds the proposed storefront modifications to be appropriate. All new materials should match the existing in material and profile. All historic entrance and floor tile should be preserved.
- c. CANOPY INSTALLATION – Above the storefront, the applicant has proposed install a fabric clad aluminum canopy to span the length of the storefront. The Guidelines for Exterior Maintenance and Alterations 11.B.ii. notes that canopy and awnings should be based on accurate evidence of the original, such a photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the façade to which they will be attached. Staff finds that a canopy that matches the previously installed canopy should be installed to provide continuity in the building façade and to be complementary of the original canopy, which spanned the entire façade.

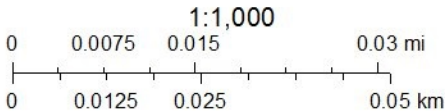
RECOMMENDATION:

- 1. Staff recommends approval of item #1, modifications to the existing storefront system based on findings a and b with the following stipulations:
 - i. That all existing storefront system elements be reused to the greatest extent possible and that any new storefront elements match the existing in profile and material.
 - ii. That all existing floor tile and entrance tile work be preserved.
- 2. Staff recommends approval of item #2, canopy installation, based on findings a and c with the following stipulations:
 - i. That a canopy that matches the previously installed canopy should be installed to provide continuity in the building façade and to be complementary of the original canopy, which spanned the entire façade.

City of San Antonio One Stop



January 5, 2024





SAVOY BUILDING

122 E. HOUSTON STREET – PARTIAL NORTH ELEVATION 3



SAVOY BUILDING

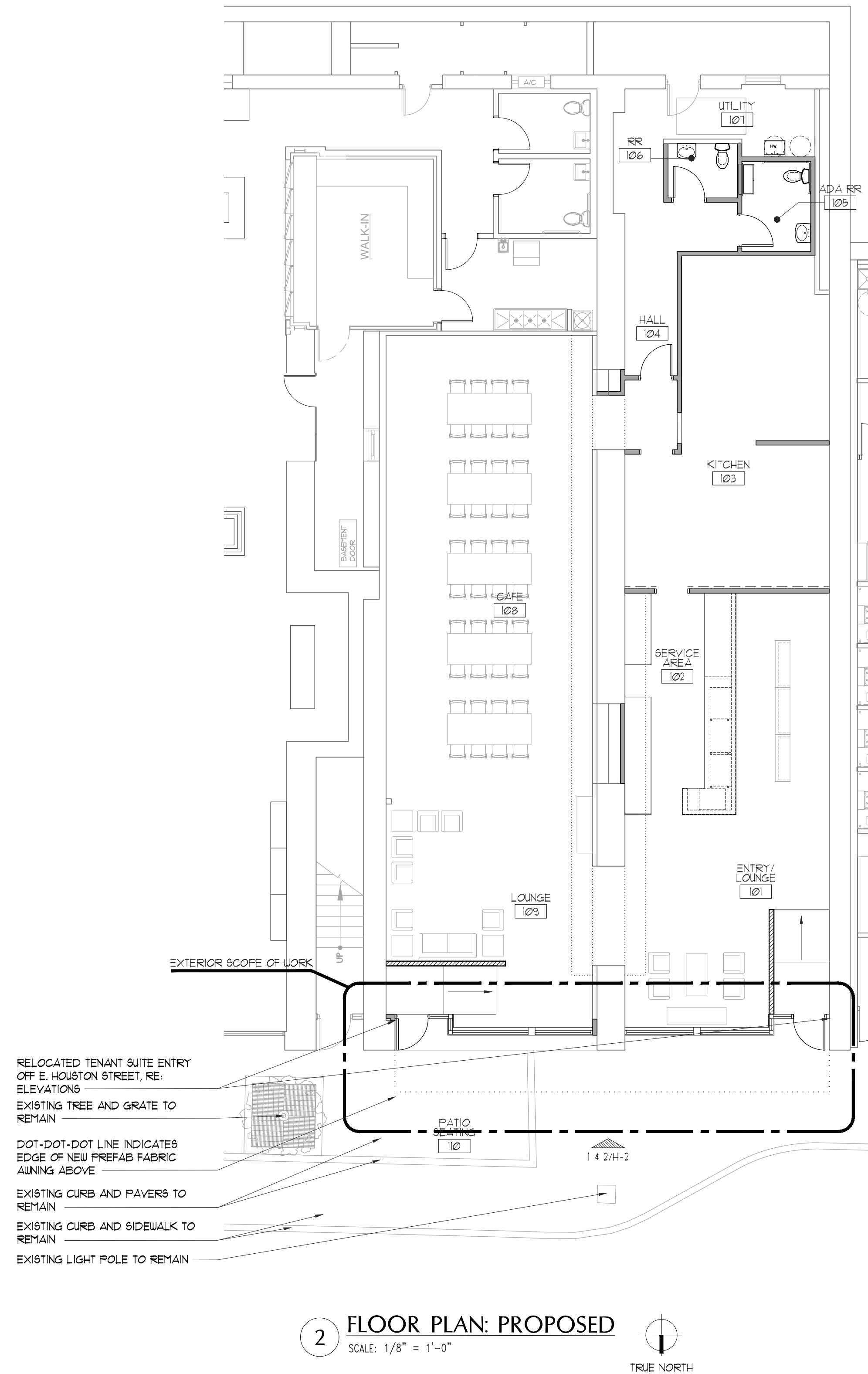
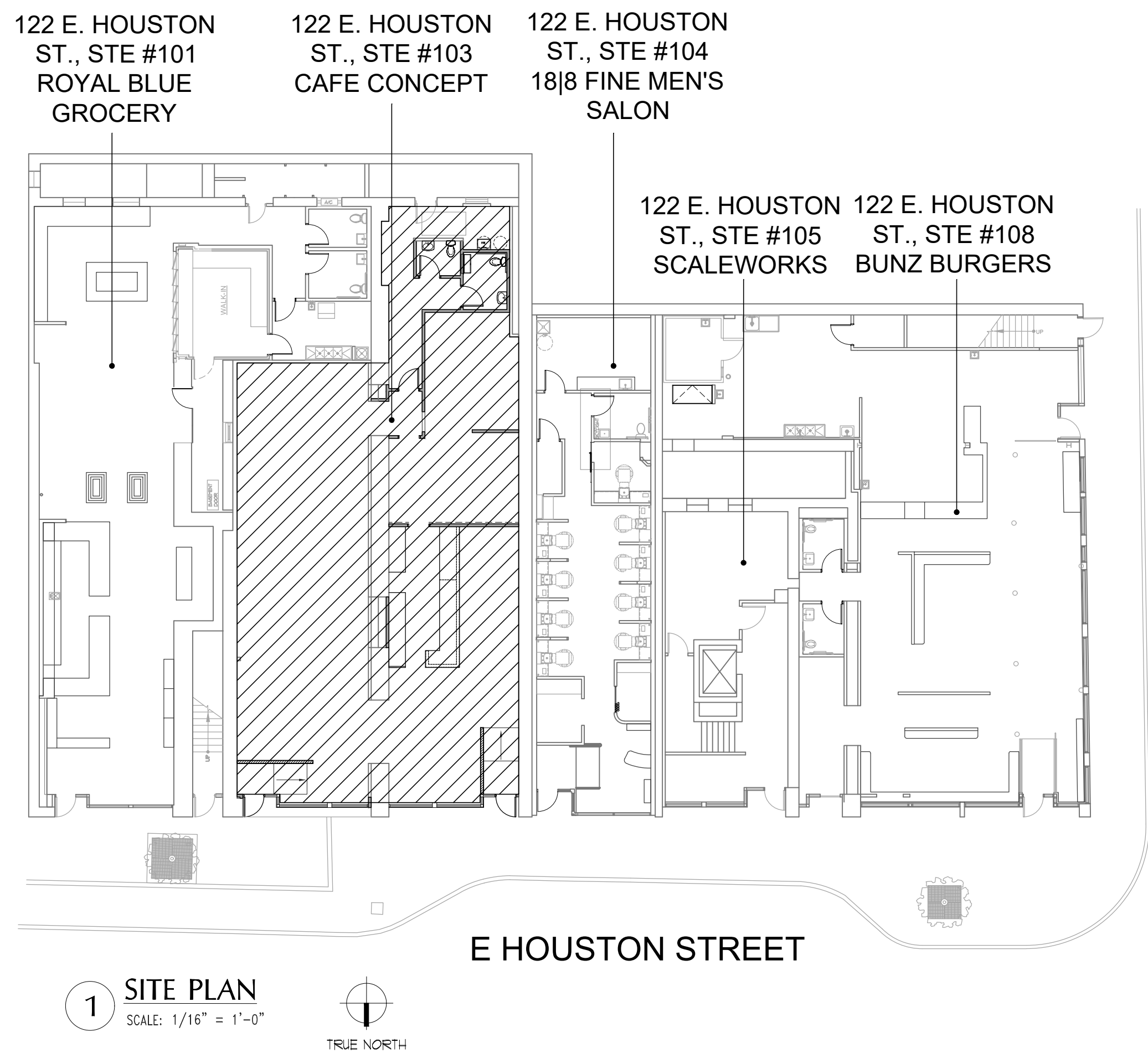
122 E. HOUSTON STREET – PARTIAL NORTH ELEVATION 4



SAVOY BUILDING

122 E. HOUSTON STREET – PARTIAL NORTH ELEVATION 5





1 6 3 3
BROADWAY
SHEETS
7 8 2 1 5

INSITE

CAFE CONCEPT
SAVOY BUILDING
116 E. HOUSTON ST.
SAN ANTONIO, TX 78205

DRAWN BY: JG/ EV

DATE:
REVIEW: 11/28/2023
PERMIT SET: 12/01/2023

REVISED:
HDC REVIEW: 12/11/23

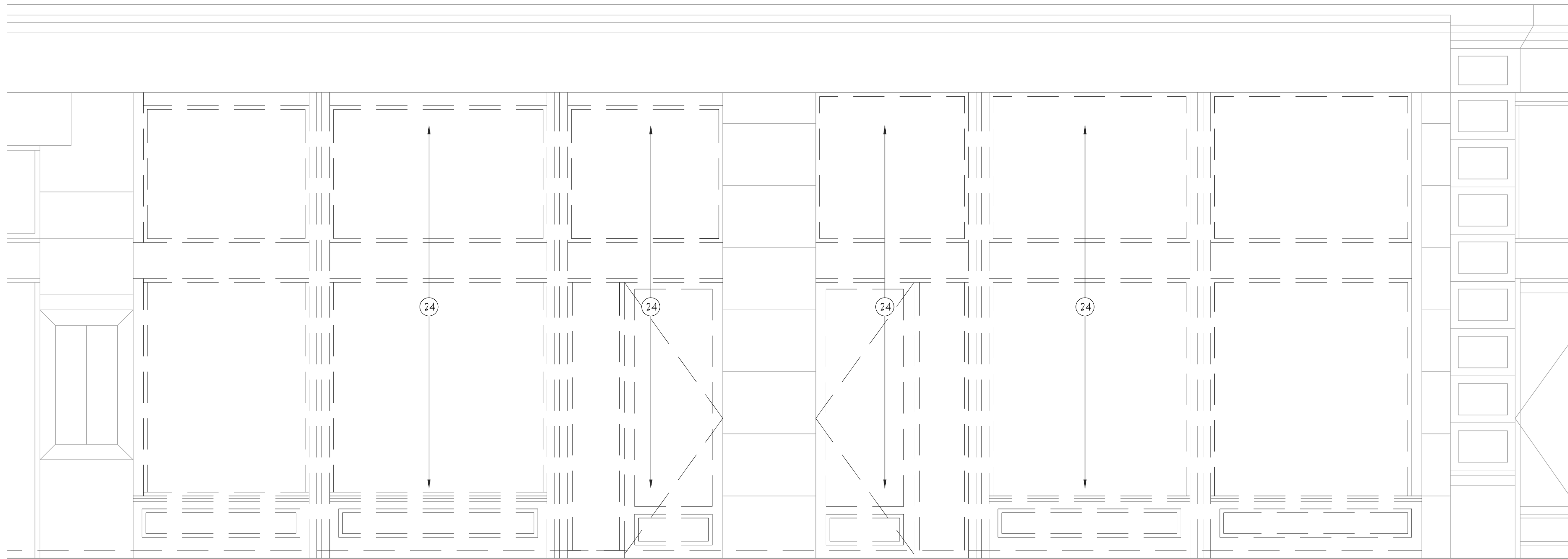
THESE DRAWINGS
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REVIEW ONLY. NOT
FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

INTERIOR DESIGNER
DAVID FROSCH
TX REG. #10399
INSITE DESIGN

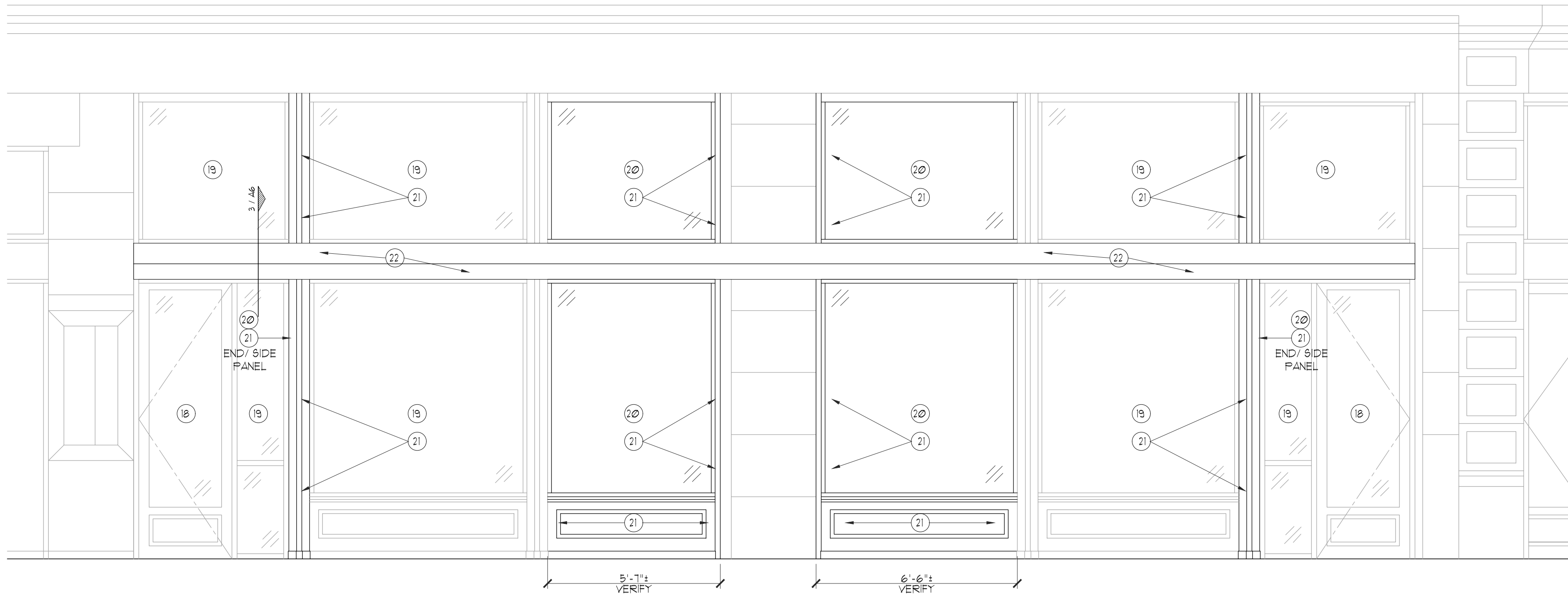
SHEET TITLE:
HDC REVIEW: PLANS &
DETAILS

SHEET:

H-1



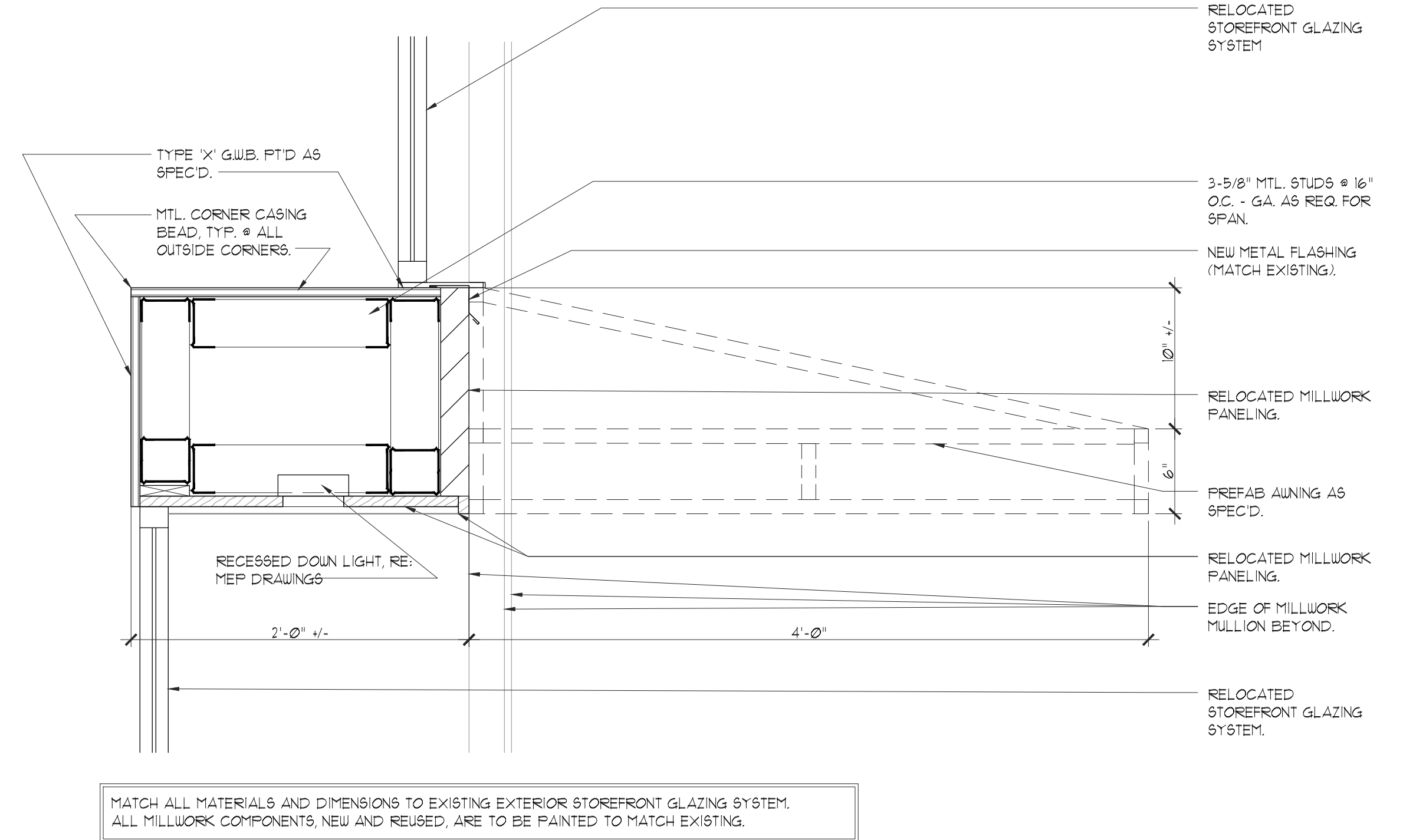
1 ELEV: EXISTING EXTERIOR STOREFRONT
SCALE: 3/8" = 1'-0"



2 ELEV: EXTERIOR STOREFRONT
SCALE: 3/8" = 1'-0"

ELEVATION KEYED NOTES

- 19 RELOCATED STOREFRONT ENTRY DOOR.
- 20 RELOCATED STOREFRONT GLAZING SYSTEM.
- 21 INFILL STOREFRONT GLAZING SYSTEM TO MATCH EXISTING. REUSE HISTORICAL PTD. MILLWORK PANELING WHERE POSSIBLE. PROVIDE NEW AS REQ. REPAIR, SERVICE, AND REPAINT ENTIRE UNIT.
- 22 NEW PREFAB. FABRIC SHADE AWNING WITH DROPPED VALENCE AS SPEC'D. RE: RCP.
- 23 CABINET AIR GRILLS BY TENANT'S EQUIPMENT VENDOR. INSTALLED BY G.C. COORDINATE WITH MFR. RIGHTS.
- 24 SALVAGE STOREFRONT FOR REUSE.



3 DETAIL @ SOFFIT
SCALE: 1-1/2" = 1'-0"



4 AWNING CONCEPT IMAGES
SCALE: N.T.S.

DRAWN BY: JG/ EV

DATE:
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INTERIOR DESIGNER:
DAVID FROSCH
TX. REG. #10399
INSITE DESIGN

SHEET TITLE:
HDC REVIEW: PLANS 4
DETAILS

SHEET:

H-2