

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-426
ADDRESS: 106 ALAMO PLAZA
LEGAL DESCRIPTION: NCB 151 BLK LOT 3, A1,A2,A3,A4,A5,A6,7,8,60,61, 62,63,65,A66&64 EXC SW 32 FT
ZONING: D H HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Joske's Dept Store
APPLICANT: Christian Oviatt/New Rivercenter Mall, L.P.
OWNER: New Rivercenter Mall, L.P.
TYPE OF WORK: Installation of railings and planters along Blum Street
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install railings and planters along the south side of Blum Street along the storefronts on that façade of the Joske's Building. The applicant has proposed the railings to define individual tenant spaces which are to extend out nine (9) feet from the building's façade. The railings will be constructed of square steel tubing with two horizontal bronze toned cables. Two different types of planters will be incorporated into the design to add architectural interest and to soften the hardscape with vegetation. Patios where alcohol will be served will have gates, all others will feature an opening in front of each entrance door. Within each patio, the applicant has proposed to place new patio seating.

This location includes signage size and placement previously approved by the master signage plan for Rivercenter Mall, however, individual tenant signage is not a part of this request.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

ii. New furniture—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

UDC Section 35-673. Site Design Standards

(f) Plant Materials. A number of soil conditions converge in the San Antonio area to create unique vegetation ecosystems. Along the route of the San Antonio River, the soil conditions vary greatly from the northern boundary near Hildebrand to the city limits near Mission San Francisco de la Espada (Mission Espada) and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

(1) Incorporate Existing Vegetation. Extend the use of landscape materials, including plants, shrubs and trees that are used in the public areas of the river onto adjacent private areas to form a cohesive design.

(2) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E. In "RIO-3," plantings of tropical and semi-tropical plants with perennial background is permitted.

(h) Site Walls and Fences. Site walls and fences are used to help divide spaces, screen unsightly objects and provide privacy. However, the character of the San Antonio River is such that walls shall not be erected in such a way as to block views of the river from public spaces.

(1) Use of Site Walls to Define Outdoor Spaces.

A. Use of low scale walls (twenty-four (24) inches to forty-eight (48) inches) to divide space, create a variety in landscaping and define edges is permitted.

B. Solid walls (up to seventy-two (72) inches) are permitted to: screen mechanical equipment, garbage receptacles and other unsightly areas; and provide privacy at the back of lots up to the front building face.

(2) Site Wall and Fence Materials.

A. On properties abutting the river, site walls and fence materials may be constructed of: stone, block, tile, stucco, wrought iron, tubular steel, welded wire or a combination of masonry and metal, cedar posts and welded wire or garden loop or other materials having similar characteristics. All other properties, not abutting the river may use the above listed materials plus wood fencing.

B. All chain link fences are prohibited for properties abutting the river. For properties that do not abut the river chain link is only allowed in the rear yard if not readily visible from the right-of-way. Barbed wire, razor wire, and concertina are prohibited in all RIO districts.

(i)Street Furnishings. Street furnishings are exterior amenities, including but not limited to, tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas. Handcrafted street furnishings are particularly important in San Antonio, and therefore this tradition of craftsmanship and of providing street furniture is encouraged.

(2) Street Furnishing Materials.

A. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material, such as Corian or Surell.

B. Inexpensive plastic resin furnishings are prohibited.

(3) Advertising on Street Furnishings.

A. No commercial logos, trademarks, decals, product names whether specific or generic, or names of businesses and organizations shall be allowed on street furnishings.

B. Product or business advertising is prohibited on all street furnishings.

C. Notwithstanding the restrictions above, applications may be approved for purposes of donor or non-profit recognition.

FINDINGS:

- a. The applicant has proposed to install railings consisting of 2” x 2” square steel tubing with two horizontal bronze tension wires along with free standing planters consisting of stainless steel. The applicant’s proposed materials for fencing as well as the planters is consistent with the Guidelines for Site Elements 6.A.ii and the UDC Section 35-673.
- b. Within each patio space, the applicant has proposed to place patio furniture including tables, chairs and table umbrellas. Per the UDC Section 35-673(i), street furnishings should be made of wood, metal, stone, terra cotta, cast stone, hand-sculpted concrete, or solid surfacing material such as Corian or Surell. The applicant has proposed metal patio furniture featuring a number of colors which staff finds appropriate and consistent with the UDC.
- c. The applicant has noted that that coordination with the City of San Antonio regarding a Sidewalk Café Permit has begun.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 27, 2015

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Rivercenter Proposed Blum Street Railing & Planters

October 16, 2015

SHOPS AT
RIVERCENTER

849 E. Commerce, Ste. 895
San Antonio, TX 78205





RIVERCENTER

San Antonio style. River Walk spirit.

October 16, 2015

Ms. Shannon Shea Miller
Historic Preservation Officer
City of San Antonio
Office of Historic Preservation
1901 S. Alamo Street
San Antonio, TX 78204

Re: Application for Final Approval of railings and planters to be installed along Blum Street for the retail Tenants facing that street in the Historic Joske's building.

Dear Ms. Miller,

Enclosed herewith is our application for Final Approval of the railings and planters along Blum Street that we discussed recently in your office. The goal is to provide definition of those patios, enhance the look and feel along that façade and to soften the “hard-scape” using the decorative planters and vegetation therein. We believe that by enhancing the space we move towards a more consistent activation of that area as well.

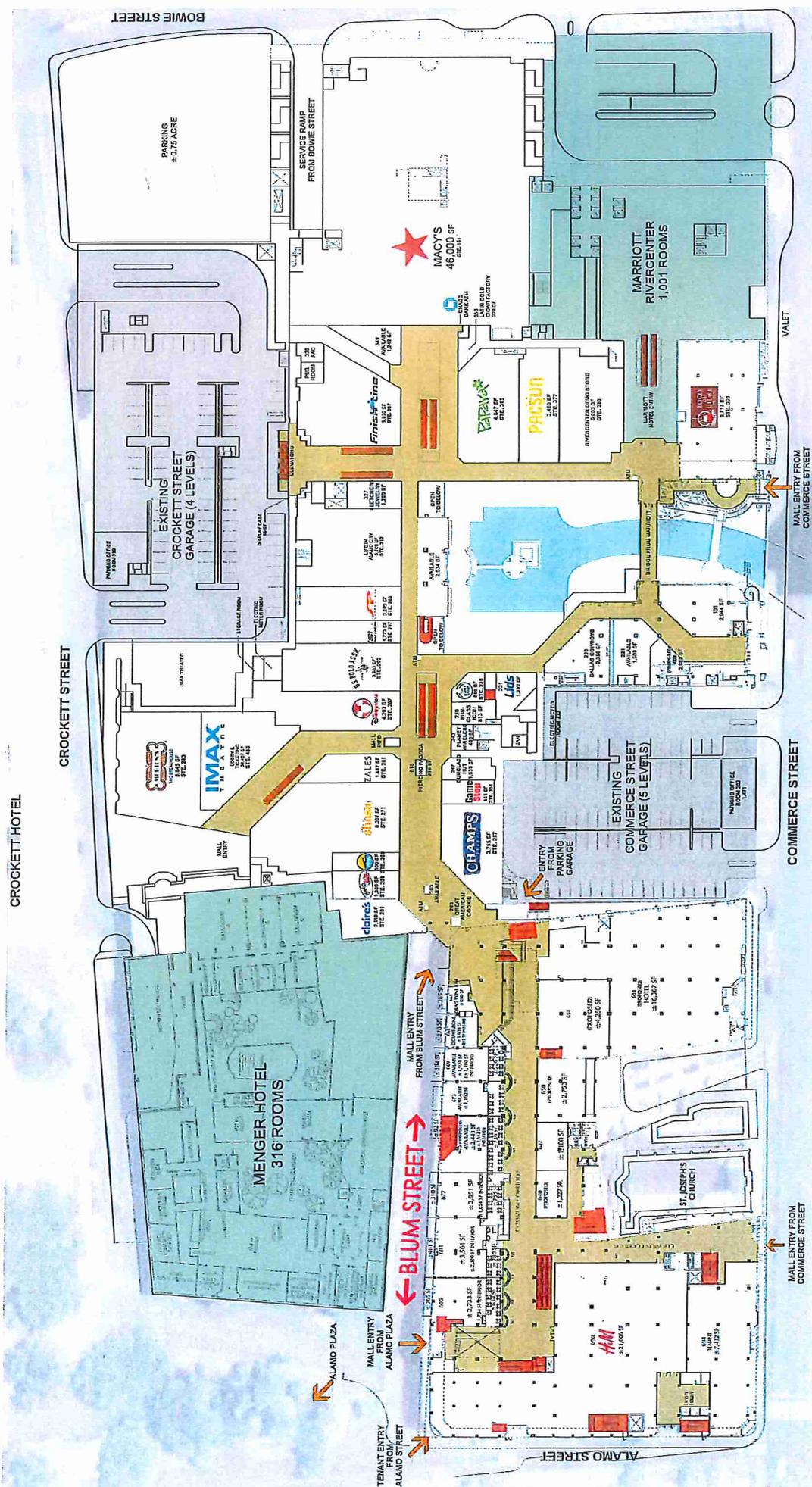
The railings are simple and clean using a square tubular steel frame with two horizontal cables and will be painted in a bronze tone to blend with the canopy and decorative metal work on the Historic Joske's façade. The railing will be anchored in the ground to provide strength and ensure that those patios do not “grow” over time. Only those patios where alcoholic beverages are served will have gates and then only if required by the TABC. Otherwise there will simply be an opening in front of the Tenant's doors.

We have already met with Chris Zaldivar and have our application ready to submit for our Sidewalk Café Permit. All we need now is a Certificate of Appropriateness to complete that application. We look forward to your thoughtful review of this application.

With regards,

Christian E. Oviatt, SCSM
General Manager – Rivercenter Mall

Rivercenter Mall



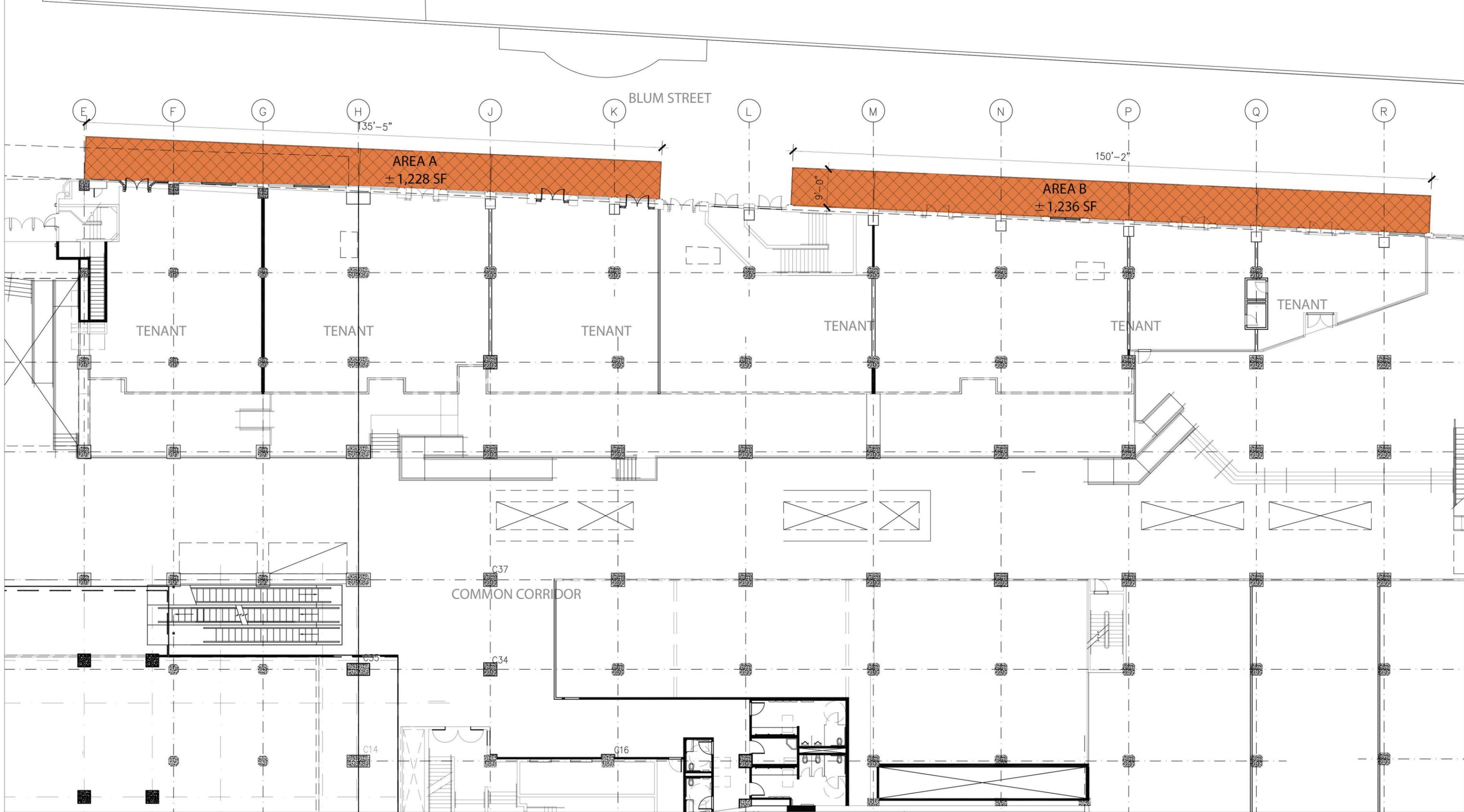
STREET LEVEL PLAN



BLUM STREET EXISTING



BLUM STREET PROPOSED



AREA A 1,228 SF (135'-5" X 9'-0")
 AREA B 1,236 SF (150'-2" X 9'-0")
 TOTAL: **2,464 SF** (285'-7" X 9'-0")

BLUM STREET PATIOS

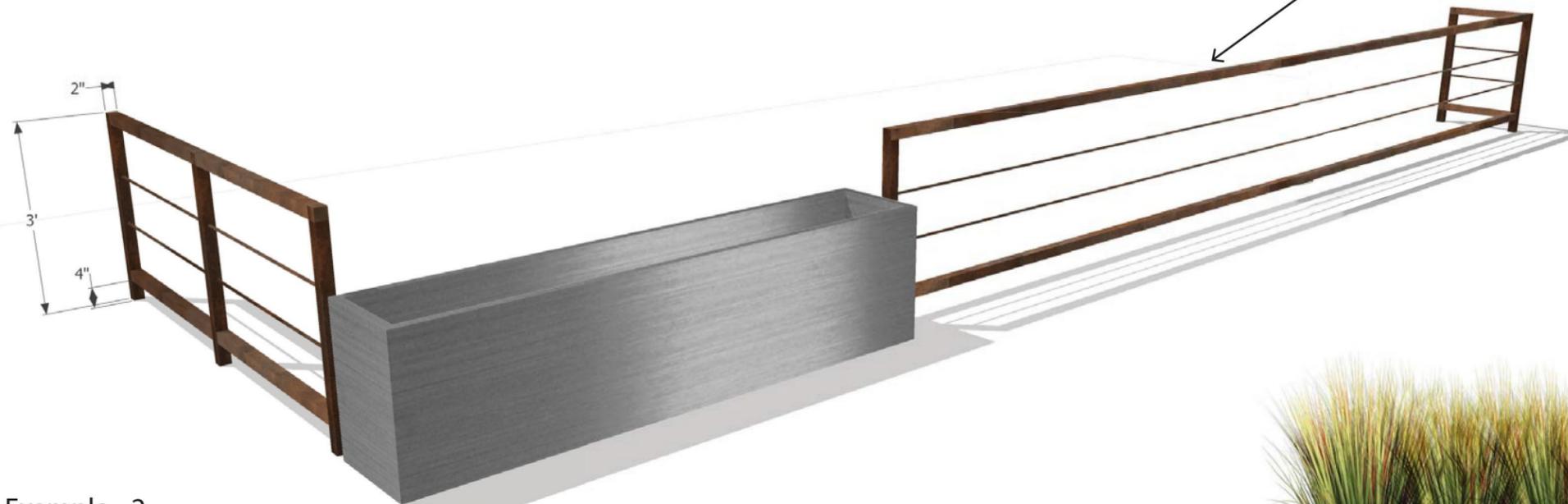
Scale: 3/32" = 1'-0"



Add Interest and Sitting Privacy to Tenant Handrails with Freestanding Planters

2" x 2" SQ Tube Steel Frame w/ Tension Wire

Example - 1



Example - 2



Benchmark Design - Stainless Steel Trough



Landscape Forms - Larkspur

BLUM STREET RAILING & PLANTERS



Emeco - 111 Navy Chair



\$150



Design Within Reach - Tolix



\$175



Landscape Forms - Park Centre



30" Round - \$630
28" Square - \$630



Tuuci - Ocean Master, Square
96" Square x 99"H - \$850

BLUM STREET EXTERIOR PATIO FURNITURE