

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO: 2017-273
ADDRESS: 218 COLLEGE ST
LEGAL DESCRIPTION: NCB 416 BLK 23 LOT S PT OF 4 & 5 ARB A-13 (LAND & IMPTS)
RIVERSIDE HOTEL CONDOMINIUM
ZONING: D,HS RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
LANDMARK: Riverside Hotel
APPLICANT: Daniel Rodriguez
OWNER: Riverside Hotel Condominium Council
TYPE OF WORK: Installation of an entrance awning and street furniture
REQUEST:

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

1. Install an entrance awning on the College Street façade of the Riverside Hotel.
2. Install street furniture including planters and a bench

APPLICABLE CITATIONS:

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

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 structure located at 218 College Street was constructed circa 1925 and is commonly known as the Riverside Hotel. The structure features pedestrian entrances along College Street and N Presa Street. The applicant has proposed to install a pedestrian entrance awning above an existing entrance opening and install planters and a bench along the sidewalk near the entrance. The applicant has noted the removal of the existing awning.
- b. ENTRANCE AWNING – The Guidelines for Exterior Maintenance and Alterations B.ii. notes that the design of new 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. The entrance location for the proposed awning features a decorative door crown and pediment. Significant architectural elements that are original to the historic structure should not be obscured by non-original additions. The applicant has noted a fabric awning to be five (5) feet wide and extend four (4) feet

from the building façade. Staff finds the installation of an entrance canopy to be appropriate; however, the proposed canopy should be fixed to the entrance as to not obscure any of the original architectural elements. Staff finds that the current canopy should protrude from beneath the current Wyndham entrance signage.

- c. ENTRANCE AWNING – The applicant has noted that the proposed awning is to read “218 College Street”, “Wyndham Riverside Suites” and contain the Wyndham logo. The applicant has noted the height of the lettering to be fourteen (14) inches. Staff finds the proposed signage appropriate.
- d. STREET FURNISHINGS – The applicant has proposed to install two planters to flank the entrance as well as a bench to be placed in front of the existing alcove. Staff finds the installation of planters and a bench to be appropriate; however, both should be made of durable materials that are complementary of the architecture of the historic structure.

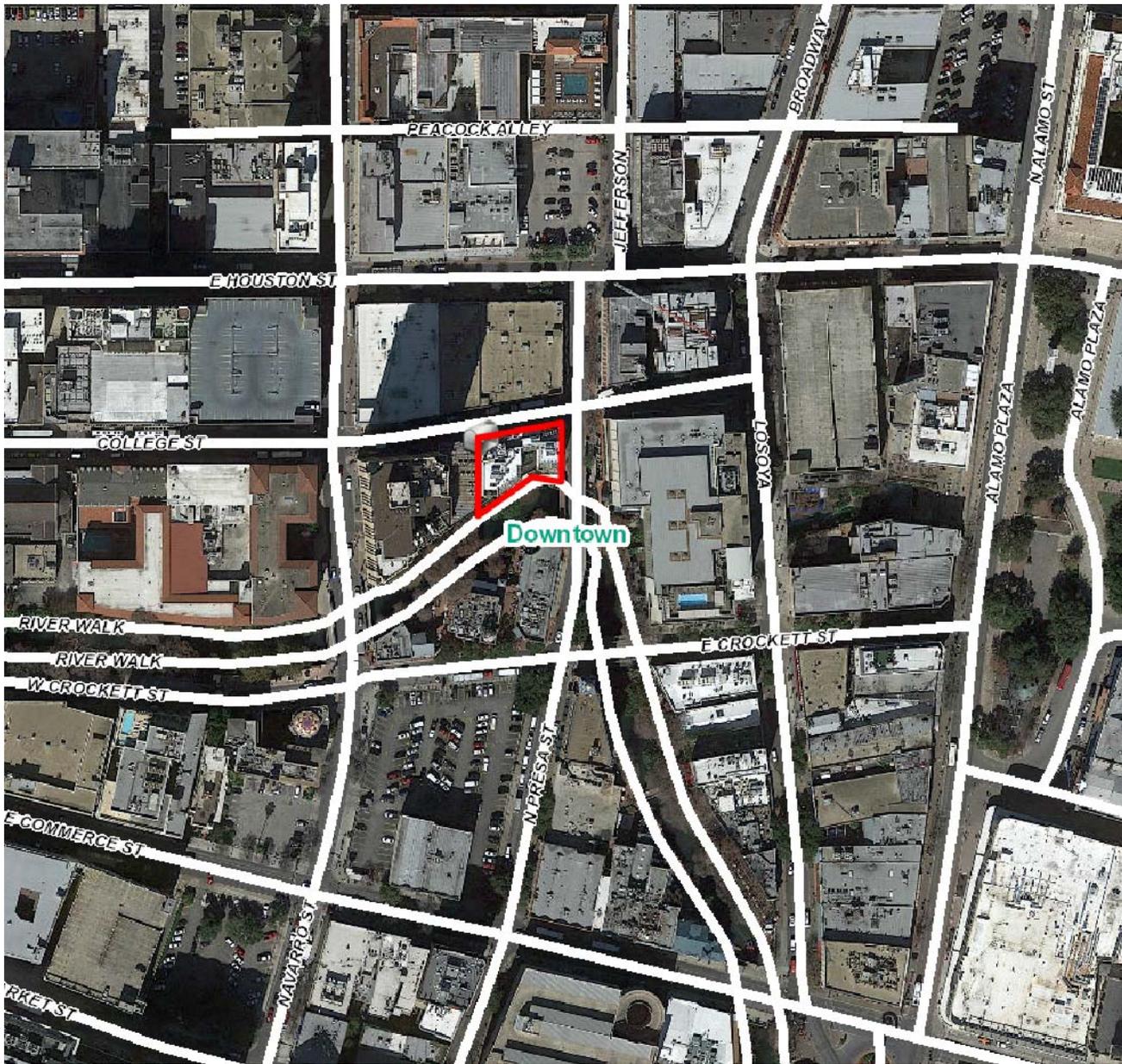
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That the applicant submit an awning detail noting an installation that will not obscure any decorative historic elements for approval by staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submit product specifics for the proposed planters and bench to staff for approval prior to issuance of a Certificate of Appropriateness.

CASE MANAGER:

Edward Hall



N



Flex Viewer

Powered by ArcGIS Server

Printed: May 25, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Howl at the Moon
San Antonio

Hard Rock Cafe

Dick's Last Resort
San Antonio

Joe's Crab Shack

Landry's Seafood

The Local Bar

Walgreens

The Buckhorn Saloon
& Museum and Texas...

ncy San
erwalk

Level 1

College St

Alameda St

218 College St.

WYNDHAM
Riverside Suites

Wyndham Riverside Suites

©2017 Google

212

What's Hot?
LOCAL
WYNDHAM RIVERSIDE SUITES

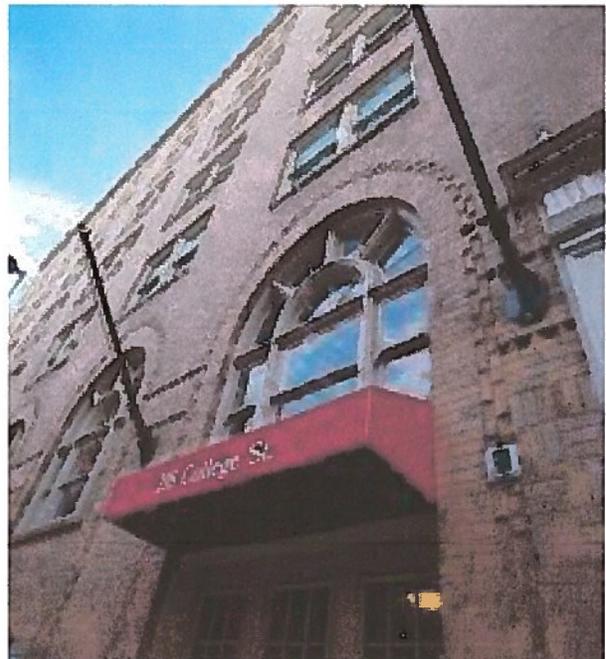
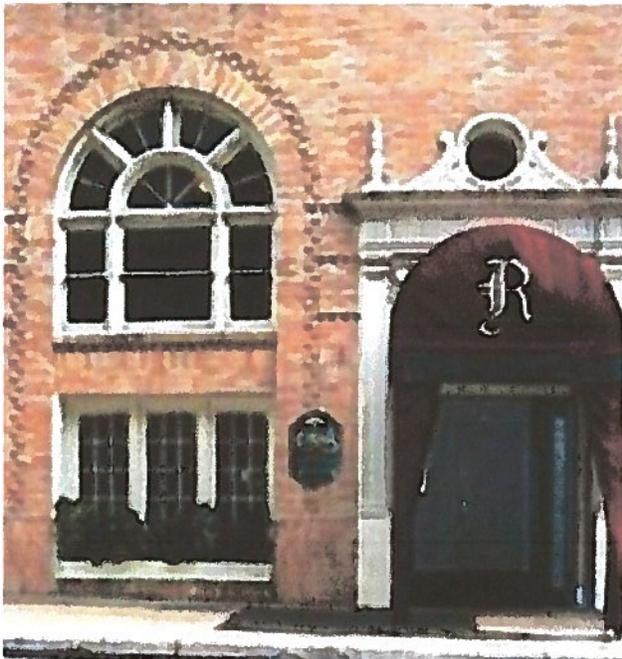
H
U
K



Improvements and Awning Reinstallation

Precision Builders, Inc.: 210.288.8154 – Danny@theprecision.com

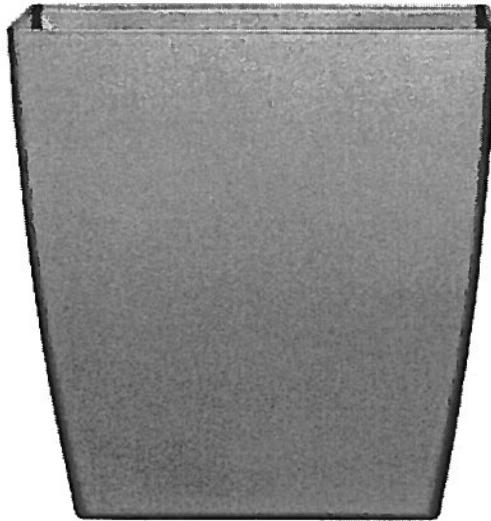
C/O: Danny Rodriguez



Attn.: Katie Totman

Re.: 218 College Street requested pictures of improvements

218 College Street Planters and Bench

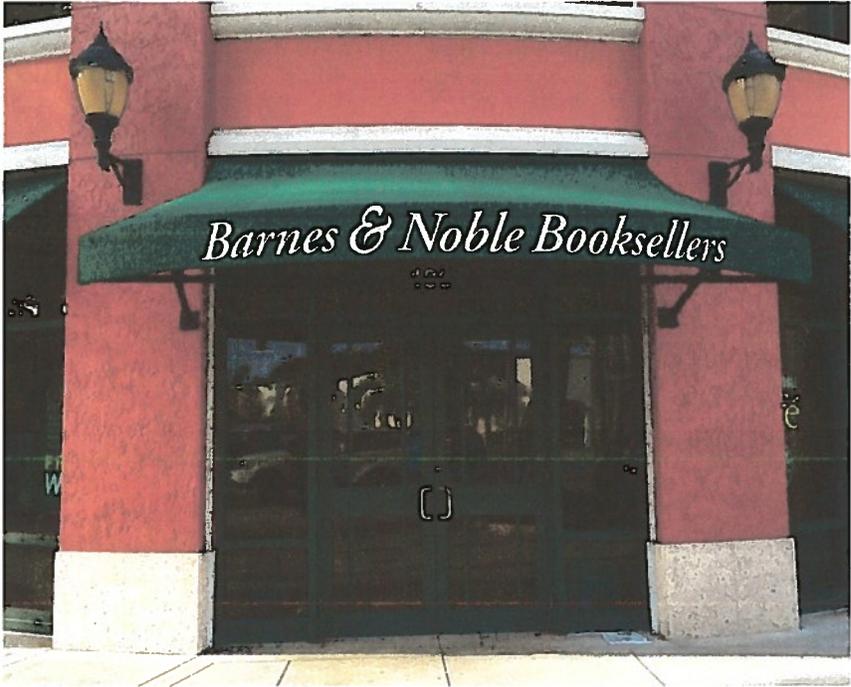


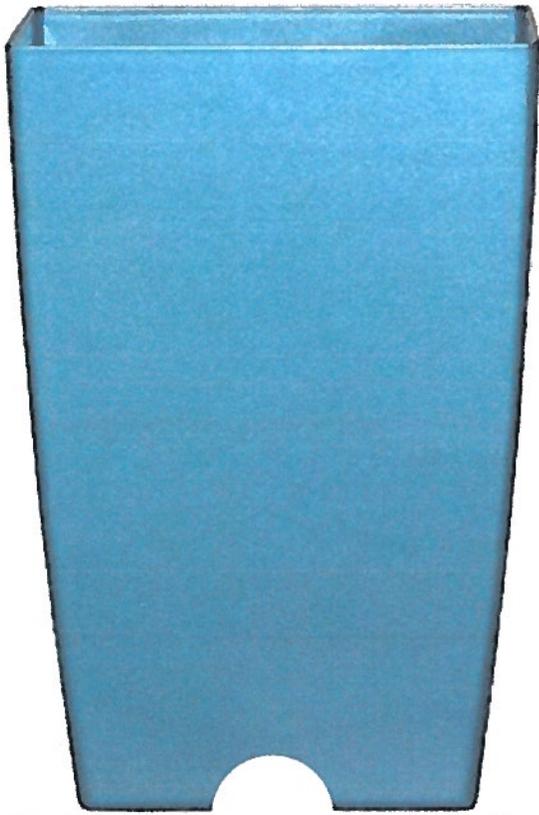
Planters on sides of replaced awning



Bench for alcove (or similar)







SEDONA TALL FIBERGLASS PLANTER

To Request a Quote ALL Attributes Must Be Selected

COLOR

CHOOSE AN OPTION

FINISH

CHOOSE AN OPTION

SIZE

CHOOSE AN OPTION

DESCRIPTION



RECYCLED PLASTIC MALIBU BENCH

To Request a Quote ALL Attributes Must Be Selected

COLOR

CHOOSE AN OPTION

SIZE

CHOOSE AN OPTION

DESCRIPTION

The Malibu style bench is made entirely from recycled plastic. This recycled bench is built for indoor or outdoor use and provides a high quality, cost effective, and Eco-friendly alternative to wood or concrete. It's solid construction makes these benches extremely durable and able to withstand heavy use.

Available with "in-ground" legs.

4 Ft., 5 Ft., and 6 Ft benches available