

## HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 5

**HDRC CASE NO:** 2015-277  
**ADDRESS:** 106 ALAMO PLAZA / 849 E COMMERCE ST  
**LEGAL DESCRIPTION:** NCB 1010 BLK 2 LOT 26 RIVERCENTER SUBD  
**ZONING:** D H HE RIO-3  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Keith Sullivan/FITCH  
**OWNER:** New Rivercenter Mall II, LP  
**TYPE OF WORK:** Installation of doors for H&M  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a new recessed corner entrance at the corner of Alamo and Blum Streets. Although shown on construction document sheet CE-1, signage is not a part of this request.

### 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.

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 6. Non-Residential and Mixed Use Streetscapes

##### C. PAVING

- i. Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

**FINDINGS:**

- a. The applicant has proposed to modify the northwest corner of the Historic Joske's Building at street level in order to accommodate a new entrance for H&M, a future tenant of the Rivercenter Mall. The applicant has noted that the proposed entrance will be recessed and will feature brass doors, black granite cladding and a continuation of the existing sidewalk to the proposed recessed entrance.
- b. According to the Guidelines for Exterior Maintenance and Alterations, new features or elements that alter or destroy the historic building character should not be introduced to historic facades. The applicant has proposed to create a new, recessed entrance featuring three brass clad aluminum doors and a granite façade to match that of the existing façade. The total width of this façade modification will be 16 feet. While this entrance is not original to the façade, staff finds that its recession into the original façade creates a feature which distinguishes it from the existing, original entrances. Staff finds this proposal appropriate.
- c. The applicant has proposed to continue the existing concrete paving at the northwest corner into the recessed entrance. The applicant has noted that this concrete paving is to match this existing. The is consistent with the Guidelines for Site Elements 6.C.i.
- d. Although shown on construction document sheet CE-1, signage is not a part of this request.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 06, 2015

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# Rivercenter Proposed H&M Corner Entrance

June 24, 2015

## SHOPS AT RIVERCENTER

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





# RIVERCENTER

*San Antonio style. River Walk spirit.*

June 24th, 2015

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

**Re: Application for Final Approval for future tenant H&M to install a new entrance into the Joske's building at the corner of Alamo & Blum Streets.**

Dear Ms. Miller:

Enclosed herewith is our application for Final Approval of our plan to install a new entry into the Historic Joske's building on street level at the Northwest corner of that structure. I had previously shown you conceptual renderings back in May of 2015. Since that time we have located salvaged granite from previous renovations including scalloped, quarter-round columns that will be used in this project. In addition, the doors will be replicas of the original doors. The goal is for this entrance to blend seamlessly with existing structure and appear as though it had been there all along.

The approved Signage Master Plan already provides for a "Bump-Up" on the canopy and signage for this Tenant space. We will abide in all aspects with the specifications contained in that plan for the signage above this proposed new entrance.

We believe that this new entrance is consistent the character of the building given there has long been a similar entrance at the corner of Alamo and Commerce. In addition, it reinforces our re-orientation towards Alamo Plaza in anticipation of enhancements to that space. We look forward to your thoughtful consideration of our application and to a full and vigorous discussion of its merits with the commissioners.

With regards,

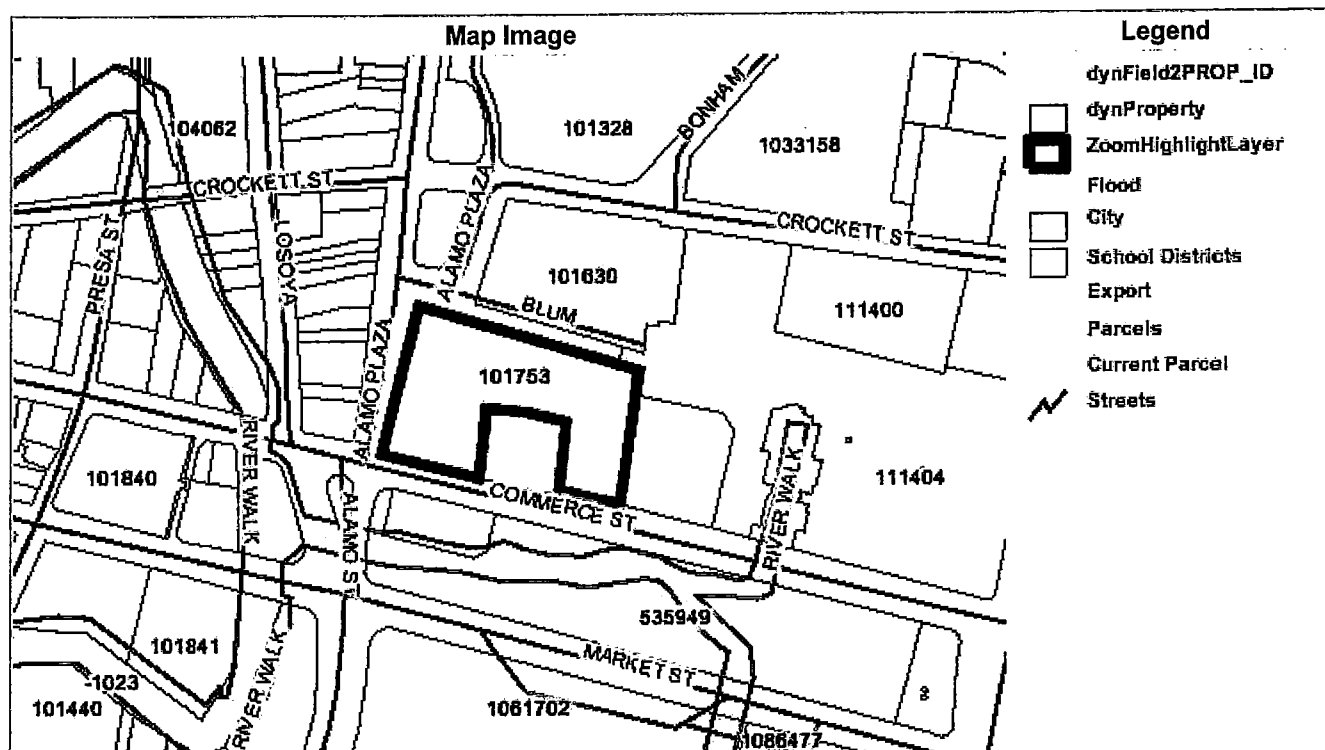
Christian E. Oviatt, SCSM  
General Manager – Development Coordinator  
Rivercenter Mall

**Rivercenter Mall**

849 E. Commerce, Suite 895 • Tel: 210.225.0689 • Fax: 210.224.7294 • San Antonio, TX 78205 • [www.shoprivcenter.com](http://www.shoprivcenter.com)



**Property Search Results > Property ID 101753 NEW RIVERCENTER MALL LP for Year 2012**



## Property Details

Property ID: 101753  
Geo. ID: 00151-000-0010  
Type: Real  
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

Address: 106 ALAMO PLAZA TX  
 Neighborhood: NBHD code10011  
 Mapsco: 616F5  
 Jurisdictions: 06, 08, 09, 10, 11, 21, 57, CAD

Name: NEW RIVERCENTER MALL LP  
Address: % ASHKENAZY ACQUISITION CORP  
433 5TH AVE  
NEW YORK, NY 10016-2207

Appraised Value: \$11,034,750

Database last updated on: 7/23/2012 1:32 AM

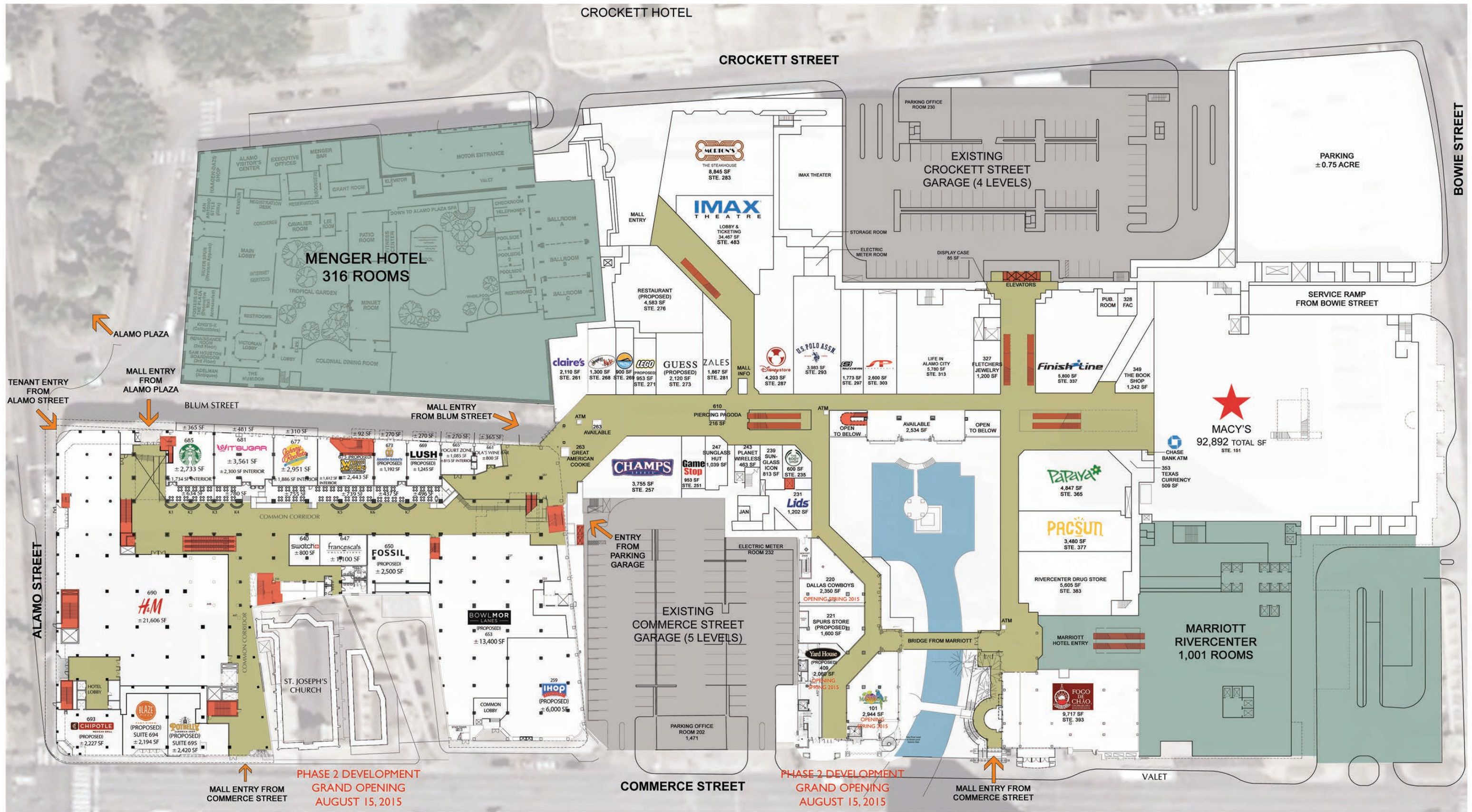
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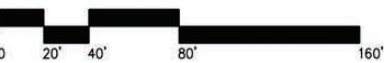






JOSKE'S NEW TOTAL SF: 272,012 SF  
 TOTAL PROPERTY SF: 654,655 SF

**Rivercenter Overall Plan**  
 Street Level



**GENERAL NOTE:**  
 THE TENANT SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS FURNISHED BY GENERAL & SUB-CONTRACTORS.

# Street Level

**CEILING HEIGHTS PER FLOOR**  
 (FINISHED FLOOR TO BOTTOM OF STRUCTURE)

BASEMENT:	10'-0"
STREET LEVEL:	15'-0"
SECOND LEVEL:	13'-4"
THIRD LEVEL:	27'-0"





# M&A

CORNER ENTRY PLAN  
ELEVATION AND SECTION

## CONSULTING ENGINEER

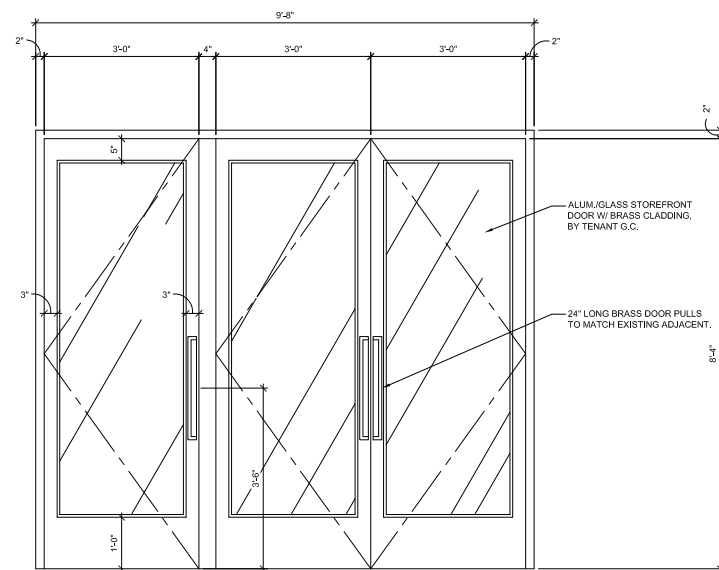
**AAD:FITCH, Inc.**

**FITCH**

19435 North Scottsdale Rd., Suite 195  
Scottsdale, Arizona 85254  
USA  
T +1 480 958 4200  
[www.fitch.com](http://www.fitch.com)

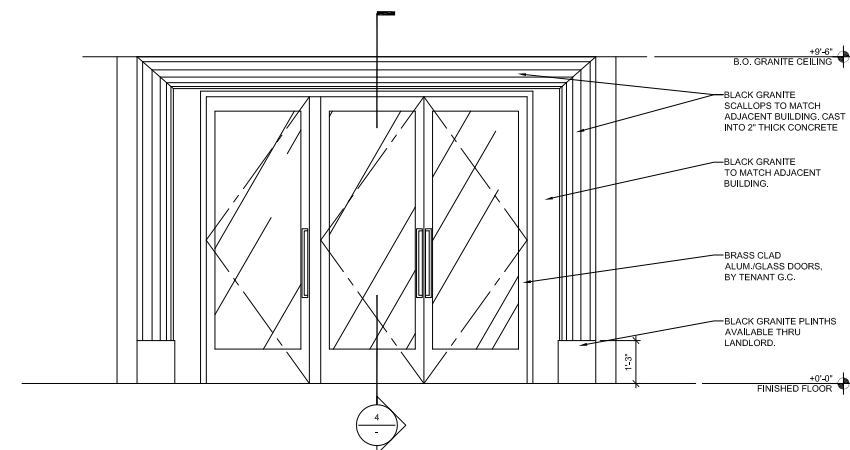
DATE: 06-10-15  
SCALE: AS NOTED  
DRAWN BY: AAD  
PROJECT NO.: 320102967

SHEET:  
**CE-2**



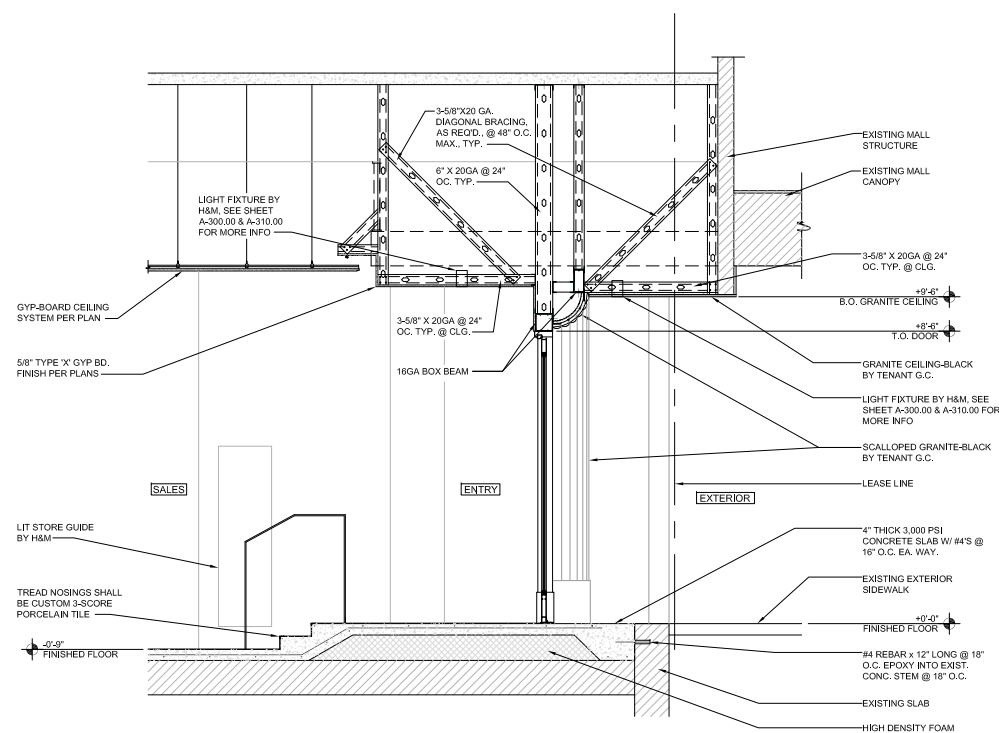
## DOOR DETAILS

3/4"=1'-0"	3



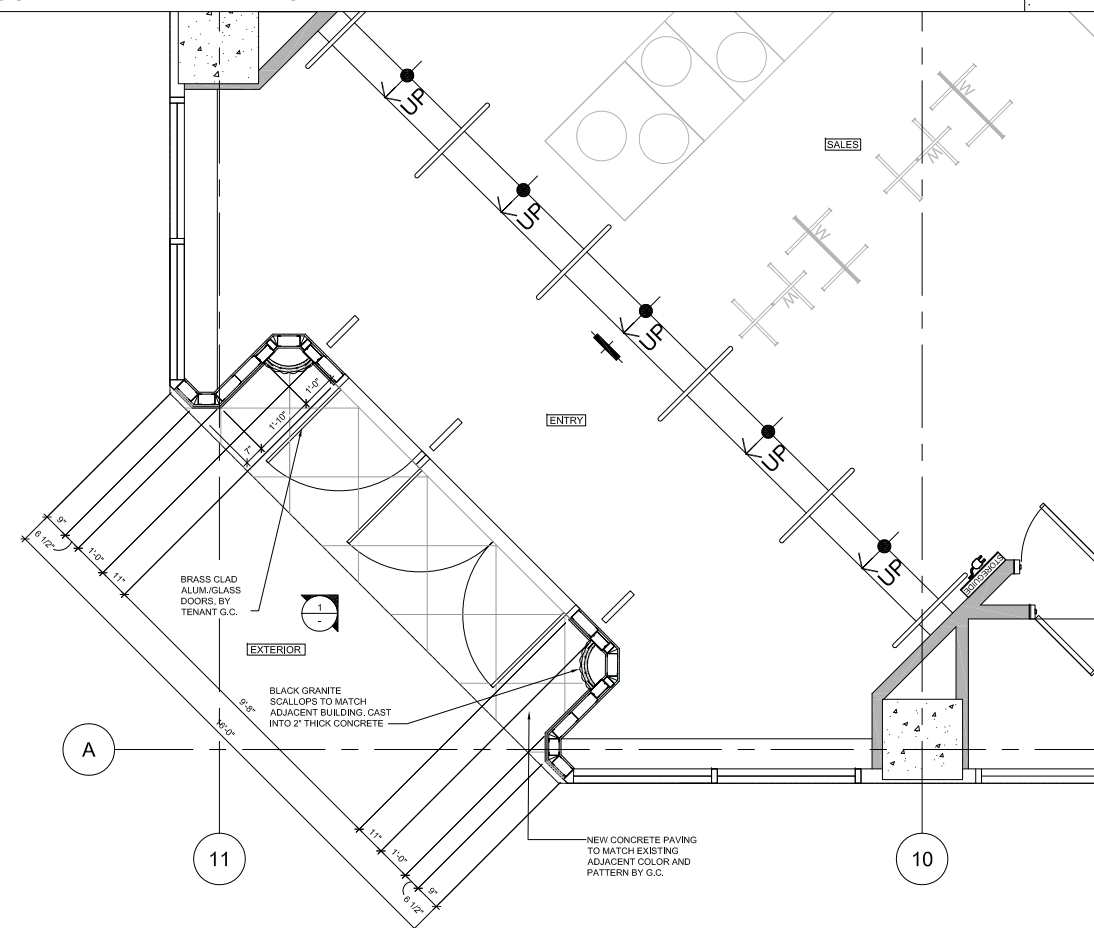
CORNER ENTRY ELEVATION

$1/2'' = 1' - 0''$	1



ENTRY SECTION

1/4"=1'-0"	4
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CORNER ENTRY PLAN

$1/2'' = 1' - 0''$	2
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