

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-293
ADDRESS: 106 ALAMO PLAZA / 849 E COMMERCE ST
LEGAL DESCRIPTION: NCB 1010 BLK 2 LOT 26 RIVERCENTER SUBD
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Christian Oviatt
OWNER: New Rivercenter Mall, L.P.
TYPE OF WORK: Modification to master signage plan/ exterior modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify an existing entrance from three pairs of doors to a single pair due to the need to become ADA compliant and the need for additional interior space. The applicant has noted that the doors that are to be removed were installed in the 1970's and will be replaced with a door comparable to the HDRC approved doors at the corner of N Alamo and Blum for H&M. The applicant has also proposed to modify the previously approved master signage plan to include Commerce Street signage for a third tenant. The applicant has proposed to modify the existing marquee to match those that have been previously approved, noted in the application documents.

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 three existing door openings along the Commerce Street façade of the Historic Joske's Building at street level in order to accommodate a tenant's need for more interior space and to come into compliance with ADA regulations. The applicant has noted that the doors that have been proposed to be removed were installed in the 1970's. The applicant has also noted that the proposed new door that is to be installed will be comparable to the recently approved doors for H&M; featuring brass doors.
- 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. While the applicant will alter the existing door openings from three down to one, the overall width of the recessed storefront will not change. The applicant has proposed to install storefront glass to replace the existing doors.
- c. 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. While this is a modification of how this space functions, staff finds that it will not negatively impact the architectural or historic integrity of the Joske's Building. Staff finds this request appropriate.
- d. In addition to the proposed modifications to the existing door openings, the applicant has proposed to modify the existing marquee to match two marquees that have been approved by the HDRC. The applicant has proposed this to accommodate signage for an additional, third tenant to display toward E Commerce. The applicant has proposed for the additional signage to be 40 square feet in size and match previously approved tenant signage on E Commerce to be consistent with the master signage plan. Staff finds this request appropriate.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



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Rivercenter

Proposed Commerce Street Signage & Elevation

July 10, 2015

SHOPS AT
RIVERCENTER

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





RIVERCENTER

San Antonio style. River Walk spirit.

July 17th, 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 modifications to canopy and storefront along Commerce Street west of St Joseph's church.

Dear Ms. Miller:

Enclosed herewith is our application for Final Approval of our plan to modify the canopy and storefront along Commerce Street west of St. Joseph's church. Since our previous modification, we have secured commitments for a third Tenant along this façade where previously we had just two with the mall entrance in the middle. Our new plan moves the entrance further to the east and provides for a third Tenant space.

The approved Signage Master Plan (SMP) already provides for two "Bump-Ups" on the canopy and signage for one Tenant space and the mall entrance. This modification seeks to add an additional "Bump-Up" for an additional Tenant. We will abide in all aspects with the specifications of the SMP for the signage above this proposed new Tenant.

We believe that this modification is consistent with the character of the building and further strengthens the vitality of the vibrant retail portal that is the intersection of Alamo and Commerce Streets.. The storefront modifications will retain the proportions and finishes of the surrounding storefronts and appear seamless when complete. We look forward to your thoughtful consideration of our application.

With regards,

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

Rivercenter Mall

HDRC APPLICATION

Explanatory Narrative

Canopy and Storefront Modifications

Historic Joske's Building

Commerce Street West of the St. Joseph's Church

Applicant: New Rivercenter Mall, L.P.

Preparer: Christian E. Oviatt, General Manager

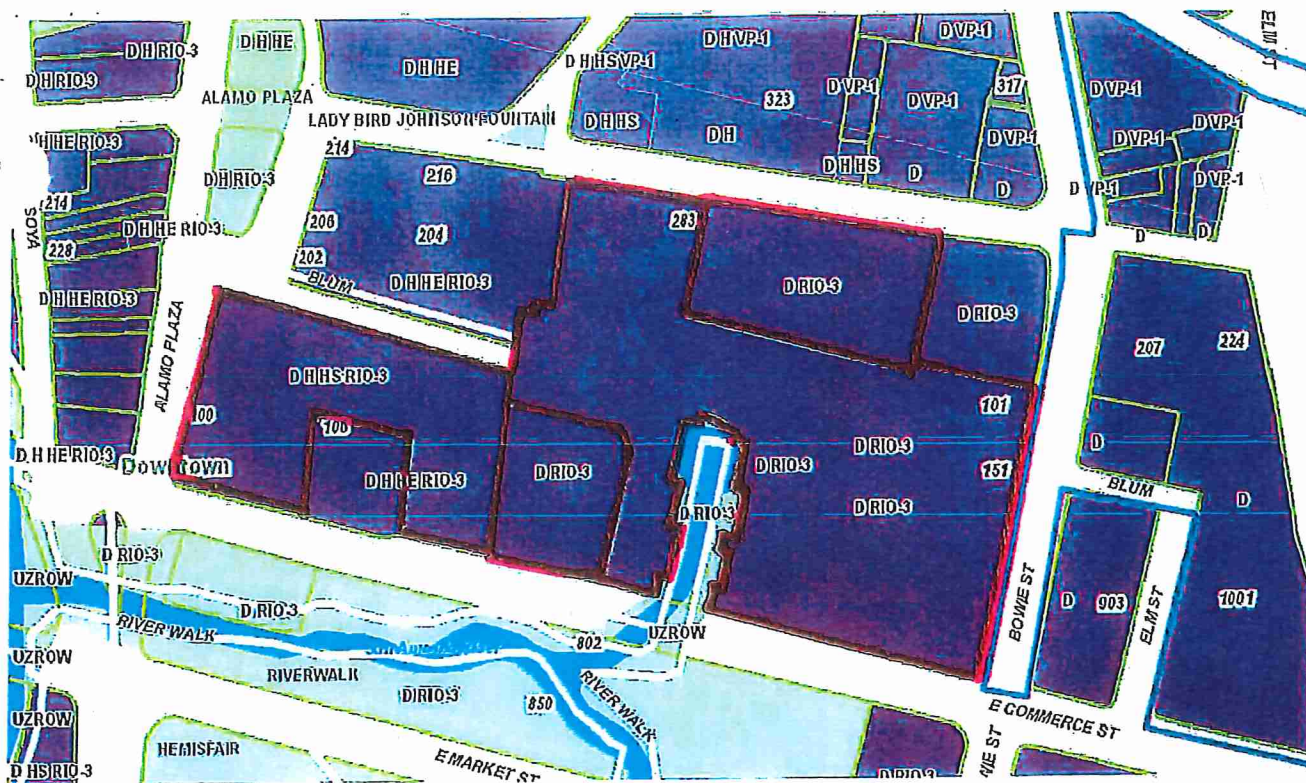
Date: July 17th, 2015


OVERVIEW: The market for retail space along Commerce Street, and in particular for restaurant space, has improved greatly in recent months. The longstanding performance of McDonalds and recent success of Whataburger have fueled this trend. Applicant seeks to take advantage of this opportunity by adding a third restaurant space along Commerce Street in the Historic Joske's Building west of St. Joseph's church.

SCOPE: This application adds a third Tenant space along Commerce Street and modifies the one entrance from three pairs of doors to a single pair. The door modification is necessitated because of the ramp inside the building at those doors. It does not meet current accessibility codes. In addition, the current ramp extends the full width of the three pairs of doors and greatly reduces the useable square footage in the space. Applicant seeks to retain the center pair and create a new, code compliant ramp. Where the other doors are removed, applicant will extend the adjacent storefront maintaining the period finishes and proportions. The doors that are being removed appear to have been installed in the 1970's and are non-descript, aluminum clad storefront doors. They will be replaced with brass clad doors similar to what was recently approved for use by H&M at their new entrance at the corner of Alamo and Blum Streets. That selection was made to be consistent in tone with the historic doors on Alamo and Blum Street entrances that are being restored and reused. On Commerce street, applicant believes that consistency with those recently approved doors will maintain the overall historic feel but be different from the actual historic Joske's doors.

ADDRESS: This project is in the Historic Joske's Building at 106 Alamo Plaza, San Antonio, TX 78205. It is on New City Block (NCB) 151, Block 3, Lots A1-A8, A61-A66 EXC SW 32 FT.

OWNERSHIP: Applicant is New Rivercenter Mall, L.P., a wholly owned affiliate of the Ashkenazy Acquisition Corporation and its Principal, Ben Ashkenazy. (www.aacrealty.com) he has named his Property Manager, Christian Oviatt, to act as his designated representative with respect to this application.





Zoning Map - Rivercenter

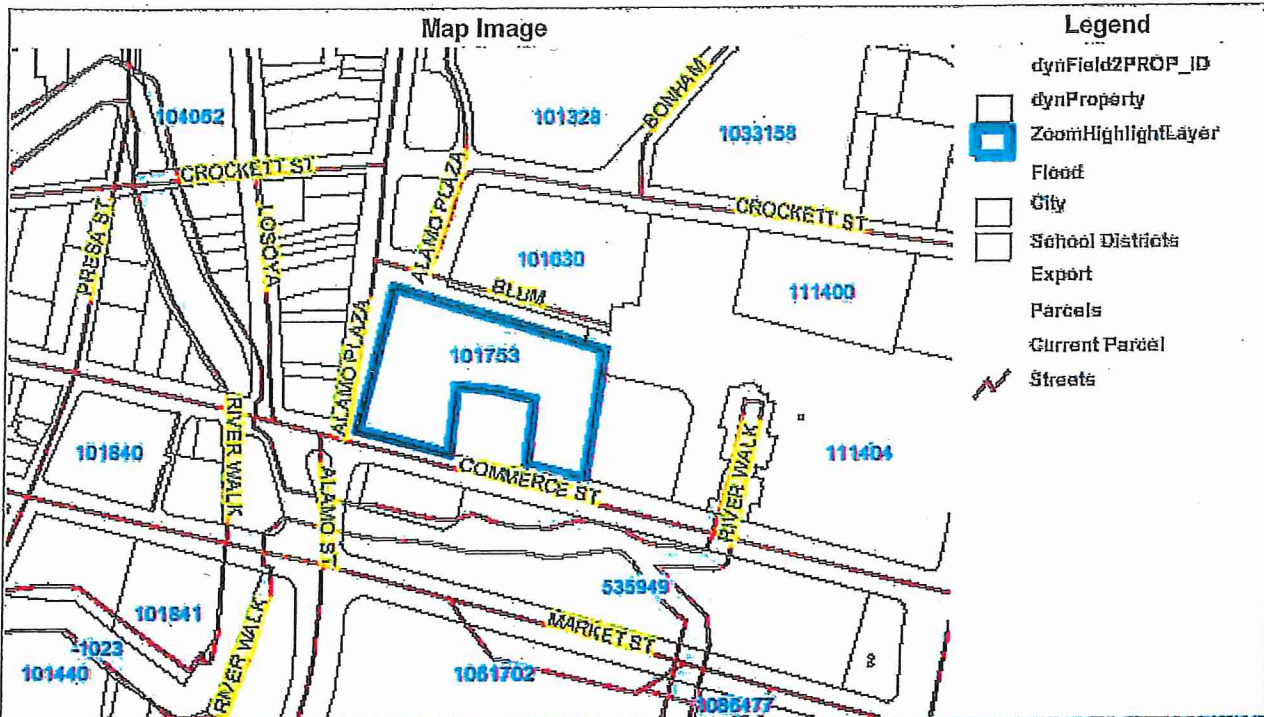
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Printed: Jul 23, 2012

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Bexar CAD

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



Property Details

Account

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

Location

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

Owner

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

Property

Appraised Value: \$11,034,750

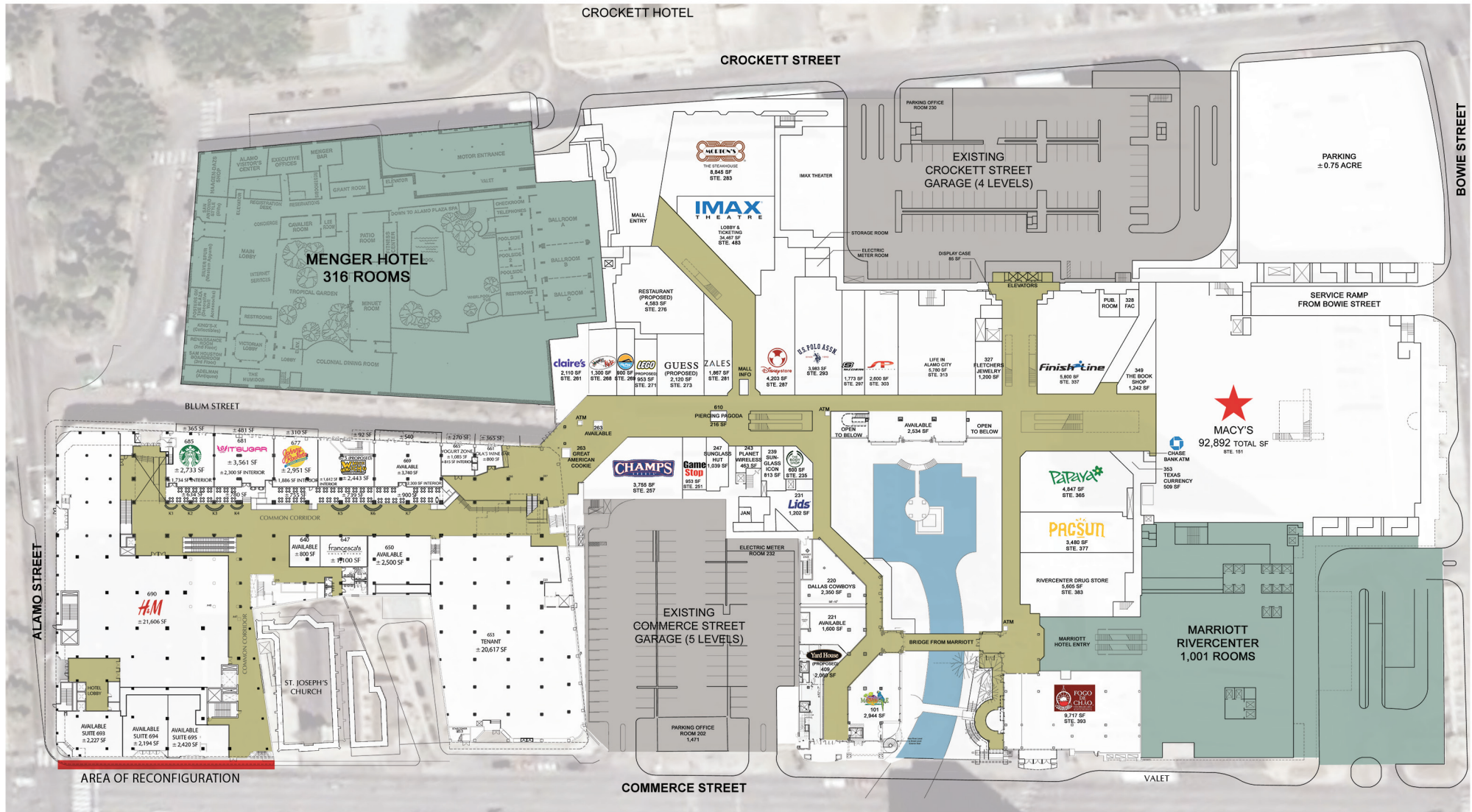
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Database last updated on: 7/23/2012 1:32 AM

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Street Level



Rivercenter Overall Plan
Street Level

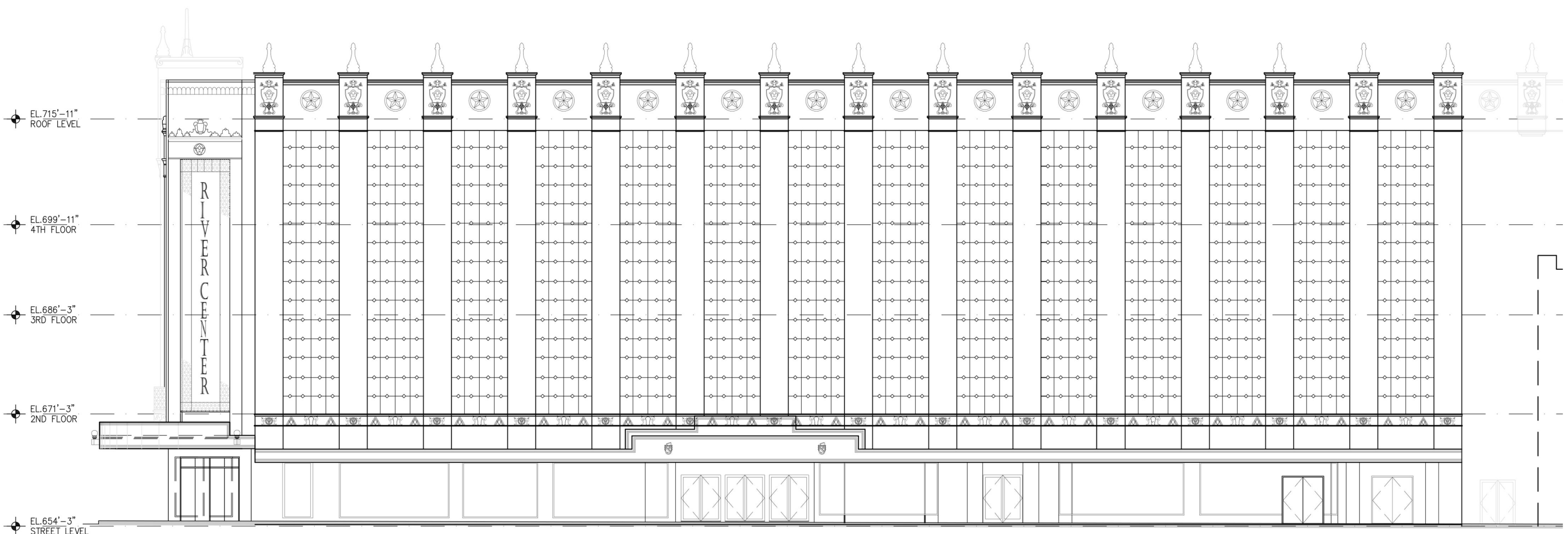
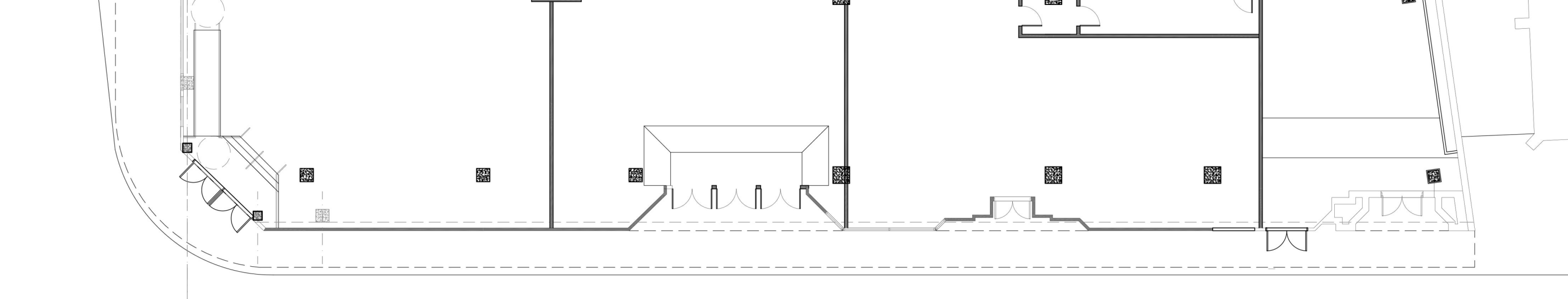
AREA OF RECONFIGURATION

SHOPS AT
RIVERCENTER



EXISTING

SHOPS AT
RIVERCENTER



EL.642'-3" BASEMENT LEVEL **EXISTING COMMERCE STREET FACADE**

Rivercenter
Joske's Building

Commerce Street Signage - Tenant Exhibit

SHOPS AT
RIVERCENTER



EXISTING DOORS



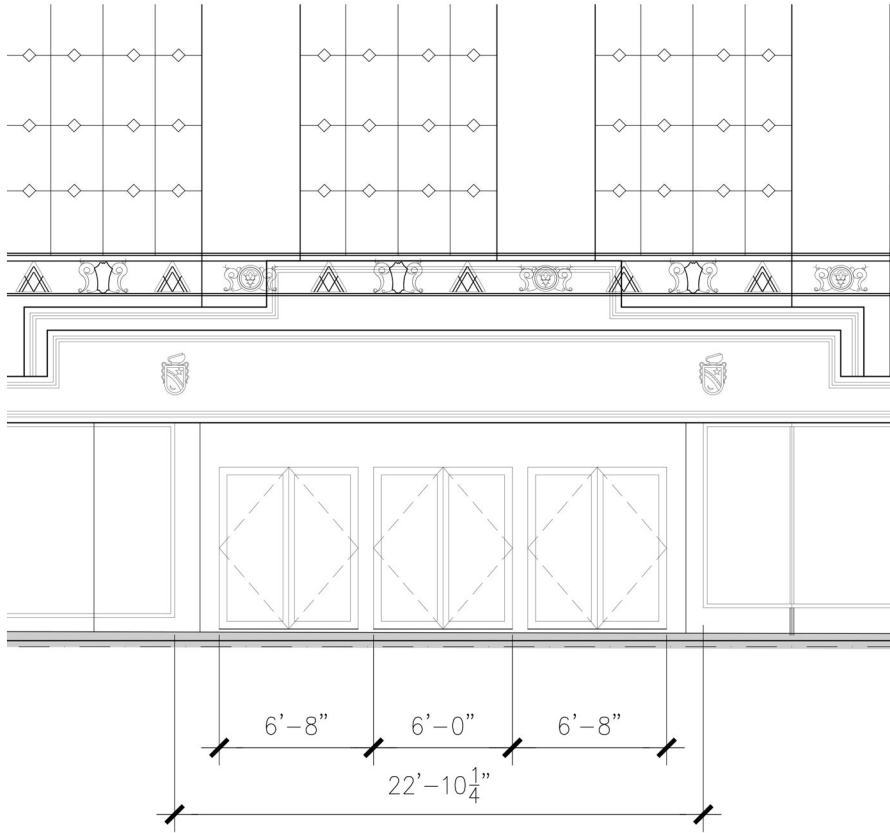
PREVIOUSLY APPROVED SIGNAGE

SHOPS AT
RIVERCENTER

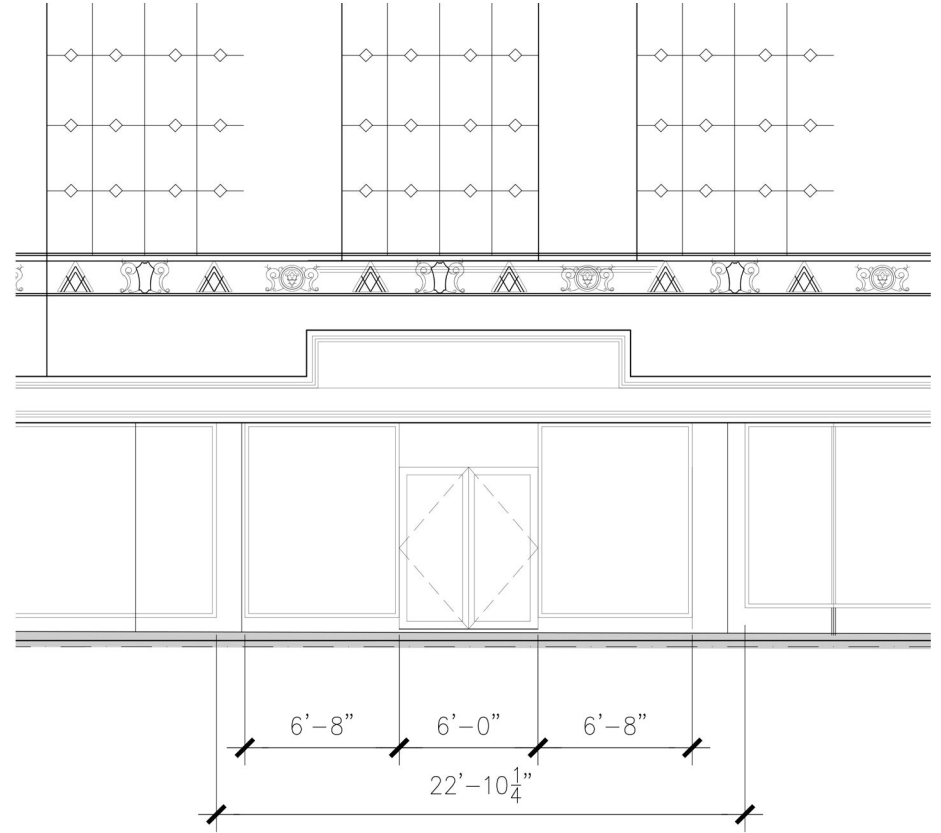


PROPOSED

SHOPS AT
RIVERCENTER



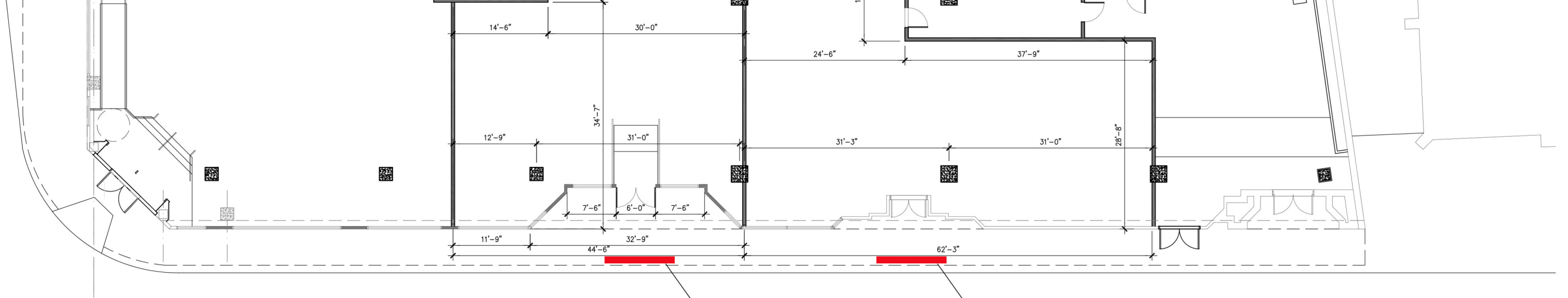
EXISTING



PROPOSED

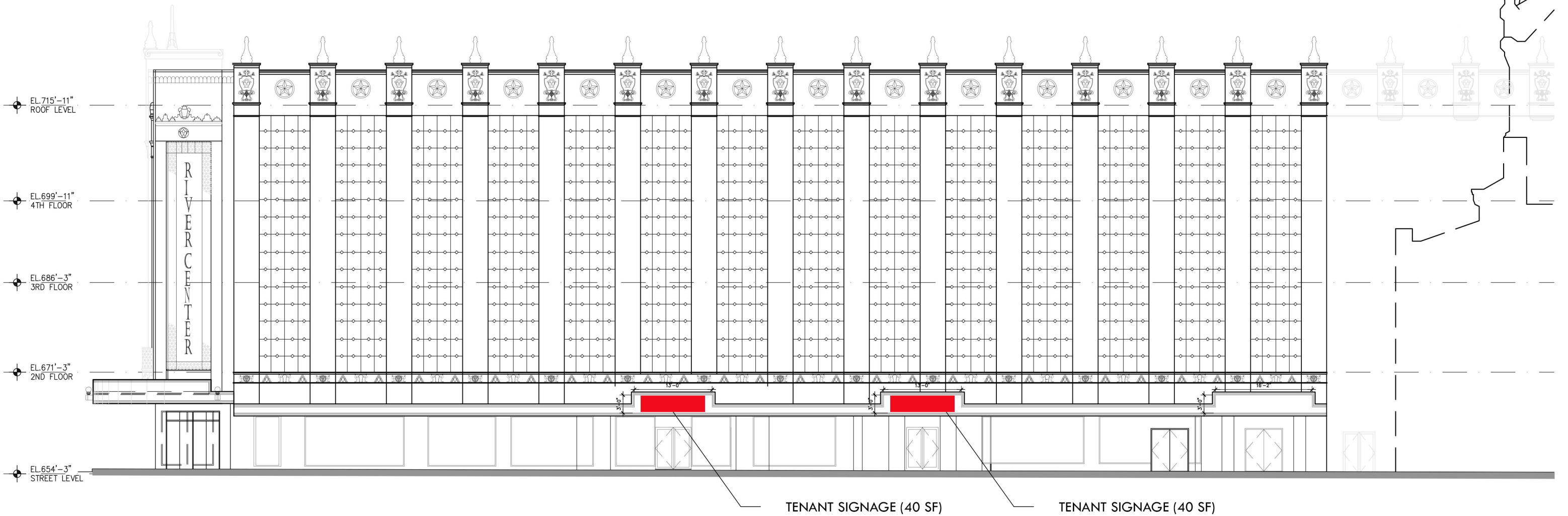
EXISTING & PROPOSED COMMERCE DOORS/WINDOWS

SHOPS AT
RIVERCENTER



TENANT SIGNAGE (40 SF)

TENANT SIGNAGE (40 SF)

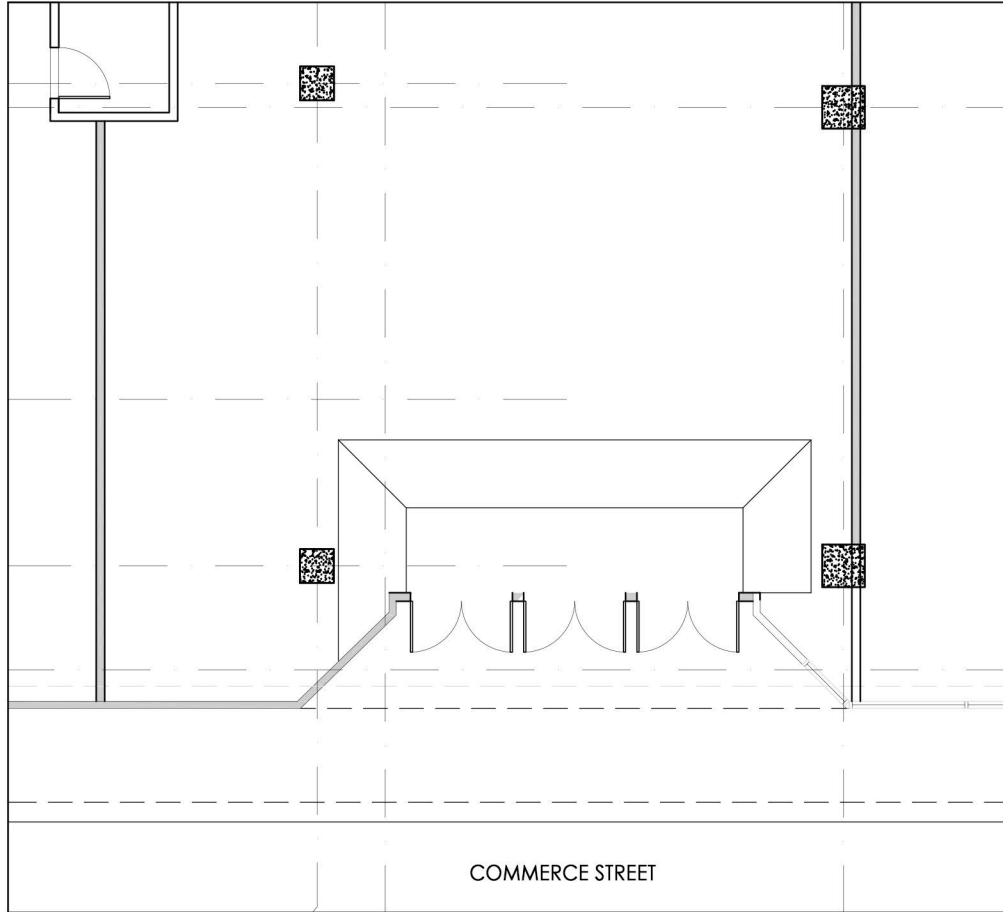


PROPOSED COMMERCE STREET FACADE

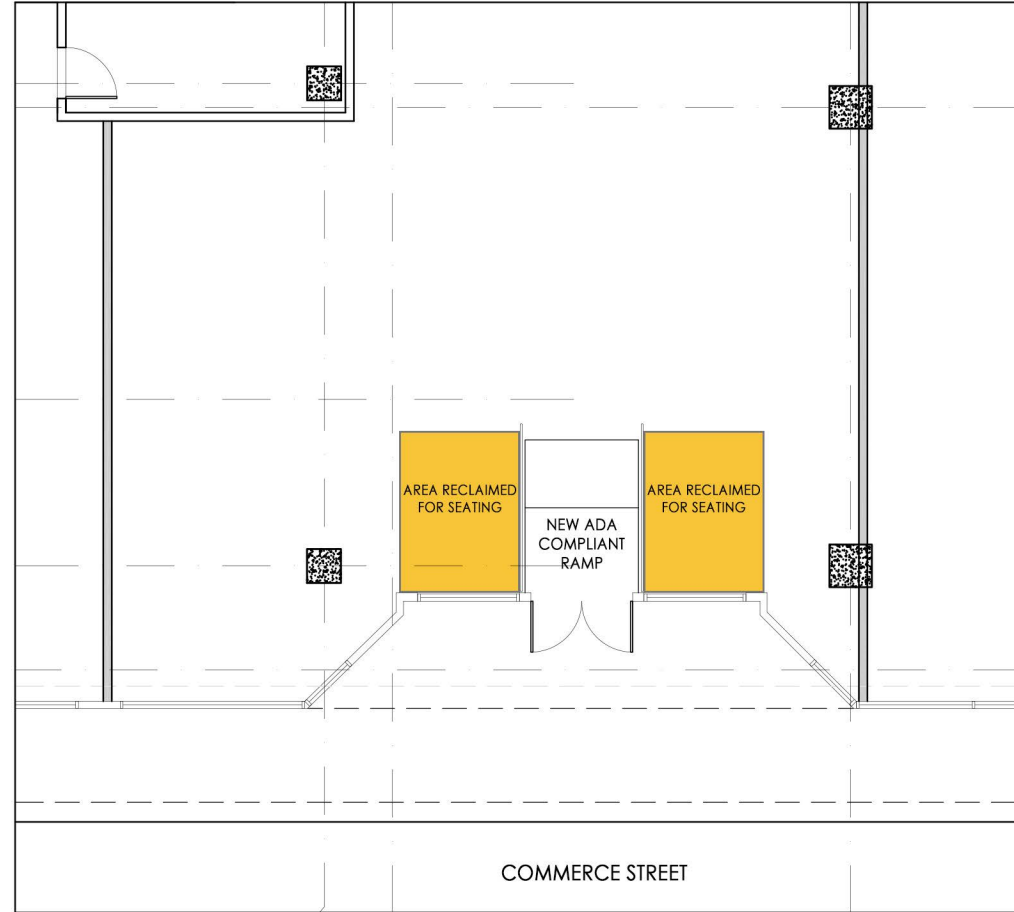
Rivercenter
Joske's Building

Commerce Street Signage - Tenant Exhibit

SHOPS AT
RIVERCENTER



EXISTING



PROPOSED

EXISTING & PROPOSED COMMERCE ENTRY WITH RAMP (PLAN VIEW)