

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2023

HDRC CASE NO: 2023-295
ADDRESS: 849 E COMMERCE ST
LEGAL DESCRIPTION: NCB 151 LOT 3, A1,A2,A3,A4,A5,A6,7,8,60,61, 62,63,65,A66 & 64 EXC SW 32 FT (2.533 AC) & NCB 1010 BLK 2 LOT 26 (.99 AC), 28 (1.44 AC), 31 (.71 AC) & PT OF LOT 30 (5.11 AC)
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
DISTRICT: Alamo Plaza Historic District
APPLICANT: fuad alaali/Dedicated Glass Works
OWNER: NEW RIVERCENTER MALL II LP
TYPE OF WORK: Replacement of one set of original entrance doors on north facade
APPLICATION RECEIVED: July 12, 2023
60-DAY REVIEW: September 08, 2023
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing set of entrance doors on the Blum Alley (north) façade of Rivercenter Mall with replacement doors. The existing doors were manufactured by Ellison Bronze and likely date to 1939. The doors are proposed to be replaced with new, aluminum doors.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

FINDINGS:

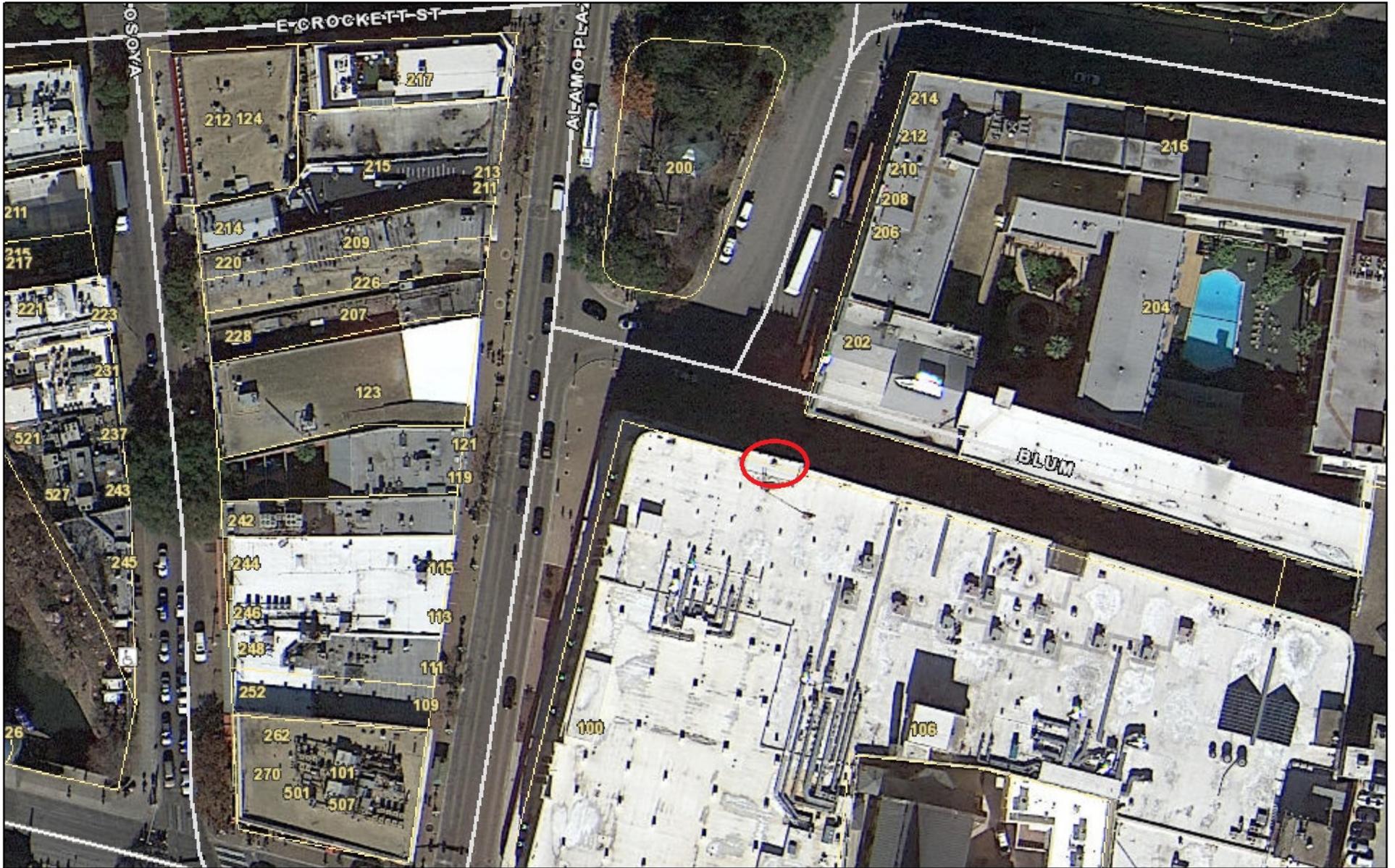
- a. The applicant is requesting a Certificate of Appropriateness for approval to replace the existing set of entrance doors on the Blum Alley (north) façade of Rivercenter Mall with replacement doors. The existing doors were manufactured by Ellison Bronze and likely date to 1939. The doors are proposed to be replaced with new, aluminum doors.
- b. EXISTING DOORS – The existing doors feature three sets of double leaf doors. The doors feature Art Deco detailing and were manufactured by Ellison Bronze and likely date to 1939. The applicant has provided a written narrative addressing existing modifications and adaptations to the doors to address maintenance and ADA compliance.
- c. DOOR REPLACEMENT – The applicant has proposed to replace the existing doors with new, aluminum doors. The proposed profile will be amended from three sets of double leaf doors to two sets of double leaf doors. The original brass transom will remain in place. The applicant has proposed for these doors to match a set of doors at the corner of Alamo Plaza and Blum Alley; doors that were introduced where storefront previously existed and installed circa 2016. The Guidelines for Exterior Maintenance and Alterations 6.A.ii. notes that historic doors should be preserved. The Guidelines for Exterior Maintenance and Alterations 6.B.i. notes that when doors are deteriorated beyond repair, they should be replaced in-kind. When in-kind replacement is not feasible, the replacement doors should feature sizes, materials, and profiles that match those of the historic doors. Staff finds an in-kind replacement of the existing, historic doors to be appropriate. Doors should be consistent with the Guidelines and feature sizes, profiles and materials to match the historic doors.

RECOMMENDATION:

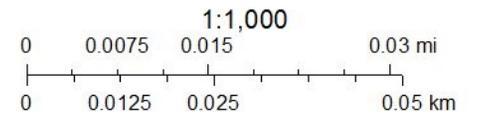
Staff recommends approval of the proposed door replacement with following stipulation:

- i. That the proposed replacement doors match the historic doors in profile, finish and material.
- ii. That the original doors be salvaged and stored on site for possible reuse in the future.

City of San Antonio One Stop



July 27, 2023





SHOPS AT RIVERCENTER



SEALIFE

H&M

DAVE & BUSTERS

WYATT & COTTAGE

STARBUCKS COFFEE

SEA LIFE

LOCKLAND

BUS TOURS HERE!



DEDICATED
GLASS WORKS

**Dedicated Glass Works.
A Narway Inc. Co.**

To The Honorable Office of The Commissioners of The City of San Antonio.

Executive Summary.

July 12, 2023

Subject: H&M Front Entrance Located at Shops at Rivercenter.
849 E Commerce St., San Antonio, TX 78205.

Kindly find attached shop drawings for the consideration of the OHP for a new set of doors for H&M located at Shops at Rivercenter.

H&M has been a tenant at this location since 2015. With two entrances, one egressing to Alamo Plaza and the other new installed during build out for H&M egressing at the corner of Alamo Plaza and Blum St.

The existing structure was built in 1887 by J. Joske. To house the Joske Department Store. With expansion and renovation in 1939, the entrance doors egressing onto Alamo Plaza are not the original doors of 1887, as they are made by Ellison Bronze.

Ellison Bronze, started manufacturing doors in 1932. In our humble opinion we think these doors were installed in 1939, thus making them 91 years old.

The existing damaged doors egressing at Alamo Plaza, there replacement will match the doors at the corner of Grand Plaza and Blum St.

These new set of replacement doors will match the exact ones that were approved by The City of San Antonio's Office of Historic Preservation office during the construction of H&M store in the years between 2014 and 2016, as this corner prior to 2014 did not have doors. Per the attached shop drawings.

Additionally, we are presenting all the doors that egress out of the building from all the businesses located in this building, including the mall's main entrance doors.

H&M front doors do not close and are irreparable, the middle set is completely inoperable and has been chain locked for the last 18 months as they have dropped onto the threshold and cannot be opened, the door manufacturer has stopped producing parts for these doors.

With the present facts, we greatly appreciate your consideration of this appeal for replacing damaged non operable doors with new ones matching the existing one.

With the utmost respect.
Yours truly.

Fuad AlAali
President.
Dedicated Glass Works.

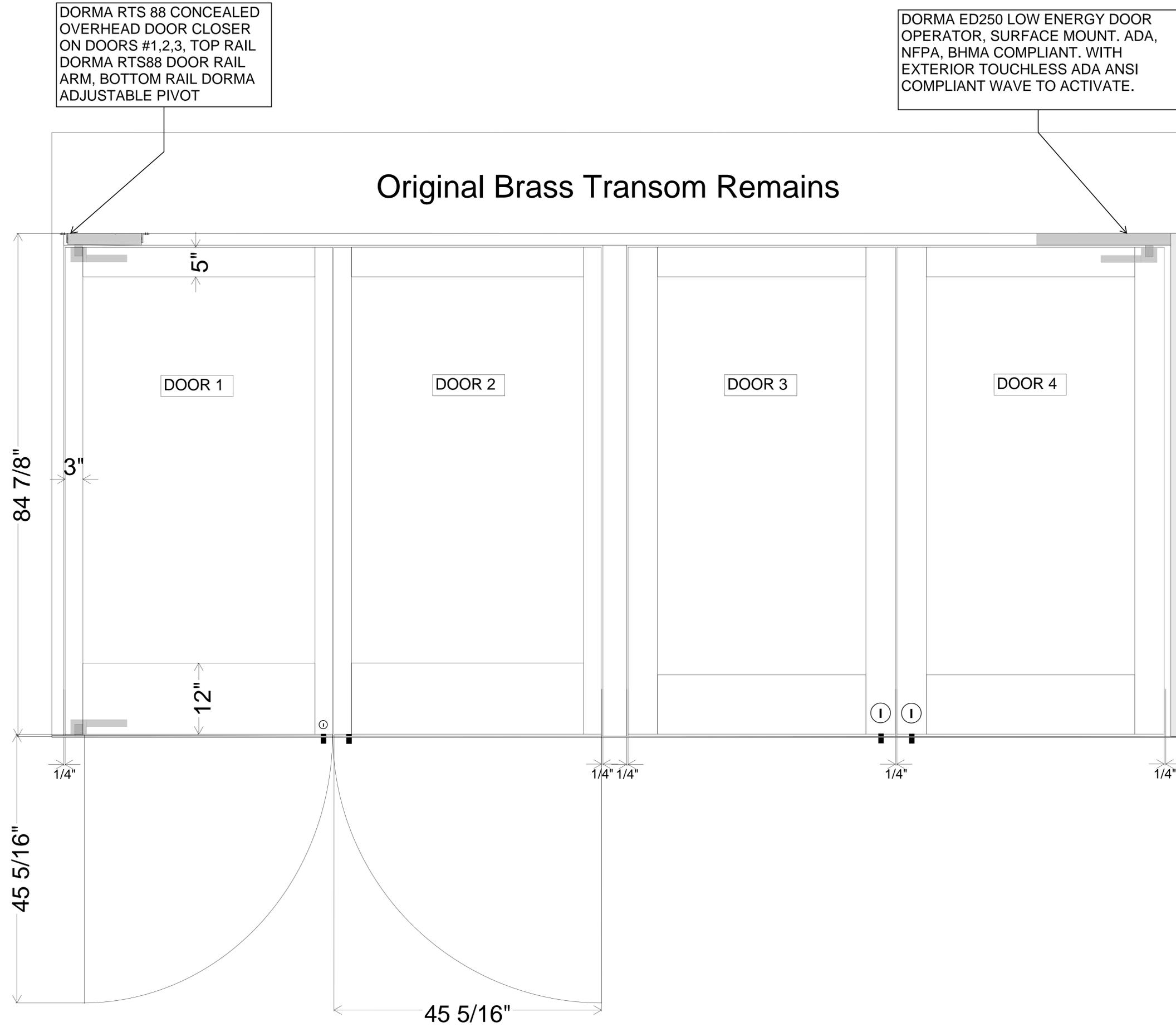
Contact:

Narway Inc.
dba. Dedicated Glass Works.
311 E. Park St.
Moonachie, NJ 07074

NJ HIC 13VH08323300
Raising the Bar to Higher Standards.

www.dedicatedglass.com
fuad@dedicatedglass.com
Tel. 973 599 0135
Fax 973 947 6499

H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205



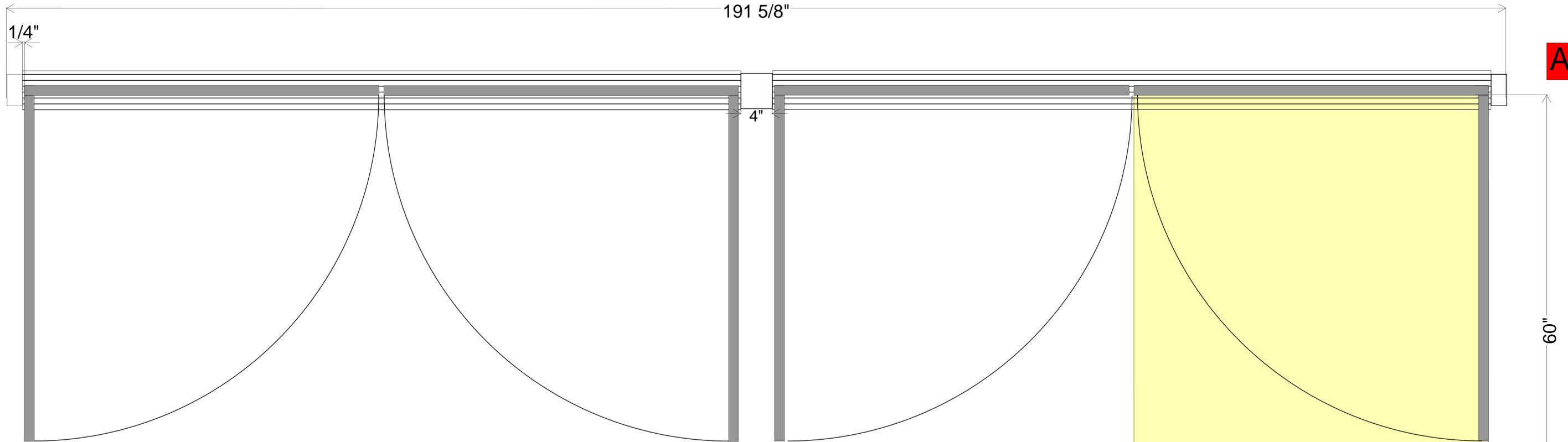
Prepared by:
Dedicated Glass Works.
311 E. Park St.
Moonachie, NJ. 07074
T. 973 599 0135
E.fuad@dedicatedglass.com
July 2 2023

Client: H&M. Loc. 280
Job Site Address:
Shops At Rivercenter.
849 E. Commerce St.
San Antonio, TX 78205

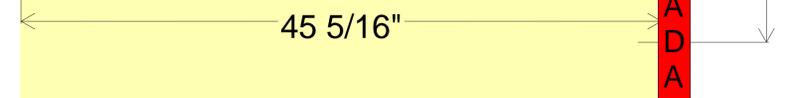
Prepared for:
H&M
Attn. Katie Dolliver
Peter Cheng
110 5th Ave.
11th Fl.
NY, NY. 10011
E. katie.dolliver@hm.com

H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205

Interior



Exterior



**ADA DOOR WITH
ACTUATOR 16" FROM
OUTSWING OF DOOR.
INETERIOR SIDE
ACTUATOR 12" OR
LESS FROM DOOR
FRAME.**

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Job Site Address:

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Prepared for:

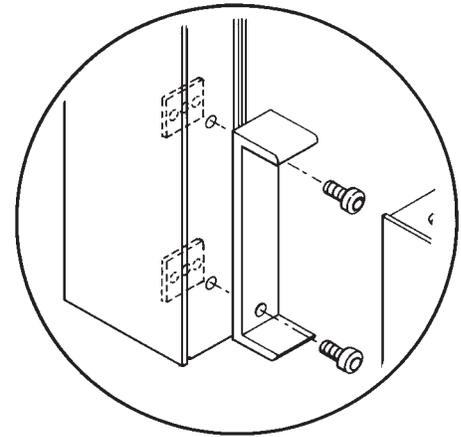
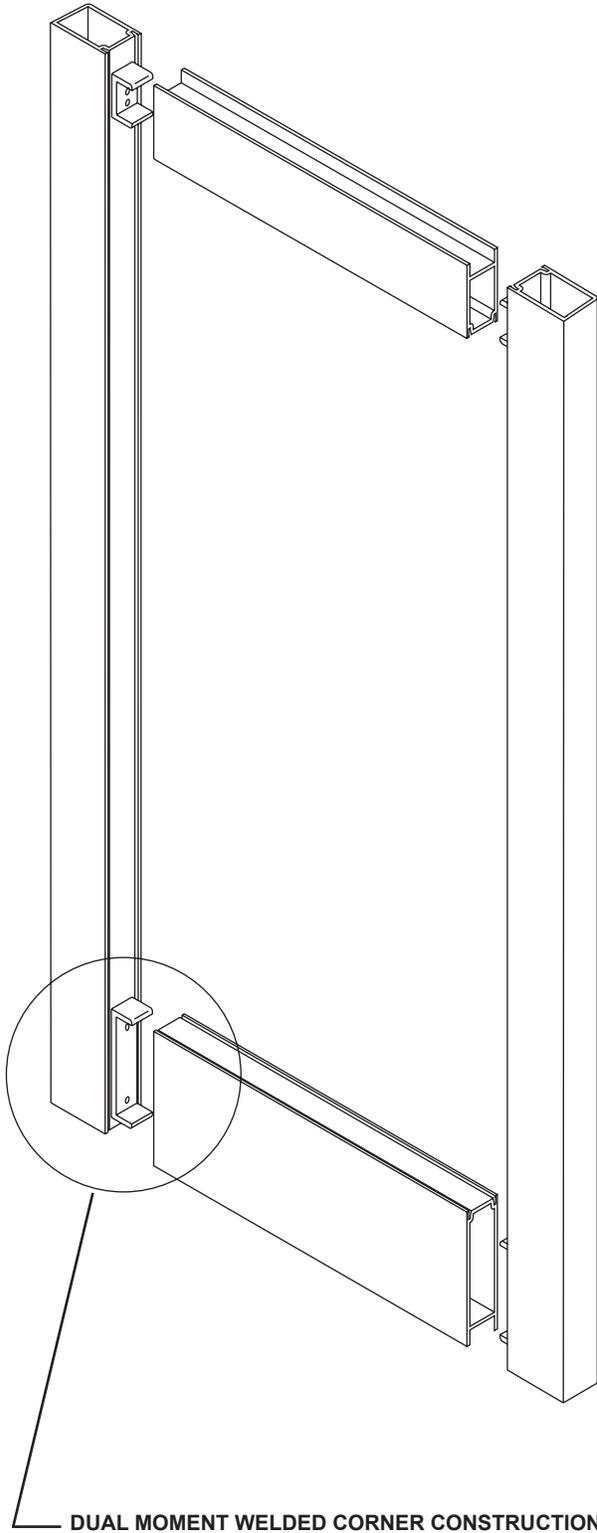
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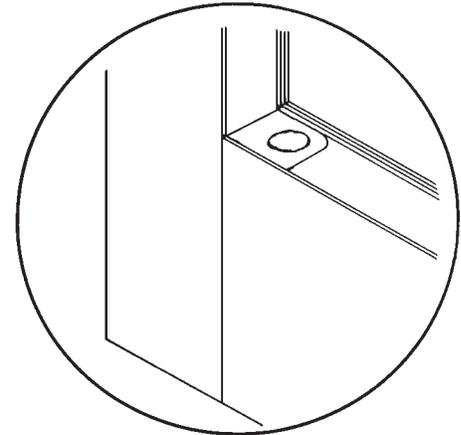
Dedicated Glass Works - Wide Stile Standard Door Prepped For Cladding

June 30 2023

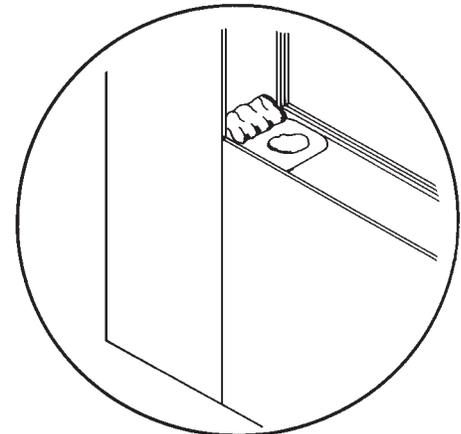
PICTORIAL VIEW



#1 MECHANICAL FASTENING is accomplished by attaching a 5/16" (7.9) thick extruded aluminum channel clip to the vertical stile with 1/4"-20 heat strengthened bolts and 3/16" thick steel nut plates for a high strength welding base for attachment horizontal member.



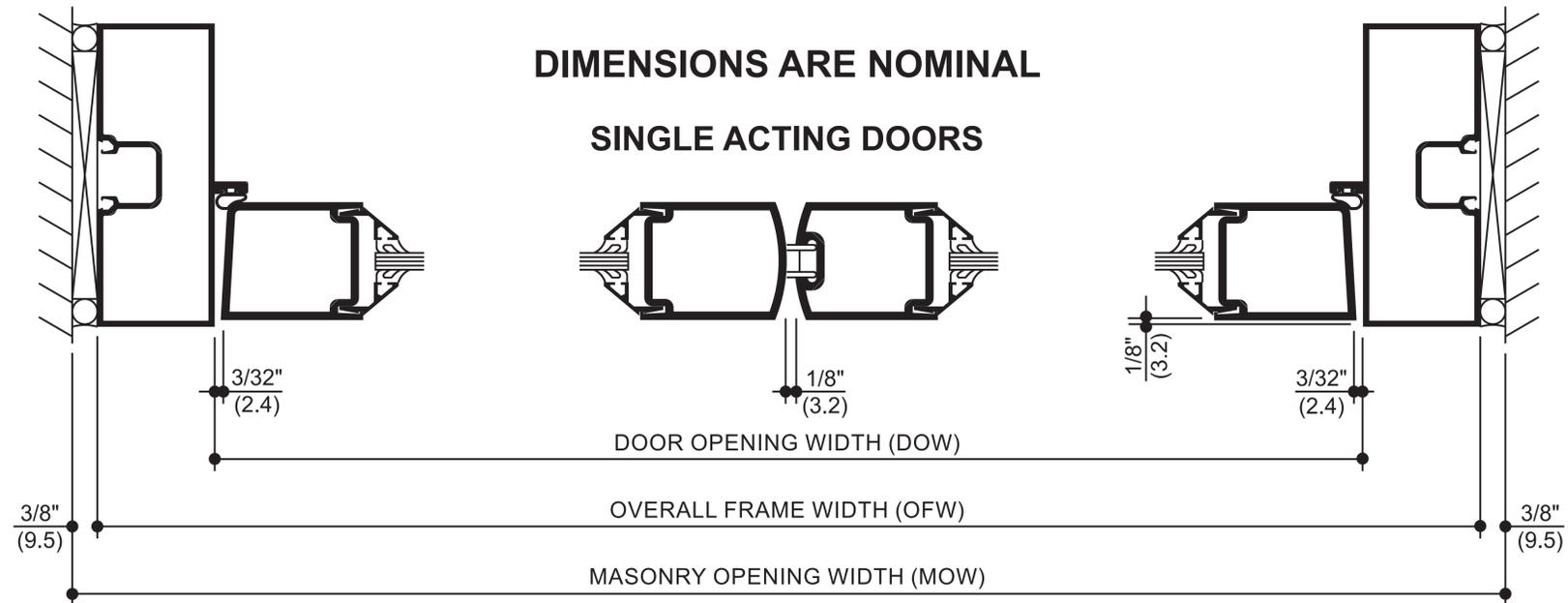
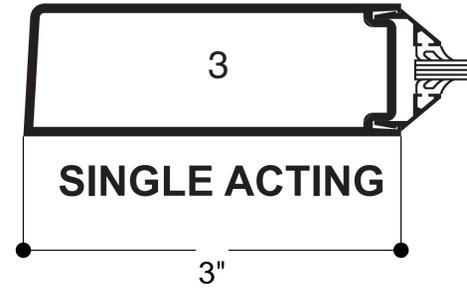
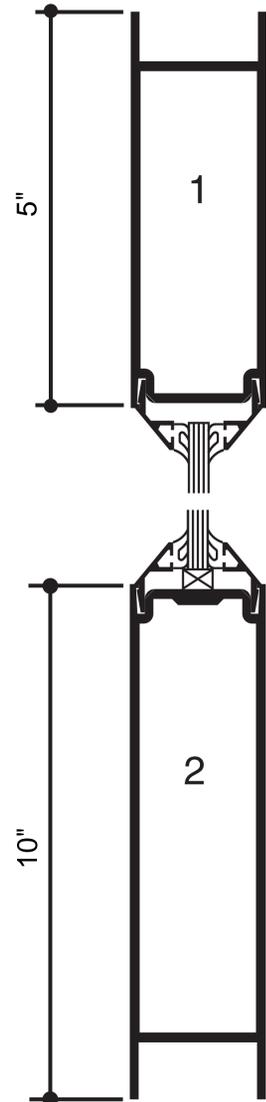
#2 SIGMA* DEEP PENETRATION PLUG WELDS are made top and bottom after the horizontal is properly positioned over the channel clip to help provide the strongest door corner joint currently available.



#3 SIGMA* FILLET WELDS along both top and bottom webs of the rail extrusion complete the welded corner construction.

* An arc welding process known as Shielded Inert Gas Metal Arc (SIGMA) or also known as Metal Inert Gas (MIG).

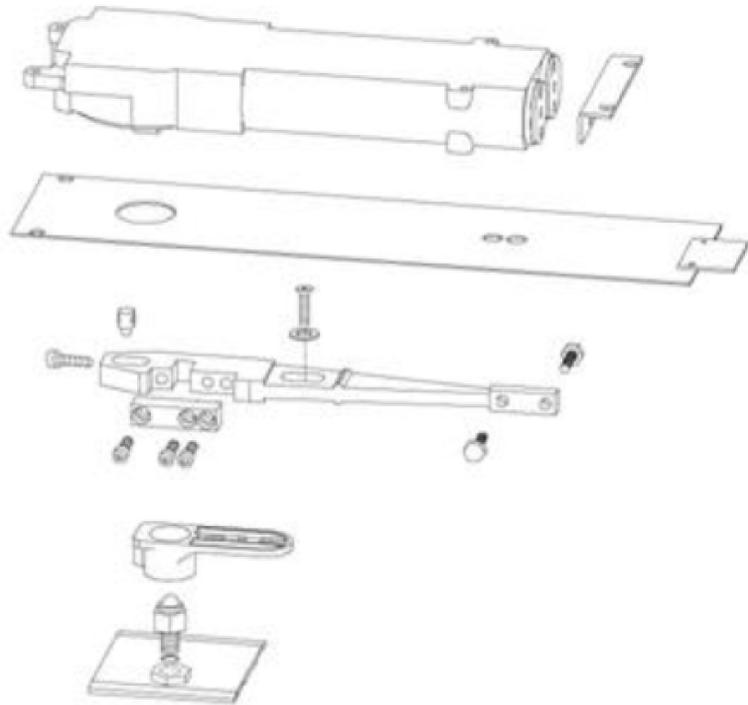
H&M Shops At Rivercenter . 849 E Commerce St.
 San Antonio, TX 78205



Prepared by: Dedicated Glass Works. 311 E. Park St. Moonachie, NJ. 07074 T. 973 599 0135 E.fuad@dedicatedglass.com July 2 2023	Client: H&M, Loc. 280 Job Site Address: Shops At Rivercenter. 849 E. Commerce St. San Antonio, TX 78205	Prepared for: H&M Attn. Katie Dolliver Peter Cheng 110 5th Ave. 11th Fl. NY, NY. 10011 E. katie.dolliver@hm.com
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H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205

Dorma RTS 88 Concealed Overhead door closer
with related hardware.



ADA, NFPA Compliant Low Energy Door Operatot by DormaKba with
wave to enter actuators.



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July 2 2023

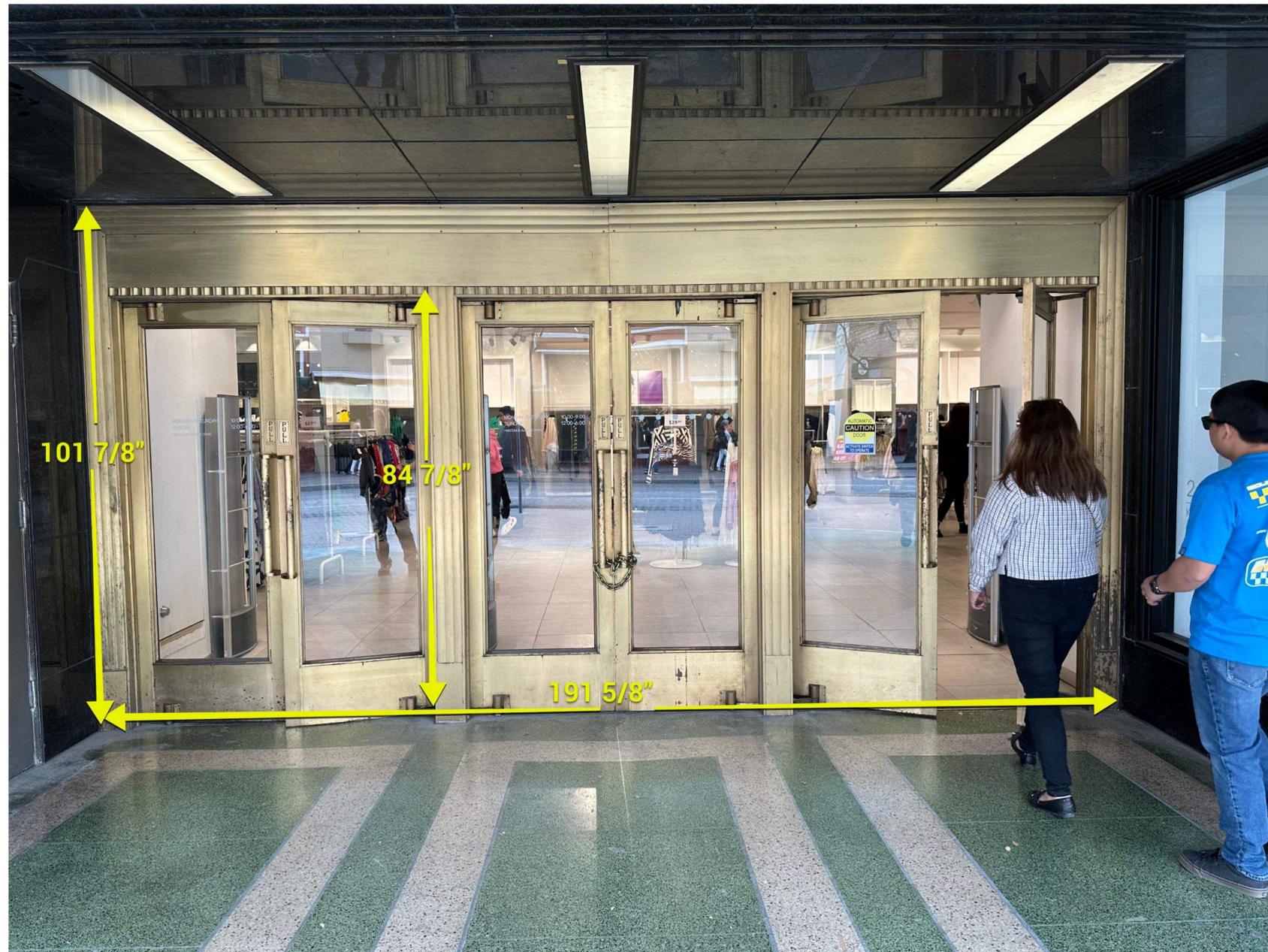
Client: H&M. Loc. 280

Job Site Address:
Shops At Rivercenter.
849 E. Commerce St.
San Antonio. TX 78205

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H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205



Existing Main Entrance Door.

With the the approval of The City of San Antonio, OHP and its respective Commissioners, this is the door that H&M would like to replace:

Reasons:

- Center Double Doors. Spring loaded door closers - broken parts no longer manufactured or available, lock and chain placed on door for safety.
- Left set of double doors. Right door spring broken, slams shut with no control from full open to slam shut in one second. Parts are no longer manufactured.
- All functioning doors do not close full, stay ajar causing damage to H&M HVAC Systems and it goes against the Company Mission Statement of having stores ecologically and environmentally friendly, trying to achieve LEED on most of its buildings.
- Right Set of Doors ADA doors. H&M has spent tend of thousands of dollars to have these work and function properly, from date of install till this date, do not function correctly and in violation of Civil Rights of People with Disability. Have not passed annual AAADM Certification (American Association of Automatic Door Manufacturers) Annual inspection is to certify doors to be in Compliance with ALL ADA, ANSI, NFPA Compliance.
- Each individual door width is 29" when open width decreases to 26". when double doors fully open total width of doors for egress is 52". If all doors functioned that would be a total of 156" of egress. Currently egress at best is 104".
- Proposed new doors total egress increased to 181" an increase of 13.8%. vs current condition that would be an increase of 42.50%.

With the recent tragic events at our Allen Premium Outlet location, the proper functionality of all our doors saved numerous lives as the shooting was outside our store, panicked crowds seeking save harbor were aided by our staff by guiding them through the front entrance doors all the way back to the back door for safe passage from the shooter.

We at H&M hold our Social Contract with Society and Communities we operate in to the highest standards, we strive to be a conscious neighbor and good citizens.

Video Link: <https://app.companycam.com/galleries/AyP4k1Z5>

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H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205



Existing Doors as viewed from inside.

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Existing Doors as viewed from inside.

H&M Shops At Rivercenter . 849 E Commerce St.
San Antonio, TX 78205



Proposed new main entrance doors to match existing doors.

These doors egress onto the corner of Alamo Plaza and Blum St.

They were installed by H&M and approved by OHP during the construction phase.

Narrow Stile Doors with 12" ADA Bottom Door Rail. 5" top Rail and 3" wide stiles.

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Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



Sea Life - Lego Land.
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 600,
San Antonio, TX 78205

River Walk Fun Pass Vacation Station.
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 600,
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



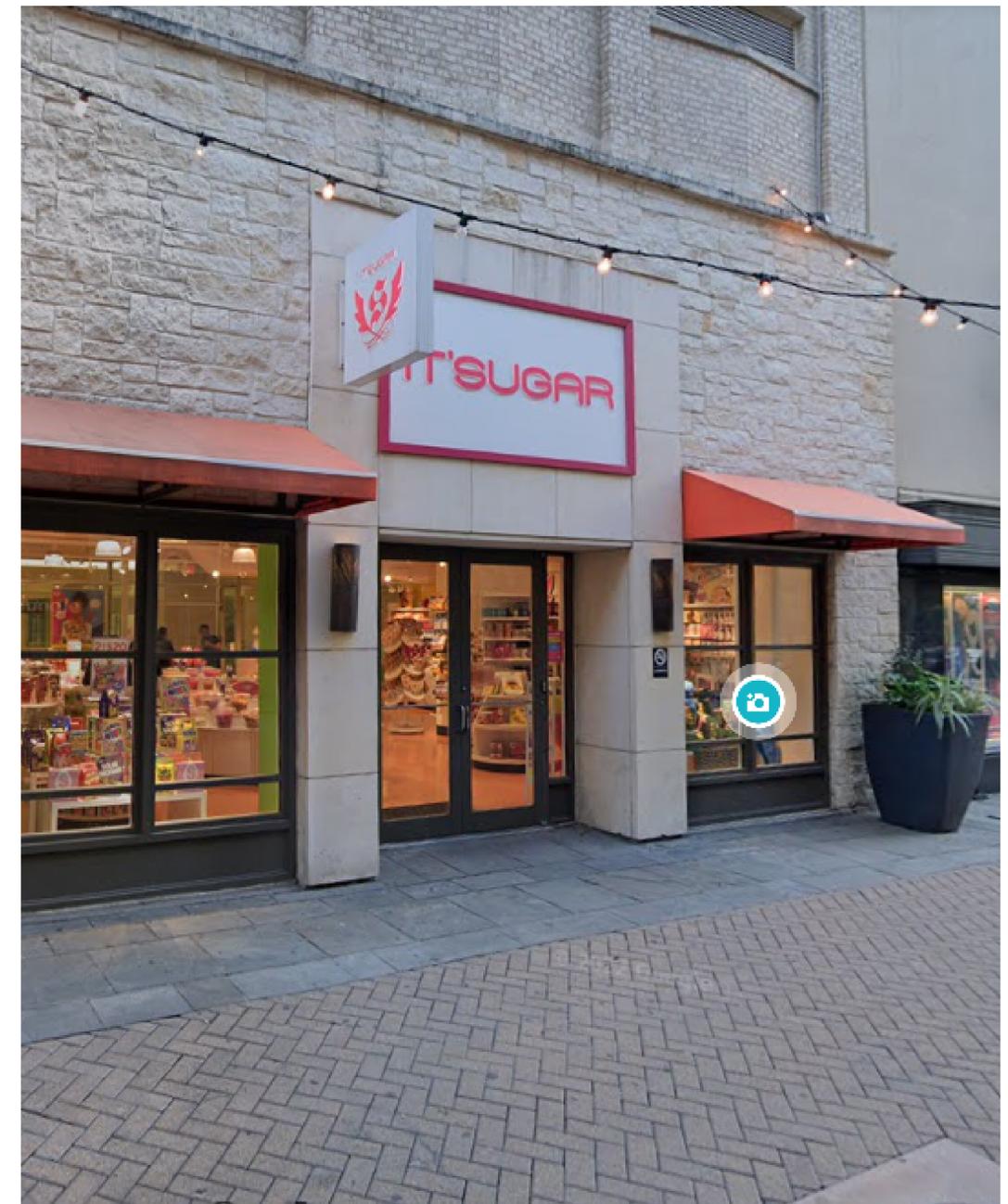
Yogurt Zone
Shop At Rivercenter. (On Blum St.)
204 Alamo Plaza. San Antonio, TX 78205

Great American Cookies
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 117,
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



PIEOLOGY PIZZERA
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 669,
San Antonio, TX 78205



Its Sugar
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 681,
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



WHICH WICH
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 675,
San Antonio, TX 78205

Johnny Rocket
Shop At Rivercenter. (On Blum St.)
849 E Commerce St Suite 677,
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



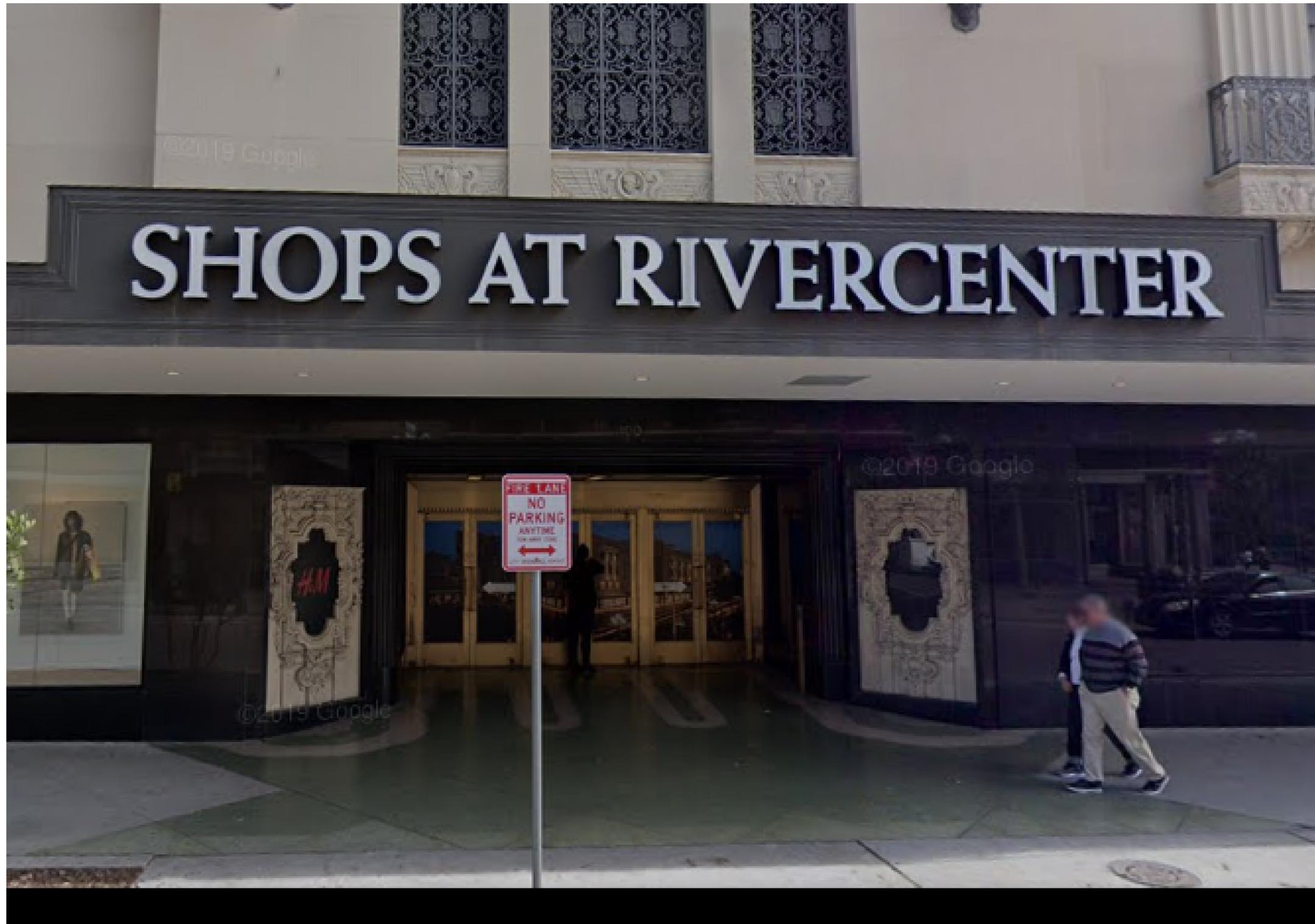
Starbucks
Shop At Rivercenter. (On Blum St.)
849 E Commerce St 1st Floor.
San Antonio, TX 78205

The Malls Main Street Entrance.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



Mall Entrance On Blum St.
Shop At Rivercenter.
849 E Commerce St 1st Floor.
San Antonio, TX 78205

The Malls Main Street Entrance.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



Mall Entrance On Alamo Plaza
Shop At Rivercenter.
849 E Commerce St 1st Floor.
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



Chipotle
Shop At Rivercenter. (Corner of Alamo Plaza & E Commerce St)
849 E Commerce St loc. 693
San Antonio, TX 78205

The Malls Main Street Entrance.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



Shops At Rivercenter Main Entrance.
849 E Commerce St
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



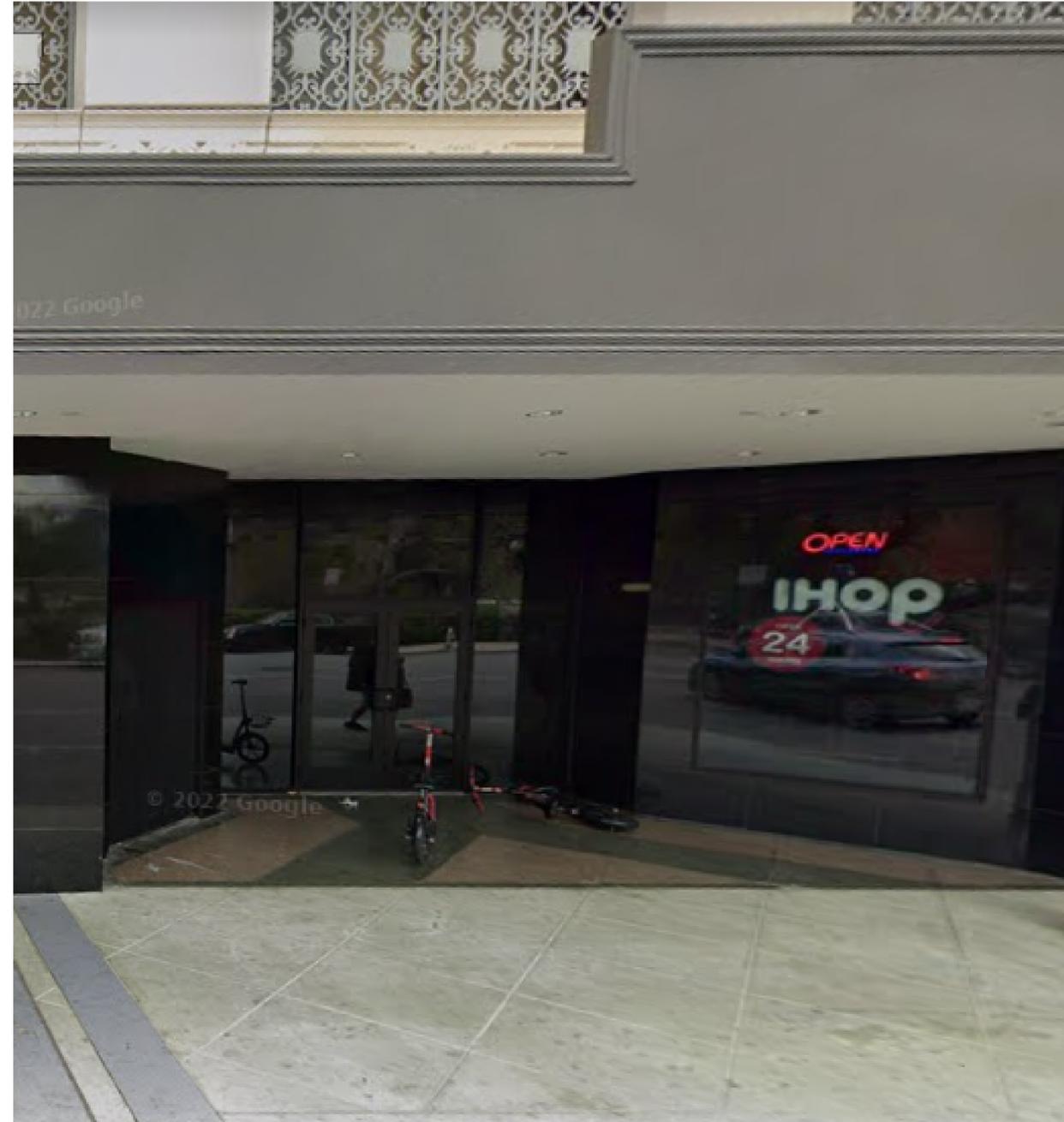
Potbelly Main and Delivery Entrance
Shop At Rivercenter.
849 E Commerce St loc. 693
San Antonio, TX 78205

The Malls Street Side Entrance.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205



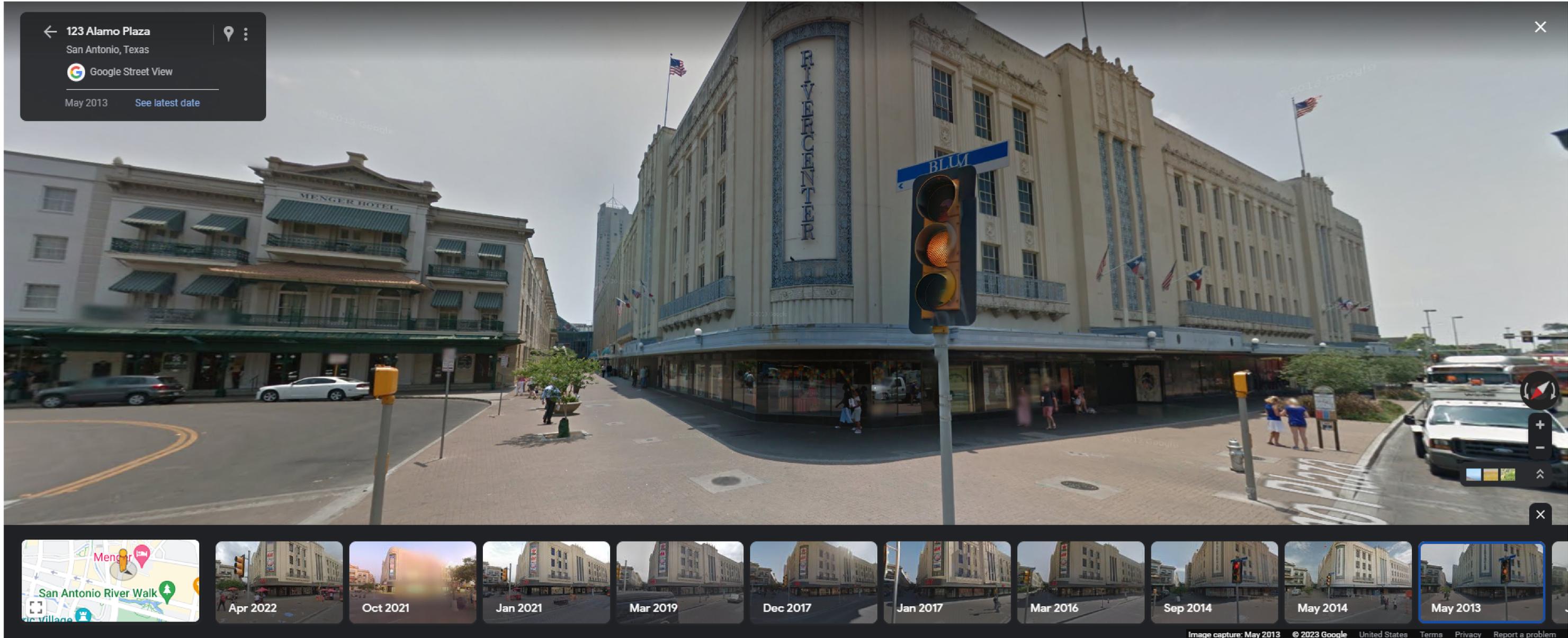
Shops At Rivercenter Side Entrance.
849 E Commerce St
San Antonio, TX 78205

Retailers Street Entrances.
At The Shops At Rivercenter .
849 E Commerce St.
San Antonio, TX 78205

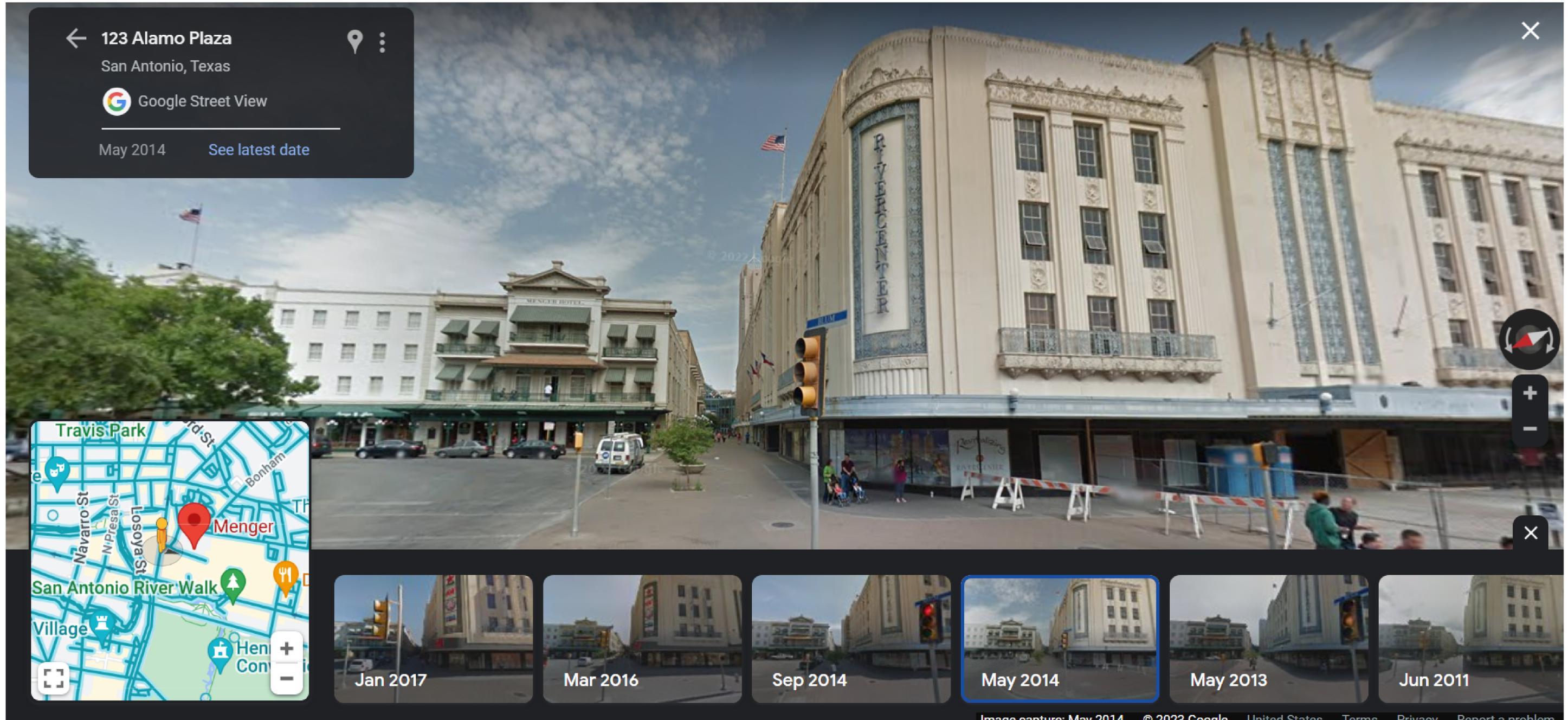


IHOP Main Entrance.
849 E Commerce St Ste. 657,
San Antonio, TX 78205

2014 The Shoppes at Rivercenter
No Corner Side Entrance - Occupied by Papaya.



2014 The Shoppes at Rivercenter
H&M Leases Space - Construction Phase. OHP Approves
Entrance and Design of doors at Blum & Grand



The Shoppes at Rivercenter
2015 H&M Opens New Retail Space - OHP Approved
Entrance and Design of doors at Blum & Grand

New doors were installed on 2015 Google did not have
good picture.

