

# HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 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  
**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 existing entrance doors on north facade  
**APPLICATION RECEIVED:** August 09, 2023  
**60-DAY REVIEW:** September 10, 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. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission on August 2, 2023. At that hearing, this request was referred to the Design Review Committee.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 9, 2023. At that meeting, Committee members recommended the applicant propose a replacement solution that maintained the triple door configuration; double doors in the center with wider, single-width doors on each flanking side. The recommended revision was not submitted to OHP staff prior to the finalization of staff's report.
- e. 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.

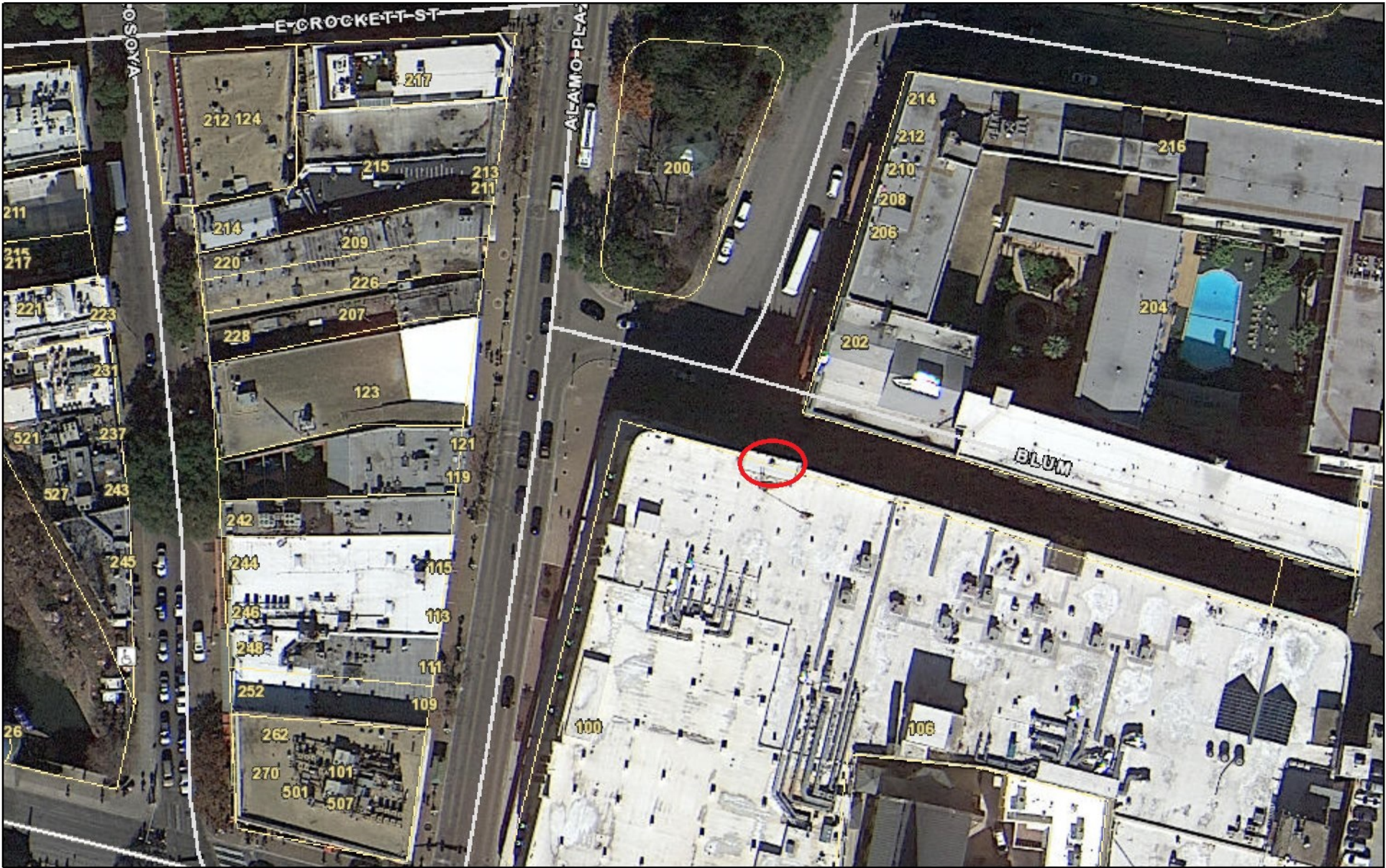
## **RECOMMENDATION:**

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











CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: August 9, 2023

HDRC Case #: 2023-295

Address: 849 E Commerce

Meeting Location: Webex

APPLICANT: Fuad Al-Aali

DRC Members present: Jeffrey Fetzer, Scott Carpenter, Monica Savino, Roland Mazuca

Staff Present: Edward Hall

Others present:

**REQUEST:** Replacement of existing door/change in profile

**COMMENTS/CONCERNS:**

FA: Overview of revised construction documents, update of proposal – will maintain brass surrounds, will maintain fluted jamb elements. Aluminum doors clad in brass. One of existing two columns will be relocated to center column. All hardware will be incorporated into the new doors.

SC: Question about dentiling detailing. Will these be salvaged? How will it be addressed? Questions about retention of dentiling above each pair of door.

FA: Will be join to appear natural and appealing. Will feature a hard seam, but continuous.

MS: Questions about replacement doors. Bevel (glass stop) questions.

FA: Glass stop is not commonly used; profile not commonly used.

JF: Currently doors are on automatic opener. Could three pairs of doors and frames be maintained with new doors with automatic opener where a pair would function.

FA: No; all doors must be ADA compliant with a 32" minimum opening.

MS: Questions about other replacement doors – are doors ADA complaint?

FA: Yes, but no – doors are located at stairs.

SC: Was a central pair of doors explored single-double-single profile?

FA: This was explored, visually, the entrance was not balanced or appealing. Option could be done.



MS: Tri-door option the best option.

***OVERALL COMMENTS:***





**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

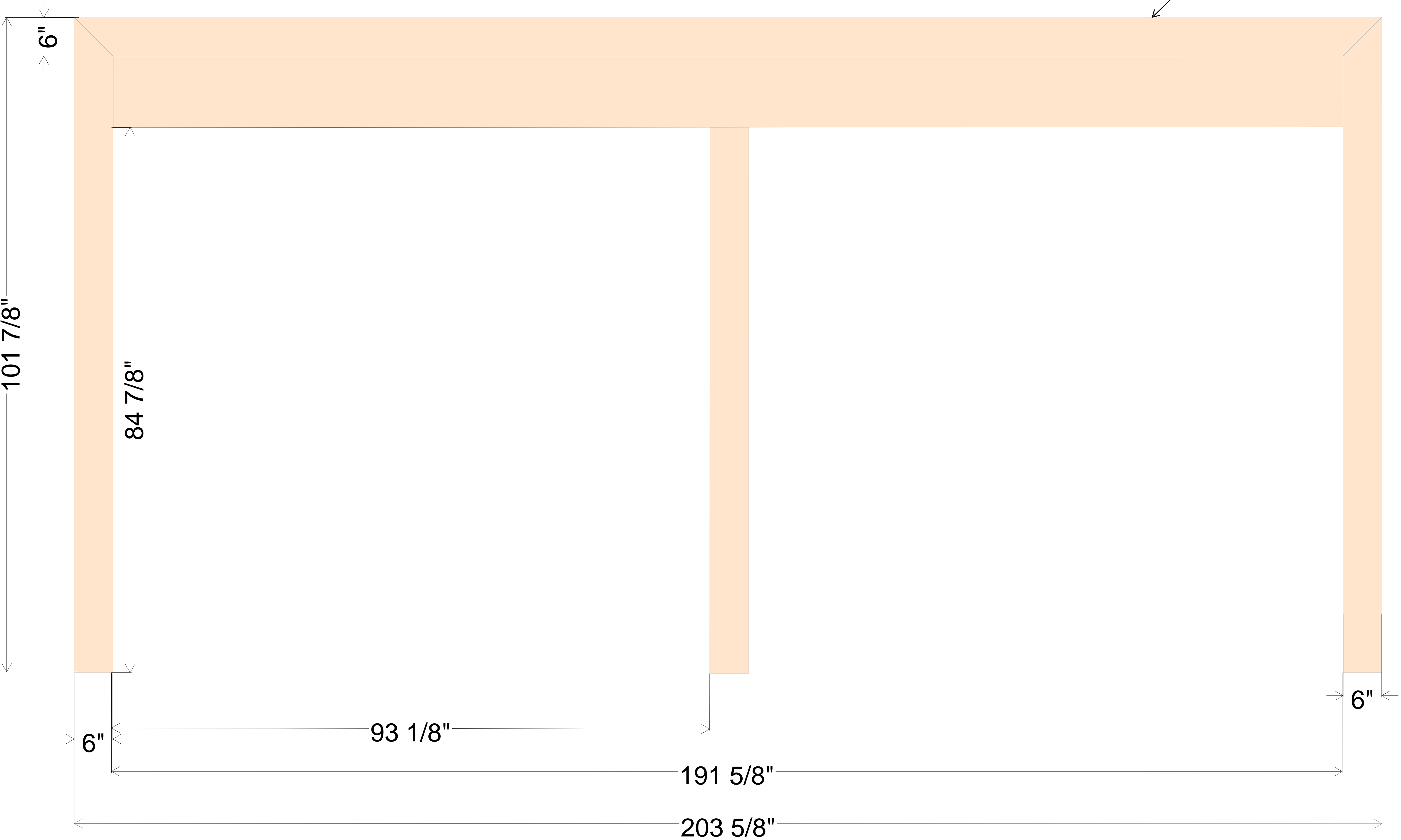
NJ HIC 13VH08323300  
Raising the Bar to Higher Standards.

[www.dedicatedglass.com](http://www.dedicatedglass.com)  
[fuad@dedicatedglass.com](mailto:fuad@dedicatedglass.com)  
Tel. 973 599 0135  
Fax 973 947 6499



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

Color fill in:  
Original Brass Remains



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

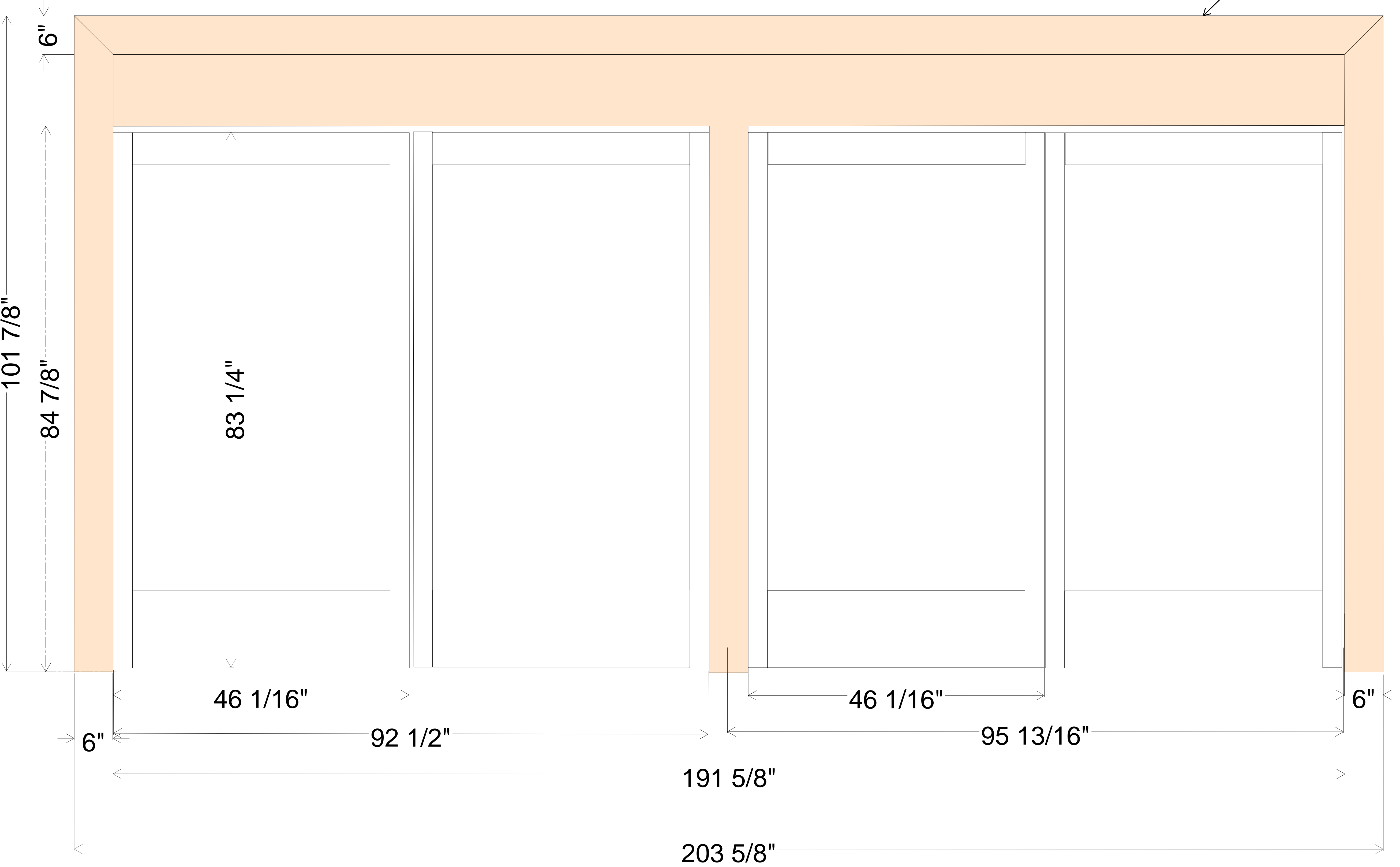
Job Site Address:  
Shops At Rivercenter.  
849 E. Commerce St.  
San Antonio. TX 78205

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

Design Option A

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

Color fill in:  
Original Brass Remains



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

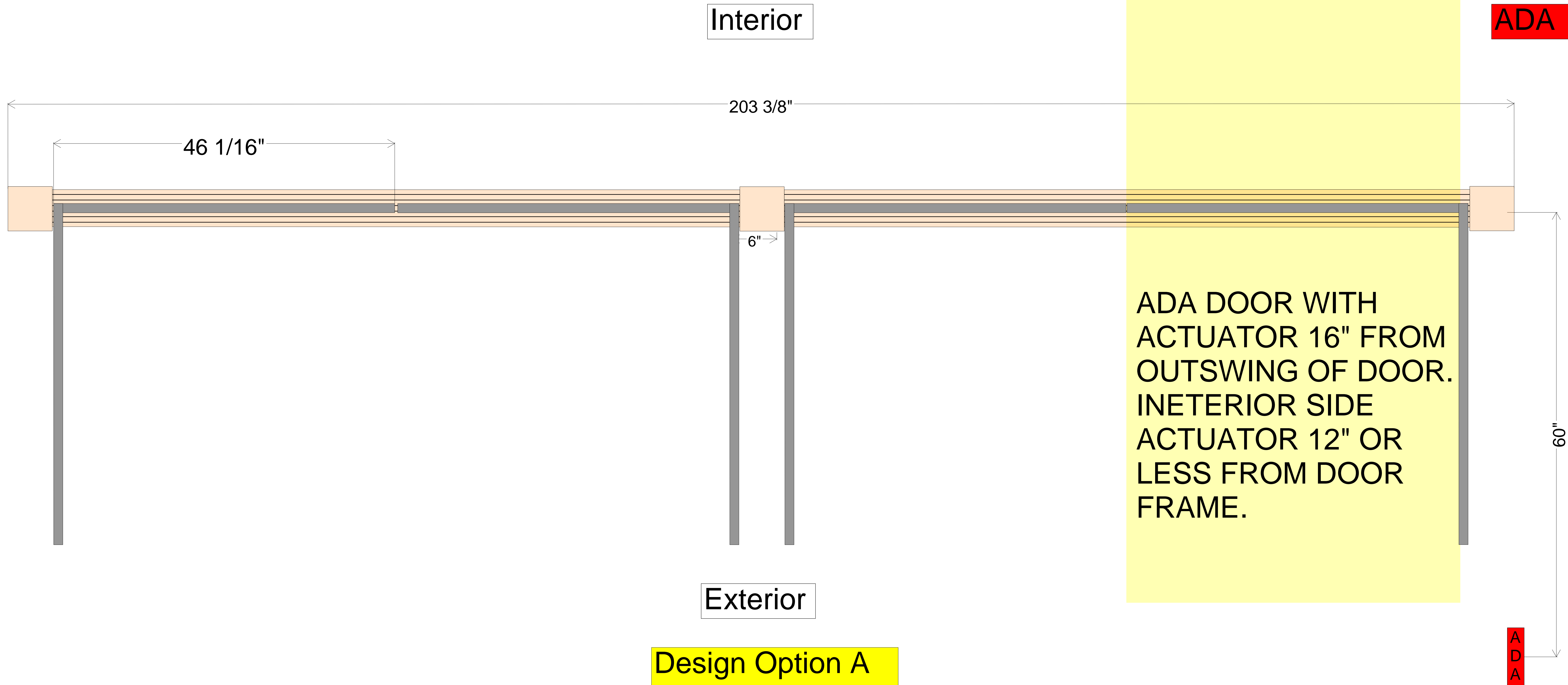
Prepared for:

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

Design Option A



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

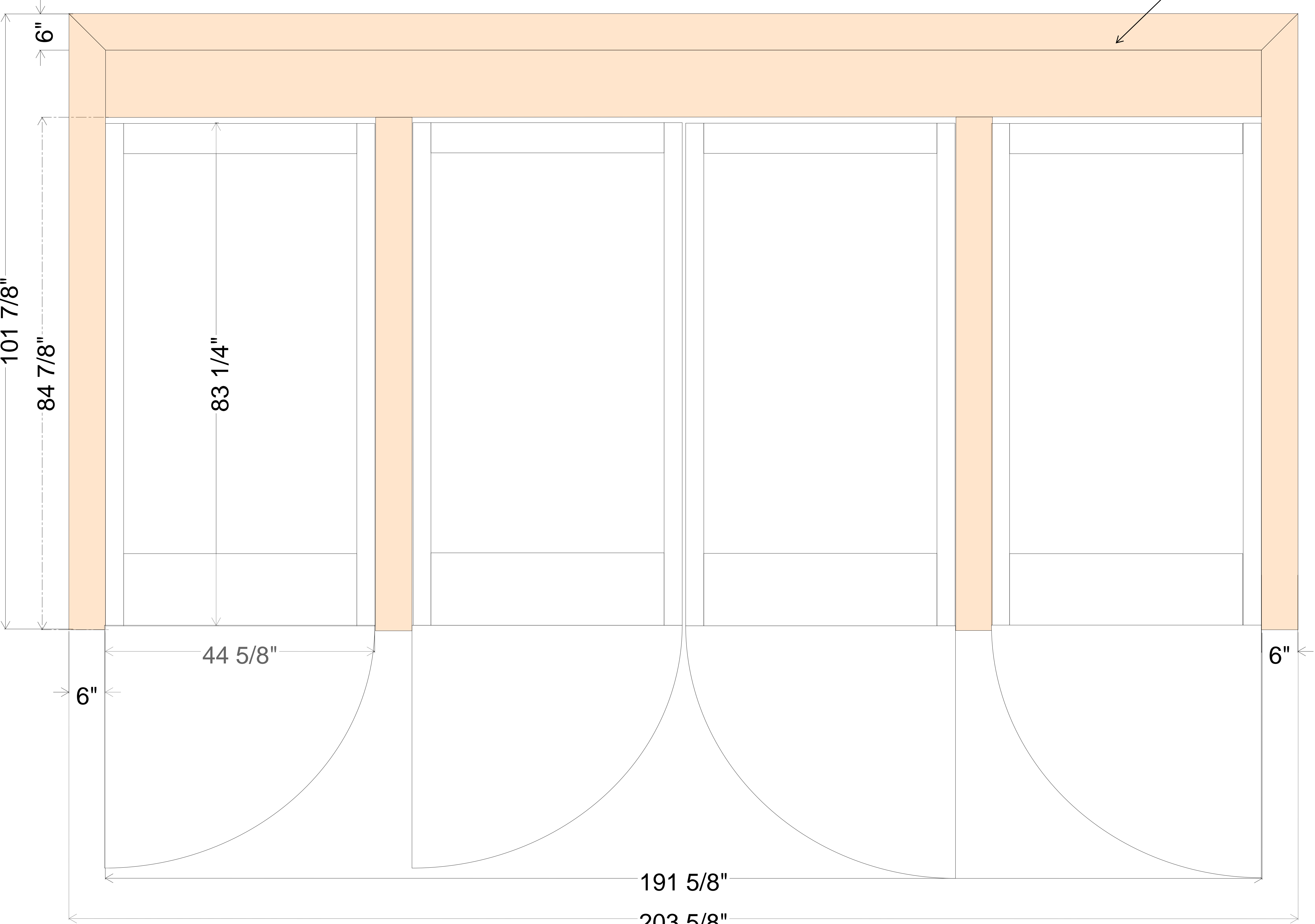


|   |   |   |
|---|---|---|
| Prepared by:  | Client: H&M. Loc. 280   | Prepared for:   |
| Dedicated Glass Works.<br>311 E. Park St.<br>Moonachie. NJ. 07074 | Job Site Address:   | H&M<br>Attn. Katie Dolliver<br>Peter Cheng<br>110 5th Ave.<br>11th Fl.<br>NY. NY. 10011<br>E. katie.dolliver@hm.com |
|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

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

REVISION BASED ON DRC FEEDBACK

Color fill in:  
Original Brass Remains



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.  
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E. katie.dolliver@hm.com

Design Option B



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

## REVISION BASED ON DRC FEEDBACK

Interior

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

# ADA

60"

## Exterior

## Design Option B

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

Dedicated Glass Works.  
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T. 973 599 0135  
E.fuad@dedicatedglass.com  
July 2 2023

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

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

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

Prepared for:  
H&M  
Attn. Katie Dolliver  
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E. [katie.dolliver@hm.com](mailto:katie.dolliver@hm.com)

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



The following items original items remain:

Brass transom.  
Fluted trip on the sides and top of frame

2 fluted door frames 6" wide combined to make one large door frame to divide the two new double doors.

Original repurposed door frame



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

Original re-purposed door handle and push plates





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



Apr 7, 2023 at 1:08:55 PM  
29.424515° N 98.486921° W

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.

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



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



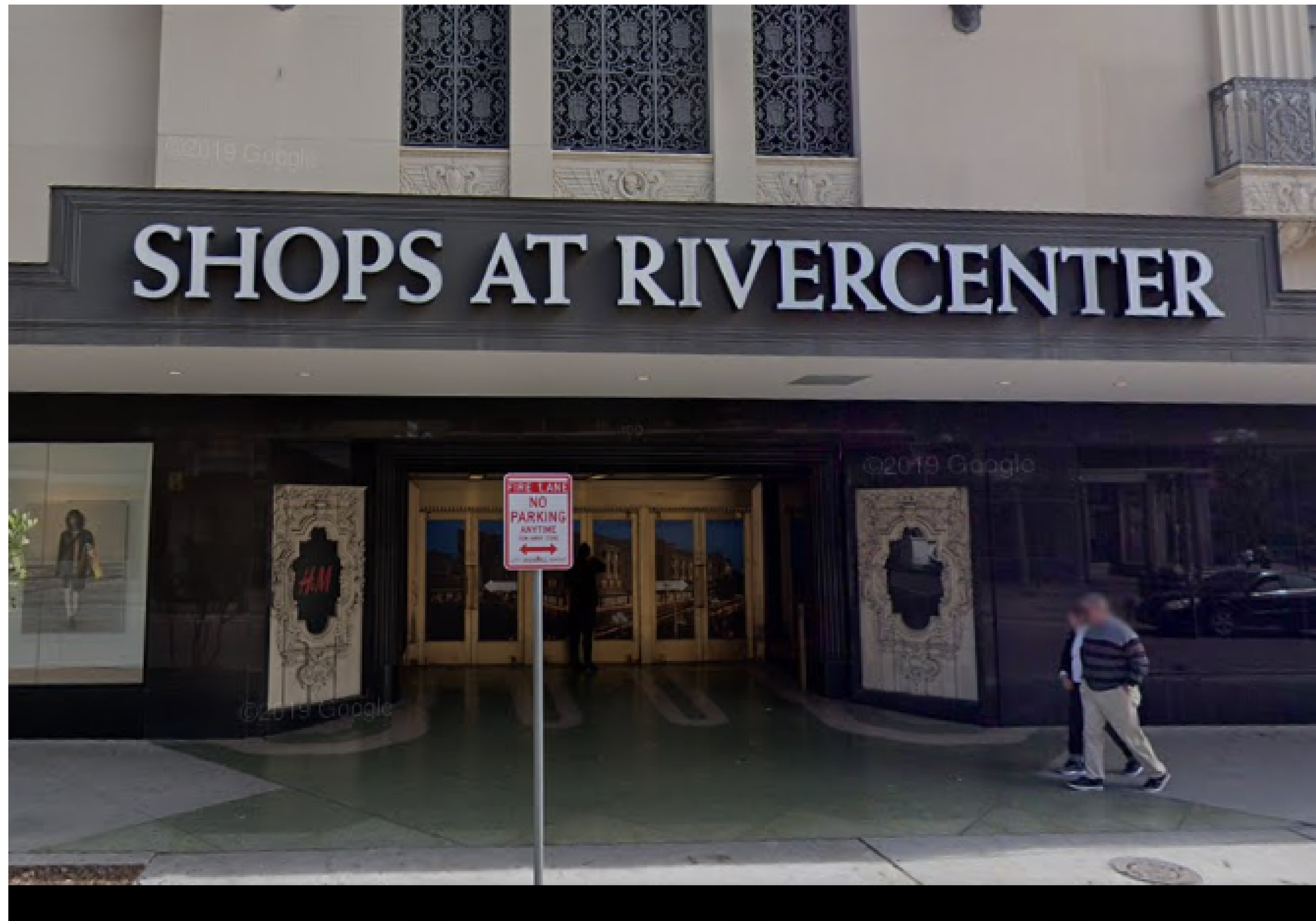
The Malls Main Street Entrance.  
At The Shops At Rivercenter .  
849 E Commerce St.  
San Antonio, TX 78205



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

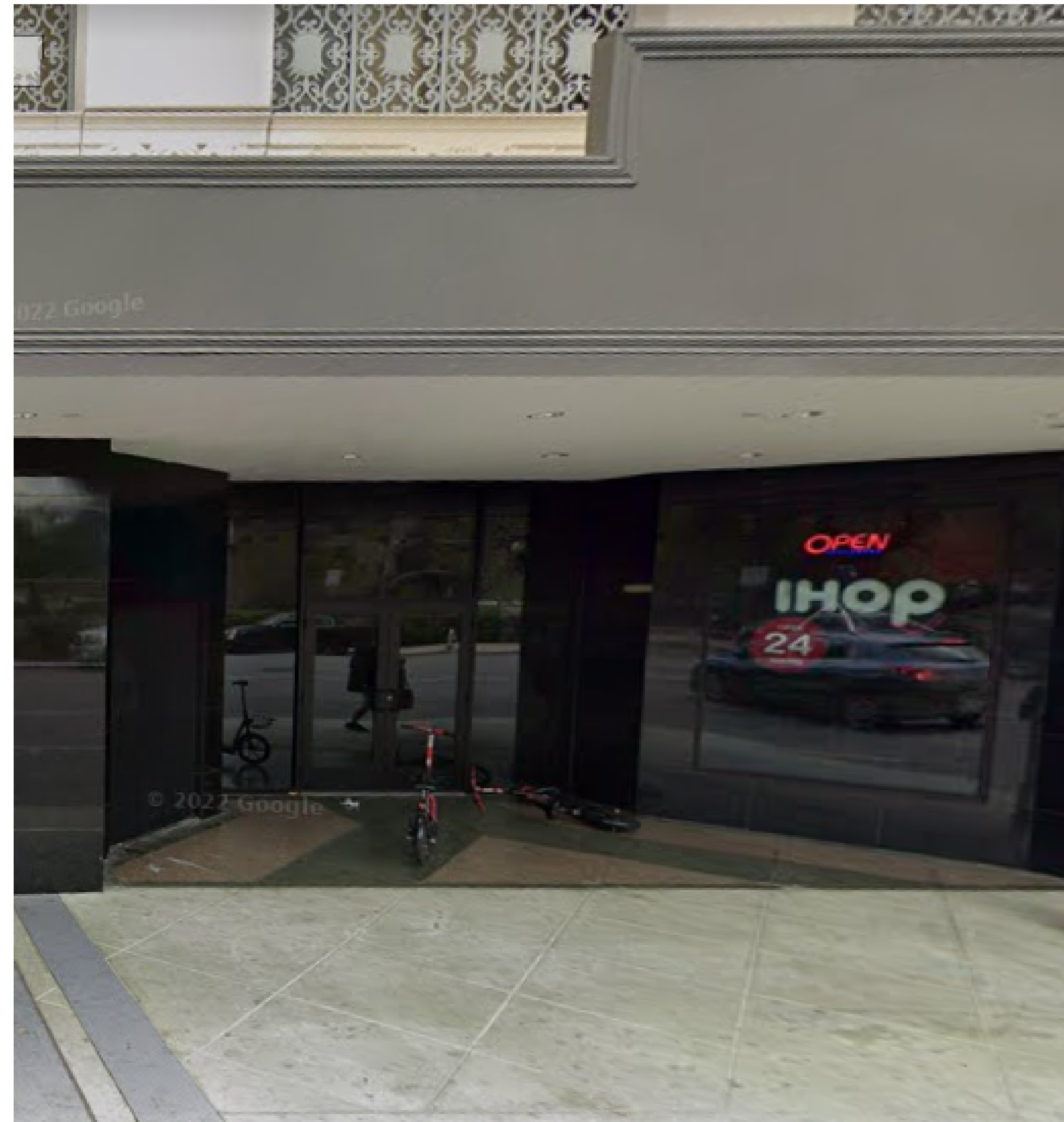
The Malls Street Side Entrance.  
At The Shops At Rivercenter .  
849 E Commerce St.  
San Antonio, TX 78205



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

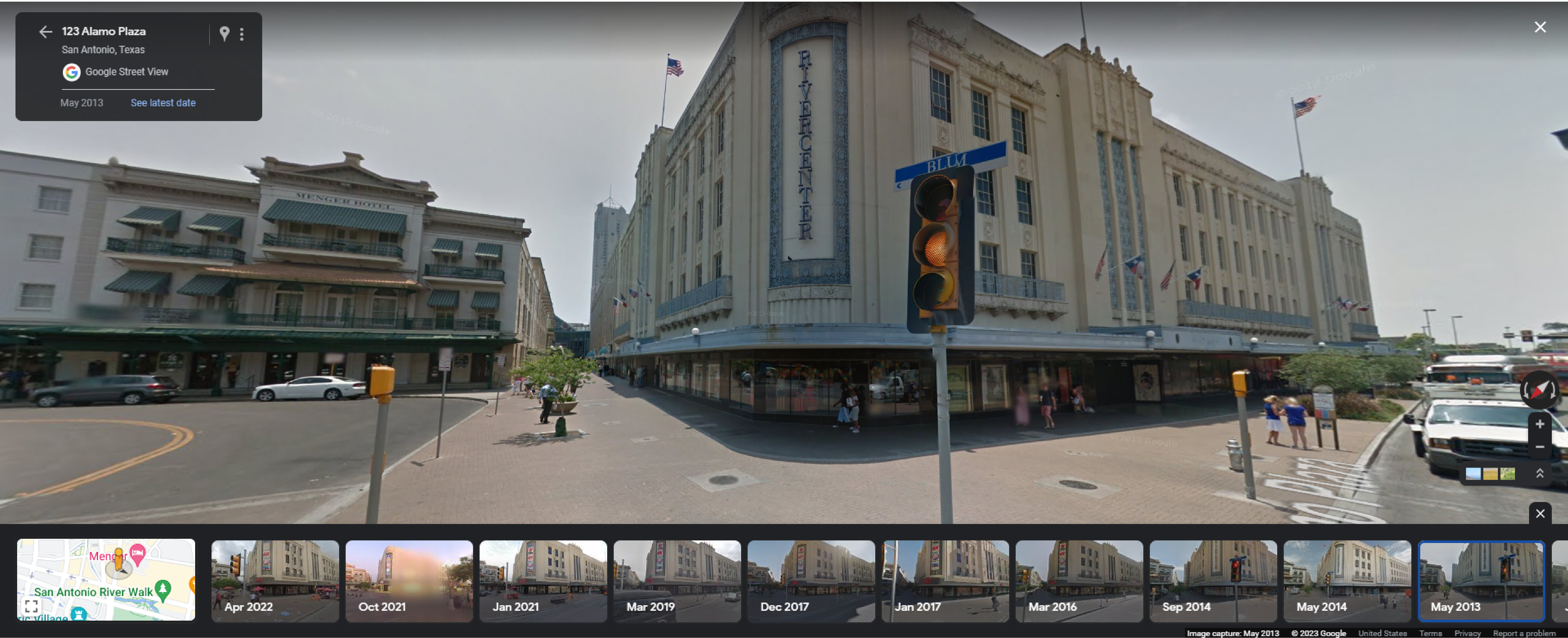


Retailers Street Entrances.  
At The Shops At Rivercenter .  
849 E Commerce St.  
San Antonio, TX 78205



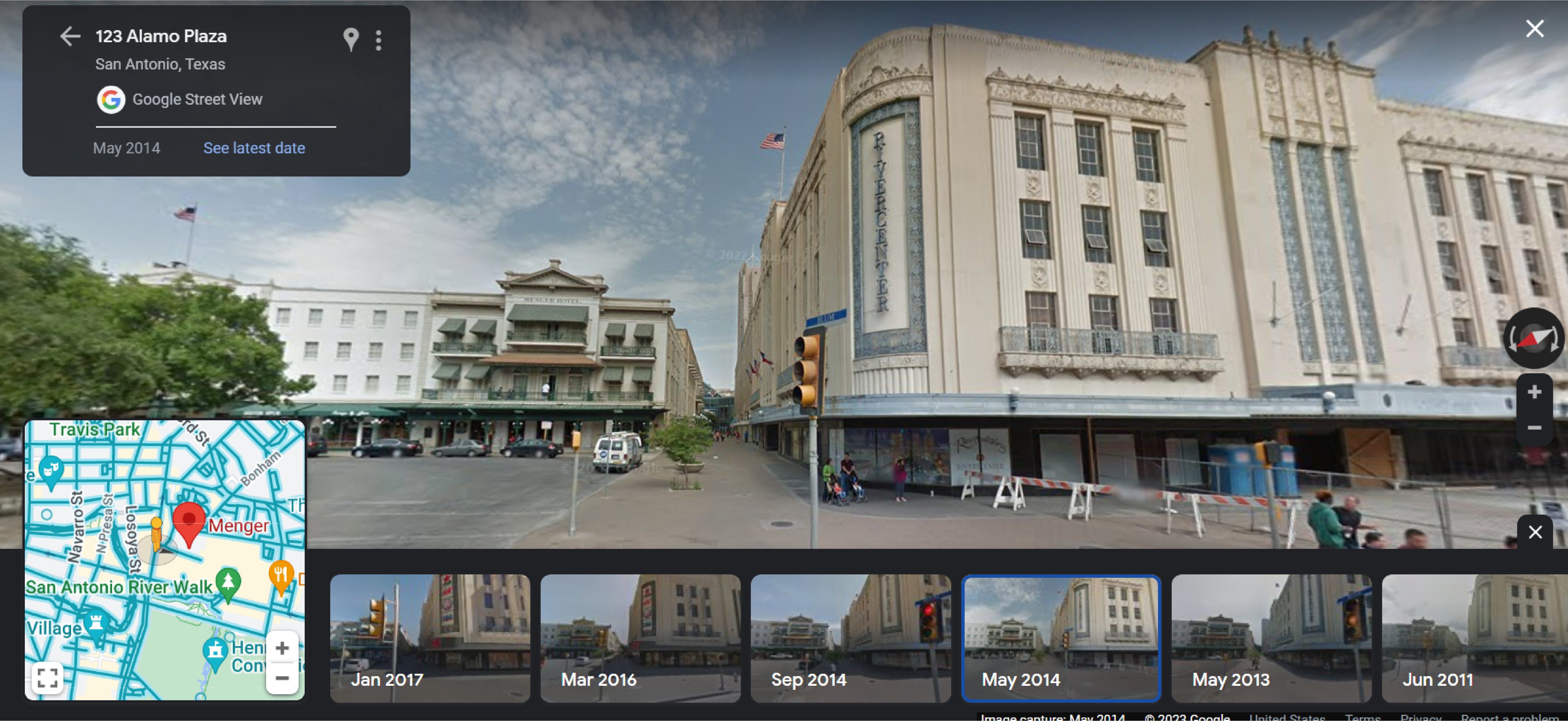
IHOP Main Entrance.  
849 E Commerce St Ste. 657,  
San Antonio, TX 78205

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.

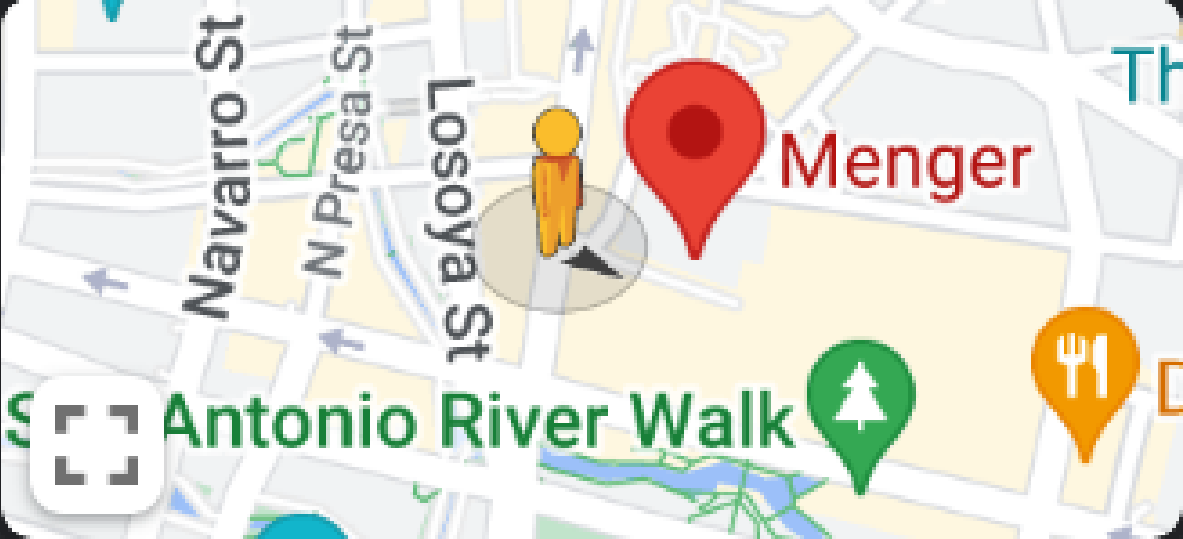
← 208 Alamo Plaza


San Antonio, Texas

 Google Street View


Jan 2017    See latest date



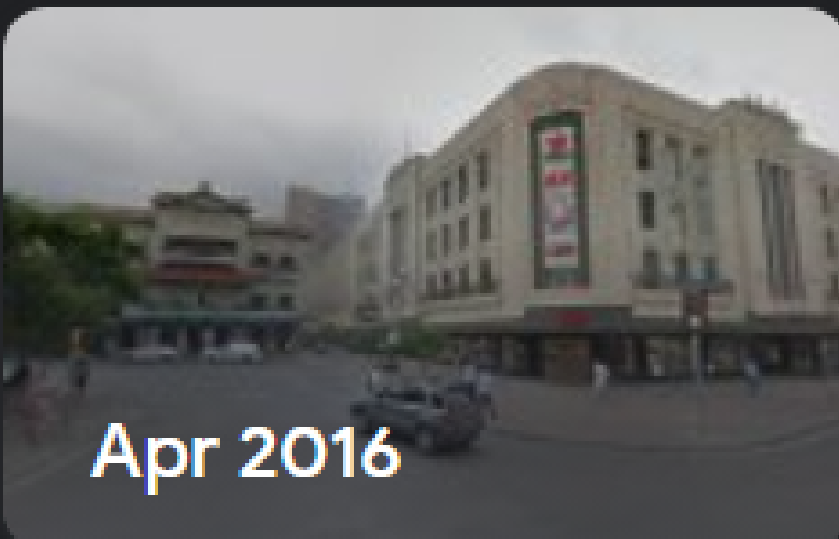





Dec 2017



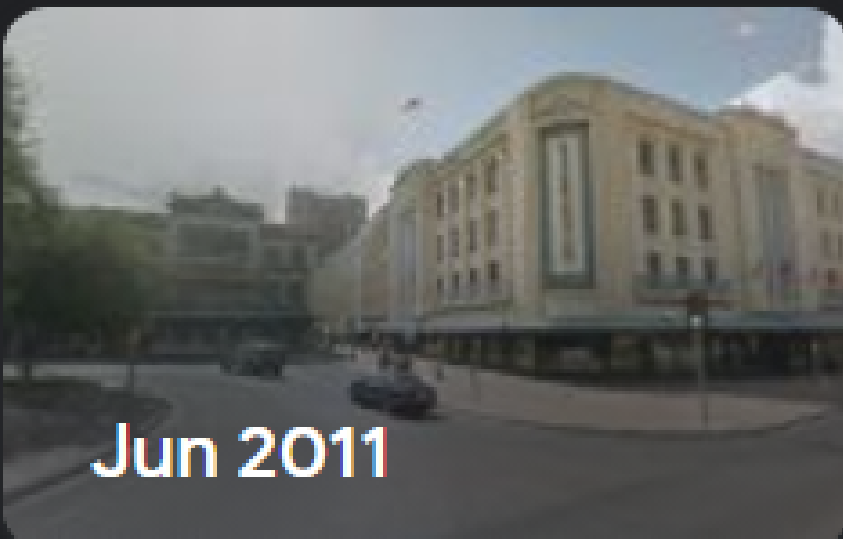
Jan 2017




Apr 2016



Jun 2014



Jun 2011



Oct 2007

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