

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-303
COMMON NAME: Print Building
ADDRESS: 420 BROADWAY
LEGAL DESCRIPTION: NCB 432 (SAN ANTONIO LIGHT), BLOCK 16 LOT 14
ZONING: FBZ T6-1, HS, RIO-2
CITY COUNCIL DIST.: 1
LANDMARK: San Antonio Light Building
APPLICANT: Peter French/Gray Street Partners
OWNER: Graystreet 420 Broadway LLC
TYPE OF WORK: Exterior modifications to the Print Building and the construction of a connector addition to the Light Building
APPLICATION RECEIVED: July 13, 2018
60-DAY REVIEW: September 11, 2018
REQUEST:

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

1. Perform exterior modifications to the Print Building, located at the rear (east) of the property at 420 Broadway. Modifications to the Print Building include the removal of the existing façade.
2. Construct a two level, rooftop addition to the Print Building.
3. Construct a vertical connector addition to connect the Light Building to the Print Building.
4. Construct one level of sub-grade parking beneath the existing Print Building.

This application only includes modifications to the Print Building and the construction of a vertical connector.

Amendments to the previously approved design of the Light Building were approved by the HDRC on July 6, 2018, under a separate application.

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

UDC Section 35-676 – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building,

structure, object, or site would be unimpaired.

FINDINGS:

- a. The structure commonly known as the Print Building at 420 Broadway was constructed circa 1969. The structure has been connected to the historic Light Building by a sky bridge since its construction. The applicant has proposed to remove the sky bridge and construct a connector addition to connect the Print Building to the Light Building as well as perform exterior modifications to the Print Building. The east elevation is relatively void of fenestration; however, the north and south elevations feature fenestration that covers most of the façade. The entire parcel at 420 Broadway is a locally designated historic landmark and is located within the River Improvement Overlay, District 2. Prior to the issuance of a Certificate of Appropriateness, the original façade on both the west and south facades was removed.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 26, 2018. At that meeting committee members noted that the proposed modifications were consistent with RIO design standards; however, given that the property is a designated historic landmark, modifications must also comply with the Historic Design Guidelines.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed a second time by the DRC on July 17, 2018. At that meeting, committee members noted that any new brick should be closer in color to the original, that more effort should be made to complement the existing materials on site, that as few modifications as possible should be made to the existing facades and that either the existing historic fabric and building form should be maintained. Committee members emphasized the structure's contributing status.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the DRC on July 25, 2018. At that meeting commissioners noted the appropriateness of the Connector addition, noted that new facades should be sympathetic to the existing design and that the proposed brick should relate to the existing in color.
- e. CONNECTOR ADDITION – At the rear of the Light Building, the applicant has proposed to remove the existing sky bridge and construct a vertical connector to join the Light Building to the Print Building. Per the Guidelines for Additions, additions to non-residential structures should be located at the rear of the historic structure, should not lessen the historic character of the historic building when viewed from the public right of way, should feature a similar roof form, should be subordinate to the principal façade and should be subordinate in height to the primary historic structure. While the proposed connector addition features a height that exceeds that of the Light Building, staff finds that the overall design given its setbacks from the historic facades and simplified design may be appropriate.
- f. CONNECTOR ADDITION – The applicant has proposed materials that include a translucent channel glass system, a glazed aluminum curtain wall system and aluminum and glass railings. Staff finds that through the use of translucent, non-masonry materials, the connector addition is appropriate.
- g. PRINT BUILDING MODIFICATIONS – The Print Building currently features a tan brick façade with fenestration patterns framed by cast stone. The proposed modifications to the exterior of the structure would result in the removal of the structure's currently fenestration pattern, brick and façade arrangement. The UDC Section 35-676 notes that every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment. The UDC also notes that the distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. Per the Historic Design Guidelines, Guidelines for Exterior Maintenance and Alterations 10.A., character defining features of structures zoned historic should be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided. Staff finds that the proposed façade modifications remove the distinguishing original qualities and character of the building and are not consistent with the Historic Design Guidelines and the UDC.
- h. PRINT BUILDING MODIFICATIONS – As noted in finding f, character defining features should be preserved. The Guidelines for Exterior Maintenance and Alterations 10.B.i. notes that new features should not be introduced that alter or destroy the historic building character, such as 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. Staff finds that the proposed modifications are inconsistent with the Guidelines.
- i. PRINT BUILDING ADDITION – The applicant has proposed an addition of two levels to the rooftop of the Print Building. The UDC Section 35-676 notes that new additions shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Staff finds that the proposed addition's massing and overall form are appropriate; however, the addition should feature an overall form and design that complements to existing architectural features of the

building. Currently, the addition's design is consistent with the proposed modifications, which are not consistent with the UDC.

- j. SUB-GRADE PARKING – The applicant has proposed one level of subgrade parking. Automobiles will access the site from N Alamo and enter the sub-grade parking on the east side of the structure. Staff finds the proposed parking to be appropriate provided it does not negatively impact the existing façade.
- k. ARCHAEOLOGY- The property is within the River Improvement Overlay District and is a designated Local Historic Landmark. A review of historic archival maps shows structures within the project area as early as 1873. Furthermore, an 1848 property survey map identifies ditches, possibly associated with the nearby Acequa del Alamo or Navarro Acequia, within the modern property. Thus, the project area may contain sites, some of which may be significant. Therefore, archaeological investigations are required. The archaeology consultant should submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

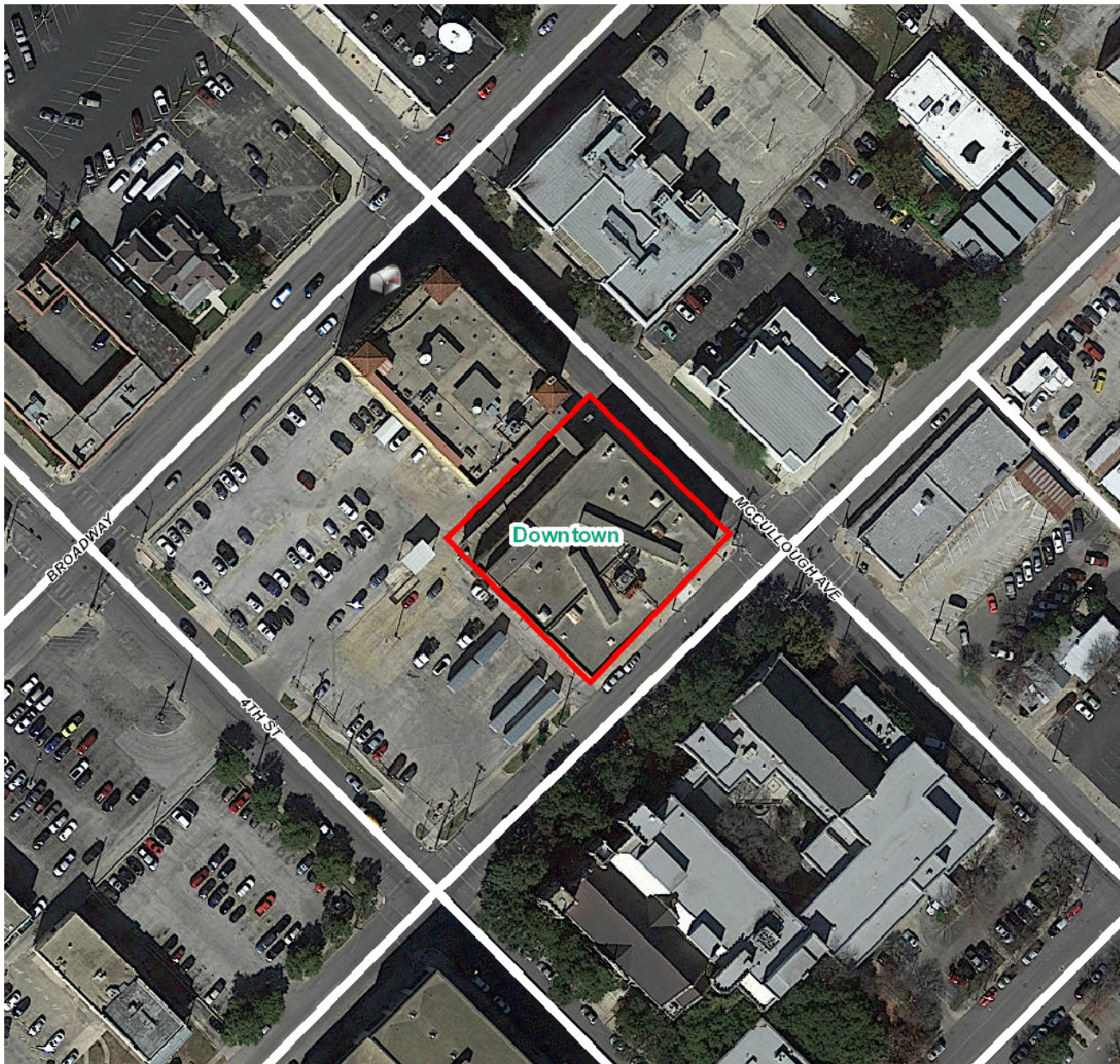
RECOMMENDATION:

1. Staff does not recommend final approval of item #1, exterior modifications to the Print Building based on findings g and h. Staff recommends that the applicant adhere to the UDC and preserve original materials and design elements of the existing building or propose a design that is more in keeping with the construction period and design aesthetic of the Print building.
2. Staff does not recommend final approval of item #2, the proposed rooftop addition based on finding i. Staff finds that an addition may be appropriate; however, the addition should feature an overall form and design that complements to existing architectural features of the building. Currently, the addition's design is consistent with the proposed modifications, which are not consistent with the UDC.
3. Staff recommends final approval of item #3 the proposed connector addition based on findings e and f with the noted stipulations below.
 - i. ARCHAEOLOGY- Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
 - ii. Construction documents for the connector addition must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness and permits from Development Services Department.
4. Staff recommends conceptual approval of item #4, the construction of underground parking provided it does not negatively impact the existing facade with the noted stipulation below.
 - i. ARCHAEOLOGY- Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

Staff finds the existing façade of the Print Building to hold architectural integrity as an example of the Mid-Century Modern style. Should the Historic and Design Review Commission find the proposed modifications to be inappropriate, staff recommends the original façade be reconstructed as it existed prior to demolition. Additional façade openings originally existed on the N Alamo façade and could be restored to allow for additional fenestration.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

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

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

DATE: JULY 17, 2018

HDRC Case# 2018-303

ADDRESS: 400 BROADWAY (PRINT)

Meeting Location: 1901 S ALAMO

APPLICANT: PETER FRENCH / GRAY STREET, JIM SHELTON / GENSLER
SCOTT CARPENTER

DRC Members present: MICHAEL GUARINO, EDUARDA GARZA, DANIEL LAZARINE, JEFF FETZER

Staff present: EDUARDA HALL, CORY EDWARDS

Others present: CLARA HIGHTOWER / GENSLER

REQUEST: CONSTRUCTION OF A CONNECTOR ADDITION, CONSTRUCTION OF
A ROOFTOP ADDITION, EXTERIOR MODIFICATIONS / FACADE REMOVAL

COMMENTS/CONCERNS: JS: OVERVIEW OF CURRENT PROPOSAL / EXISTING
CONDITION OF PRINT BUILDING. MG: QUESTIONS REGARDING CONTRIBUTING
STATUS, UAC/GUIDELINES APPLYING TO STRUCTURE. APPROACH TO ADDITION
IS APPROPRIATE - SETBACK FROM FACADE PLANE (2ND LEVEL) - WHY
HASN'T FIRST LEVEL OF ADDITION BEEN SETBACK? JS: CONTINUE OF
FACADE PLANE, DESIGN (NEW) TO COINCIDE WITH EXISTING MASSING.
NI: QUESTIONS REGARDING CHOICE FOR BRICK COLOR. JS: TAKEN
FROM BRICK IN VICINITY. NI: IS SECOND LEVEL SETBACK OCCUPIABLE
SPACE? JS: CAN BE.

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date

SL: WHY WAS WEST FACADE BRICK REMOVED? JS: REMOVED FOR CONSIDERATION OF NEW CONSTRUCTION.

JS: INTENT IS TO DESIGN NEW FACADES WITH ORIGINAL IN MIND (EAST AND SOUTH FACADES ONLY).

JF: BELIEVES STRUCTURE HAS HISTORIC VALUE. WOULD LIKE TO SEE NORTH AND EAST FACADES (SPIRITS) PRESERVED. BRICK COLOR SHOULD BE CHOSEN TO MATCH EXISTING. RESPECTING DIFFERENCE IN ELEVATIONS IS IMPORTANT. DOES NOT SEE ISSUE WITH ADDITIONS ON TOP - APPROPRIATE APPROACH.

AL: HOW DOES PROPOSED HEIGHT OF PRINT RELATE TO LIGHT BUILDING - SHOW IN ELEVATION.

EG: HOW WILL PROPOSES RELATE?

JS: NOT IN AGREEMENT ON BRICK COLOR? JF: SAN ANTONIO HAS TAN BRICK FOR VERNACULAR REASONS - CURRENT COLOR IS TOO DARK (EG + AL AGREE).

SL: MORE OF AN ATTEMPT NEEDS TO BE MADE TO COMPLEMENT EXISTING MATERIALS ON SITE.

* Commissioners noted that print bldg. is contributing to historic property.

* Does every facade need to be matching? As few modifications as possible should be made to the exterior. Anything that can be retained should be.

* Either maintain historic fabric or replace materials while maintaining building form and characteristics.

* Applicant does not want to keep current brick color.



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

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

DATE: JULY 25, 2018 HDRC Case# 2018-303

ADDRESS: 430 BROADWAY (PRINT) Meeting Location: 1901 S ALAMO

APPLICANT: PETER FRENCH / GRAY STREET, JIM SHELTON / GENSLER

DRC Members present: MICHAEL GUARDINO, EDUARDO GARZA

Staff present: EDUARDO HALL

Others present: CLARA HIGHTOWER

REQUEST: EXTERIOR MODIFICATIONS, CONSTRUCTION OF A CONNECTOR ADDITION,
CONSTRUCTION OF ROOFTOP ADDITION

COMMENTS/CONCERNS: JS: MOCK UP CREATED OF BRICK - OWNER DOES

NOT WANT TO ~~INCLUDE~~ INCLUDE TAN BRICK. MG: NO CONCERN OVER

CONNECTOR ADDITION - DESIGN APPROPRIATE. ~~THE~~ EXISTING ELEVATIONS

HOLD SIGNIFICANCE. EG: NEW FACADES SHOULD BE SYMPATHETIC TO

PREVIOUS DESIGNS. THE RED BRICK IS TOO MUCH OF A DEPARTURE FROM

THE ORIGINAL BRICK; BRICK SHOULD RELATE TO EXISTING IN COLOR.

JS: WILL DETERMINE NEW BRICK COLOR AND WILL RETURN WITH UPDATED

FENESTRATION. MG: PROVIDE WALL DETAIL NOTING INABILITY TO WATERPROOF

PRINT BUILDING'S FACADE

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

7/25/18
Date



NO
PARKING
ANYTIME
TOW AWAY ZONE
←

PAY HERE
5

PARK
15





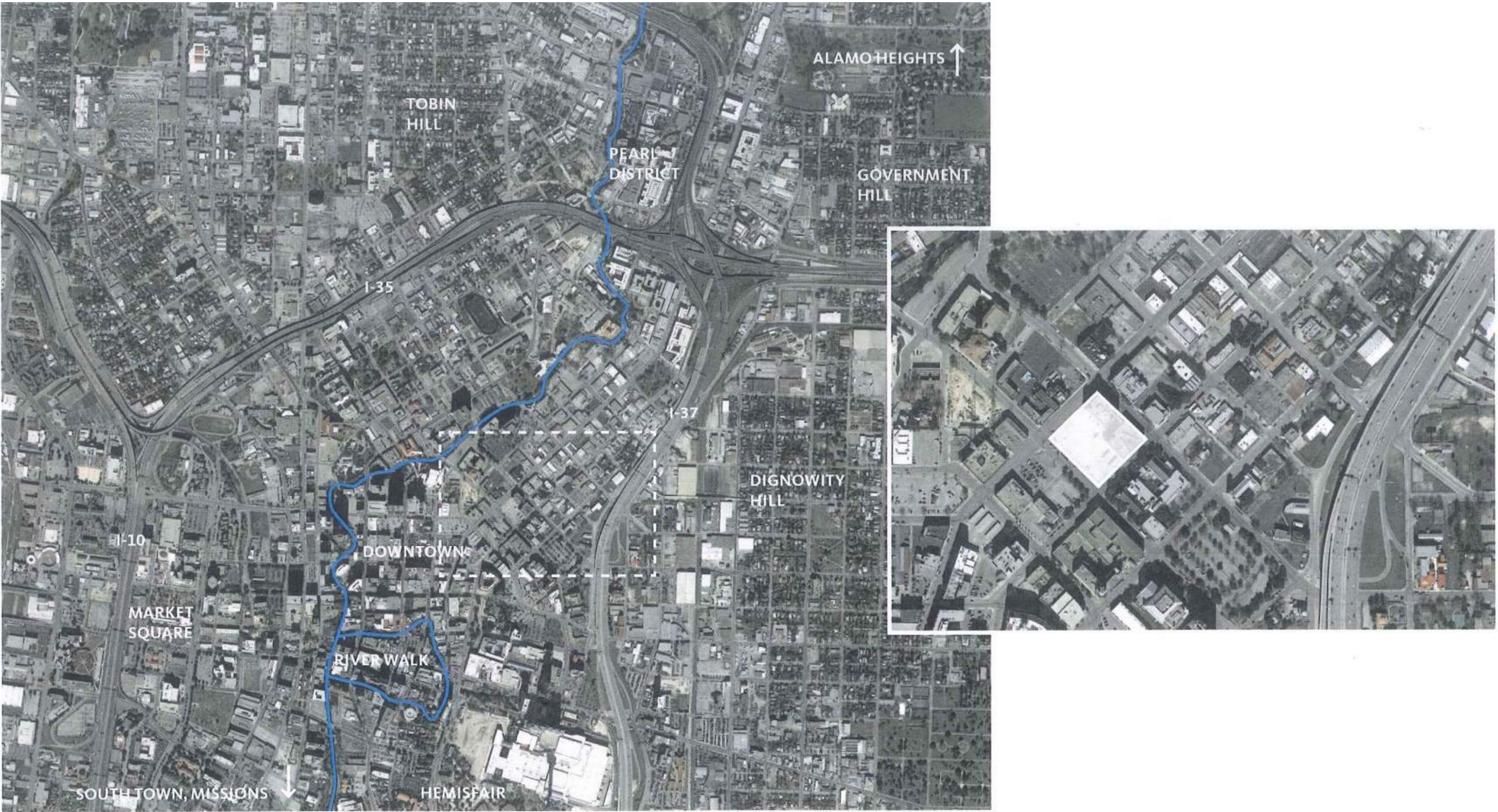


SPEED
LIMIT
5

SAN ANTONIO PRINT AND CONNECTOR BUILDING

SA LIGHT AND PRINT BUILDINGS

LOCATION MAP



SITE PLAN
PROPOSED



San Antonio Light and Print_landscape concept plan

SA LIGHT PRINT BUILDING SAN ANTONIO, TEXAS

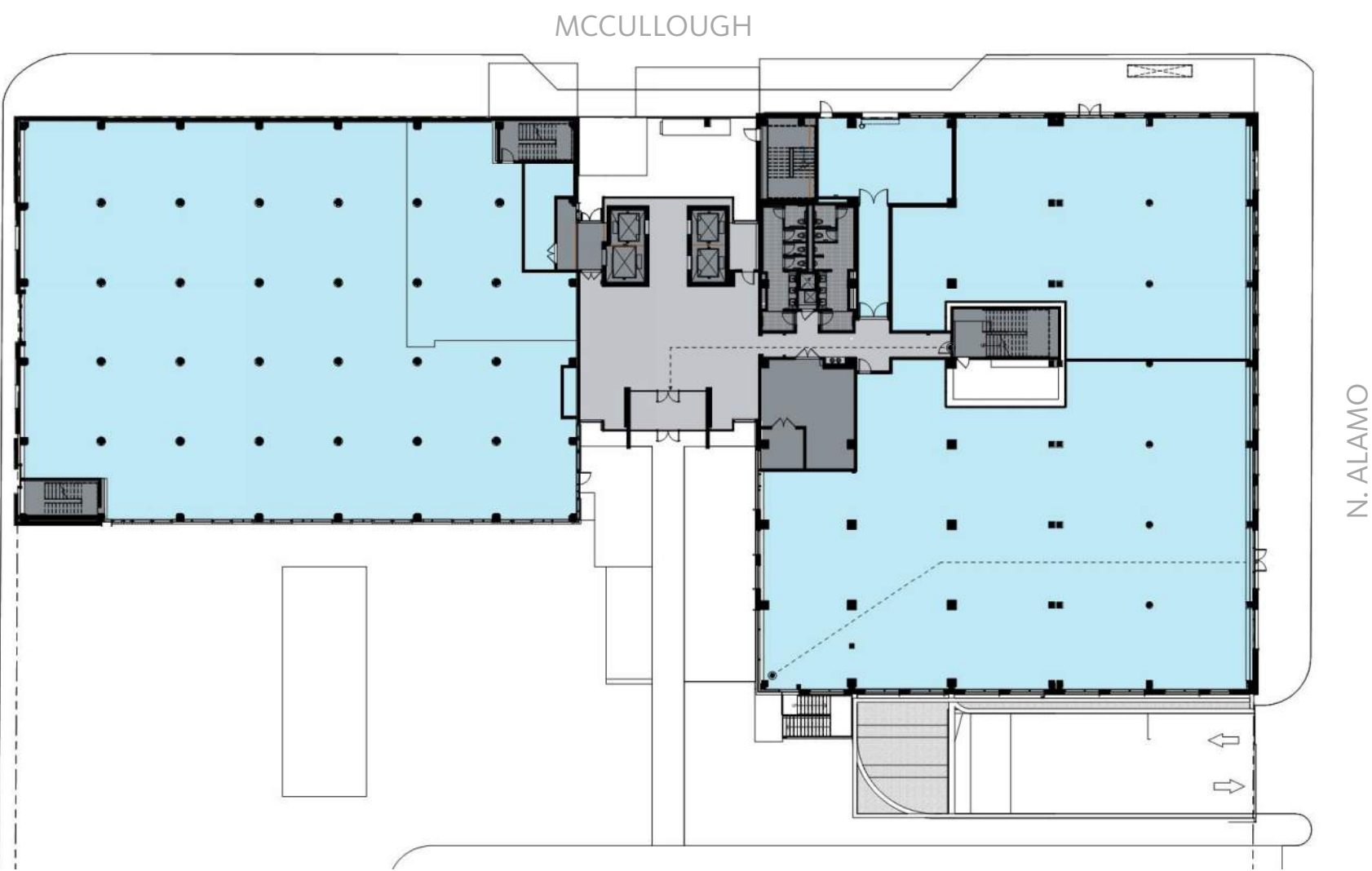


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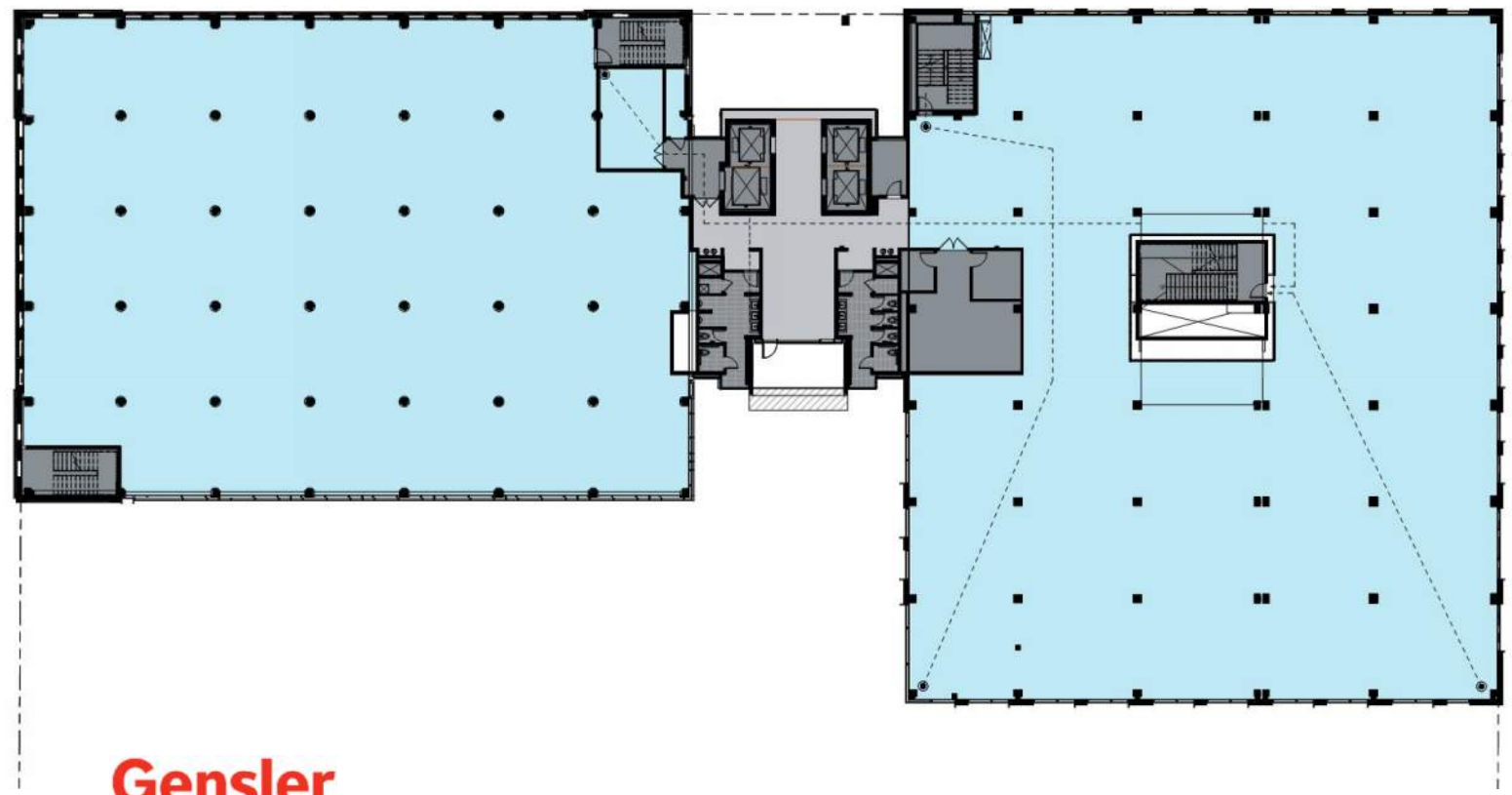
JULY 2018

FLOOR LEVELS

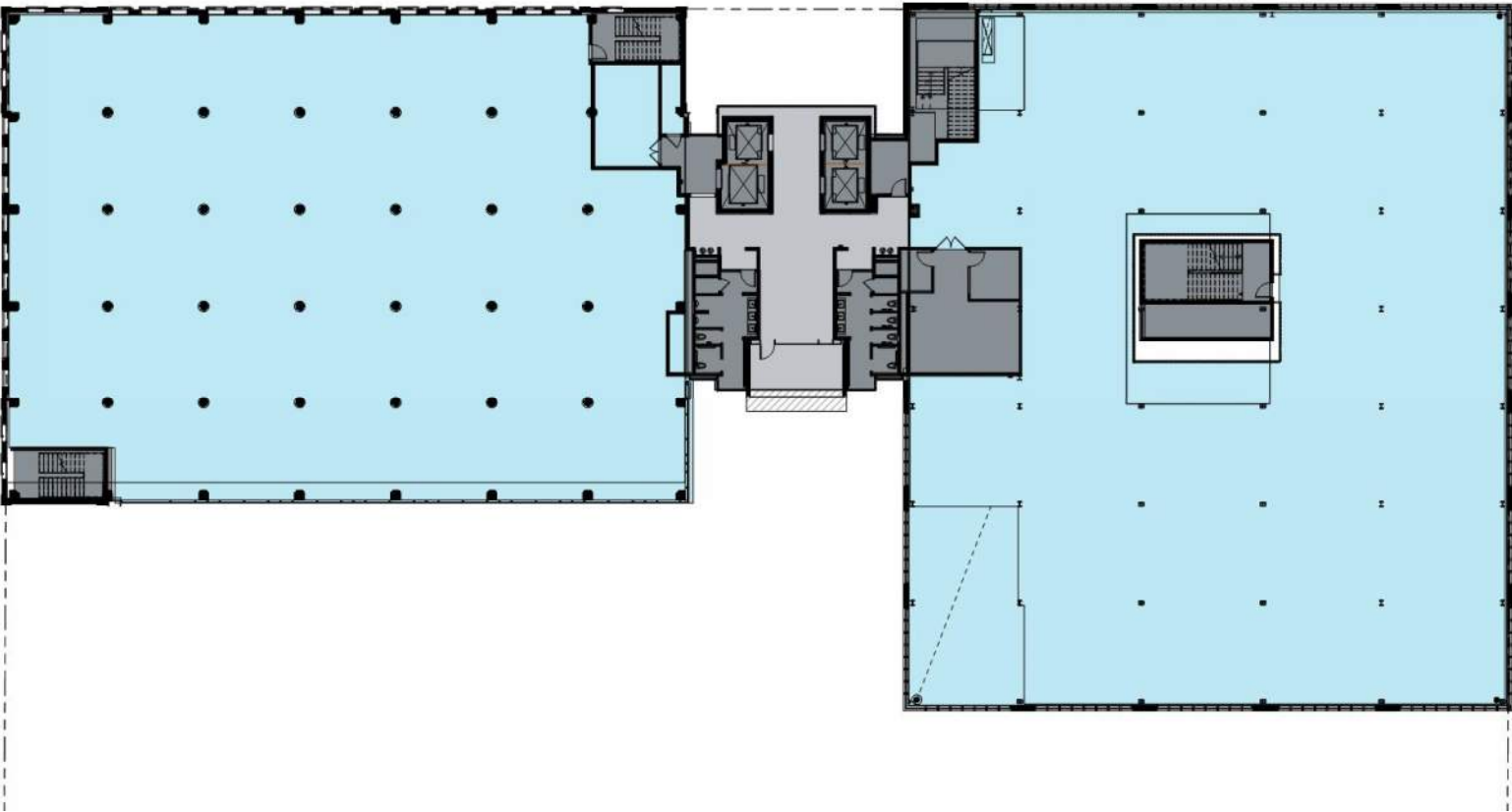
LEVEL ONE



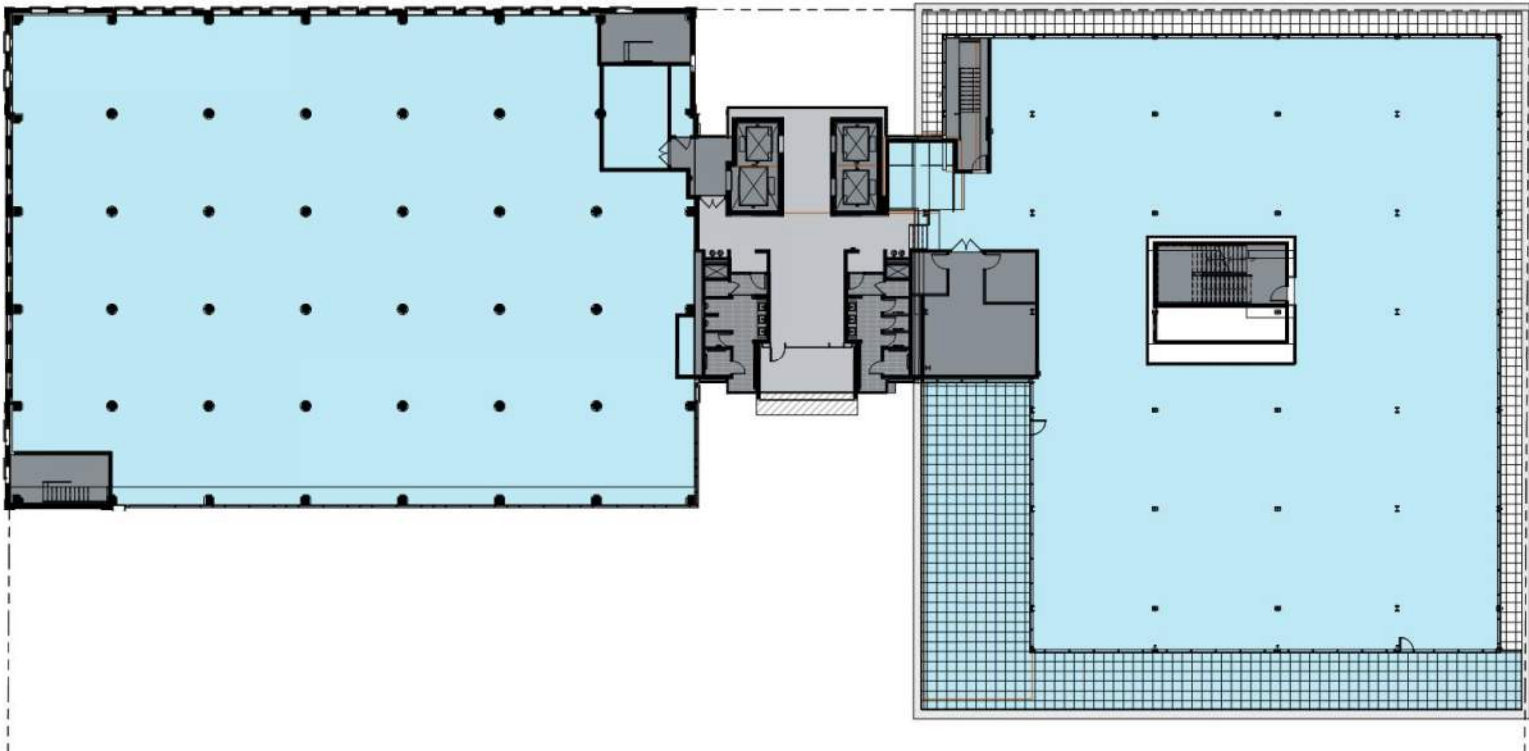
LEVEL TWO



FLOOR LEVELS



LEVEL THREE



LEVEL FOUR

OVERALL SITE

VIEW FROM SOUTHWEST



CONNECTOR

VIEW FROM SOUTH



FACADE

VIEW FROM NORTHEAST



FACADE

VIEW FROM SOUTHWEST



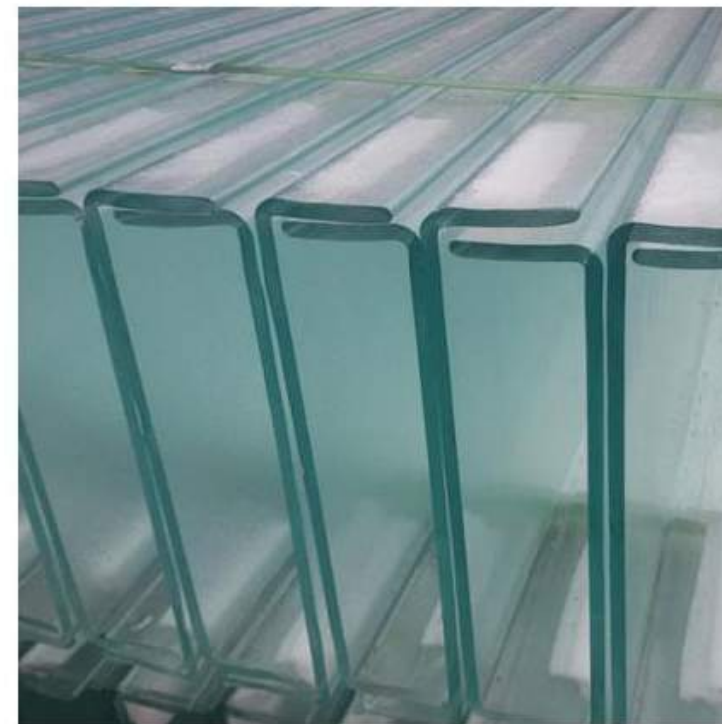
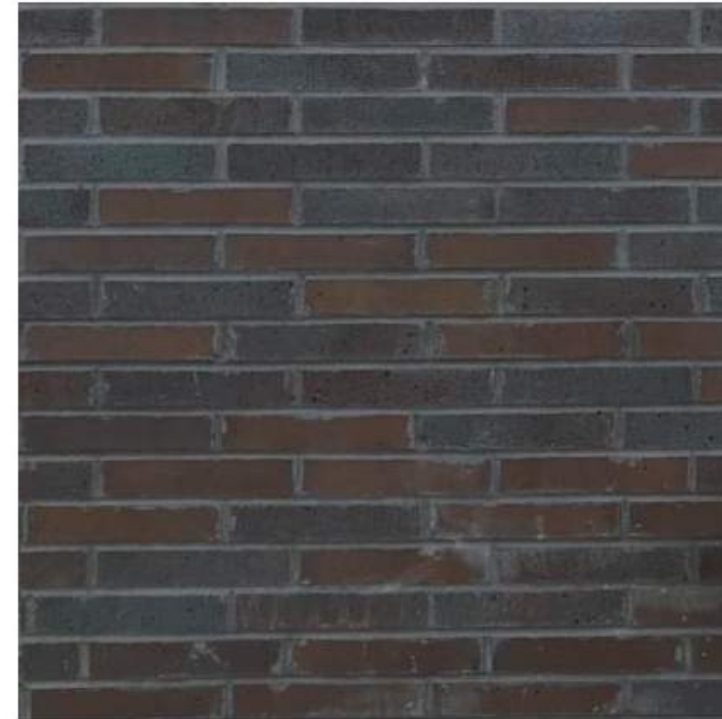
Façade

VIEW FROM SOUTH



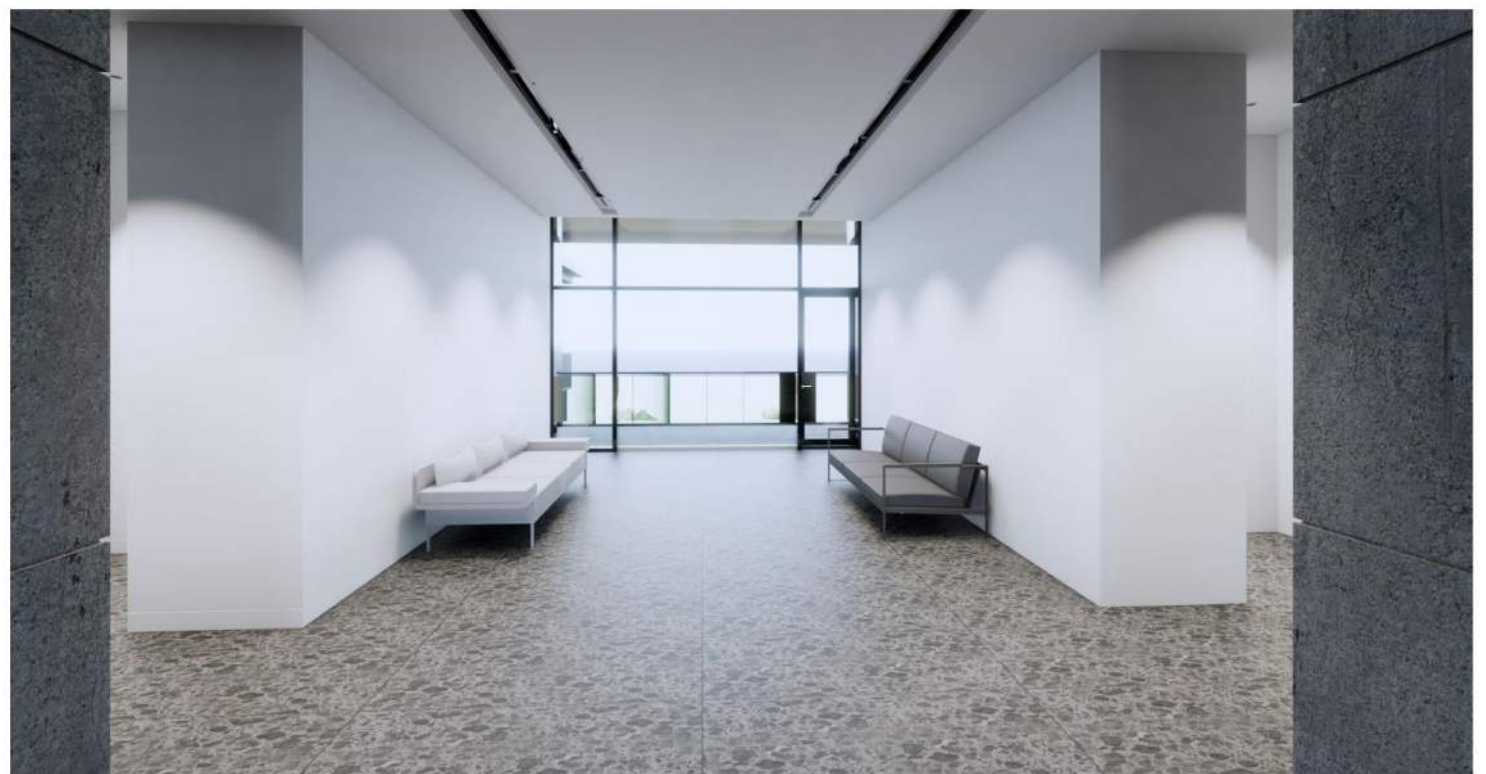
Façade

MATERIALS



INTERIORS

CREATIVE, MODERN OFFICE



SOUTH ELEVATION

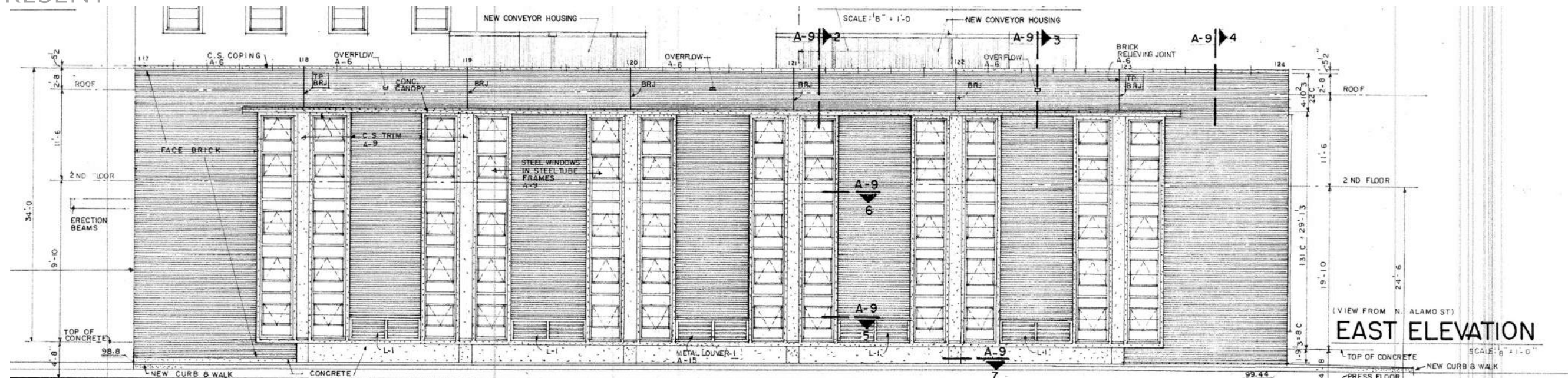


WEST ELEVATION

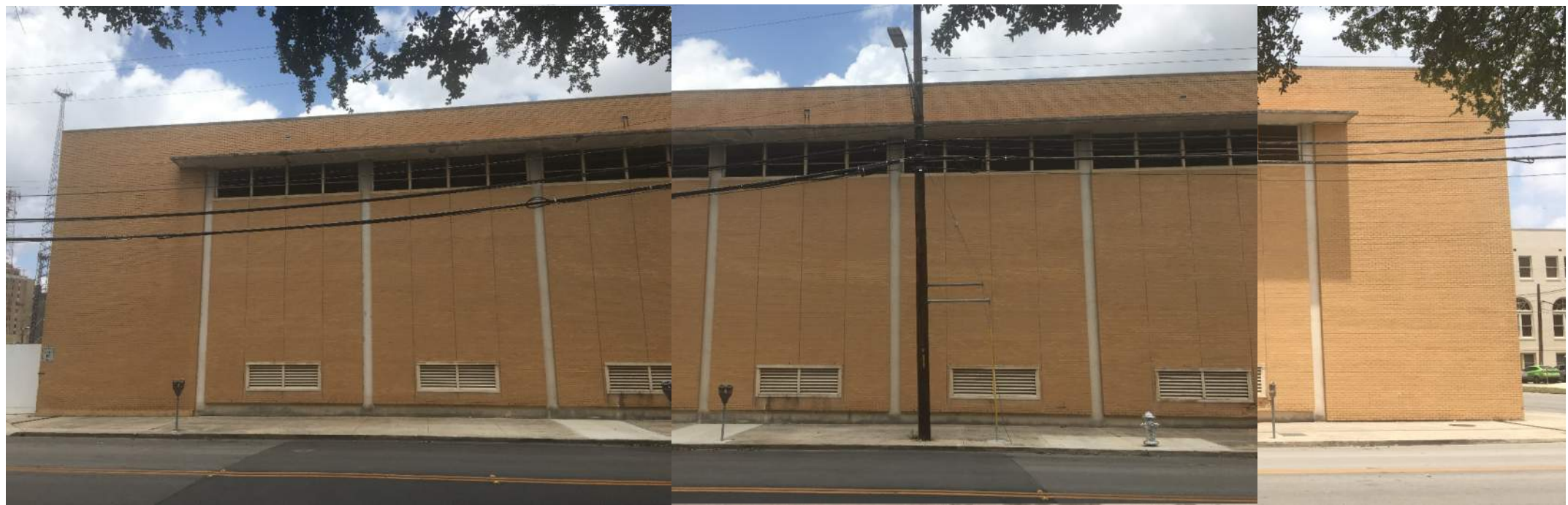


EAST ELEVATION

PAST AND PRESENT



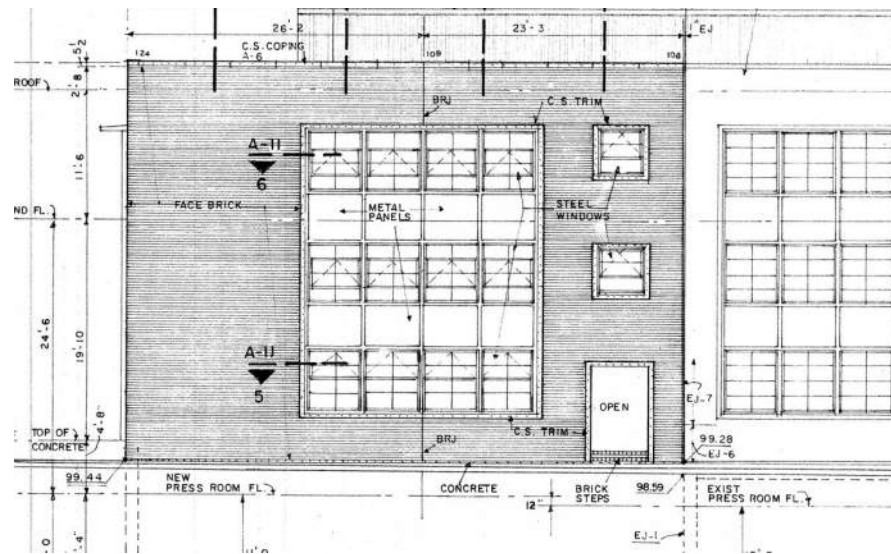
1968 EAST ELEVATION



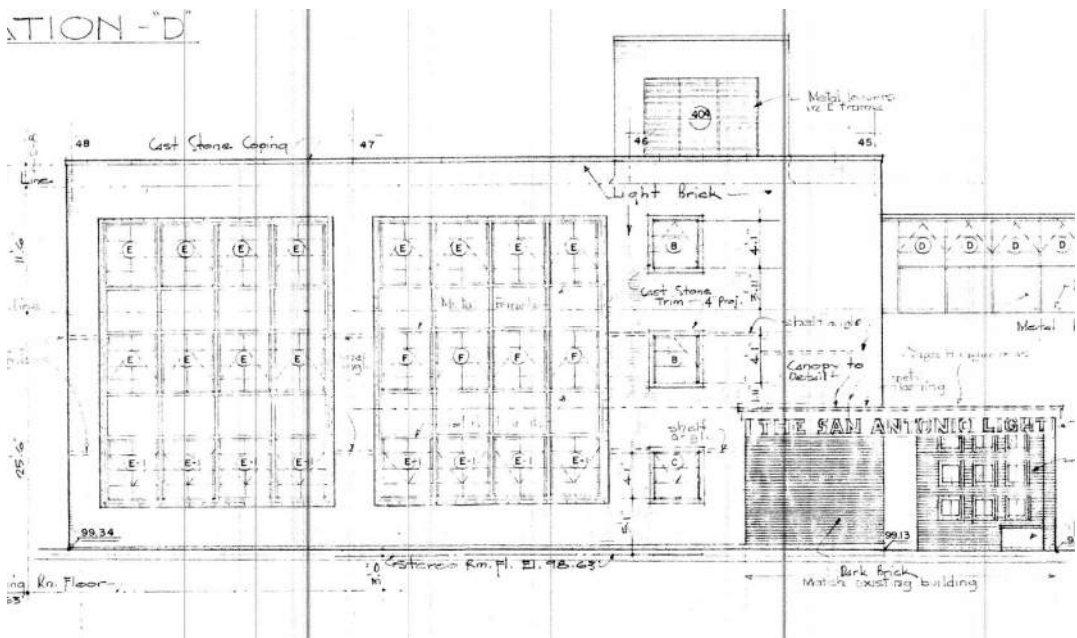
CURRENT EAST ELEVATION

NORTH ELEVATION

EXISTING CONDITIONS



1968 NORTH ELEVATION



1962 NORTH ELEVATION



CURRENT NORTH ELEVATION
SA LIGHT PRINT BUILDING SAN ANTONIO, TEXAS

FACADE

EXISTING CONDITIONS

WATER DAMAGE

ASBESTOS ABATEMENT DAMAGE

EXISTING SINGLE-PANE WINDOWS



EXISTING

VIEW FROM NORTHEAST



PROPOSED

VIEW FROM NORTHEAST

