

# HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 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:** June 15, 2018  
**60-DAY REVIEW:** August 14, 2018  
**REQUEST:**

The applicant is requesting conceptual 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 are being reviewed under a separate application, by a separate applicant.

## 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. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **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.
- d. **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.
- e. **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.
- f. **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.
- g. **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.
- h. **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.
- i. **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.

- j. **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 Acequia 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 conceptual approval of item #1, exterior modifications to the Print Building based on findings f and g. Staff recommends that the applicant adhere to the UDC and modify the structure within the existing design.
2. Staff does not recommend conceptual approval of item #2, the proposed rooftop addition based on finding h. 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 conceptual approval of item #3, the proposed connector addition based on findings d and e with the noted stipulation below.
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.

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.

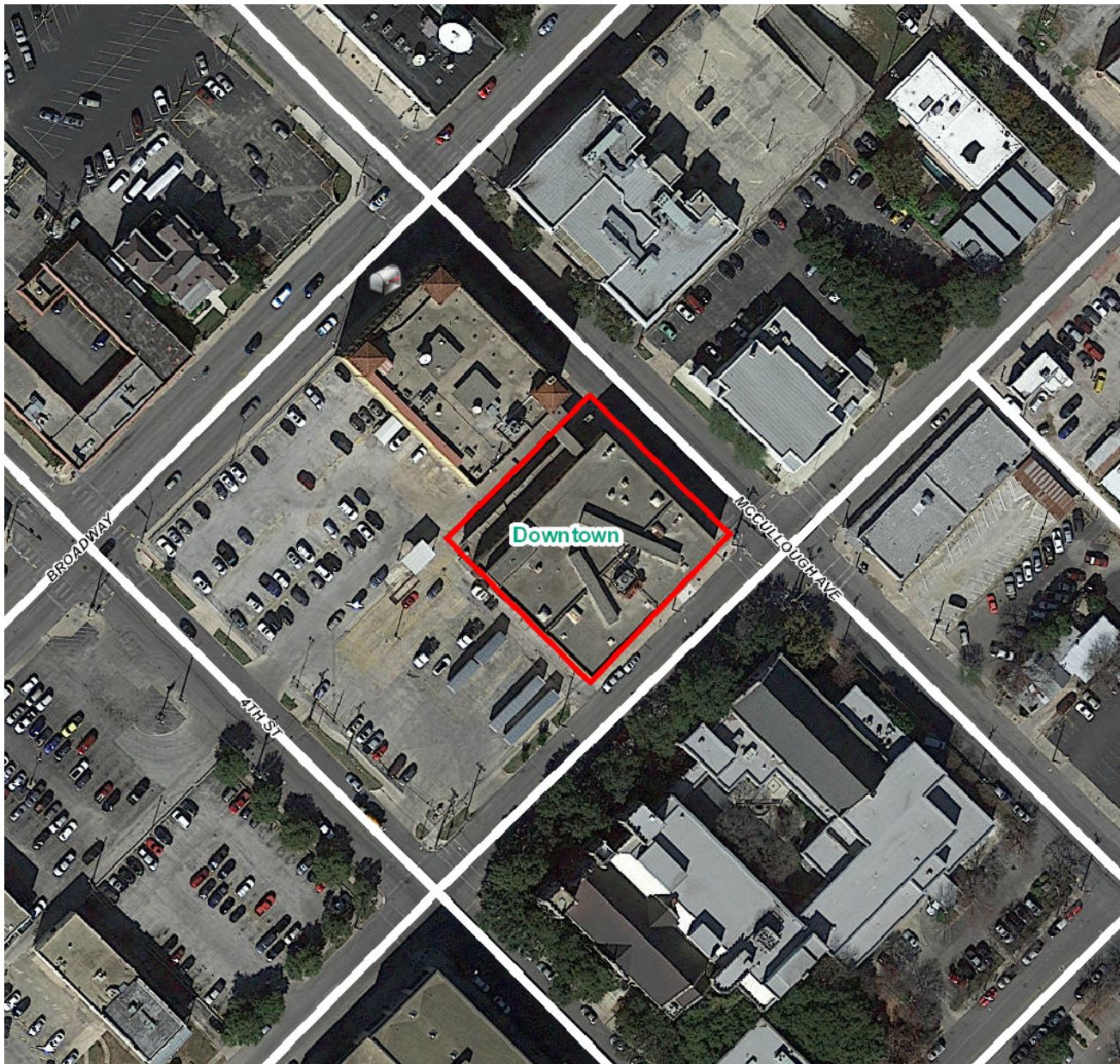
Stipulation: **ARCHAEOLOGY-** Archaeological investigations are required. The archaeological scope of work should be submitted to the Office of Historic Preservation archaeologists for review and approval prior to beginning field efforts. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

### **CASE MANAGER:**

Edward Hall

### **CASE COMMENT:**

The removal of the Print Building's existing façade (west and south facades) began without a Certificate of Appropriateness. Post work application fees have not been paid at this time.



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

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Common Name: The San Antonio Light – Connector and Press Buildings

Applicant: GrayStreet Partners

Request for Conceptual Approval:

Description of Project:

For six decades the 1931 Spanish Colonial Revival building was home to the San Antonio Light Newspaper. Over the course of their occupancy two annex buildings were built to house the paper's printing presses and production facilities. Following the Hearst Corporations purchase of the SA Light Paper, the buildings were vacated and have now been vacant for over decade.

GrayStreet Partners has undertaken a significant financial risk in their effort to restore this important downtown block to productive use. Their plans for this long-underutilized downtown block will generate immediate financial and community-benefits to the area. The San Antonio Light block is significant to the success of both the McCullough Avenue Gateway Plan and the Broadway Corridor Plan.

The San Antonio Light building project entails the renovation and reconstruction of the two existing buildings as well as the addition of a new vertical connector building between them. The Light Building has been submitted and approved by the HDRC, this application is for the connector and press building.

The Print and Connector buildings at the San Antonio Light and Print building are an adaptive re-use of the utilitarian structure into creative office space. The print building will re-use the existing structure of the building while adding two additional floors and a level of below grade parking. The new facades of the building will be masonry with large punched openings, the detail of the masonry and glazing will be done to express the detail and craft of the building while adding a human scale to the structure. The building steps back at the upper level to provide exterior spaces under the overhanging roof, giving detail to the façade and providing views to downtown.

The main entrance, vertical circulation and services are integrated into the new connector building. This new insertion connects the building into a cohesive building, both physically and aesthetically, tying the two pieces together. The connector is designed as a channel glass link, clearly new, in contrast to the historic Light building and the masonry structure of the Print building. The ground plane is articulated with pedestrian connections and plazas and landscape.

Civil engineering work is being led by Big Red Dog and site work will include the leveling and resurfacing of the adjacent 114 space parking lot, leveling and reconstructing sidewalks on (4) sides of the block, and burying CPS power lines along North Alamo Street. Significant underground utility work will be required. Landscape Architecture firm dwg will provide an extensive landscape plan for the entire block, which will include LID (low impact design) features.



NO PARKING ANYTIME  
12PM - 6PM, 7PM - 7AM  
←

PARK  
15







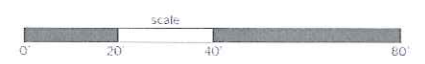




SPEED  
LIMIT  
5

# San Antonio Light and Print\_schematic design

2018/06/14







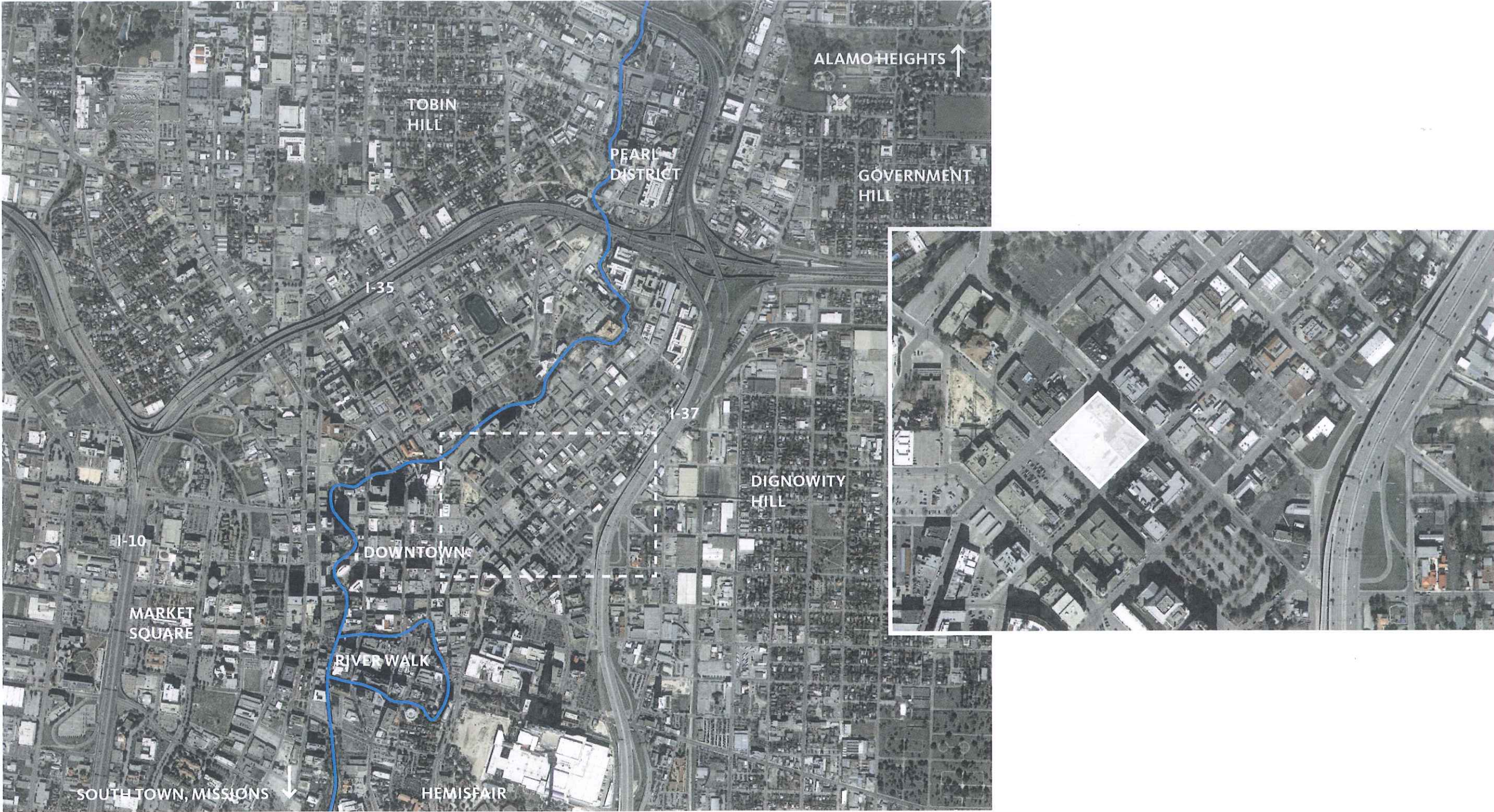


# **SAN ANTONIO LIGHT AND PRINT BUILDINGS**



# SA Light Print building

## LOCATION MAP



# SA Light Print Building

## METRICS

### Assumed Occupancy (per floor)

Light Building: 14,000 SF  
 Print Building: 17,000 SF  
 Connector: 2,400 SF  
 Total: 33,400 SF (max)

### Plumbing Counts (per floor)

7.2 water closets (4 per gender)  
 4.875 lavatories (3 per gender)  
 3 water fountains

### Egress

300' max distance  
 100' max common travel distance  
 62' min between egress stairs (Print)  
 57' min between egress stairs (Light)

**Lower Level:** 38 below-grade parking spaces

**Level 01:** 33,100 SF (28,195 USF)  
 Light: 13,000 USF; Print: 15,195 USF  
**Mezzanine:** 11,640 SF (10,340 USF)  
 Light: 5,880 SF; Print: 4,460 SF  
**Level 02:** 33,100 SF (29,245 USF)  
 Light: 13,000 SF; Print: 16,245 SF  
**Level 03:** 33,100 SF (28,655 USF)  
 Light: 13,000 USF; Print: 15,655 USF  
**Level 04:** 29,500 SF (25,155 USF)  
 Light: 13,000 USF; Print: 12,155 USF

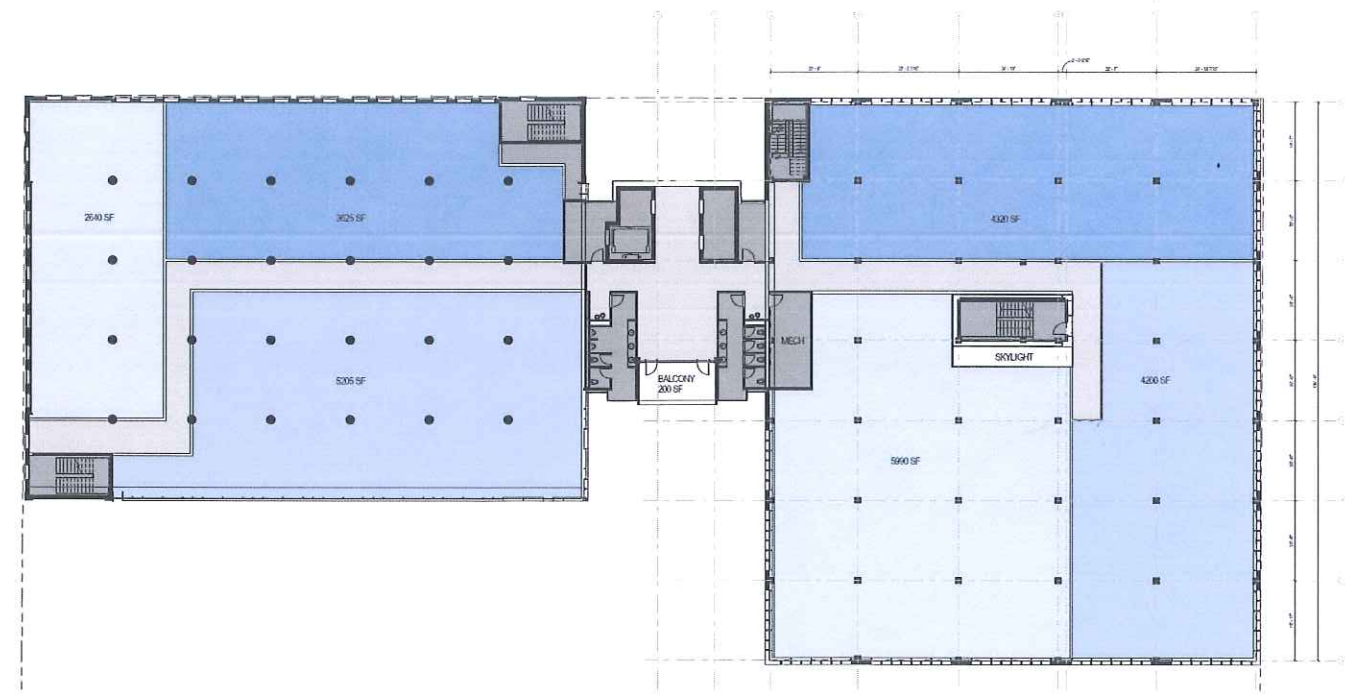
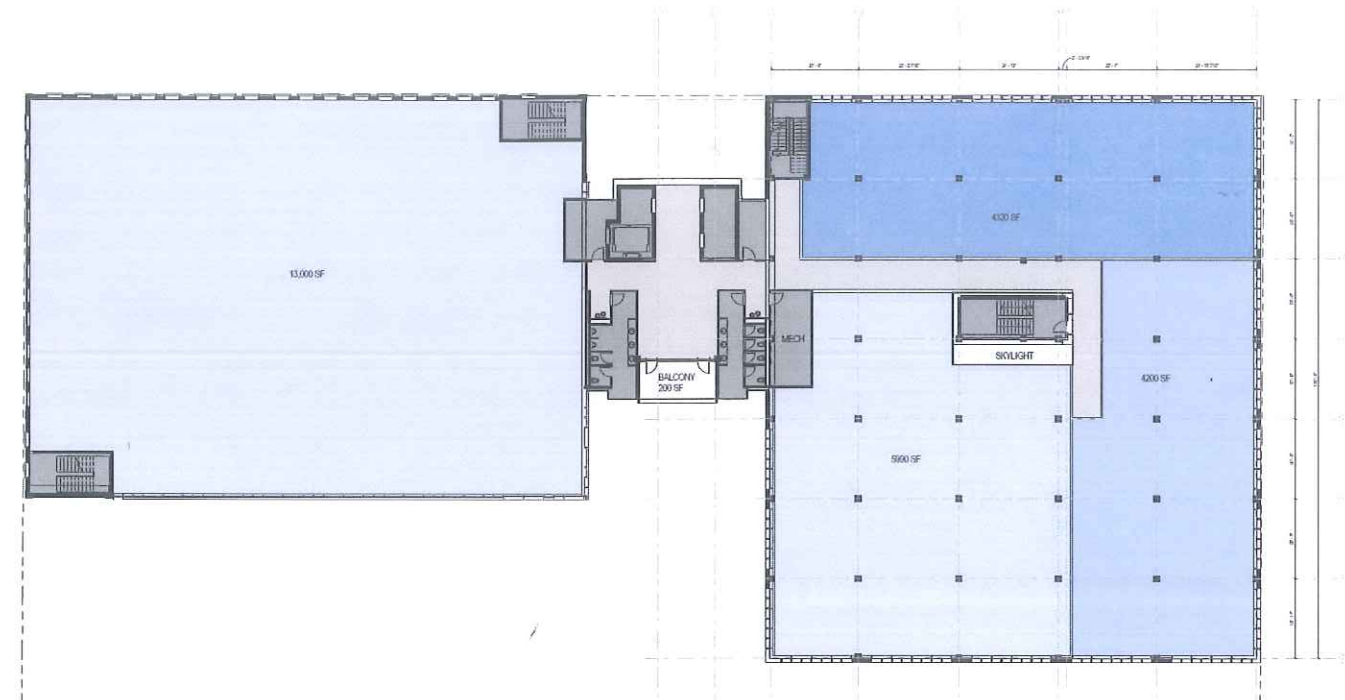
**Total Building SF: 140,440 SF (121,590 USF)**

### Multitenant Typical Floor Print Only (Level 03)

Total GSF: 33,100 SF  
 Usable SF: 27,510 SF  
 Office (Light): 13,000 SF  
 Office (Print): 14,510 SF  
 Balcony: 200 SF  
 Circulation: 1,975 SF  
 Bathrooms: 500 SF  
 Vertical Circulation: 1,120 SF  
 Efficiency: 83%

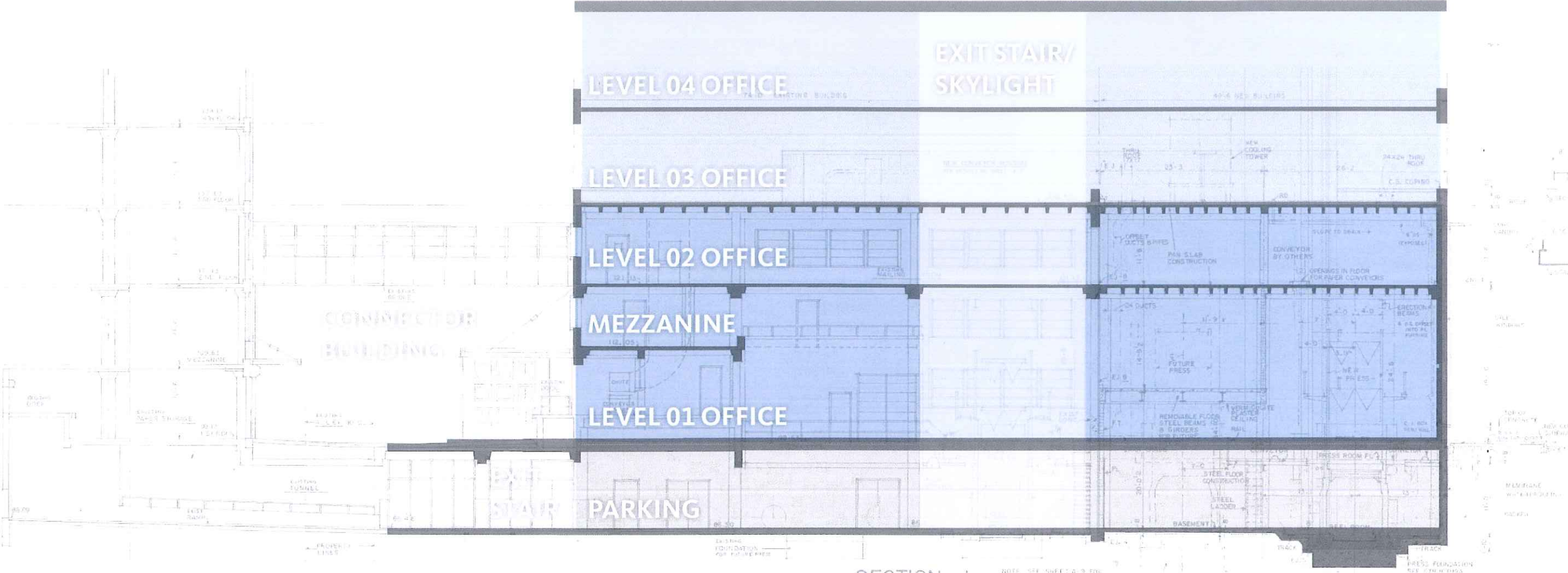
### Multitenant Typical Floor Print & Light (Level 03)

Total GSF: 33,100 SF  
 Usable SF: 25,980 SF  
 Office (Light): 11,470 SF  
 Office (Print): 14,510 SF  
 Balcony: 200 SF  
 Circulation: 3,420 SF  
 Bathrooms: 500 SF  
 Vertical Circulation: 1,120 SF  
 Efficiency: 78.5%



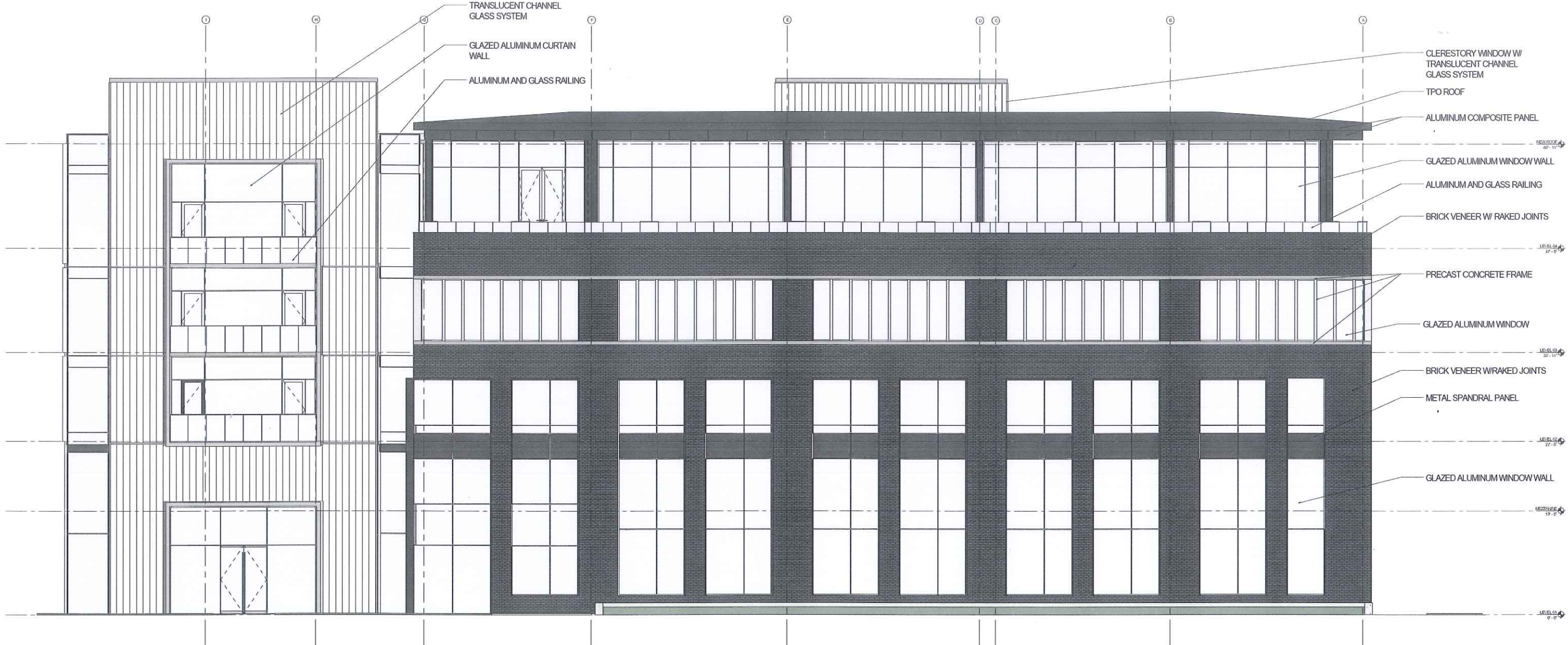
# Section

## PROGRAMMING PER LEVEL



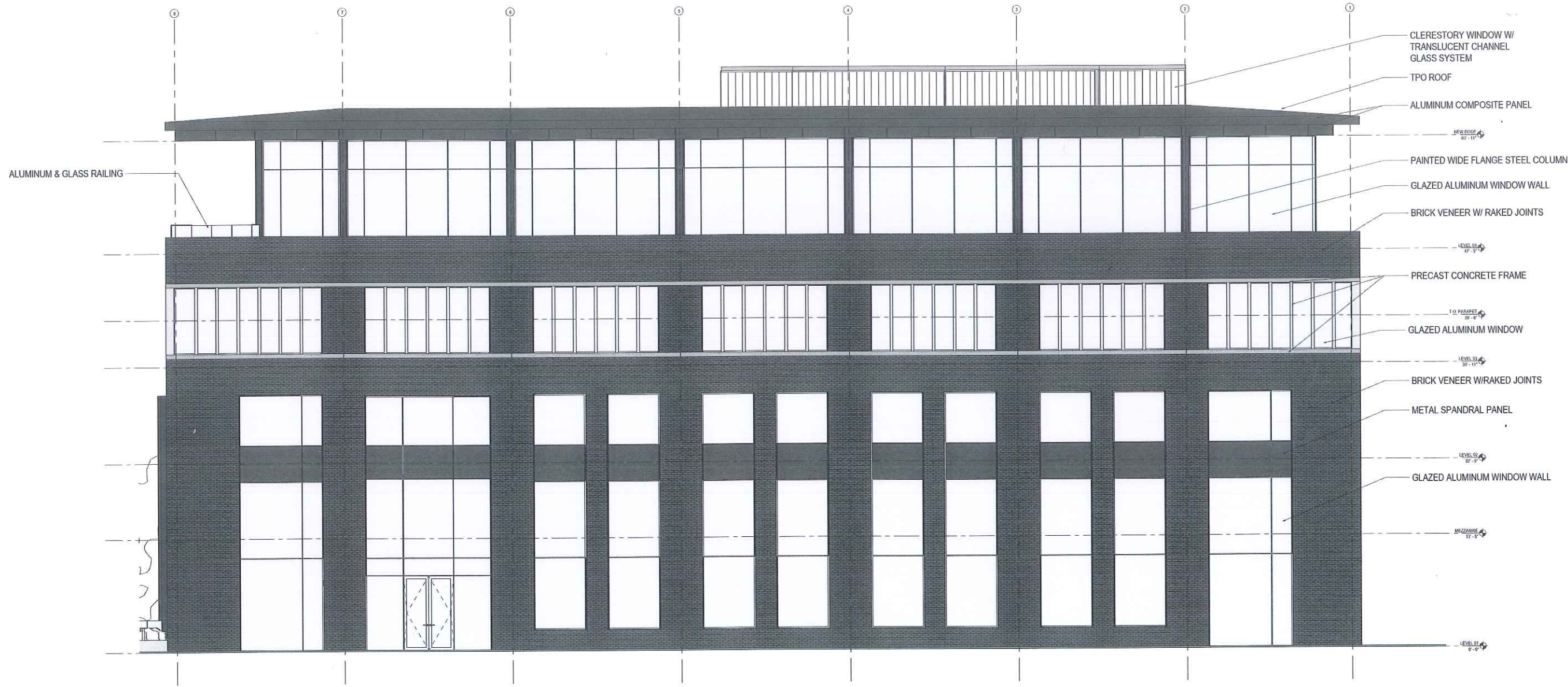
# Elevations

## SOUTH ELEVATION



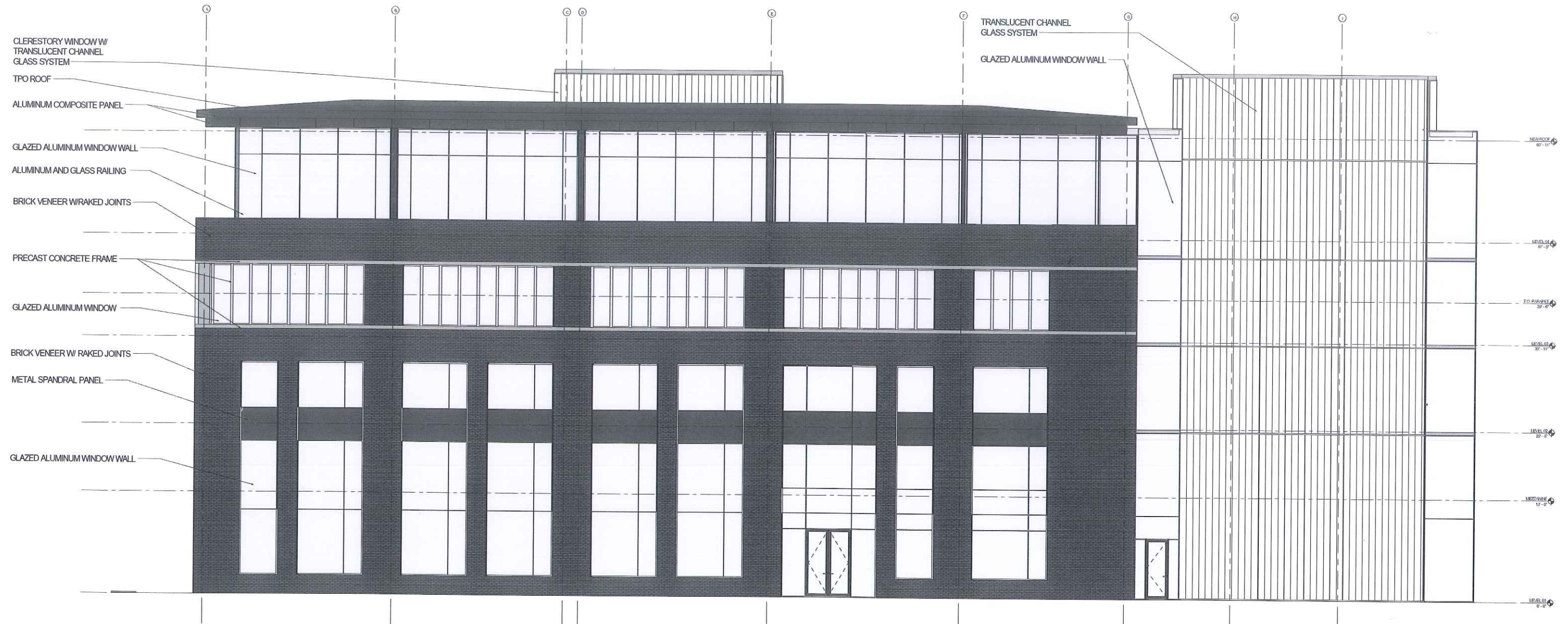
# Elevations

## EAST ELEVATION



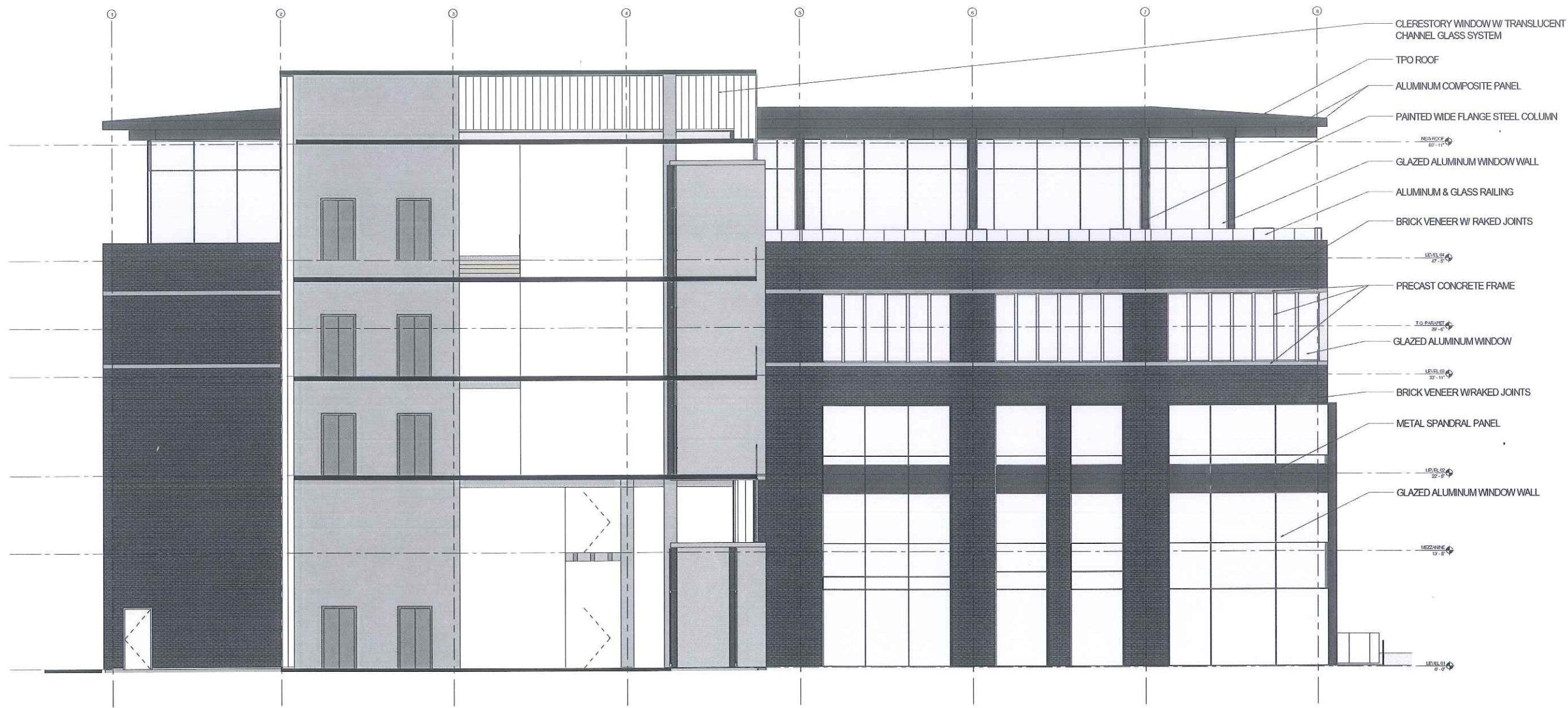
# Elevations

## NORTH ELEVATION



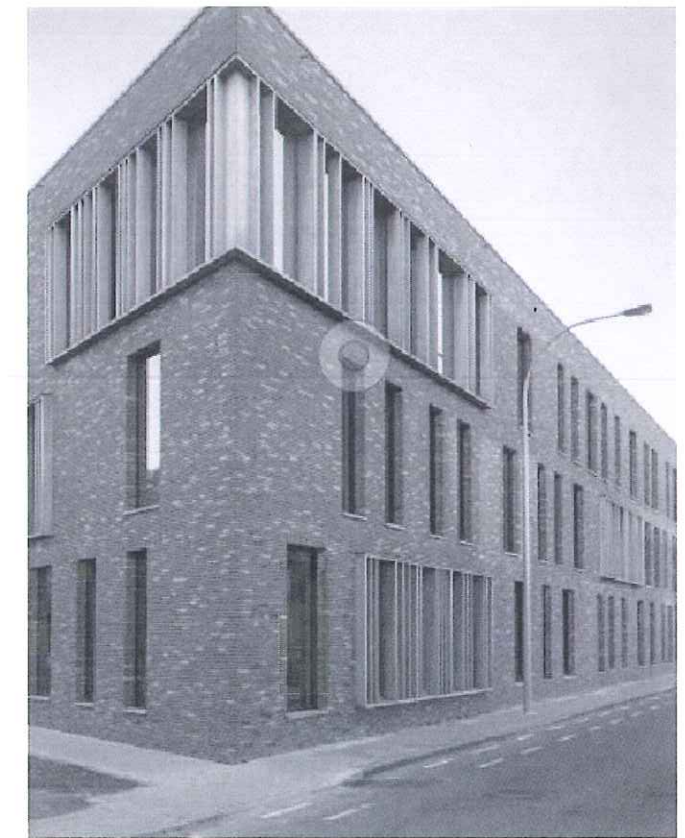
# Elevations

## WEST ELEVATION



# Facade

## PRECEDENT IMAGES

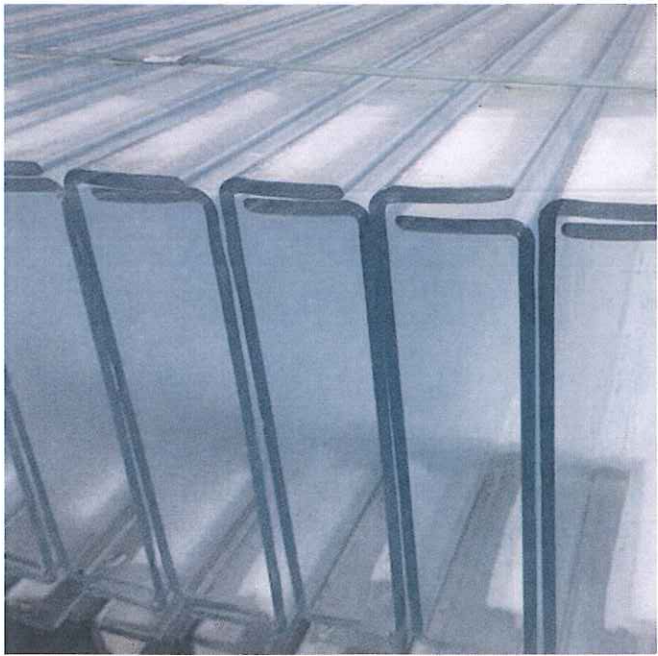
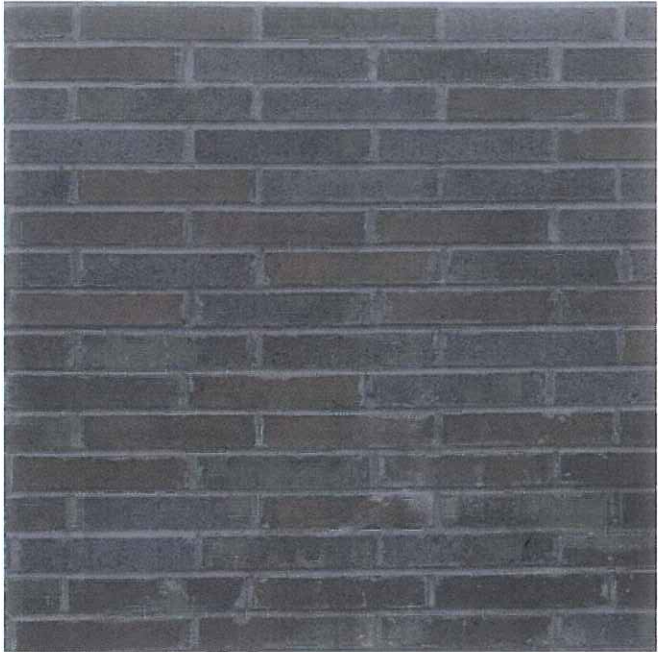


SA LIGHT PRINT BUILDING SAN ANTONIO, TEXAS



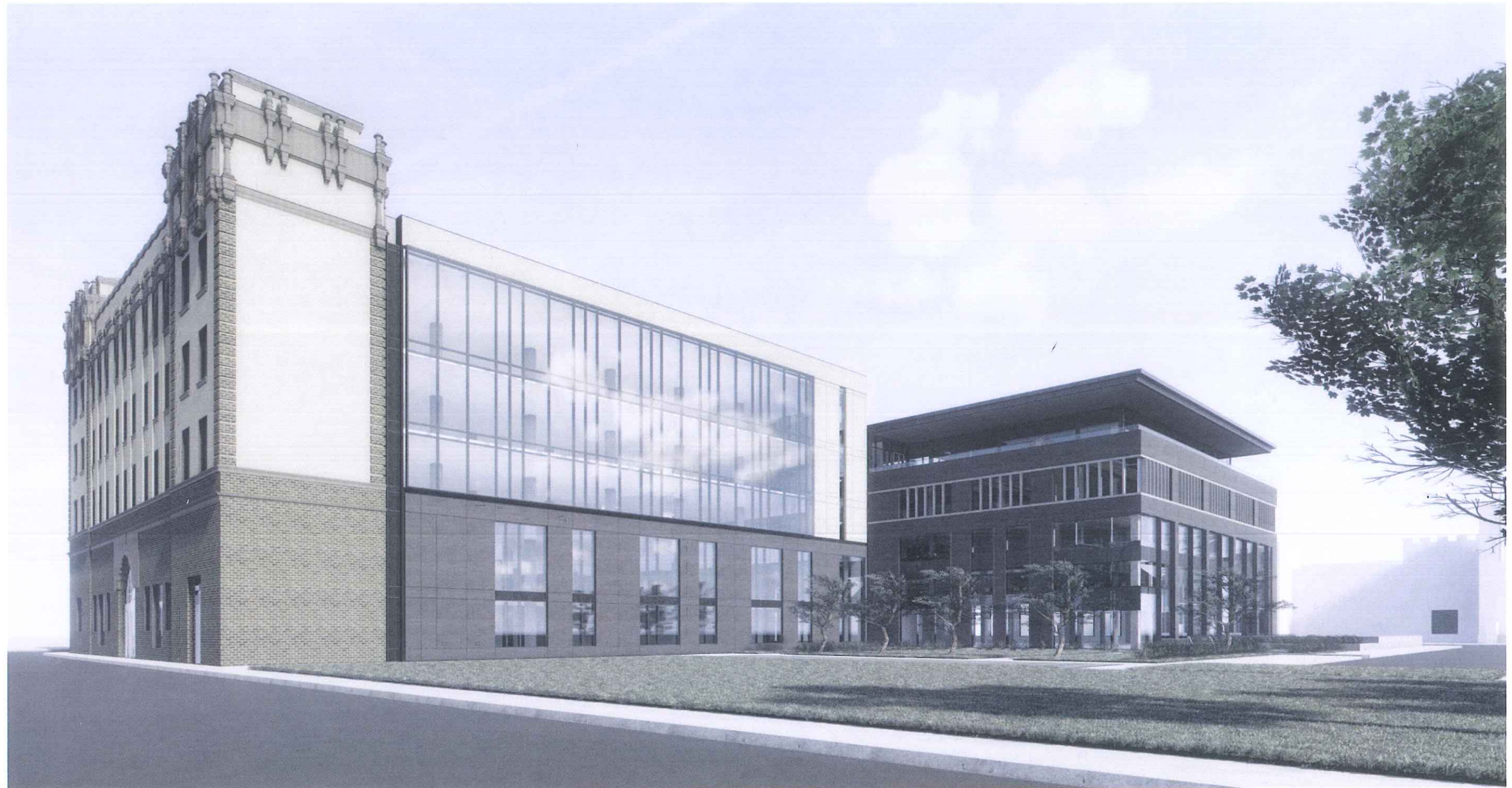
# Facade

## MATERIALS



# Facade

3D VIEW - SOUTHWEST



# Facade

3D VIEW - SOUTH



# Facade

3D VIEW - NORTHWEST



# Facade

3D VIEW - CONNECTOR SOUTH



# Facade

3D VIEW - NORTHEAST

