

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-306
ADDRESS: 420 BROADWAY
LEGAL DESCRIPTION: NCB 432 (SAN ANTONIO LIGHT), BLOCK 16 LOT 14
ZONING: FBZ T6-1,HS
CITY COUNCIL DIST.: 1
LANDMARK: San Antonio Light Building
APPLICANT: Adam Reed/Ford, Powell & Carson
OWNER: Graystreet, 420 Broadway LLC
TYPE OF WORK: Rehabilitation, exterior modifications and a connection addition
REQUEST:

The applicant is requesting conceptual approval to:

1. Perform exterior modifications to the Light Building including repair to plaster, cleaning of cast stone and masonry and painting of the plaster work.
2. Replace the existing windows in the Light Building
3. Remove the skybridge connecting the Light Building and the Print Building and construct a new vertical connector to join the two structures.
4. Construct a new curtain wall on the southern façade of the Light Building.

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 3, Guidelines for Additions

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.

FINDINGS:

- a. The Light Building was constructed in 1931 as the home of the San Antonio Light newspaper on the corner of Broadway and McCullough. The structure features five stories with ornamental facades on both street sides. The southern facing façade features a blank stucco wall and the rear (west) façade features brick tile and steel windows. Both the southern and western facades lack ornamentation. At the rear of the Light Building, the Print Building was constructed circa 1969. These two structures are connected by a sky bridge.
- b. **LIGHT BUILDING REPAIR** – The applicant has proposed to perform a number of exterior repair and maintenance items to the Light Building including the repair of plaster elements, the cleaning of cast stone elements and masonry and painting. This is consistent with the Guidelines for Exterior Maintenance and Alterations 10.A.i.
- c. **WINDOW REPLACEMENT** – The current windows in the Light Building are aluminum and are not the original windows. The current windows feature a one over one profile. The original windows featured a six over six profile. The applicant has proposed to install new, six over six windows that match the profile of the original. Staff finds this replacement appropriate.
- d. **CONNECTOR ADDITION** – At the rear of the Light Building, the applicant has proposed to remove the existing skybridge and construct a vertical connector to join the two structures. 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. Staff finds the location of the proposed connector appropriate; however, staff has concerns regarding the massing and cladding of the proposed connector.
- e. **CONNECTOR ADDITION**– The applicant has noted a both a glass curtain wall system and a solid paneling system to connect the Light Building to the Print Building. As currently proposed, staff finds the solid paneling system to add visual weight and mass to the proposed structure. Staff finds that the applicant should reduce the amount of solid cladding and introduce more glazing to be consistent with the conceptual sketch that is included in the application documents.
- f. **CURTAIN WALL MODIFICATION** – The southern façade of the Light Building is currently void of ornamentation of façade openings. The façade features brick from the street level to the top of the mezzanine level and then features stucco to the roof parapet. The applicant has proposed to modify this wall and install a glass curtain wall system. The applicant has proposed to maintain brick from the street level to the top of the mezzanine level and to create façade openings within this brick. The glass curtain wall system will span from the top of the brick to the top of the roof's parapet wall.
- g. **CORNER TOWERS** – The applicant has proposed to maintain each corner tower; however, the applicant has proposed to install window openings on the southern façade of the tower on the southwest corner of the building. Staff finds this installation appropriate.
- h. **CORNER TOWER ADDITION** – The only corner of the structure that does not feature a corner tower is the southeast corner. The applicant has proposed to construct a tower to be a contemporary interpretation of the original corner towers. While the location and general height will be consistent with the originals, staff finds the installation of the proposed corner tower adds additional massing to the rear of the historic structure that distracts

from the historic facades. Staff finds that the applicant should remove the proposed new corner tower and leave the last column bay as it currently exists; however, staff finds that the inclusion of the proposed roof level light element is appropriate.

- i. **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 shall be required for the project area. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to beginning field efforts.

RECOMMENDATION:

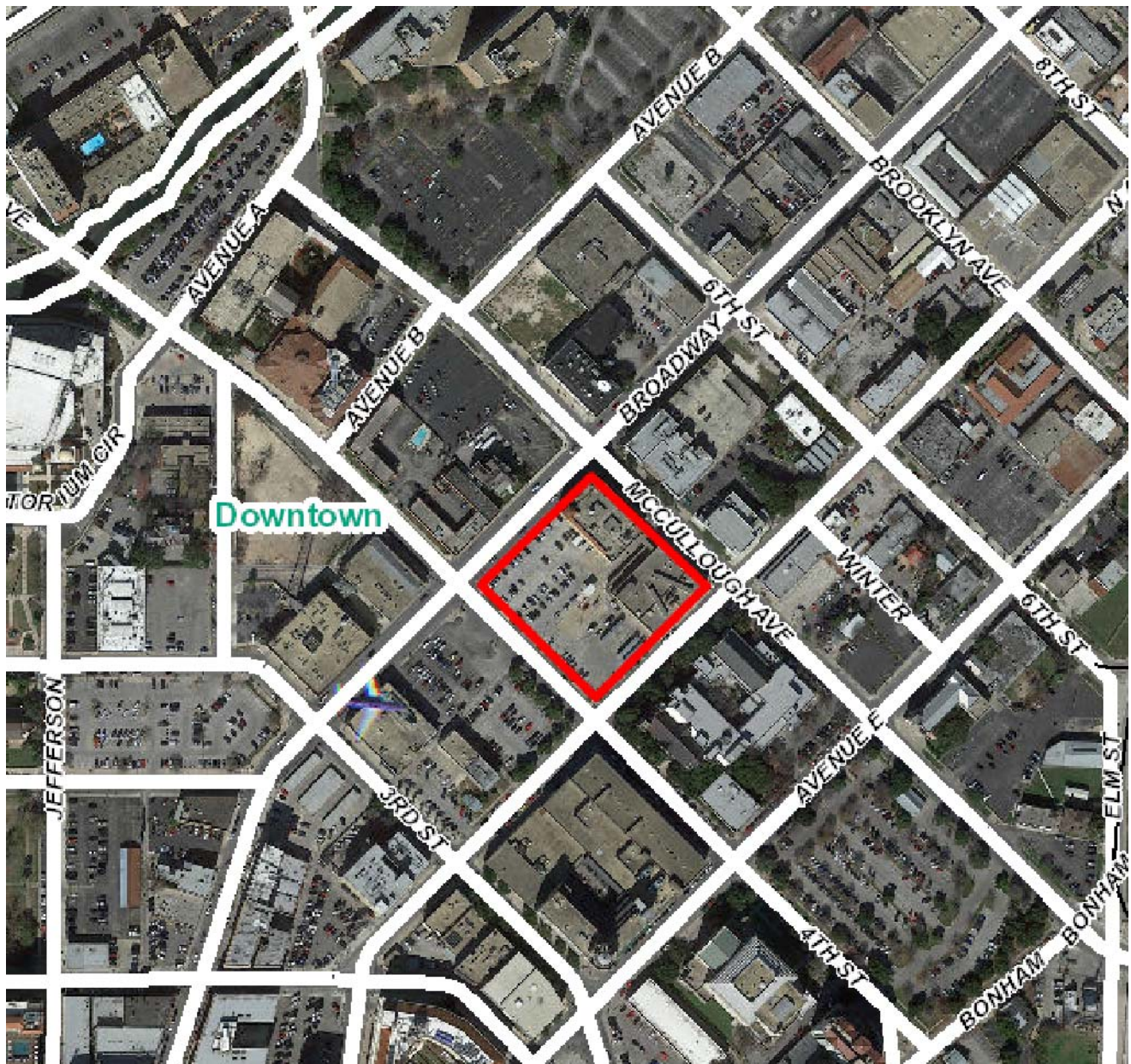
Staff recommends conceptual approval based on findings a through h with the following stipulations:

- i. Archaeology – Archaeological investigations are required. The archaeological scope of work should be submitted to the OHP 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. That the applicant remove the proposed corner tower and maintain the existing last column bay as is as noted in finding h.
- iii. That the applicant remove the proposed solid cladding material proposed on the connector addition and incorporate glazing as noted in the early conceptual sketch included in the application documents as noted in finding e.

Conceptual approval is contingent the applicant meeting each of the above noted stipulations.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 14, 2017

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Laura Elvia Hall, LEED AP
Nathan Perez, AIA
Oscar Reyes

June 21st, 2017
HDRC Conceptual Approval Meeting

Office of Historic Preservation
1901 South Alamo
San Antonio, TX 78204

Project Description:

The building sits at a prominent corner of Broadway and McCullough Avenue and is physically located at 420 Broadway Street. It was the former home to the San Antonio Light newspaper, later purchased by the Express News which has occupied the property until last year when the site was bought by Gray Street Partners.

The historic building named "The Light Building" was constructed circa 1931 and includes five-stories of concrete and stucco construction. There is also an adjacent press room building (The Print Building) and a parking lot on site. There was an addition to The Light Building and Print Building completed in 1969 by Bartlett Cocke.

Ford Powell & Carson's scope will include removal of the skybridge between the Light Building and the Print Building and construction of a new vertical connector that will house major building core elements such as restrooms, elevators, stairs, mechanical and electrical closets. The new connector will be recessed between the two buildings and respectful of the scale and massing of the adjacent structures.

The historic lobby fronting Broadway will be restored along with over one hundred historic windows, some of which are currently boarded up. A new curtainwall is planned for the south façade which will take advantage of views to downtown. The curtainwall utilizes the same window patterns present along the north façade of The Light Building. The improvements to the exterior of the building will also include plaster repair, cleaning of cast stone and masonry, and re/painting of the plasterwork. Upper levels will be treated as core and shell finish-out for future tenants.

There are future phase ROW improvements planned for Broadway and McCullough to include landscaping once Broadway is improved, along with a new rooftop restaurant on top of The Light Building. Re-roofing, parking and landscape improvements are also within the scope of the project. The new connector will consist of concrete construction with composite or architectural metal panel envelope and glazing. There is a new central plant which will be located in the basement of the Press Room Building that will serve both buildings.



THE LIGHT BUILDING
420 BROADWAY | SAN ANTONIO, TX
HDRC CONCEPTUAL APPROVAL 06-21-17

GRAY ST PARTNERS

FORD
POWELL
& CARSON
Architects & Planners, Inc.



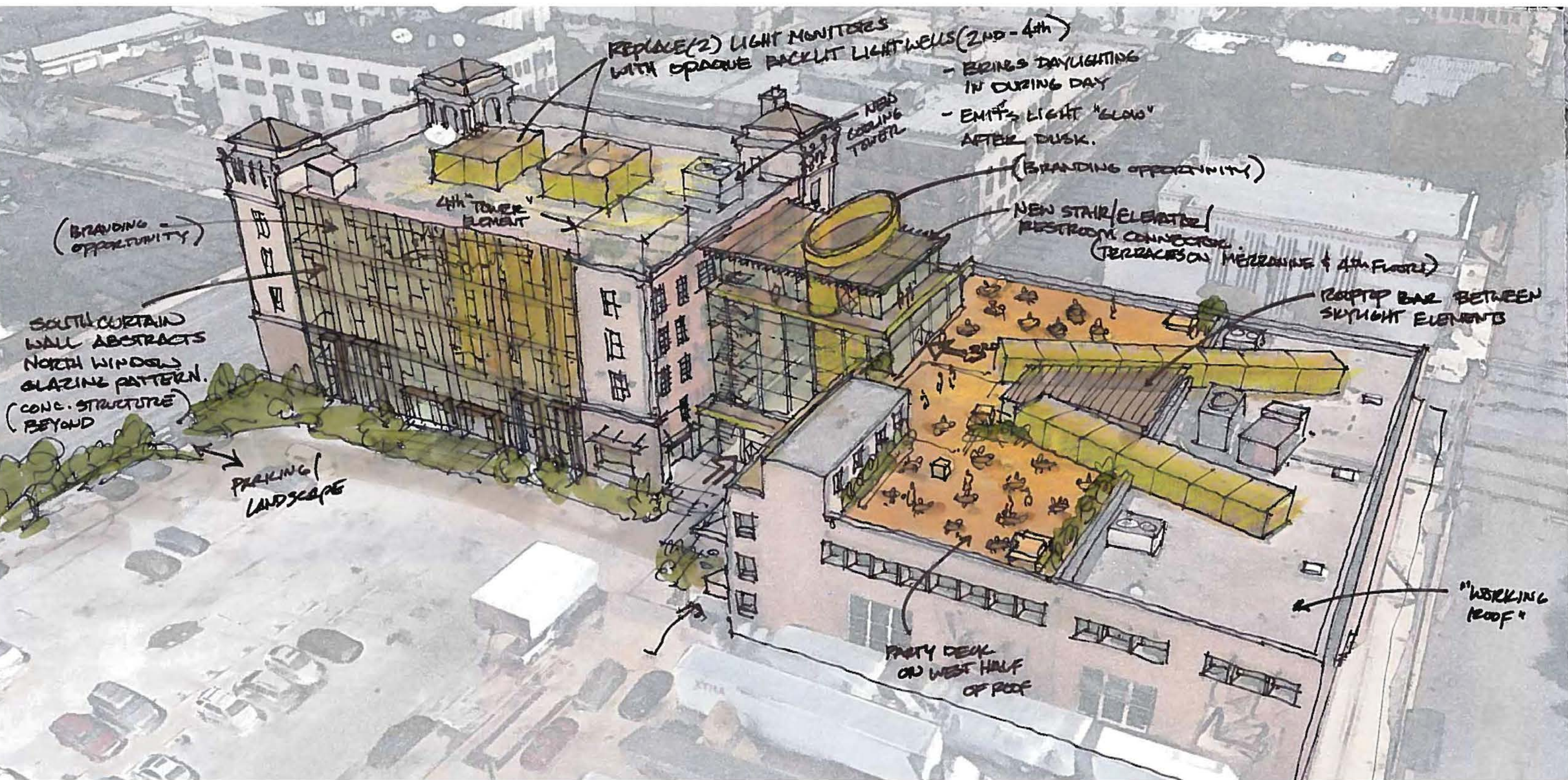
SITE PLAN



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AERIAL OF LIGHT BLOCK



EARLY CONCEPT SKETCH



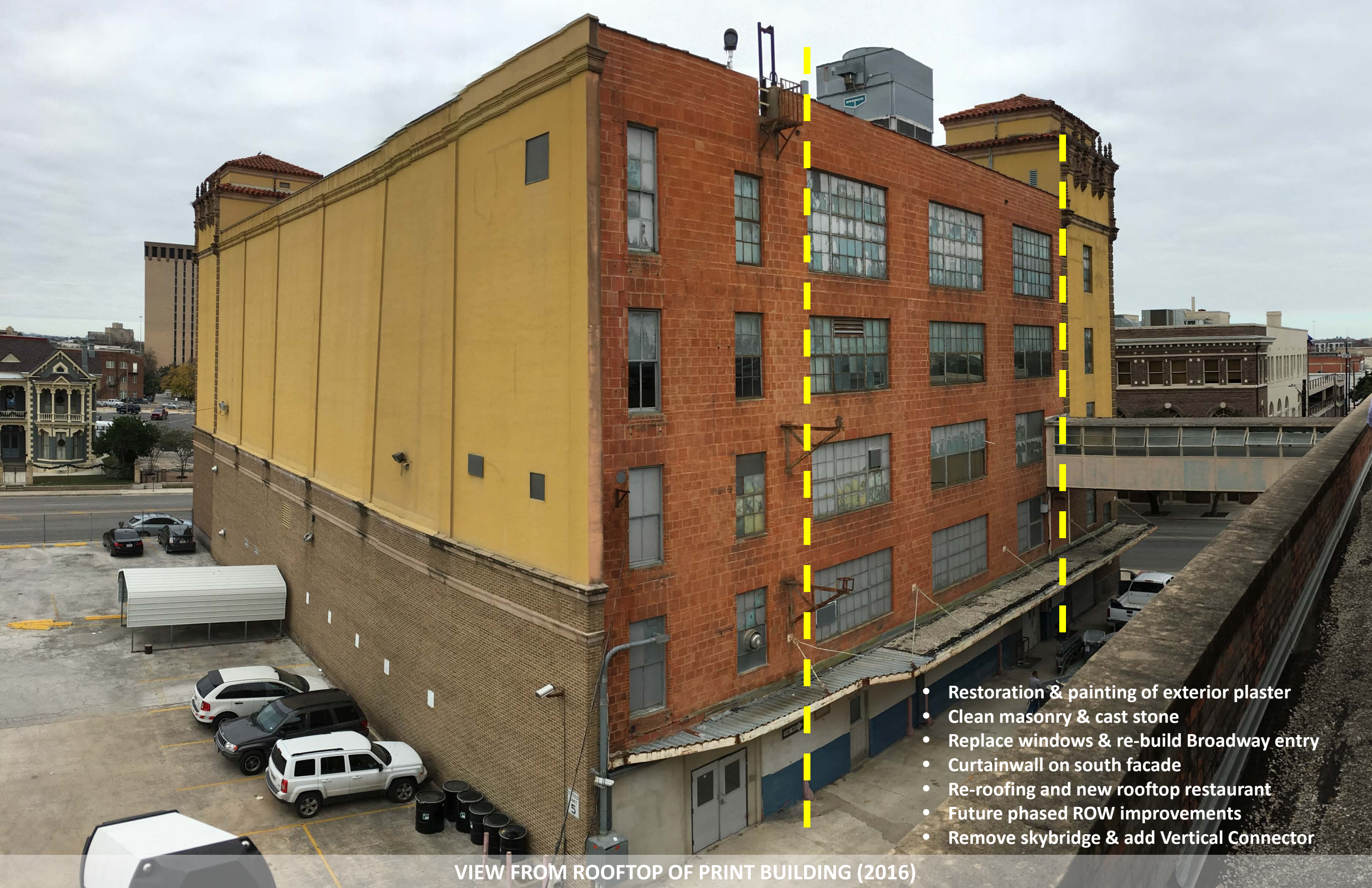
- Restoration & painting of exterior plaster
- Clean masonry & cast stone
- Replace windows & re-build Broadway entry
- Curtainwall on south facade
- Re-roofing and new rooftop restaurant
- Future phased ROW improvements
- Remove skybridge & add Vertical Connector



VIEW FROM MCCULLOUGH & BROADWAY (2017)

- Restoration & painting of exterior plaster
- Clean masonry & cast stone
- Replace windows & re-build Broadway entry
- Curtainwall on south facade
- Re-roofing and new rooftop restaurant
- Future phased ROW improvements
- Remove skybridge & add Vertical Connector

VIEW FROM ALLEYWAY AT MCCULLOUGH (2017)



- Restoration & painting of exterior plaster
- Clean masonry & cast stone
- Replace windows & re-build Broadway entry
- Curtainwall on south facade
- Re-roofing and new rooftop restaurant
- Future phased ROW improvements
- Remove skybridge & add Vertical Connector

VIEW FROM ROOFTOP OF PRINT BUILDING (2016)



VIEW OF SOUTH FAÇADE FACING DOWNTOWN (2017)



SOUTH ELEVATION SHOWING VERTICAL CONNECTOR & CURTAINWALL



SOUTH ELEVATION SHOWING VERTICAL CONNECTOR & CURTAINWALL



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SOUTH ELEVATION SHOWING VERTICAL CONNECTOR & CURTAINWALL



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RENDERING FROM SOUTHWEST CORNER @ BROADWAY

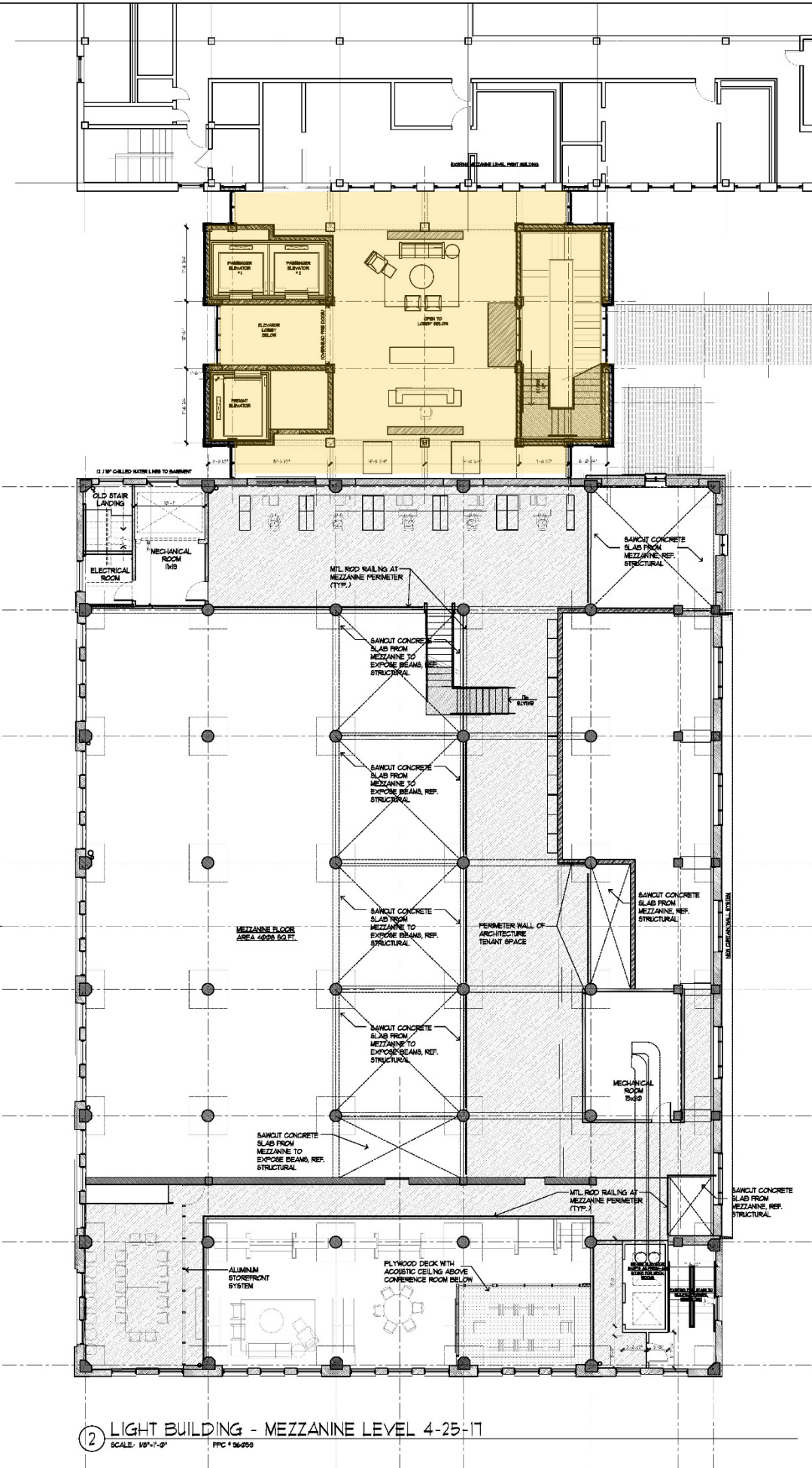
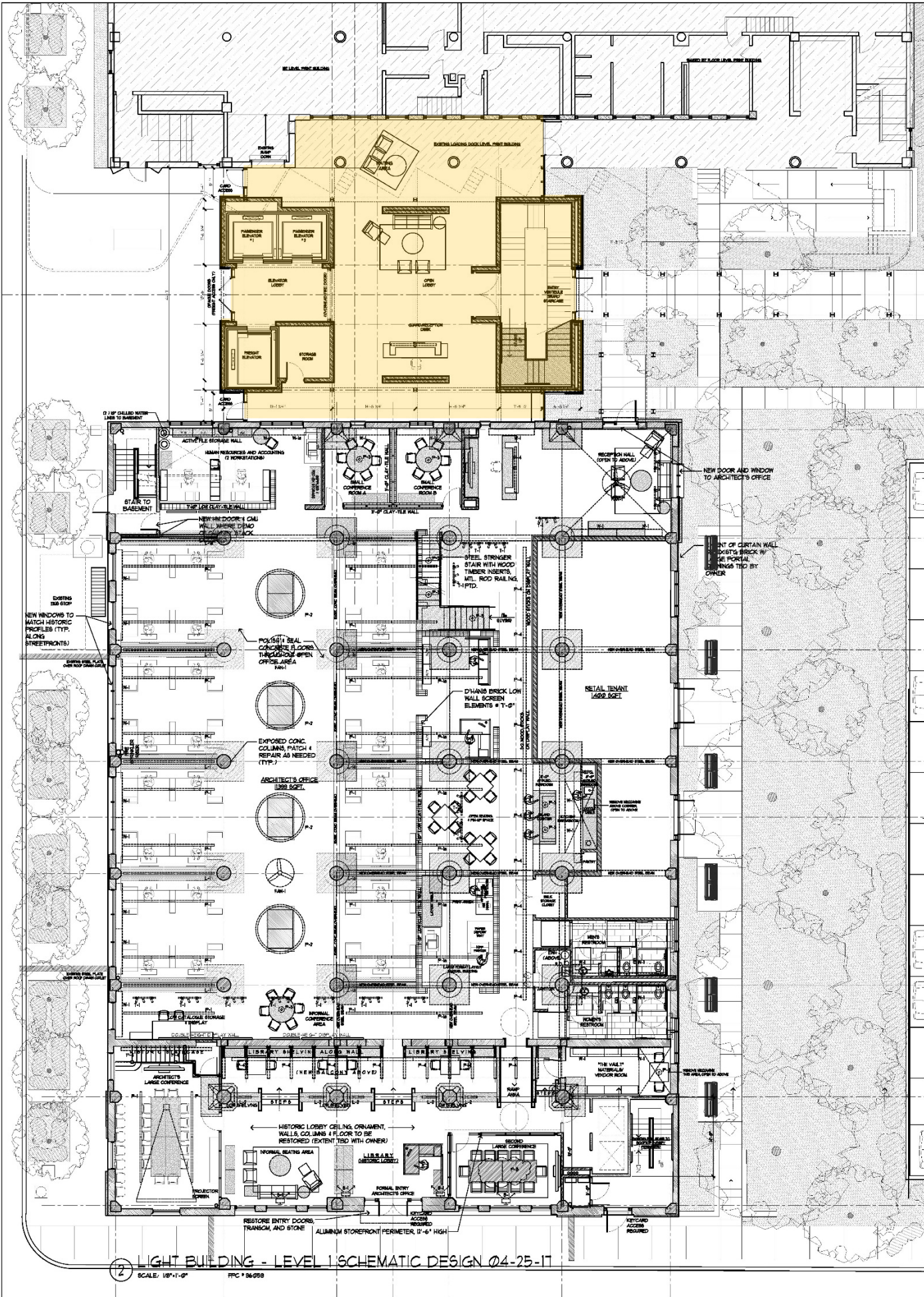


SOUTH CURTAINWALL ELEVATIONS (OPTION 1 & OPTION 2)



DETAILS OF ALLEYWAY EAST-FACING FACADE

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ADAPTIVE REUSE - EXISTING BUILDING

SAN ANTONIO LIGHT BUILDING

405 BROADWAY

SAN ANTONIO, TEXAS

Architects

FORD
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Revisions

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Date	Checked By
Project Number	Drawn By
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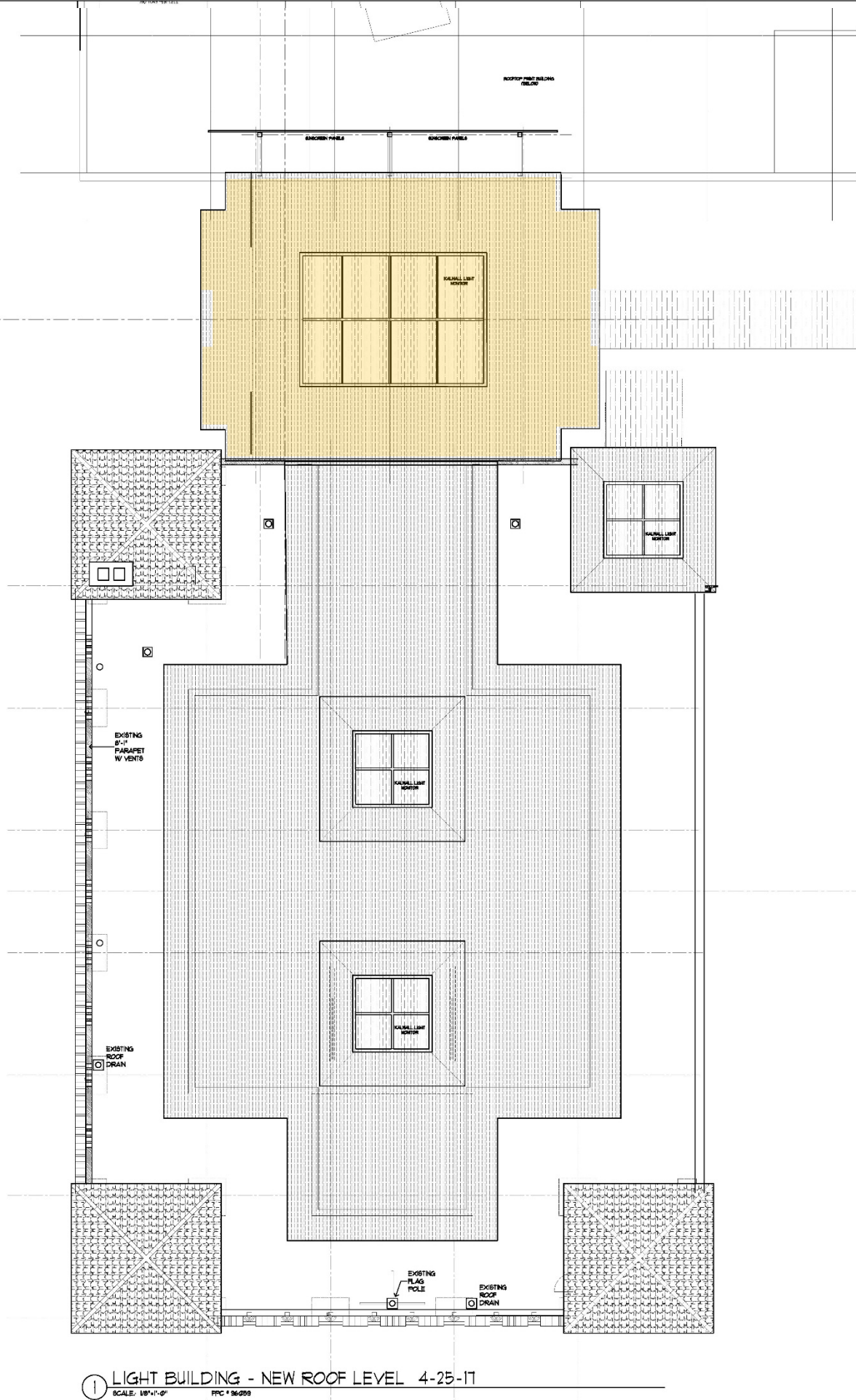
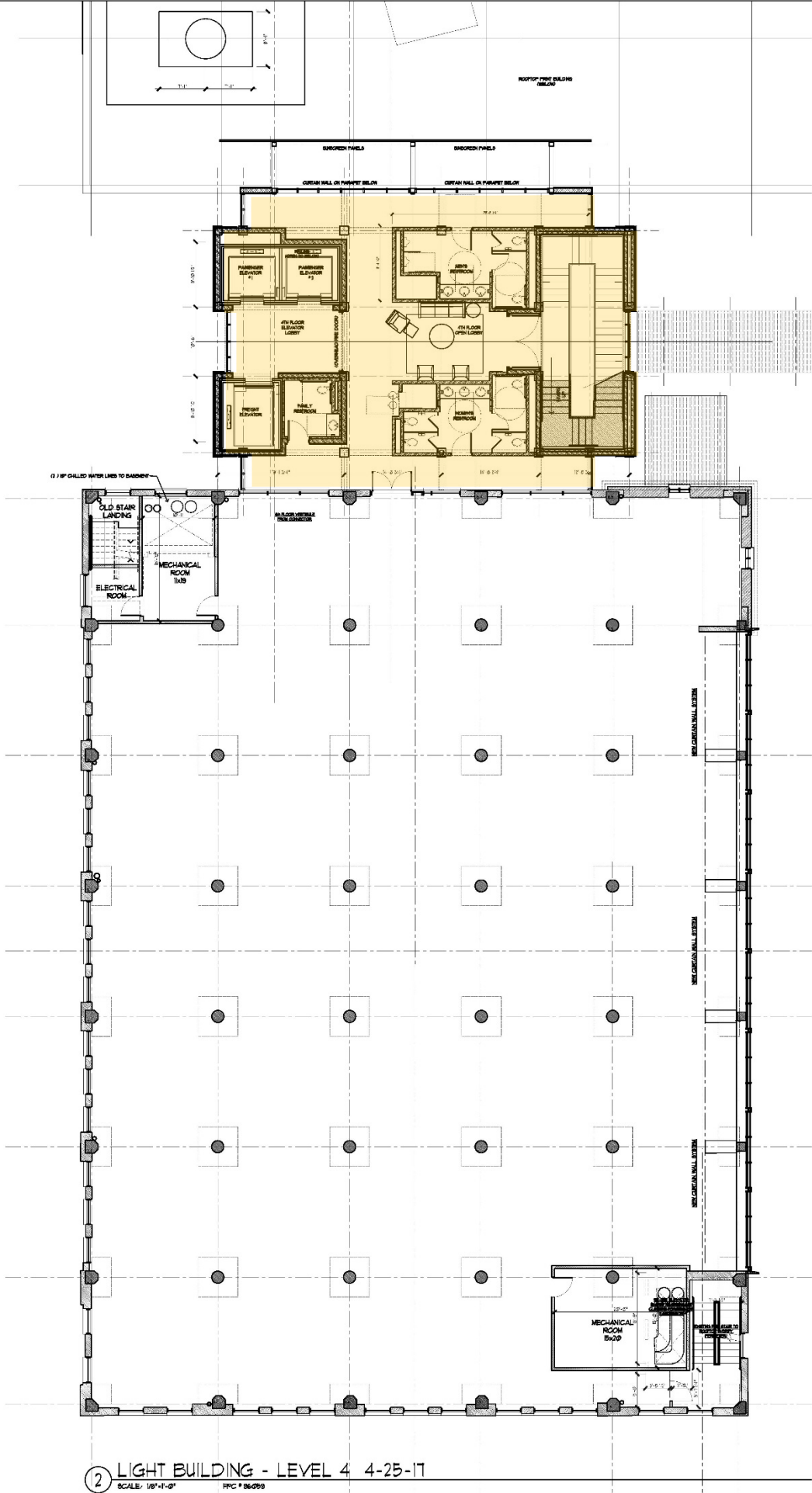
PRELIMINARY BUILDING
1ST FLOOR
& MEZZANINE

Sheet Number

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SAN ANTONIO LIGHT BUILDING

405 BROADWAY

SAN ANTONIO, TEXAS

Architects

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Date

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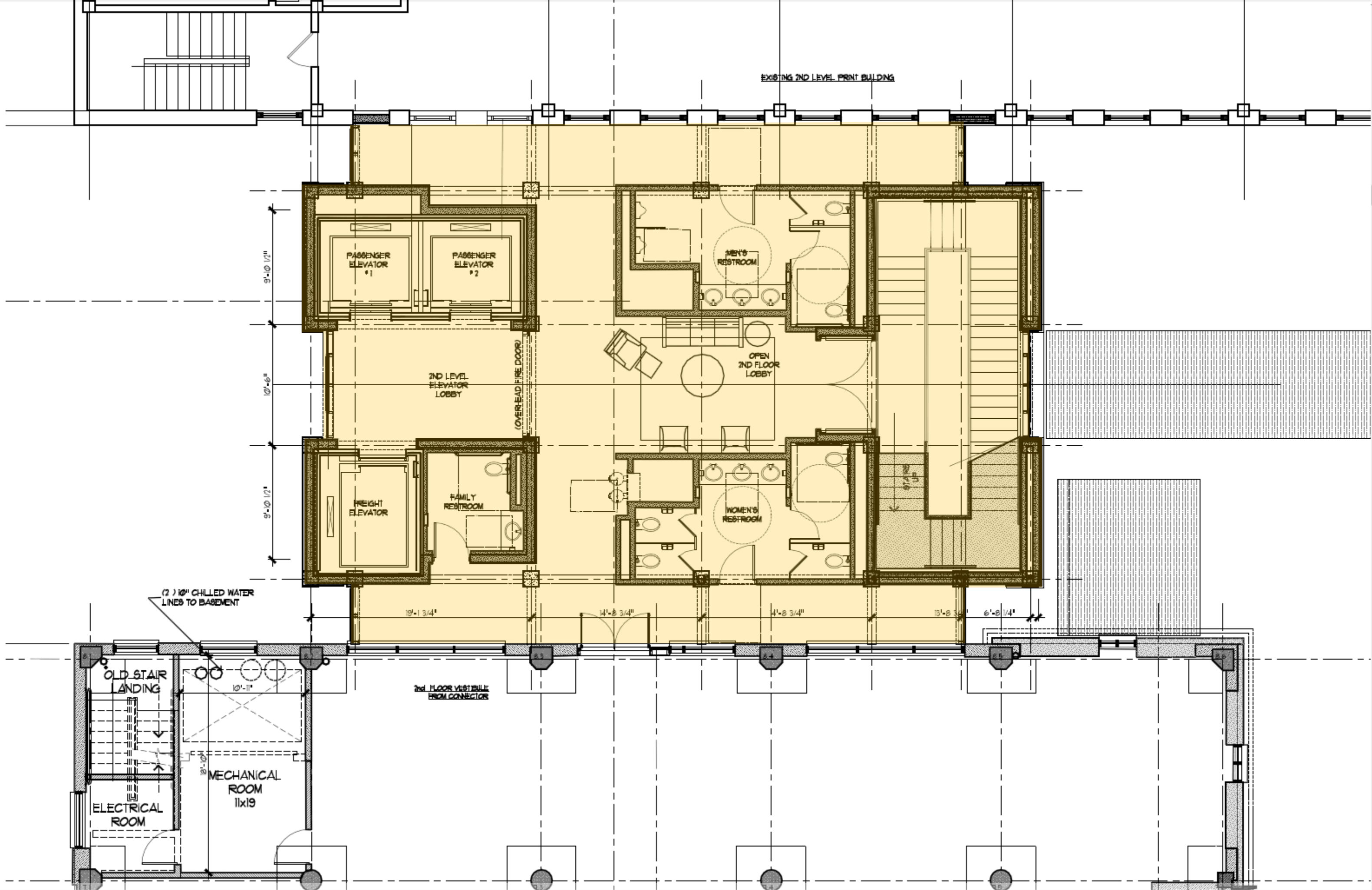
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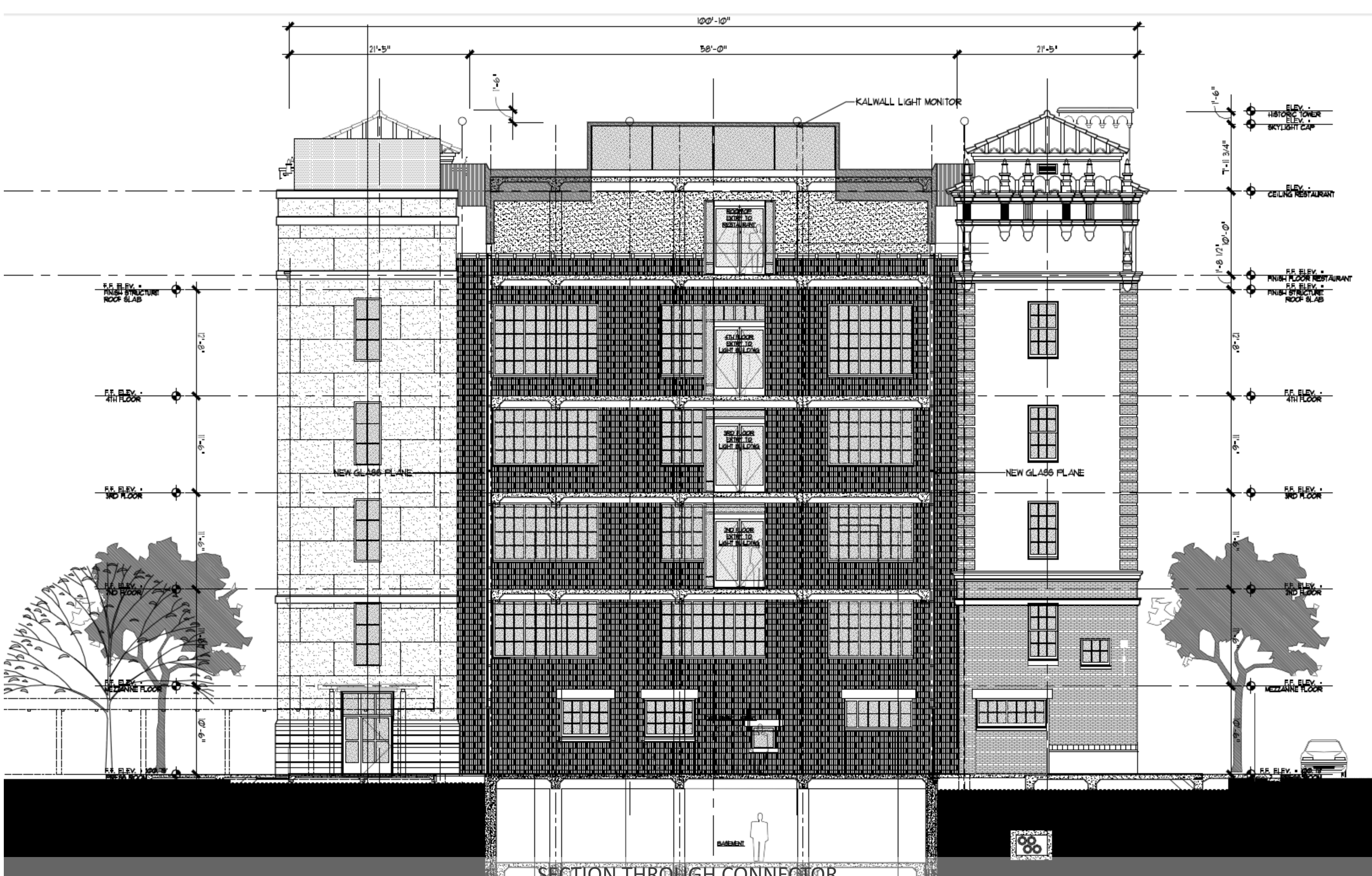
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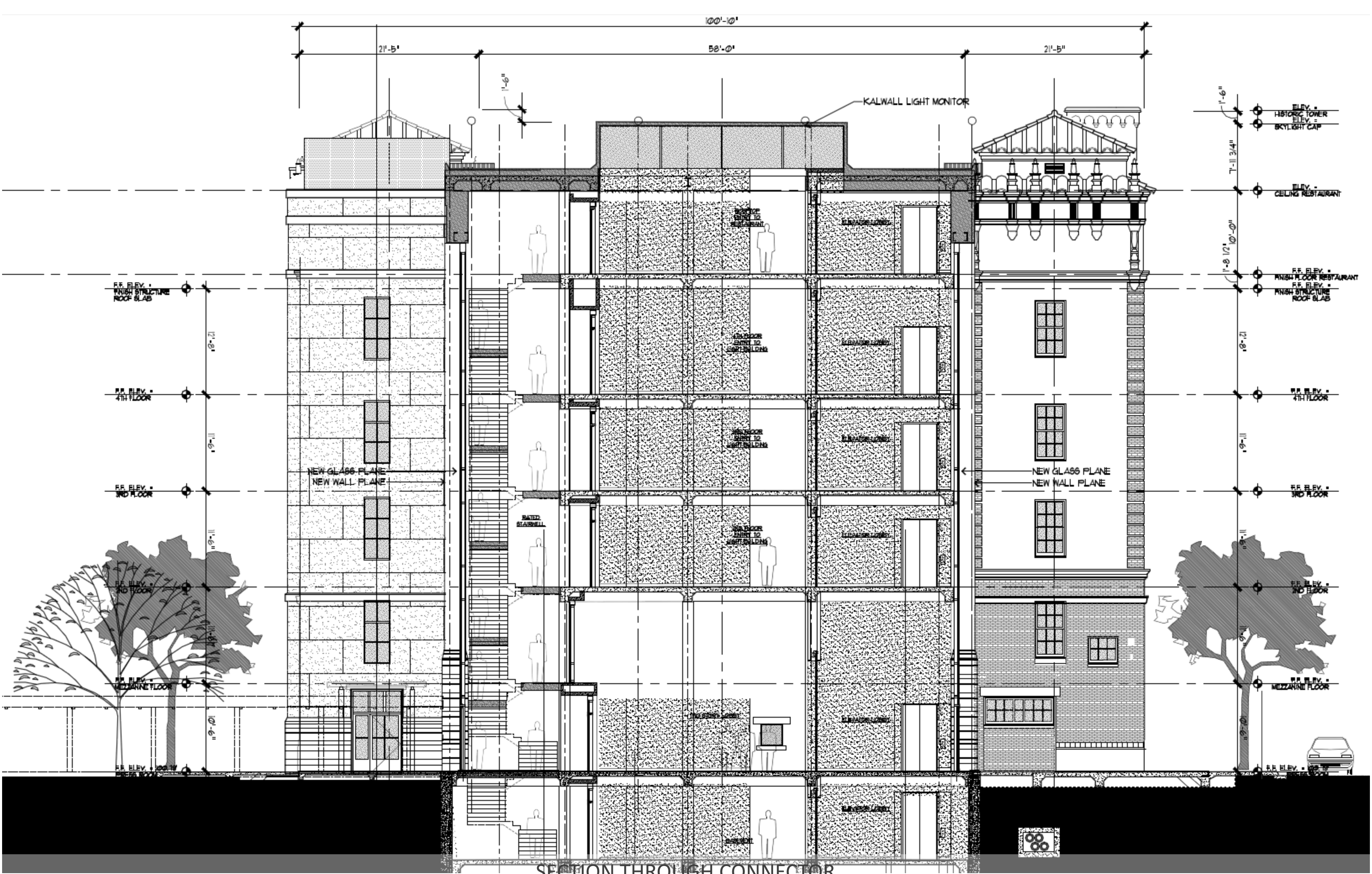
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TYPICAL UPPER FLOOR PLAN & RESTAURANT ROOFTOP PLAN



ENLARGED VERTICAL CONNECTOR AT TYPICAL UPPER LEVEL







VIEW OF EXISTING ROOFTOP & STRUCTURAL POKE-THRU LOCATIONS (2016)



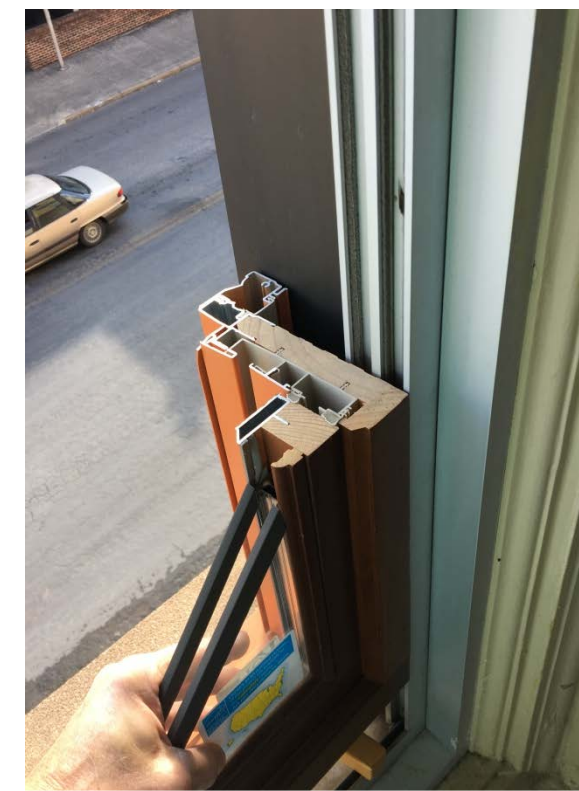
VIEW FROM NORTHEAST CORNER OF SITE AT MCCULLOUGH AND N. ALAMO ST.



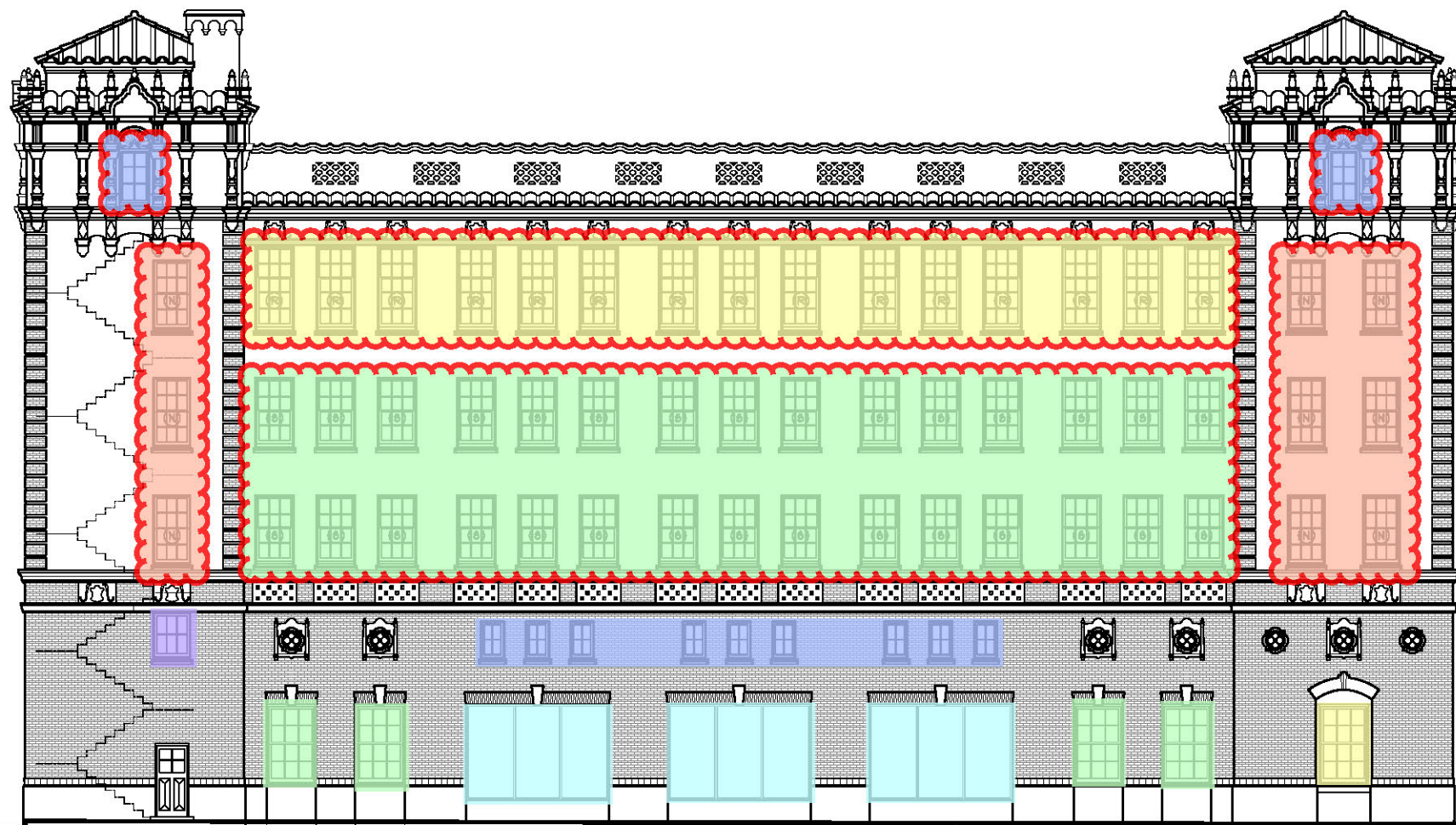
ROOFTOP ARCHITECTURAL ELEMENTS (2017)



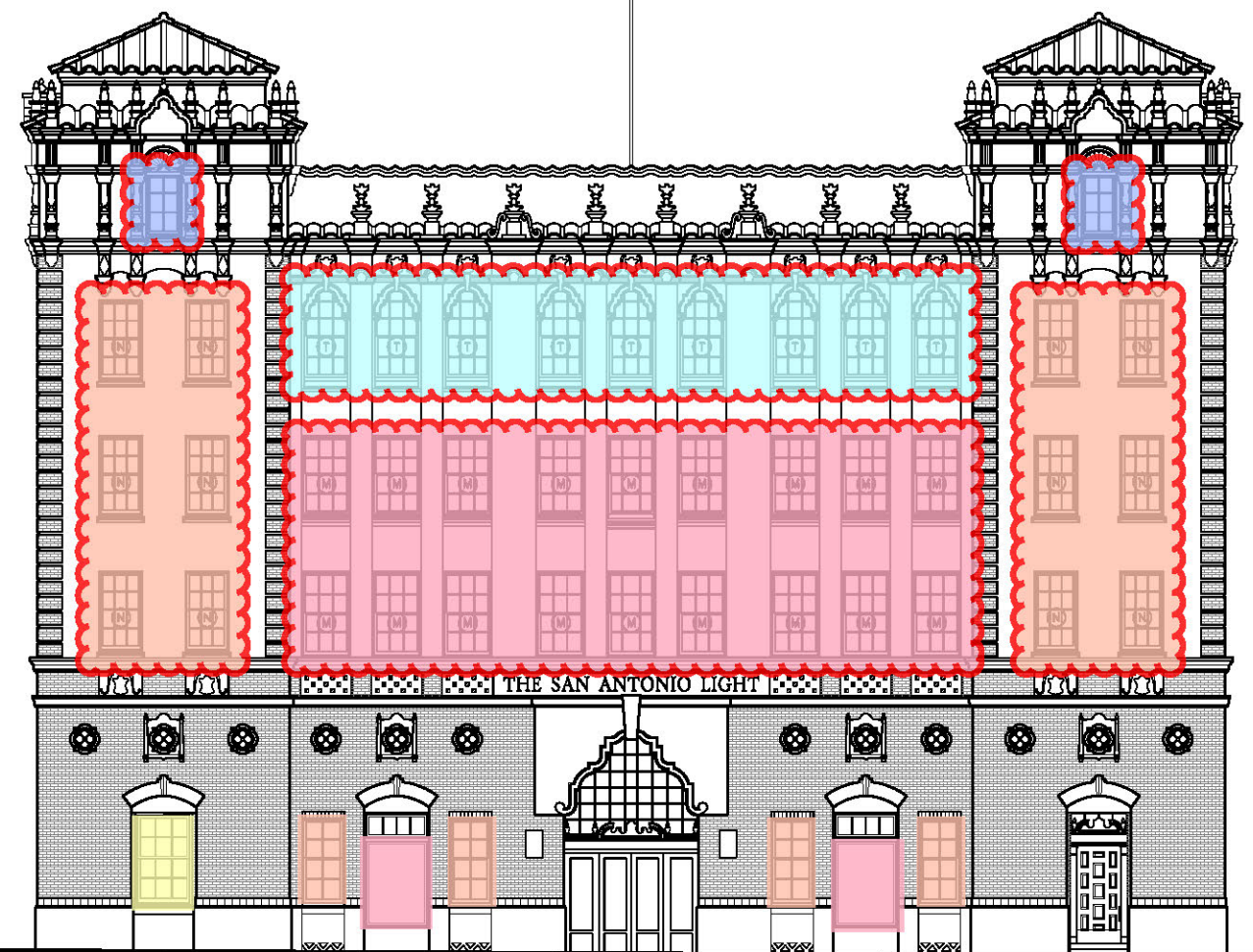
HISTORIC MAIN ENTRY FROM BROADWAY (2015)



WINDOWS OF THE LIGHT BUILDING (2017)



NORTH ELEVATION - PER HISTORICAL DRAWINGS

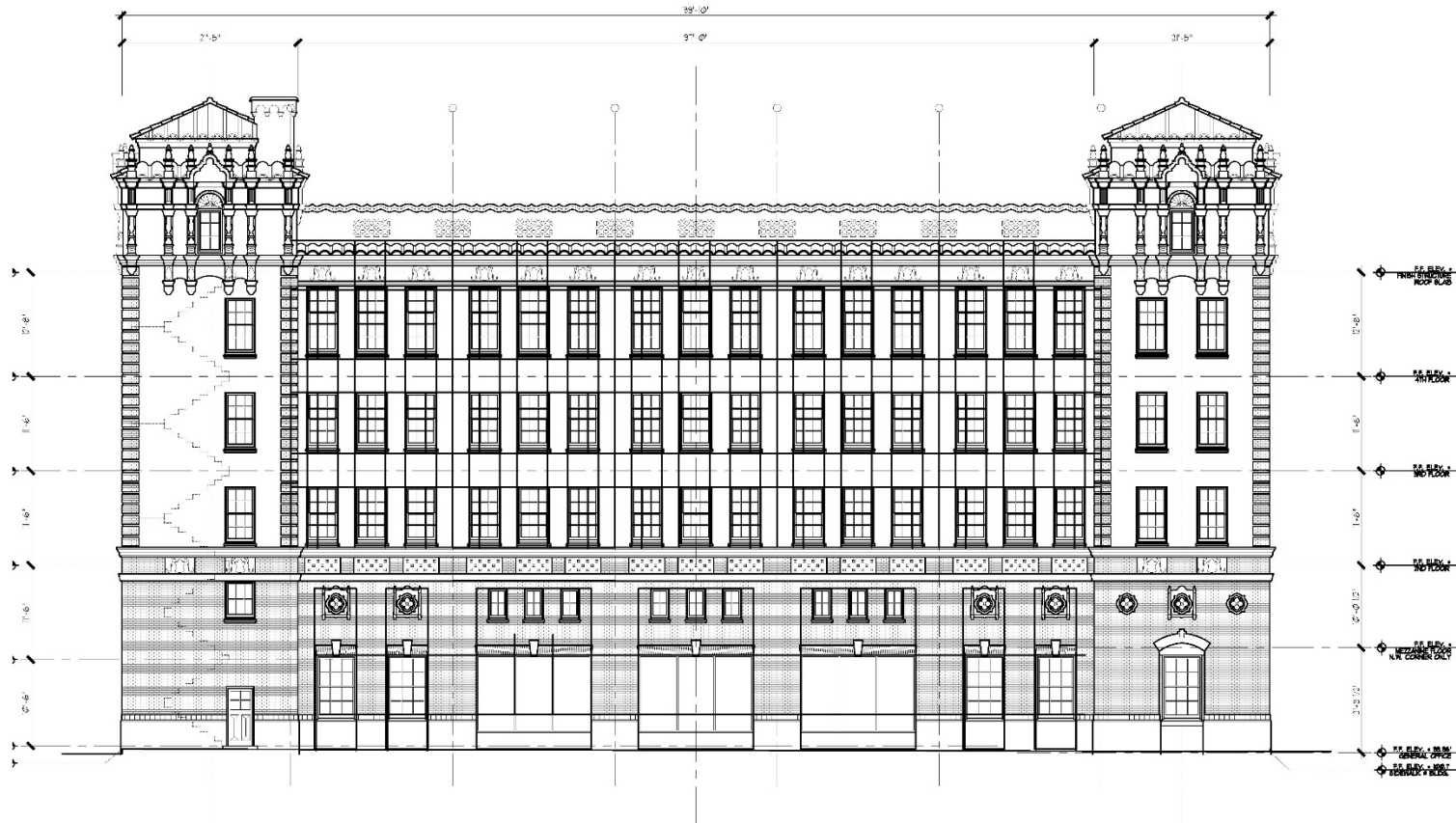


WEST ELEVATION - PER HISTORICAL DRAWINGS

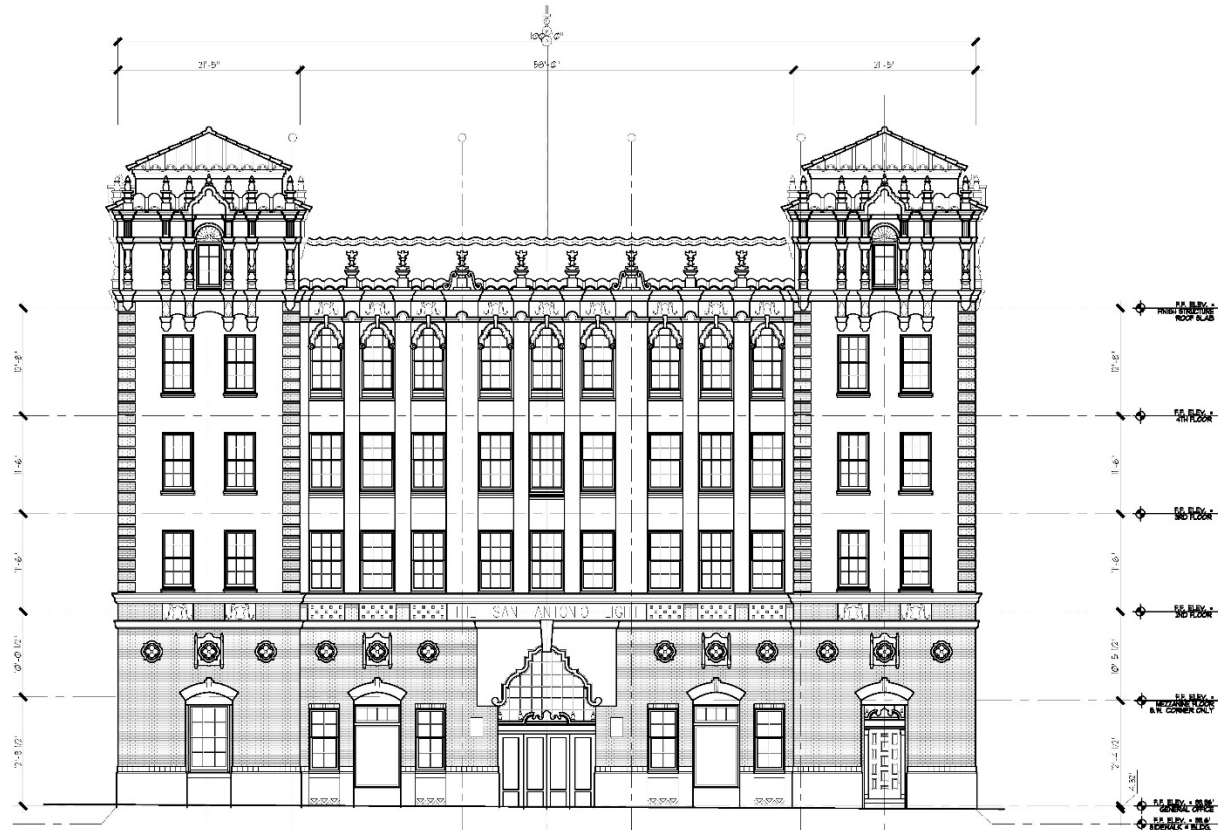
WOOD WINDOW SCHEDULE - PER HISTORICAL DRAWINGS

QTY.		FINISH MASONRY OPENING	SASH SIZE	KIND	FRAME	TRIM	GLASS
2	(A)	5'-6" x 7'-2 5/8" (Verify)	----	----	YELLOW PINE	GUM TRIM & BACK	1/4" PLATE GLASS
4	(B)	3'-7" x 8'-0 1/4"	3'-3" x 7'-11 3/4" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	GUM PLASTER RETURN MOULDING	4/4 LTS. D.S.A
2	(C)	4'-10" x 8'-0 1/4"	4'-6" x 7'-11 3/4" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	GUM PLASTER RETURN MOULDING	6/6 LTS. D.S.A
4	(D)	4'-10" x 8'-0 1/4"	4'-6" x 7'-11 3/4" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	GUM RET. MLD. IN GEN. OFFICE	6/6 LTS. D.S.A
3	(E)	14'-0" x 10'-0 3/8"	----	----	YELLOW PINE	YELLOW PINE	PLATE GLASS
9	(G)	2'-4" x 3'-8 5/8"	2'-0" x 3'-4 1/8" x 1 3/4"	WOOD CASEMENT	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	4 LTS. D.S.A
1	(H)	3'-8" x 4'-7 3/8"	3'-4" x 4'-2 7/8" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	3/3 LTS. D.S.A
18	(M)	4'-0" x 6'-10 1/2"	3'-8" x 6'-6" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	6/6 LTS. D.S.A
21	(N)	3'-8" x 6'-10 1/2"	3'-4" x 6'-6" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	Y.P. TRIM	6/6 LTS. D.S.A
15	(R)	3'-10" x 8'-4"	3'-6" x 7'-11 1/2" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	6/9 LTS. D.S.A
30	(S)	3'-10" x 6'-10 1/2"	3'-6" x 6'-6" x 1 3/4"	DOUBLE HUNG	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	6/6 LTS. D.S.A
9	(T)	3'-8" x 7'-10"	----	DOUBLE HUNG SLIP HEAD SASH	YELLOW PINE	Y.P. PLASTER RETURN MOULDINGS	7/6 LTS. D.S.A
4	(U)	3'-0" x 5'-5"	2'-8" x 5'-1 1/2" x 1 3/4"	CASEMENT	YELLOW PINE	Y.P. TRIM	6 LTS. D.S.A

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① NORTH ELEVATION (FROM HISTORIC DRAWINGS) 04-27-16
SCALE: 1/8"=1'-0"



② WEST ELEVATION (FROM HISTORIC DRAWINGS) 04-27-16
SCALE: 1/8"=1'-0"

PROPOSED NORTH & WEST ELEVATIONS

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ADAPTIVE REUSE - EXISTING BUILDING
SAN ANTONIO LIGHT BUILDING
405 BROADWAY
SAN ANTONIO, TEXAS

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DATE 05/17/20

Revisions	
Mark	Description

Date	Checked By
	JG/AR/M I

Project Number	Drawn By
95200	JG/AR

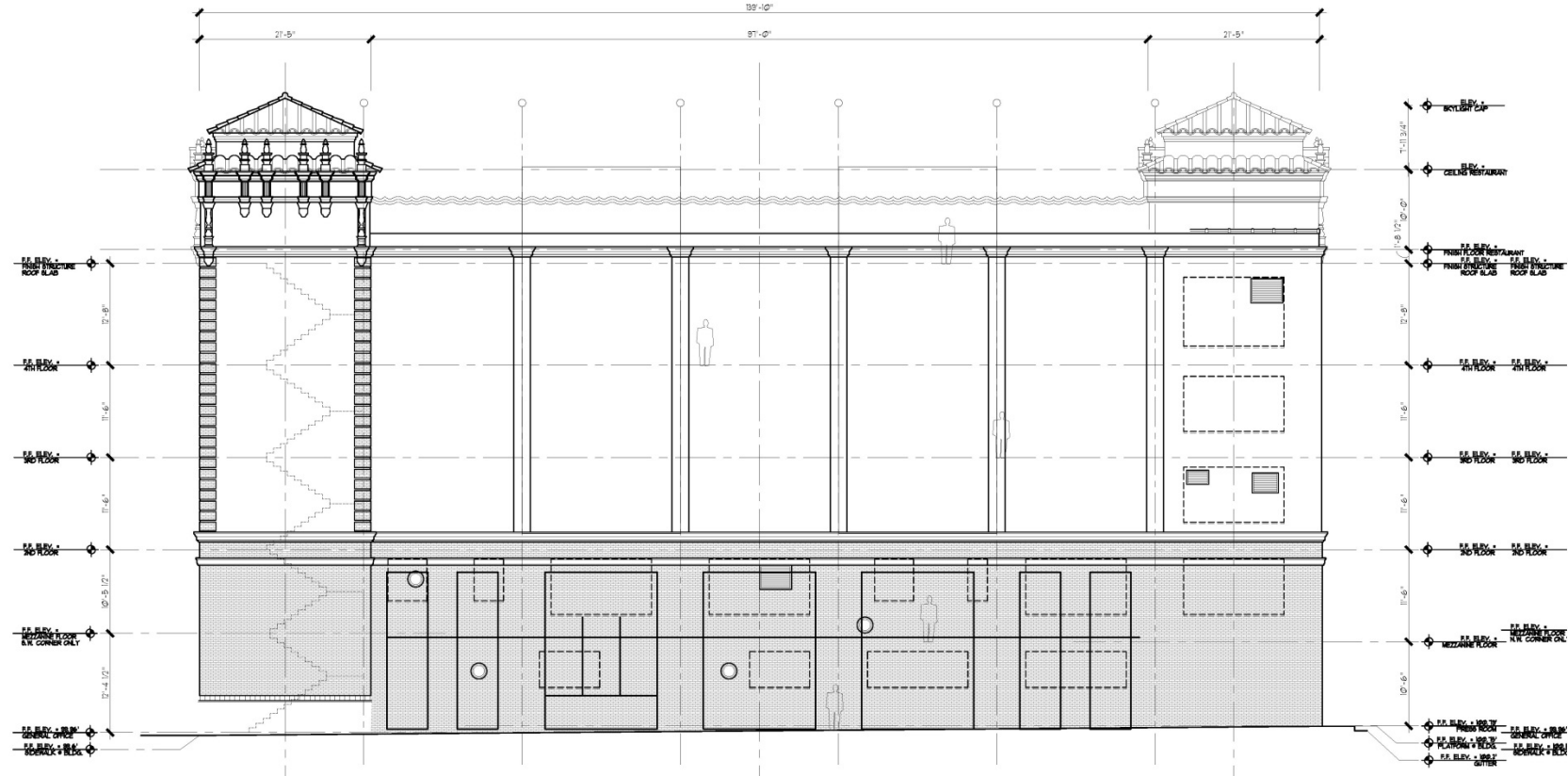
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HISTORICAL
ELEVATIONS

Sheet Number
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3 EAST ELEVATION (FROM HISTORIC DRAWINGS) 04-27-16
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION (FROM HISTORIC DRAWINGS) 04-27-16
SCALE: 1/8"=1'-0"

EXISTING SOUTH AND EAST ELEVATIONS

Consultant

ADAPTIVE REUSE - EXISTING BUILDING
SAN ANTONIO LIGHT BUILDING
405 BROADWAY
SAN ANTONIO, TEXAS

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JOHN GUTZLER, TRAE NO. 4100
DATE 01/17/23

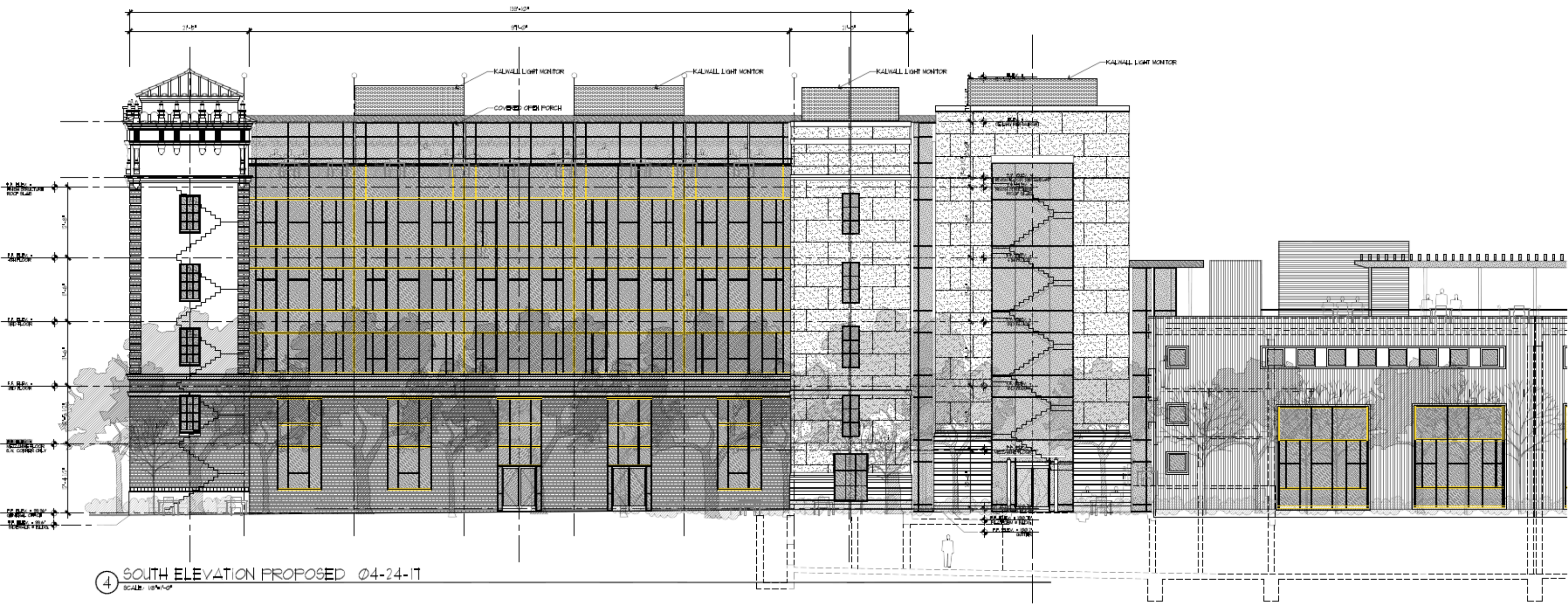
Revisions		
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Project Number	Drawn By
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Sheet Title
HISTORICAL ELEVATIONS

Sheet Number
A-6.1



PROPOSED SOUTH ELEVATION