

# HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

**HDRC CASE NO:** 2018-310  
**COMMON NAME:** Light 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:** Adam Reed/Ford, Powell & Carson  
**OWNER:** Graystreet 420 Broadway, LLC  
**TYPE OF WORK:** Amendment to a previously approved design  
**APPLICATION RECEIVED:** June 14, 2018  
**60-DAY REVIEW:** August 13, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding modifications to the historic structure at 420 Broadway, commonly known as the San Antonio Light Building. The proposed amendments are in regards to the design of the south and rear (east) façades where the applicant has proposed a brick and glass curtain wall.

This application only includes modifications to the previously approved façade design. Modifications to the Print Building and a proposed connector 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.

## **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 eastern facades lack ornamentation. A connector addition and modifications to the Print Building have been proposed; however, they are not included in this application.
- b. PREVIOUS APPROVAL – At the November 15, 2018, Historic and Design Review Commission hearing, the applicant received a Certificate of appropriateness for approval to perform repairs to the historic structure's façade, replace existing windows in the Light Building and construct a new curtain wall on the southern façade which included the retention of existing, brick, glass and a corner tower addition. Since that time, the applicant has proposed to eliminate the previously approved tower addition, install a modified curtain wall system, and reconstruct the brick wall that was constructed circa 1967.
- c. CURTAIN WALL (South & East Façade) – The southern and façade of the Light Building featured a façade that was void of fenestration. The previous approval included a brick curtain wall matching the height of the historic brick on the front (west) façade and glass extending upwards from the brick to the roof line. The applicant has proposed to maintain this previous façade arrangement; however, has proposed the elimination of the D'Hanis Tile tower addition and has proposed modified brick. The previous wall's brick and clay tile were determined to not be structurally sound for property stabilization. Generally, staff finds the proposed modifications to the previously approved design to be appropriate.
- d. NEW BRICK – The applicant has proposed to reconstruct the brick curtain wall on the southern façade from the ground to the Mezzanine level, consistent with the previous height. The brick will be roman brick featuring a blend of brick in what the applicant notes will accent the darker tones of the concrete base and the mid-tones of the existing masonry of the structure. The proposed brick will not match that found historically on the structure, particularly that of the front façade as to create a separation to differentiate the historic from the new. Staff finds this appropriate.
- e. ARCHITECTURAL DETAILS – Generally, staff finds the proposed design amendments to be appropriate. The modifications to massing at the southeast corner are consistent with staff's previous findings and recommendation regarding a de-emphasis of massing and design of the proposed corner tower.
- f. 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.

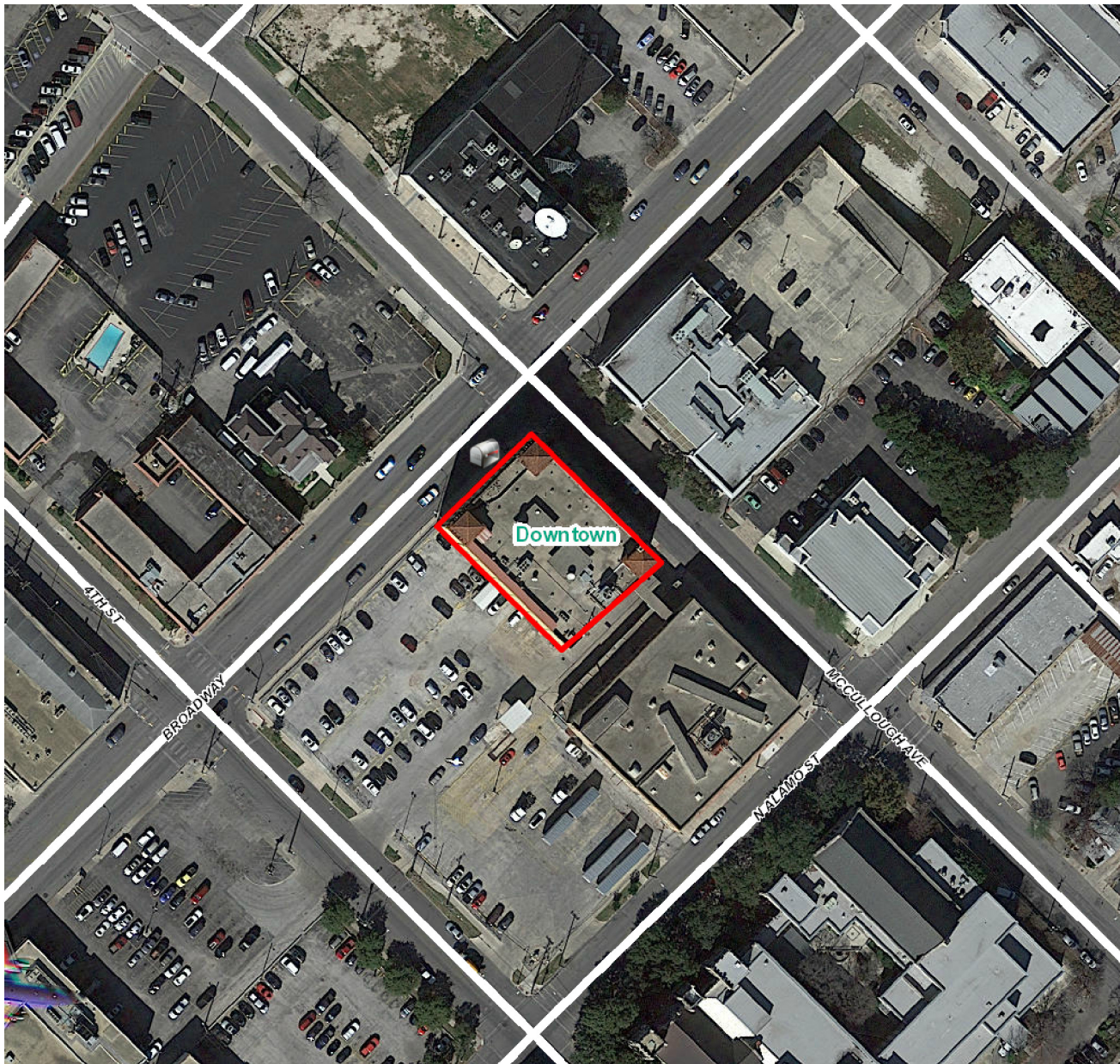
## **RECOMMENDATION:**

Staff recommends approval based on findings a through f with the following stipulation:

- 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.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 25, 2018

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Architecture  
Planning  
Interior Design  
Preservation

1138 East Commerce Street  
San Antonio, Texas 78205  
210.226.1246 | 210.226.6482  
fpcarch.com | marketing@fpcarch.com

*Principals:*

O'Neil Ford, FAIA (1905-1982)  
Chris Carson, FAIA  
Carolyn Peterson, FAIA  
John Gutzler, ASID, IIDA  
John Mize, AIA, LEED AP  
Rachel Wright, AIA, LEED GA  
Adam Reed, AIA, LEED AP

*Senior Associates:*

Gary Coombs, AIA  
Yu-Long Yang, AIA  
Viola Lopez, AIA  
Hector Machado, AIA  
Michelle G. Rios, RID

*Associates:*

Allison Chambers, AIA, LEED AP  
Laura Elvia Hall, LEED AP  
Oscar Reyes, AIA  
Celeste Taylor, RID

June 11<sup>th</sup>, 2018

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

**Project Description:**

The scope of this resubmittal includes the partial reconstruction of the south and east facades of The San Antonio Light Building (reference photos in submission). The existing south façade was originally intended to re-use existing infill brick that was added to the structure in 1967 as a way to enclose the building's south façade. Through selective demolition and investigative study, the existing infill brick and clay tile was not suitable for stabilizing in a way that would support the addition of large openings as designed. This resulted in the proposed south wall assembly consisting of new framing, water proofing, and masonry that could be designed to follow the previously approved opening pattern.

The new roman brick façade will be constructed from the ground floor up to mezzanine level using a blend of brick that picks up the darker tones of the concrete base and the mid-tones of the existing masonry around the building. Ultimately, this brick is darker than the adjacent existing masonry, architecturally differentiating the existing from new.

The previously proposed curtainwall manufacturer and the corresponding details have been modified as the Owner request. The new curtainwall system (Kawneer 1600 SSG) will utilize 4-sided structural silicone glazing, resulting in an exterior that has a minimal structural profile. The curtainwall extends above the brick façade from the 2<sup>nd</sup> Floor to just above the rooftop. It is now proposed to extend to the far Southeast corner, wrapping the corner of the building for one full bay. This results in a de-emphasis of the "corner tower" effect that was being proposed in earlier submittals to OHP which needed addressing.

This modified south façade design not only simplifies the corner condition of the Light Building, but it also unifies the Light Building with the newly designed Print Building being proposed by Gensler (in a separate HDRC submittal). This provides a material and massing continuity that brings consistency to the overall development while still adequately responding to the existing building.



**THE LIGHT BUILDING**

**McCULLOUGH AVE**

**BROADWAY ST**

**N ALAMO ST**

**AVENUE E**

**4th STREET**

**THE PRINT BUILDING**

Winter Ln

SITE PLAN

BROADWAY STREET

4TH STREET

652

652

N. ALAMO STREET

McCULLOUGH AVENUE

EXISTING PARKING LOT LAYOUT

PLAN SCALE: 1" = 20'-0"

2

**BROADWAY STREET**

EXISTING SIDEWALK  
EXISTING RETAINING WALL TO REMAIN

R.O.W.  
PROPERTY LINE

PROPOSED PARKING LOT STRIPING, TYP.

EXISTING SURFACE TO REMAIN, TYP. HATCH

EXISTING BUILDING

EXISTING SIDEWALK

McCOLLUGH AVENUE

EXISTING SIDEWALK

EXISTING BUILDING

PROPERTY LINE  
R.O.W.

EXISTING SIDEWALK

EXISTING CURB CUT

EXISTING SURFACE TO REMAIN

PROPOSED HANDICAP PARKING & STRIPING

PROPOSED CONCRETE WHEEL STOP, TYP.

EXISTING SURFACE TO REMAIN, TYP. HATCH

PROPERTY LINE  
R.O.W.

EXISTING CURB CUT

**4TH STREET**

**N. ALAMO STREET**

EXISTING SIDEWALK

"CPS CLR"

**PROPOSED PARKING LOT RESTRIPIING PLAN**

SCALE: 1" = 20'-0"

PLAN SCALE: 1" = 20'-0"

**1**

Downloaded from <http://ajph.org/> on November 10, 2014

# L1

EXTENT OF  
SCOPE

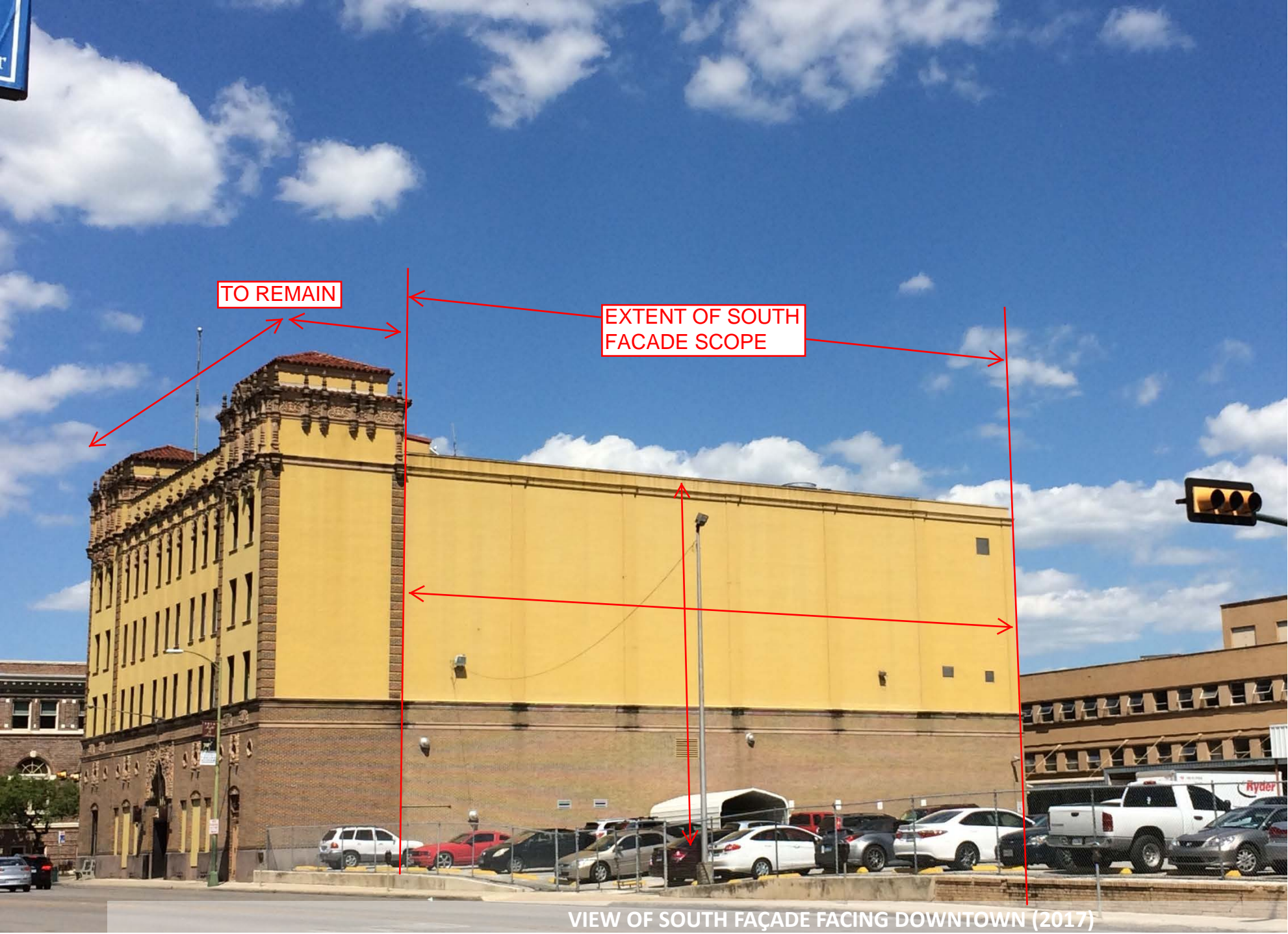
EXTENT OF  
SCOPE

NEW CURTAINWALL LVL 2-ROOF

Future "Connector Bldg."

NEW BRICK  
FACADE LVL  
1-MEZZANNE

VIEW FROM ROOFTOP OF PRINT BUILDING (2016)



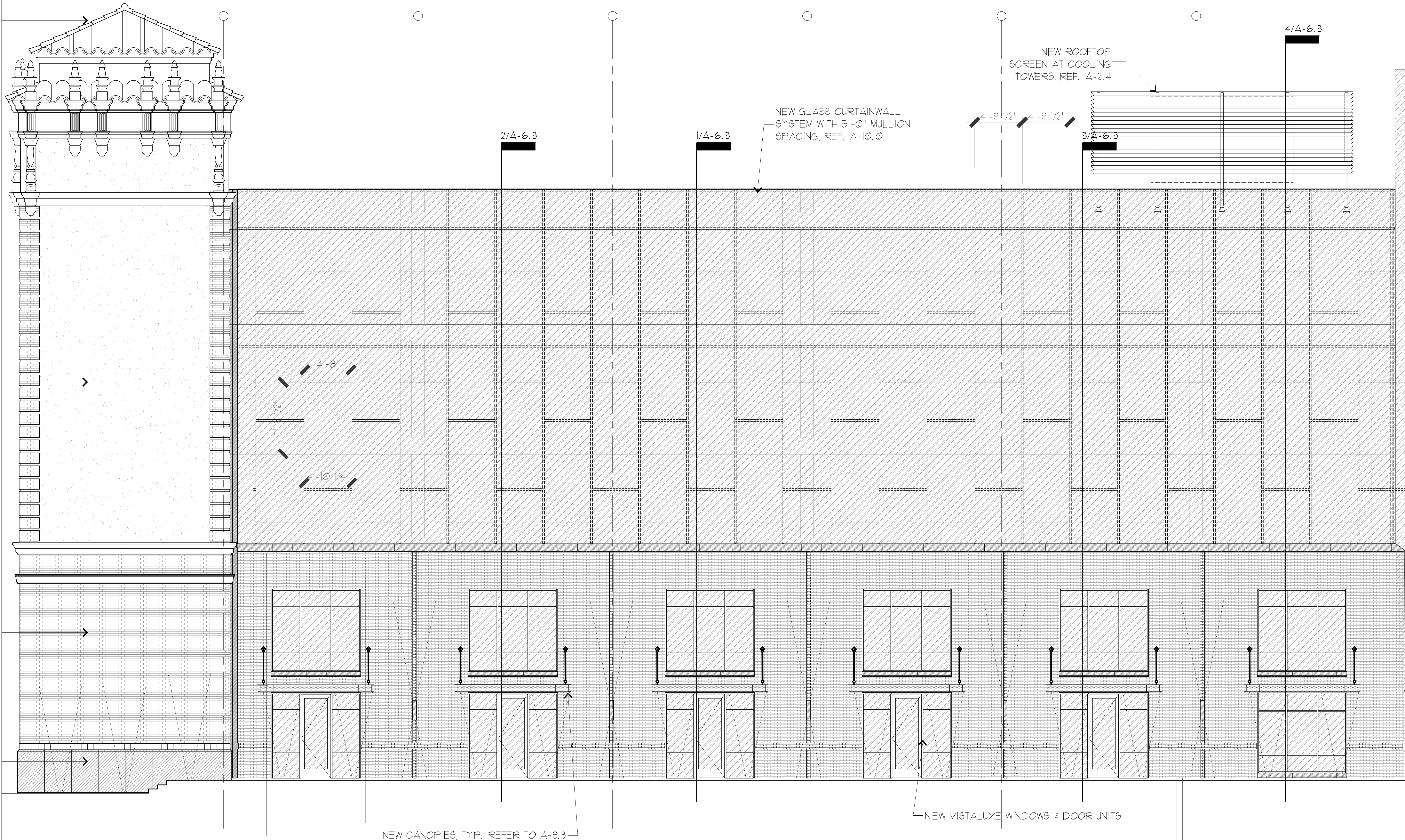
TO REMAIN

EXTENT OF SOUTH  
FACADE SCOPE

VIEW OF SOUTH FAÇADE FACING DOWNTOWN (2017)



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN GUTZLER TEARE NO. 4100 ON APRIL 5TH 2003. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 1.09(1), 3.09(1), AND 5.19(1) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE INTERIOR DESIGNER'S EXPRESS WRITTEN PERMISSION.



④ SOUTH ELEVATION ALTERNATE WITH FLUSH GLAZING AND REVEAL SECTIONS- 06-08-18  
SCALE: 1/4"=1'-0"

PERMIT SET - 3 NOVEMBER 2017

Consultant

SAN ANTONIO LIGHT BUILDING

420 BROADWAY  
SAN ANTONIO, TEXAS

**FORD  
POWELL  
& CARSON**  
Architects & Planners, Inc

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING IS INCOMPLETE AND IS  
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APPROVAL, PERMIT OR CONSTRUCTION  
JOHN MIZE, AIA  
TBAE NO. 9772

Revisions  
Mark Date Description

1	03/21/18	ADDENDUM 1
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Date 06-11-18  
Project Number 95200  
Sheet Title

Checked By JG/AR  
Drawn By CT/MH

EXTERIOR ELEVATIONS  
(EAST & SOUTH)

Sheet Number

A-6.1

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4 EAST ELEVATION - 06-08-18  
SCALE: 1/4"=1'-0"

PERMIT SET - 3 NOVEMBER 2017

Consultant

SAN ANTONIO LIGHT BUILDING  
420 BROADWAY  
SAN ANTONIO, TEXAS

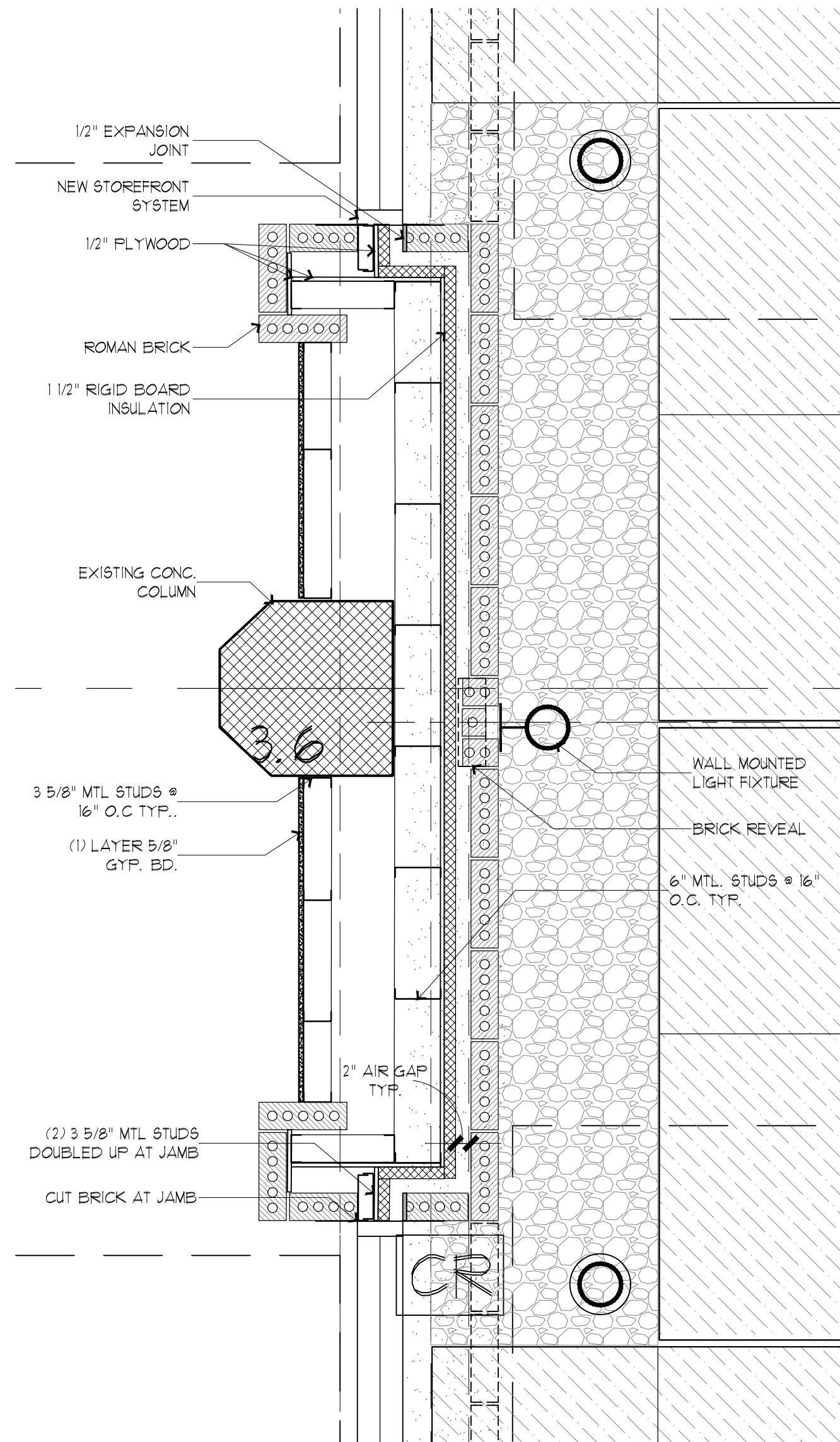
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POWELL  
& CARSON  
Architects & Planners, Inc

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JOHN MIZE, AIA  
TEAE NO. 9772

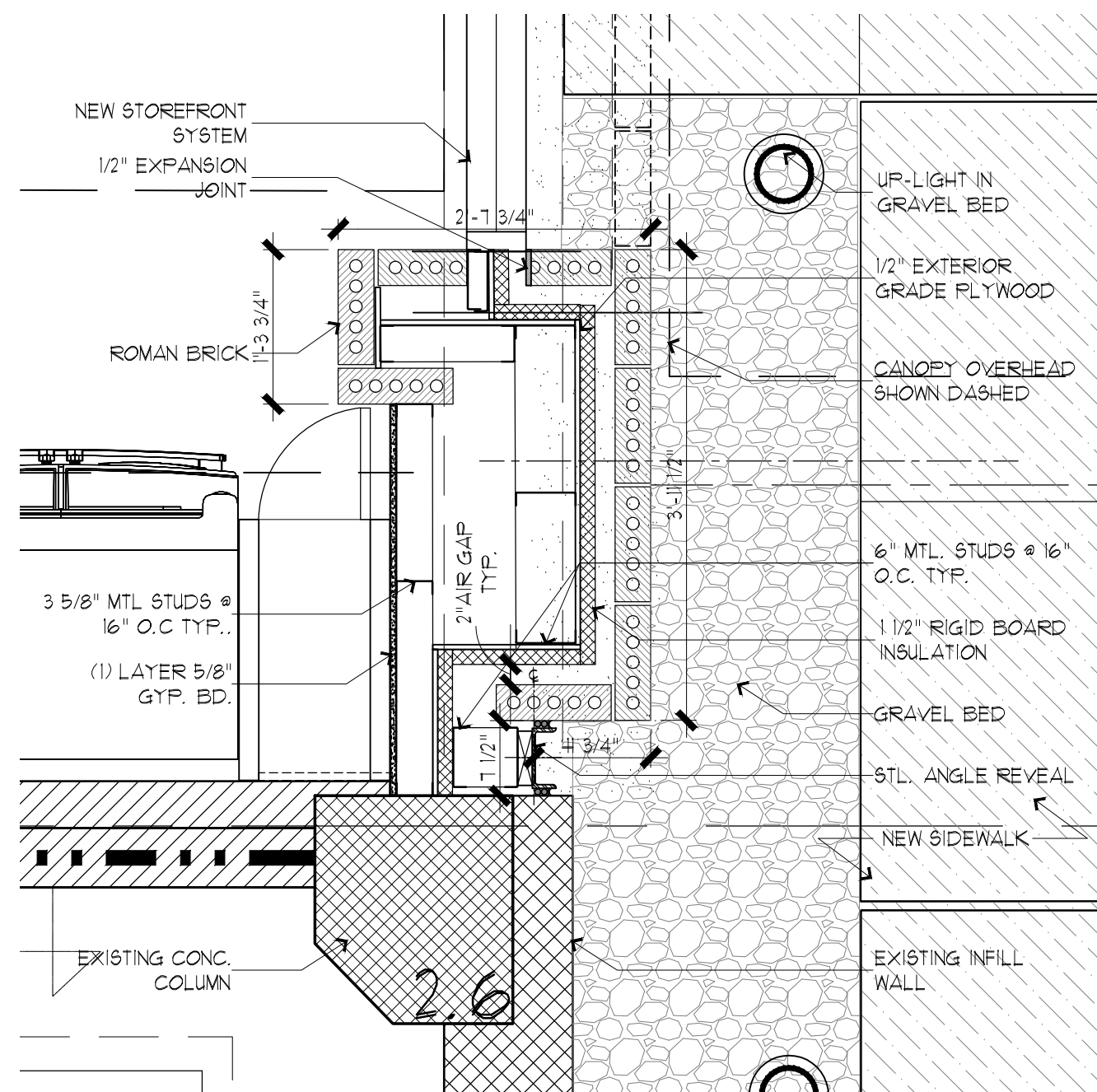
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Mark	Date	Description
1	03/21/18	ADDENDUM 1

Date	06-11-18	Checked By	JG/AR
Project Number	95200	Drawn By	CT/MH
Sheet Title			
EXTERIOR ELEVATIONS (EAST & SOUTH)			
Sheet Number			
A-6.1a			

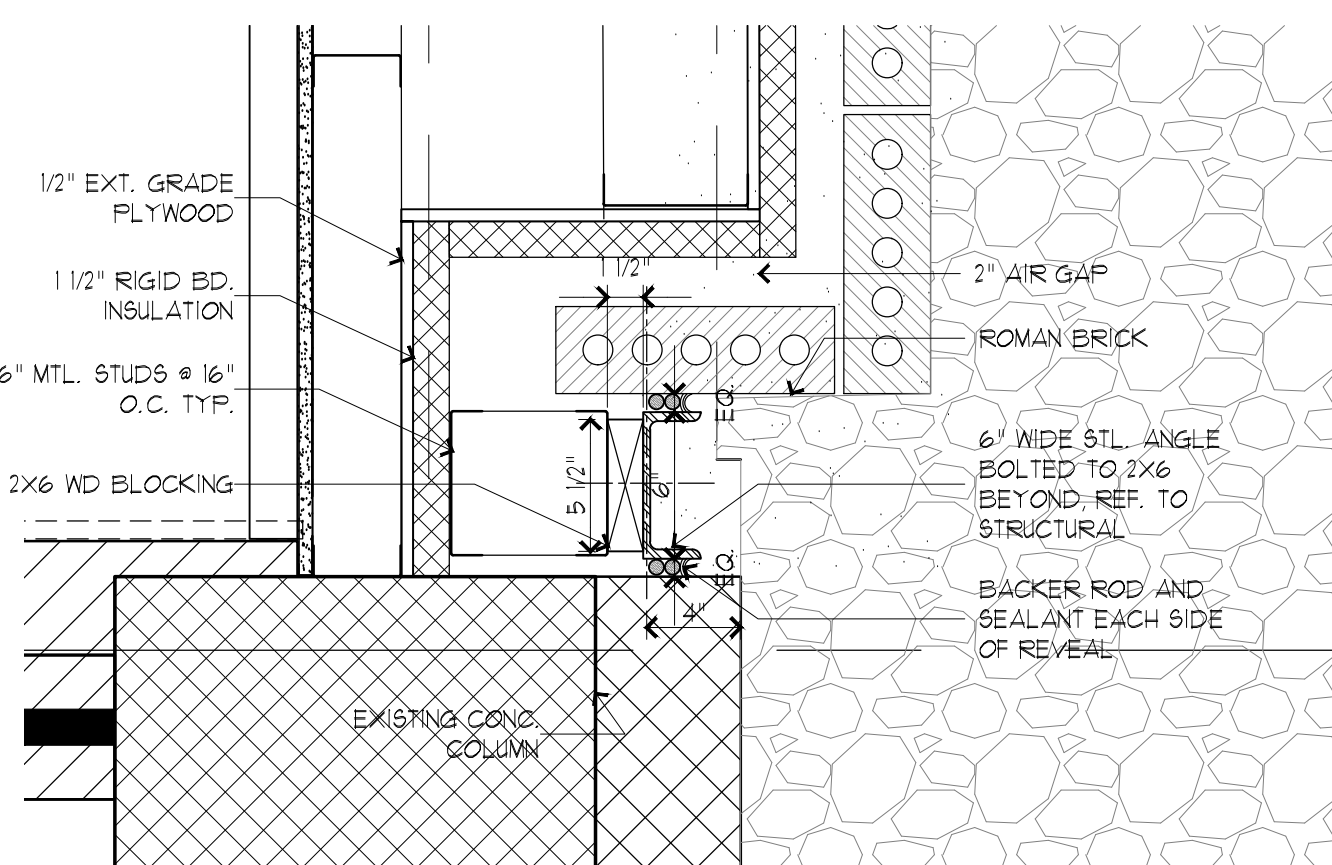
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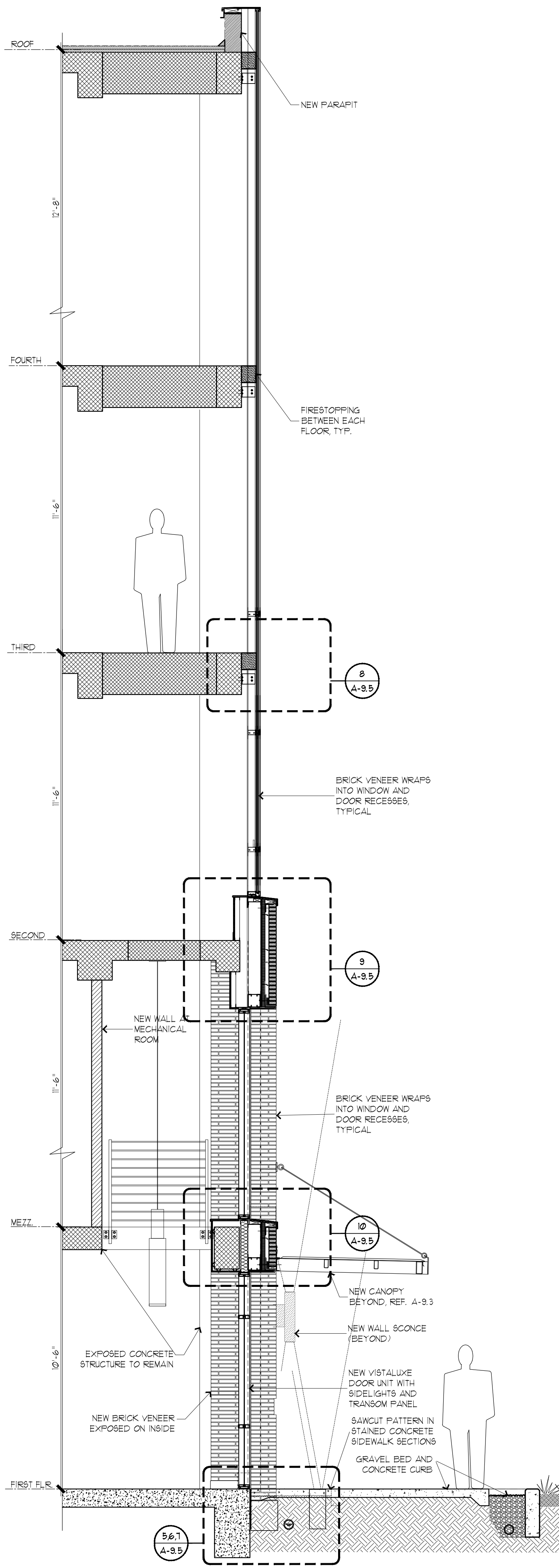
1 PARTIAL PLAN - NEW SOUTH WALL  
SCALE: 3/4"=1'-0"



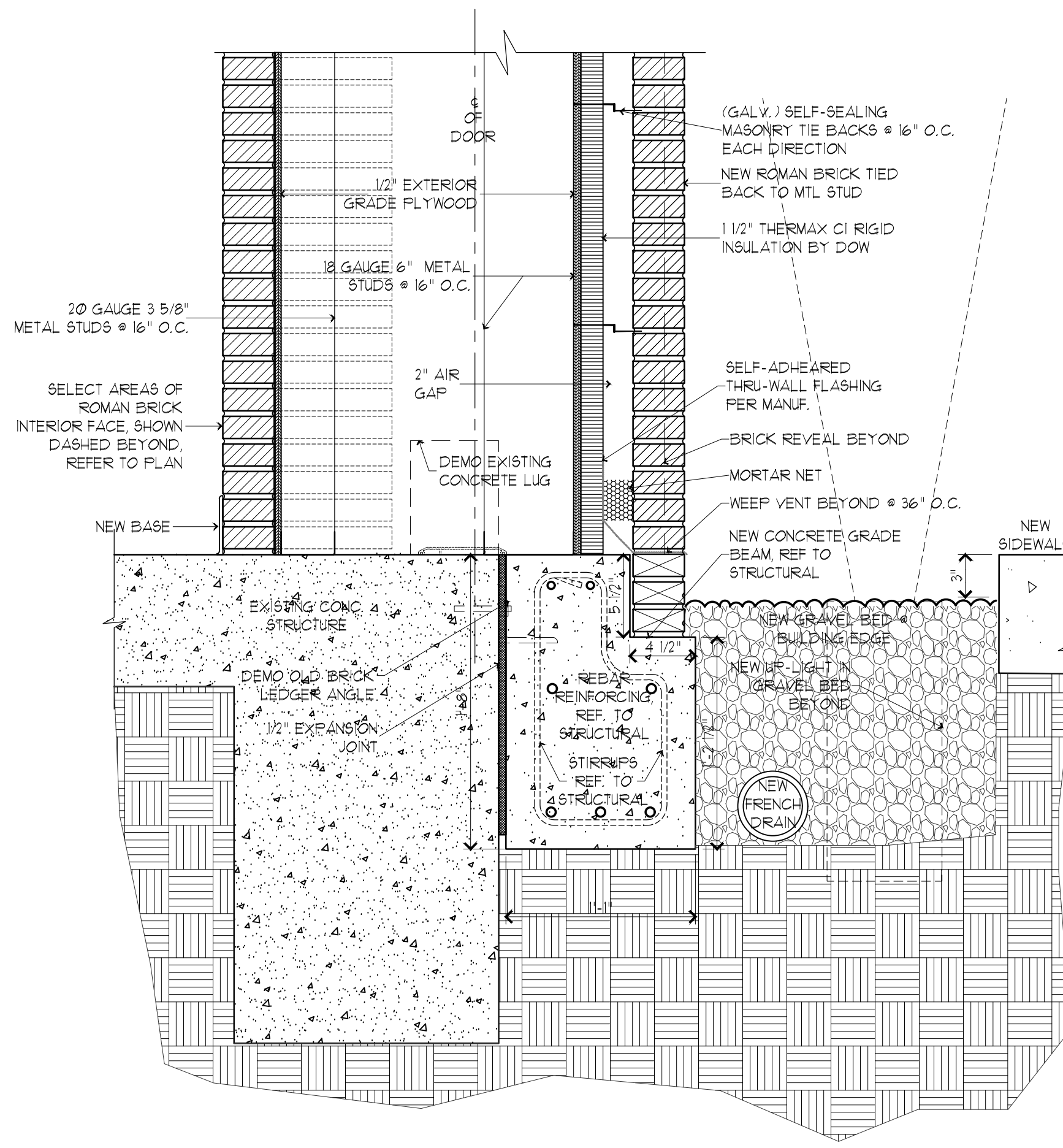
2 PARTIAL PLAN - NEW SOUTH WALL  
SCALE: 3/4"=1'-0"



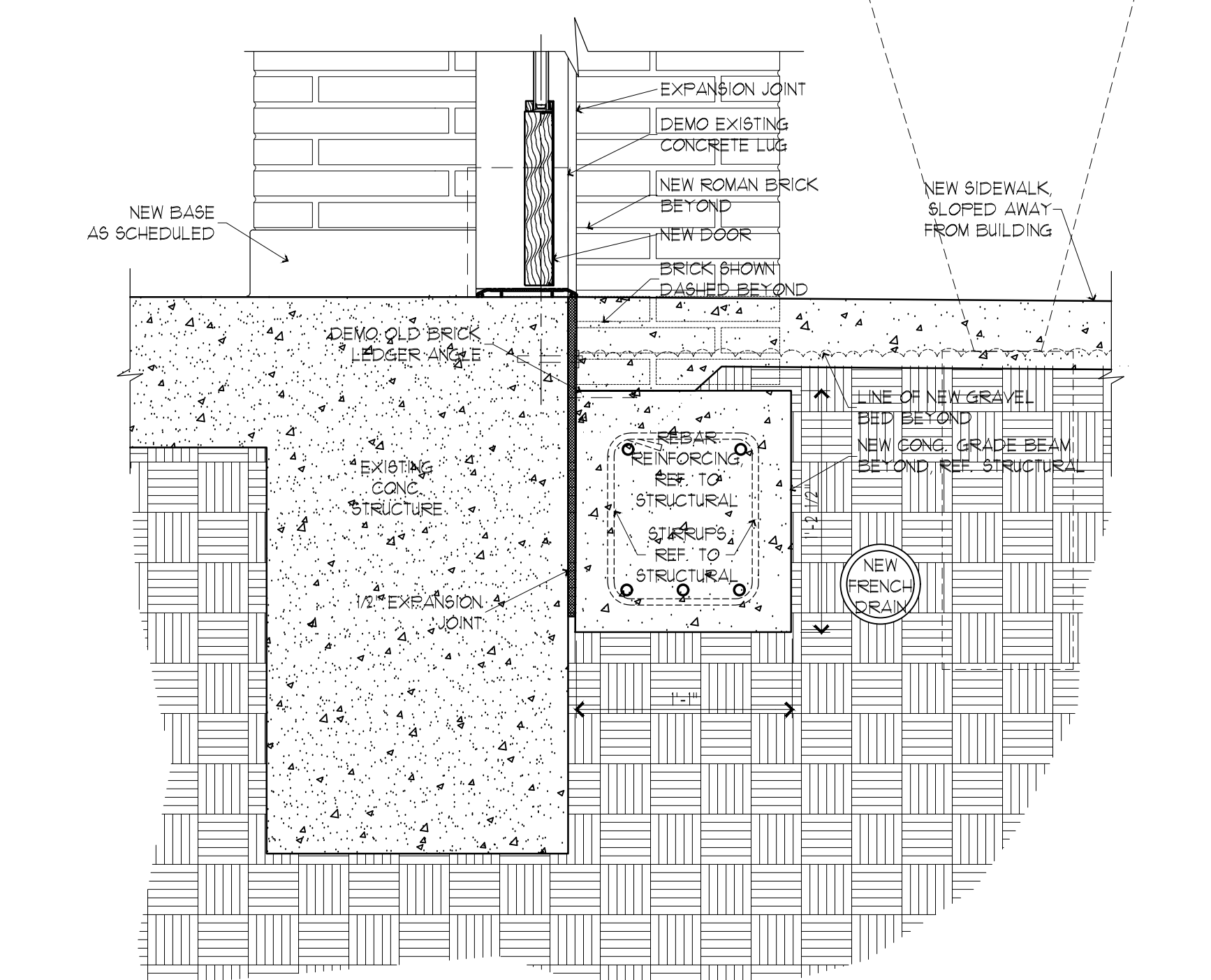
3 PARTIAL PLAN - NEW SOUTH WALL  
SCALE: 1/2"=1'-0"



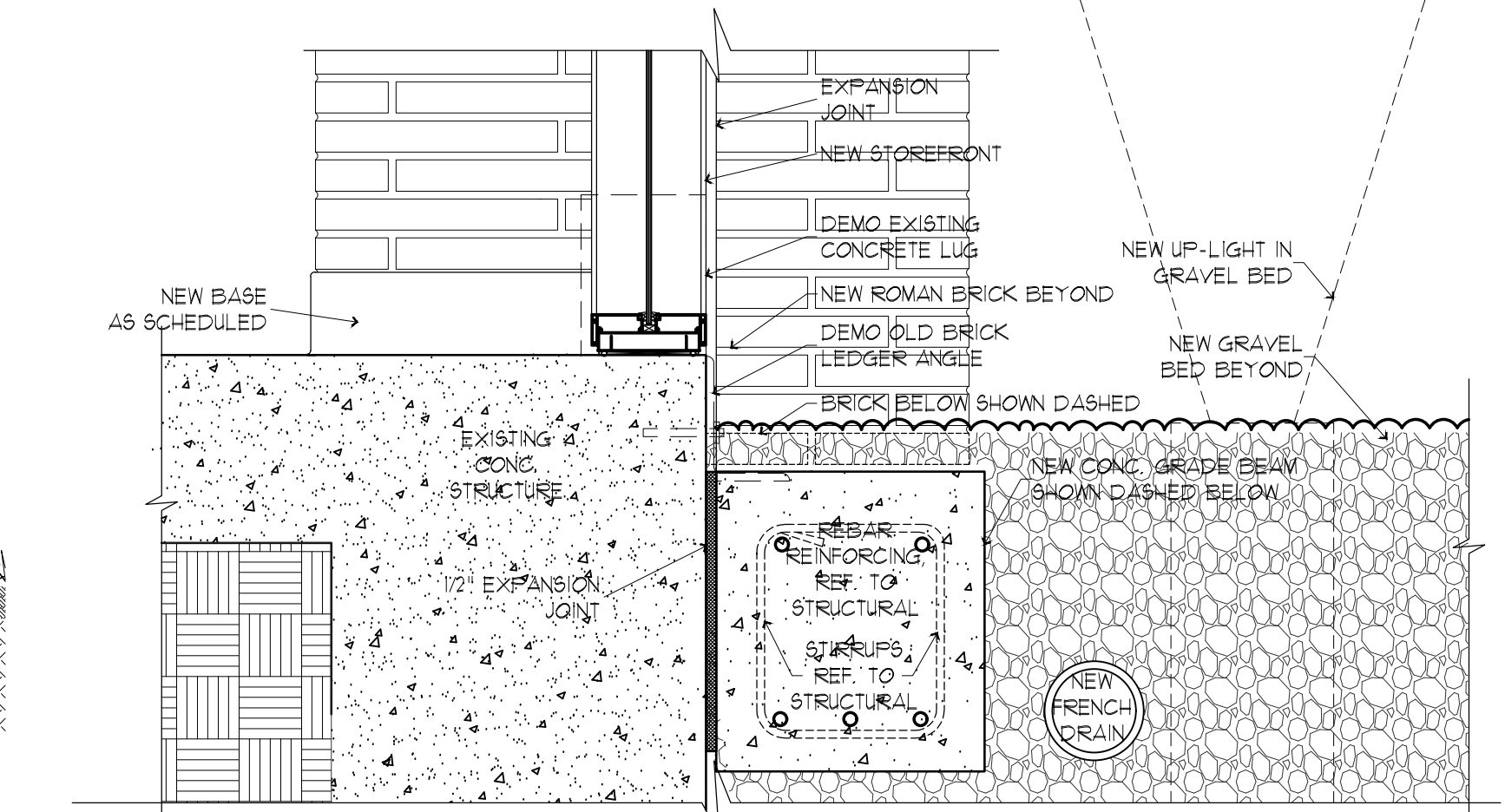
4 WALL SECTION - SOUTH FACADE  
SCALE: 3/8"=1'-0"



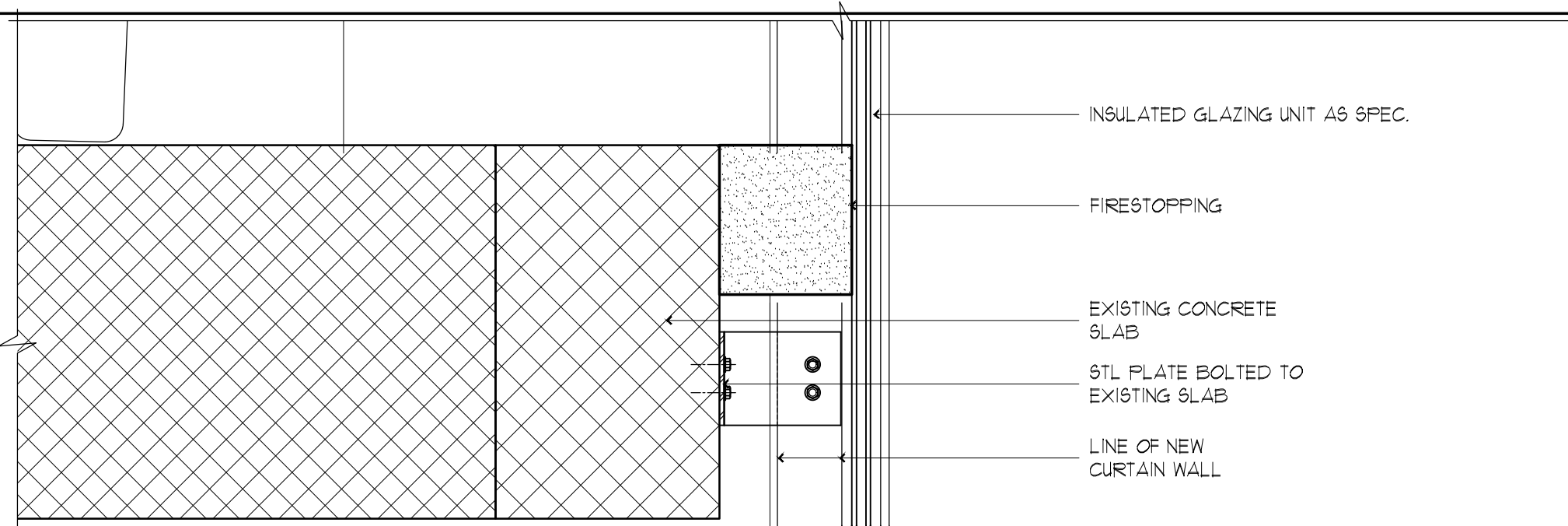
5 DETAIL - SOUTH WALL  
SCALE: 1/2"=1'-0" SECTION @ NEW BRICK WALL



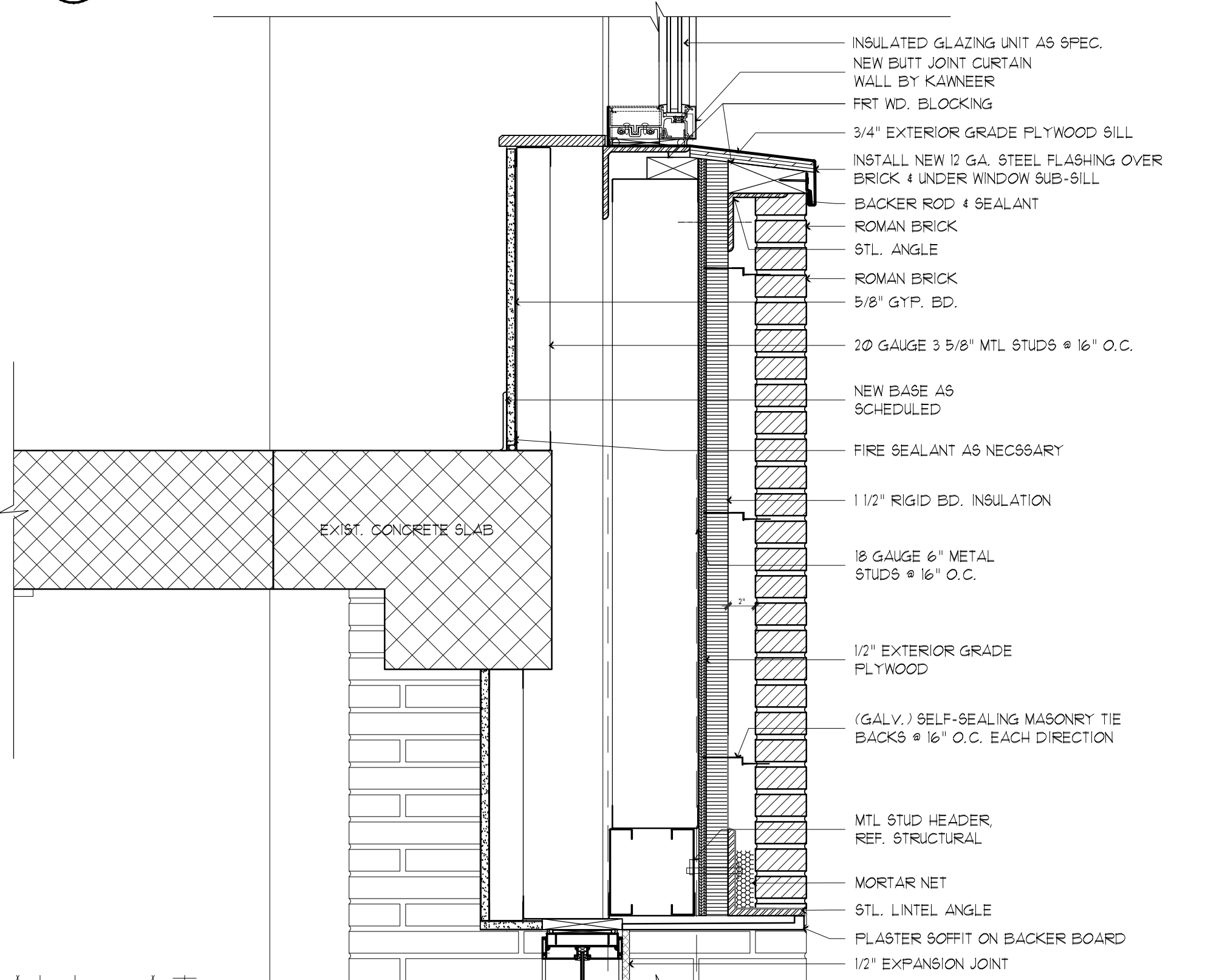
6 DETAIL - SOUTH WALL  
SCALE: 1/2"=1'-0" SECTION @ DOOR



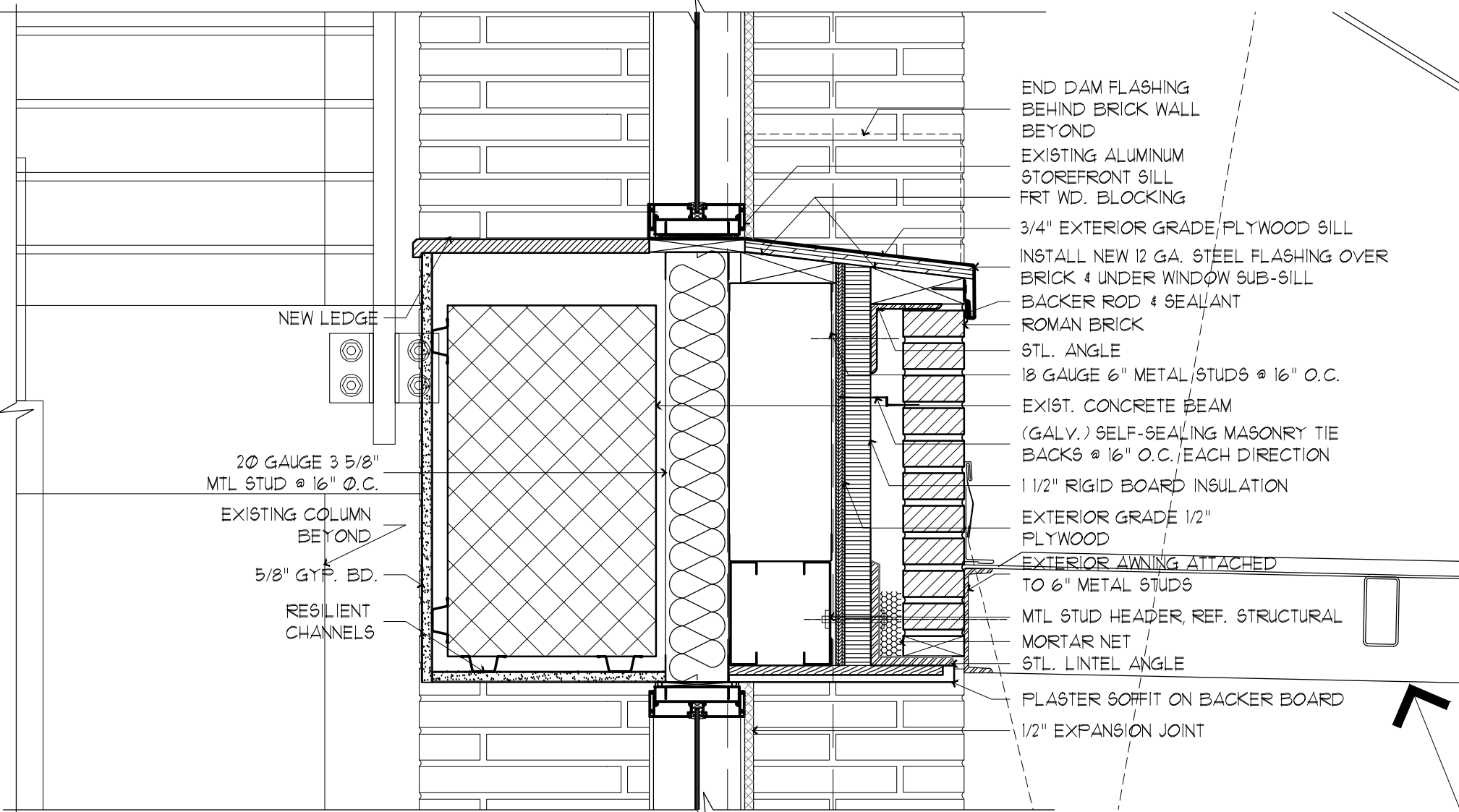
7 DETAIL - SOUTH WALL  
SCALE: 1/2"=1'-0" SECTION @ GRAVEL & EXISTING FOUNDATION



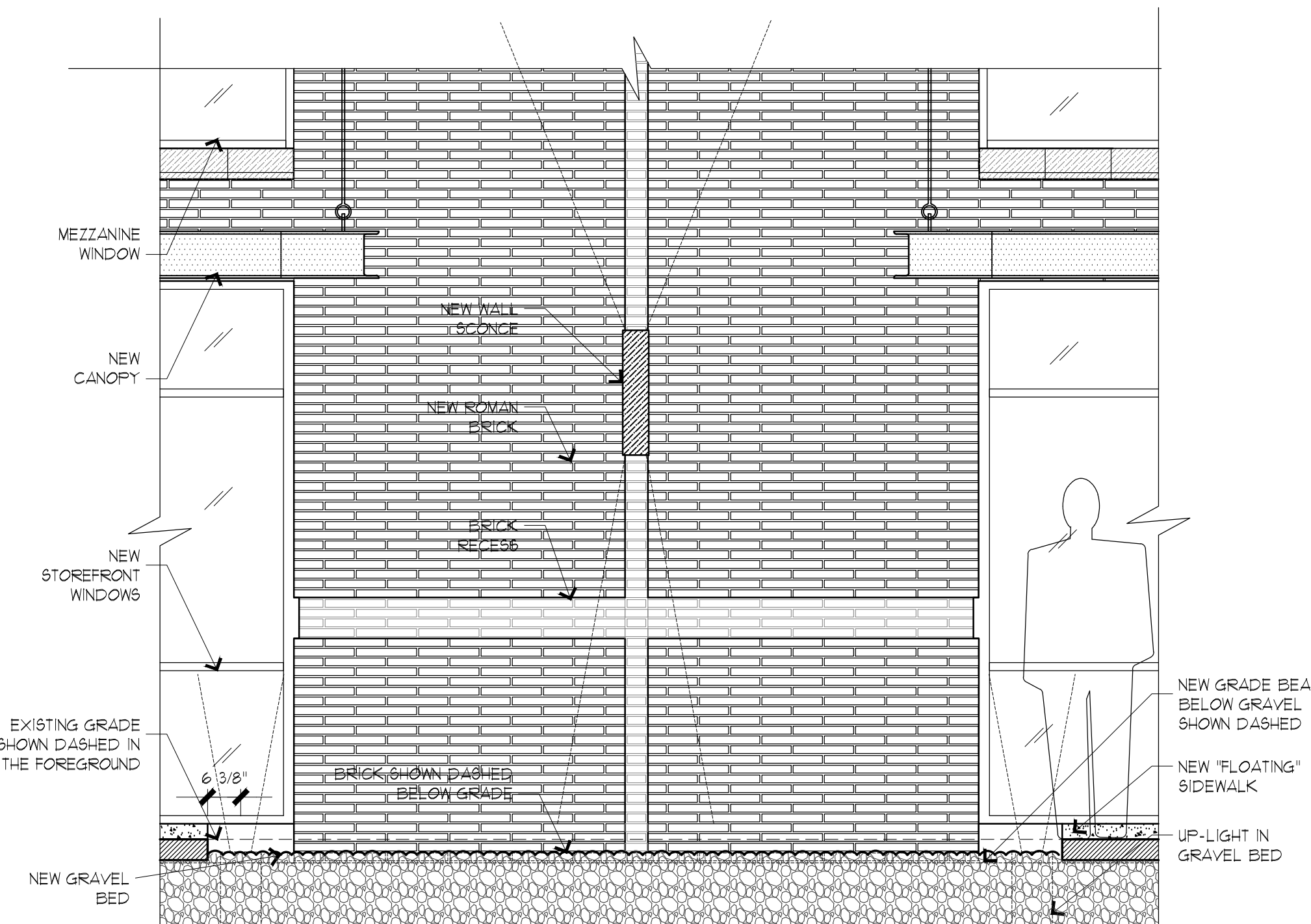
8 DETAIL - CURTAIN WALL @ 3RD FLOOR TYP.  
SCALE: 1/2"=1'-0"



9 DETAIL - SOUTH FACADE @ 2ND FLOOR  
SCALE: 1/2"=1'-0"



10 DETAIL - SOUTH FACADE @ MEZZANINE  
SCALE: 1/2"=1'-0"



11 PARTIAL ELEVATION @ SOUTH WALL  
SCALE: 1/2"=1'-0"

PERMIT SET - 3 NOVEMBER 2017

Consultant

SAN ANTONIO LIGHT BUILDING

420 BROADWAY

SAN ANTONIO, TEXAS

FORD  
POWELL  
& CARSON

Architects & Planners, Inc

11.03.17

NEW I. REED

23749

STATE OF TEXAS

Revisions		
Mark	Date	Description
1	03/21/18	ADDENDUM 1

Date

05-16-18

Checked By

JG/AR

Project Number

95200

Drawn By


CT/MH


Sheet Title

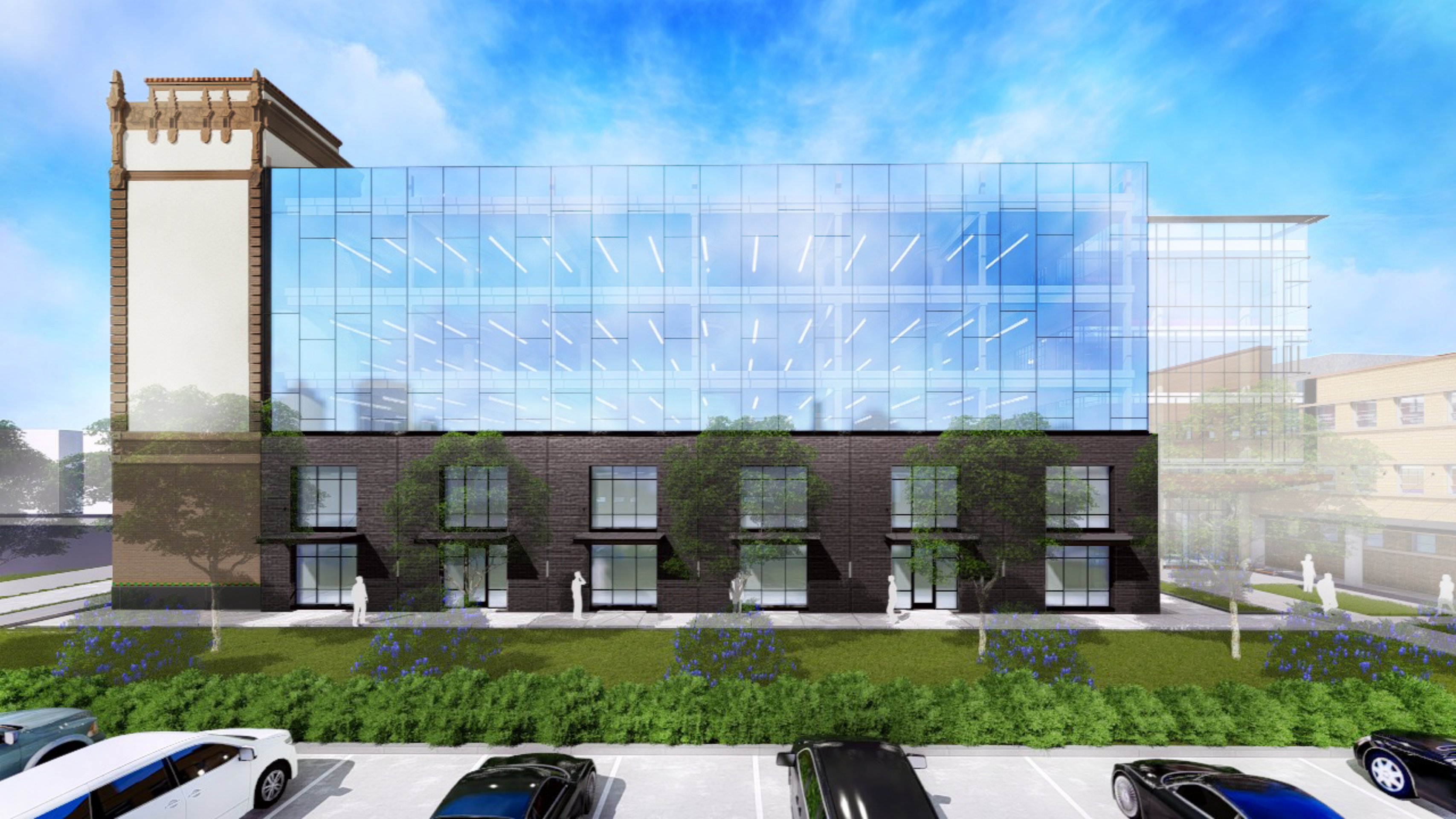
DETAILS

Sheet Number

A-9.5

ELEVATION   
REQD THUS = 1  
ARCH. REF. = 2/A-10.0  
SYSTEM = #  
SYSTEM = 4 SIDE SILICONE  
BASE

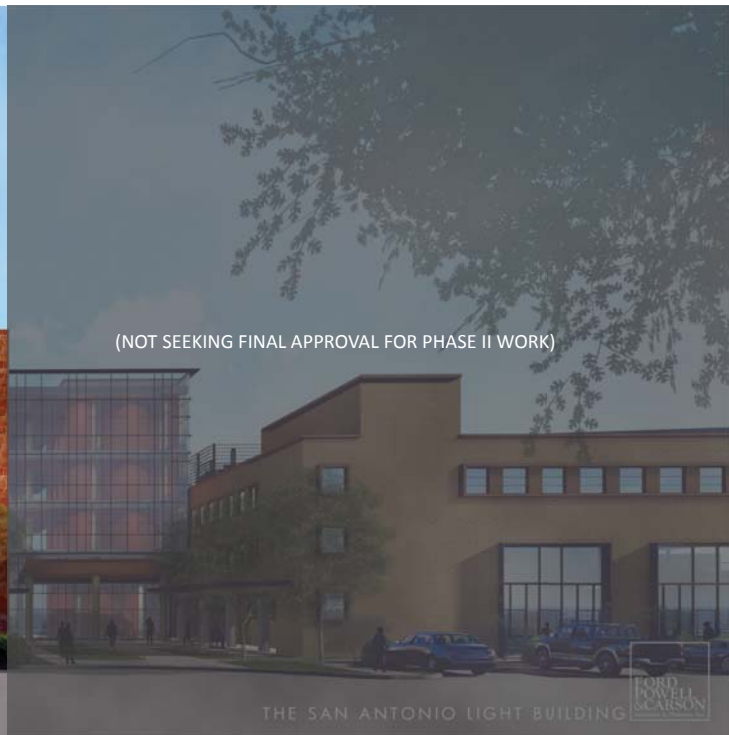
DATE	3-22-2018	SCALE	N.T.S.	SHEET	2.00
REVISION	San Antonio Light Building	LOCATION	San Antonio, Texas	CONTRACTOR	Ford Powell & Carson
					
5320 RITTIMAN ROAD SAN ANTONIO, TEXAS, 78218 210-472-0081					
KYLE GILLASPIE C: 210-618-6400 W: 210-472-0081					
NO.	DESCRIPTION	DATE	DRAWING SUBMISSION		



# PREVIOUS DESIGN - INCLUDED FOR REFERENCE ONLY.



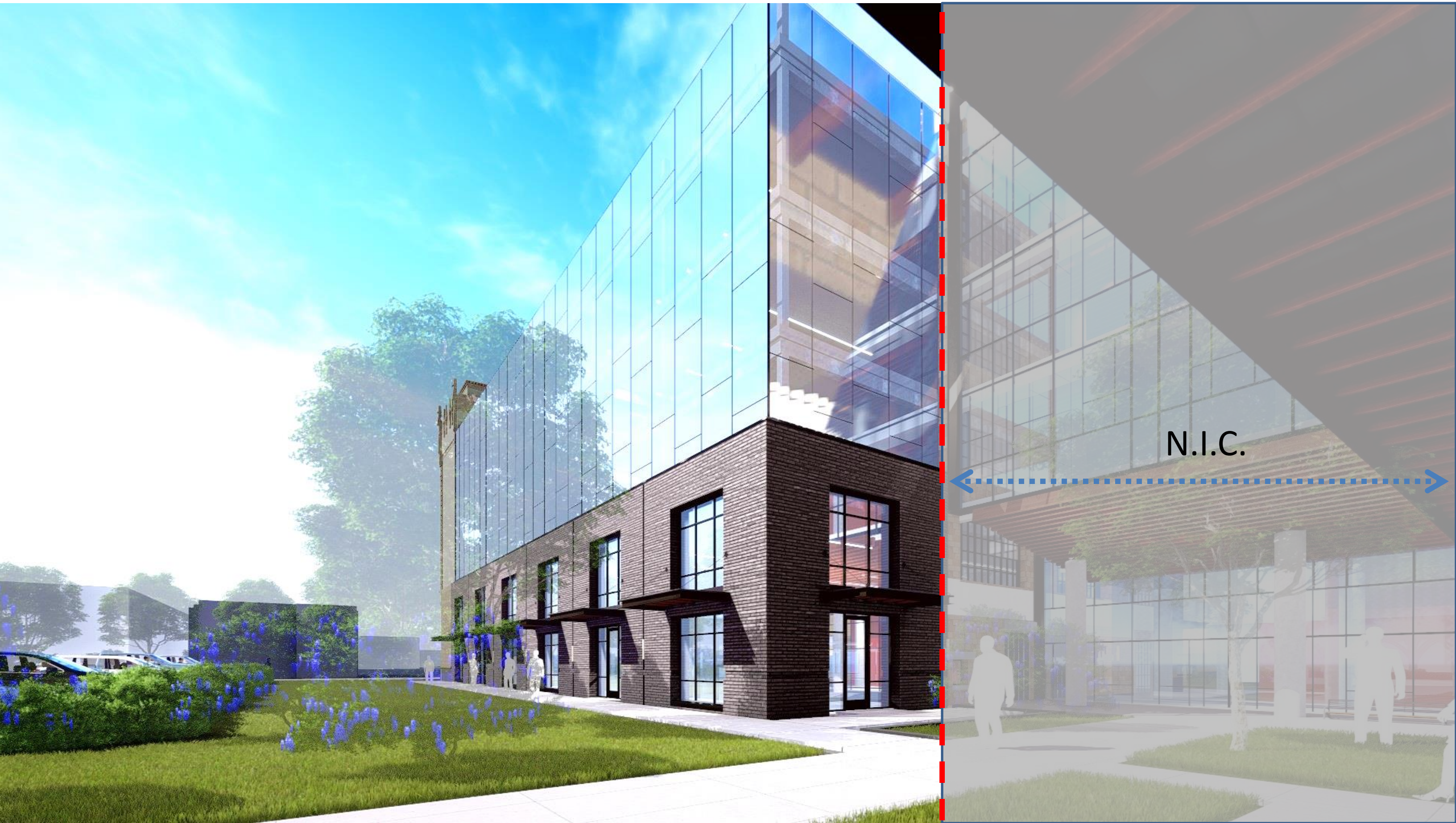
REVISED RENDERINGS SHOWING PHASE I



(NOT SEEKING FINAL APPROVAL FOR PHASE II WORK)

THE SAN ANTONIO LIGHT BUILDING





NEW FAÇADE RENDERING

# PREVIOUS DESIGN - INCLUDED FOR REFERENCE ONLY.



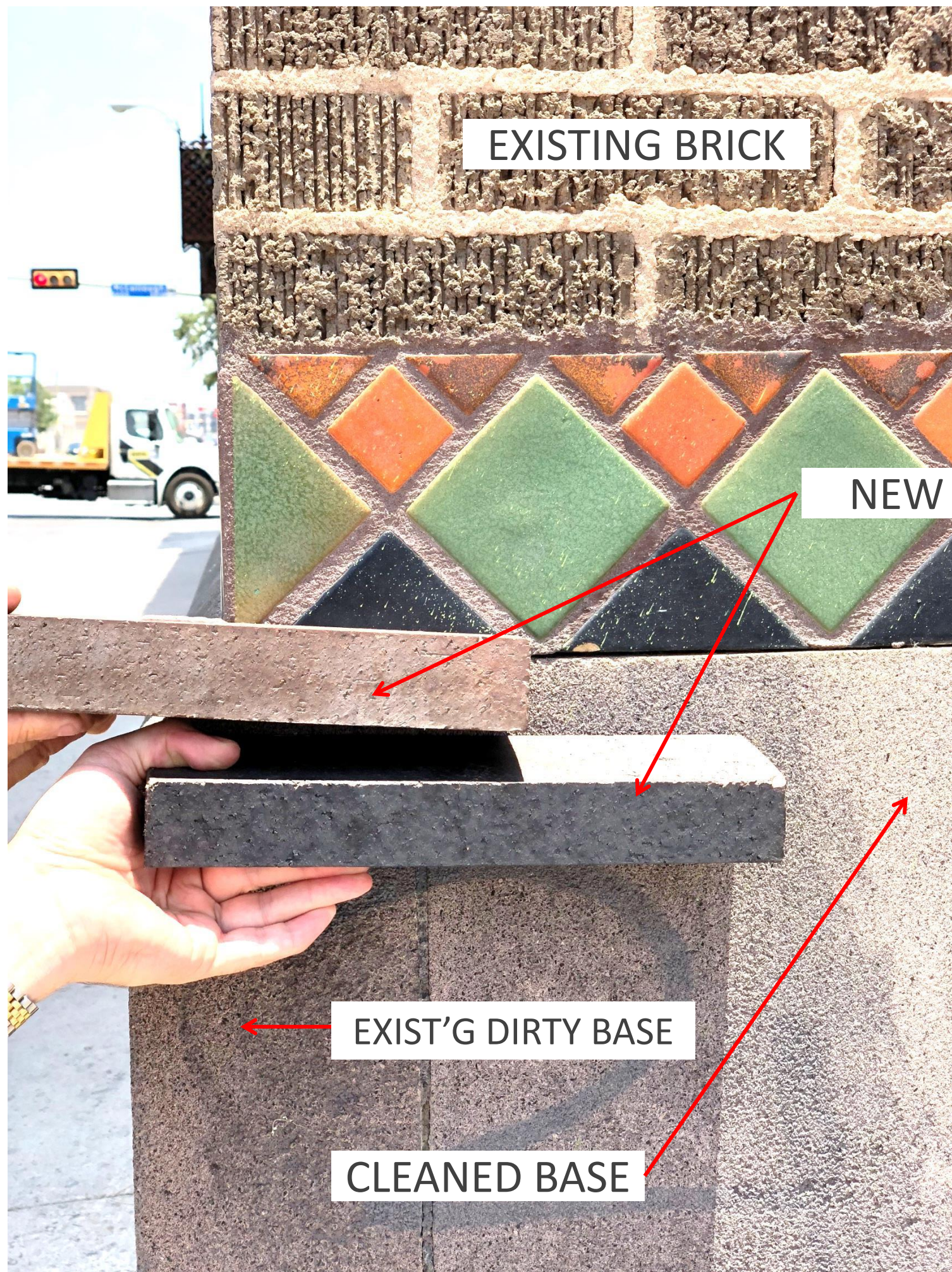
RANGE OF BRICK BLEND



Belden Brick in Roman Format  
Dark Range IronSpot SM 470-9 / 17-37



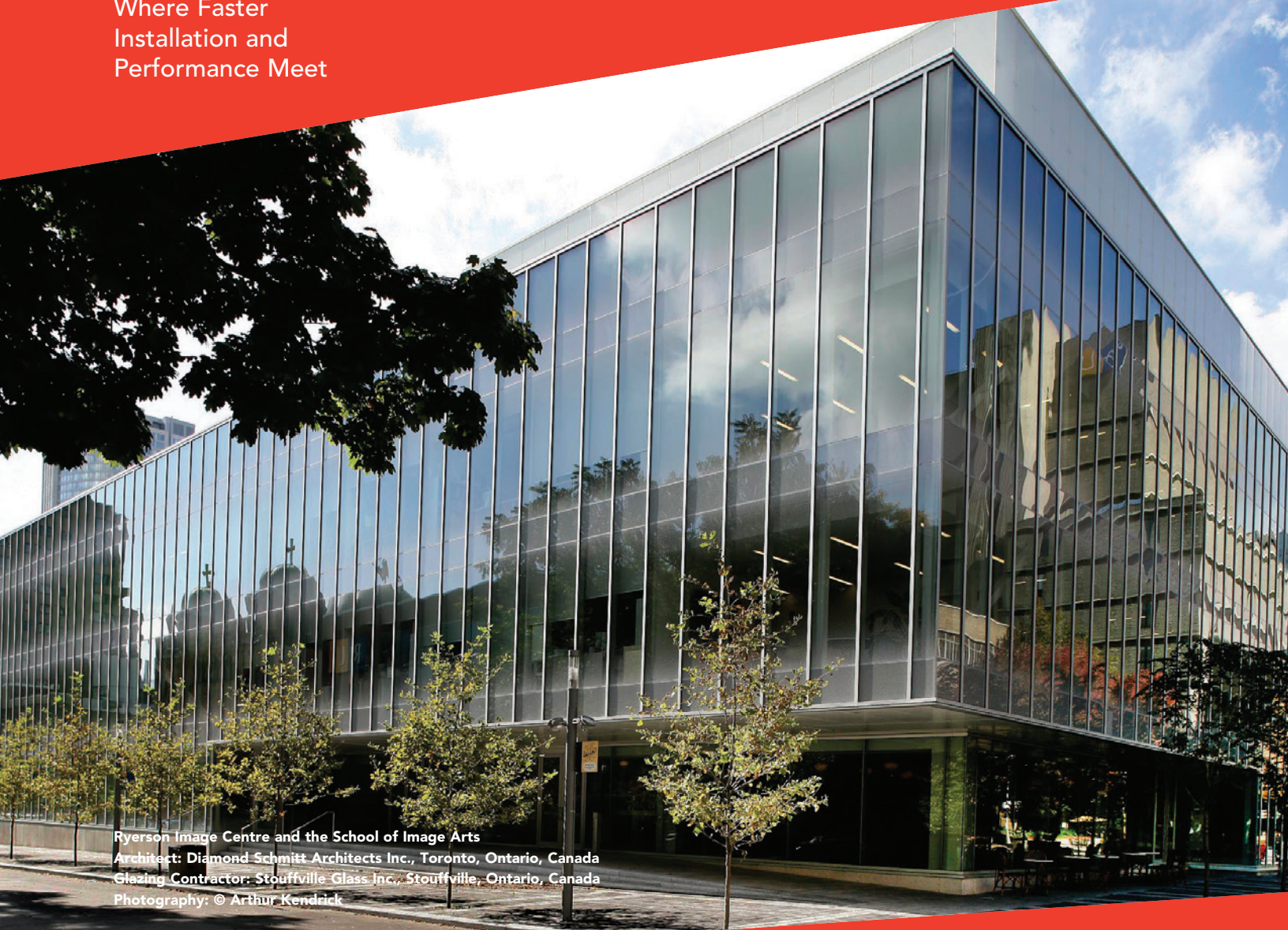
NEW BRICK SAMPLES



# 1600 SS Curtain Wall System

## 1600 SS (Pre-glazed) Curtain Wall System

Where Faster  
Installation and  
Performance Meet



Ryerson Image Centre and the School of Image Arts  
Architect: Diamond Schmitt Architects Inc., Toronto, Ontario, Canada  
Glazing Contractor: Stouffville Glass Inc., Stouffville, Ontario, Canada  
Photography: © Arthur Kendrick

If you're looking for a curtain wall system that's ideal for low- to mid-rise applications, provides high performance and can be assembled in a controlled environment, then 1600 SS Curtain Wall System is for you. The screw spline joinery allows 1600 SS Curtain Wall System to be pre-assembled and joint sealed in controlled shop conditions instead of on the job site. By pre-assembling and then delivering larger, ready-to-glaze units to the job site, installation time and effort required in the field is minimized.

In addition, Kawneer's 1600 SS Curtain Wall System offers:

- A 2-1/2" profile
- Both 6" (152.4 mm) and 7-1/2" (190.5 mm) overall frame depth
- Two-color design options
- Excellent air and water performance
- EPDM gaskets and thermal breaks
- Optional pre-installed thermal separator
- Pre-glazed option

## Economy

As budgets continue to tighten and construction schedules become more stringent, the demands for high-quality products, fast installation, simplified fabrication, superior performance and design flexibility have increased. Kawneer's 1600 SS Curtain Wall System and 1600 SS (Pre-glazed) Curtain Wall System offer a screw spline solution engineered to answer those demands and more. Offered in both stock lengths and/or fabricated, glazing contractors can benefit from the flexibility of providing fabrication and pre-glazing under controlled conditions in their own shop.

## 1600 SS Curtain Wall System

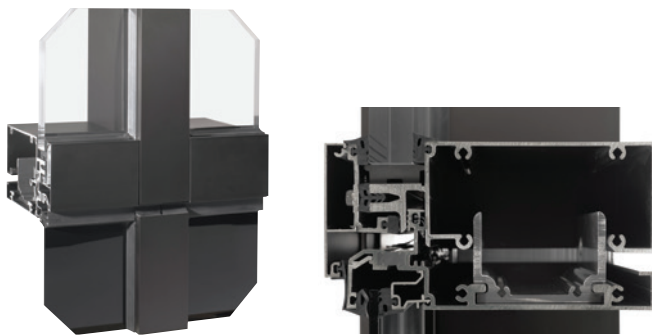
With screw spline joinery, the product can be pre-assembled, joint sealed and delivered to the job site and installed as larger units, minimizing installation in the field.



**Lindsey-Flanigan Courthouse**  
Architect: klipp Architecture Planning Interiors, Denver, Colorado, USA  
Glazing Contractor: Trainor Glass, Denver, Colorado, USA

## 1600 SS (Pre-glazed) Curtain Wall System

An expansion horizontal allows fully pre-glazed units (fewer pressure plates and covers) to be stacked on top of each other for a true unitized curtain wall option.



## Performance

The need for anti-buckling clips is eliminated with the 1600 SS Curtain Wall System interlocking mullion design. For added performance, infill options are available up to 1-1/8" (28.6 mm) as well as silicone-compatible glazing materials for long-lasting seals. EPDM gaskets and a thermal break further enhance the performance of 1600 SS Curtain Wall System. A rain screen pressure equalization solution designed for backpan and perimeter membrane applications complete the offering.

1600 SS Curtain Wall System has been tested in accordance with all major standards for curtain walls\*:

Air Infiltration	ASTM E283
Static Water Penetration	ASTM E331
Dynamic Water Penetration**	AAMA 501.5
Structural Performance	ASTM E-330
CRF	AAMA 1503
U-Factor	AAMA 507, AAMA 1503 and NFRC 100/200/500
Seismic Performance**	AAMA 501.4

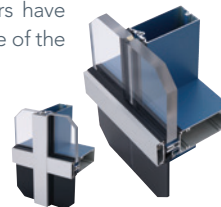
\*1600 SS Curtain Wall System & 1600 SS (Pre-glazed) Curtain Wall System additionally tested to Canada standard CSA A440

\*\*1600 (Pre-glazed) Curtain Wall System expansion horizontal not tested for listed performance

## Aesthetics

Narrow sightlines are attainable with the 1600 SS Curtain Wall System 2-1/2" (63.5 mm) face dimension on both 6" (152.4 mm) and 7-1/2" (190.5 mm) frame depths. Its concealed fastener joinery creates a smooth, monolithic appearance, and designers have the option of two colors. Design flexibility is one of the key features of 1600 SS Curtain Wall System. The perimeter seal can be installed at the pressure plate or mullion shoulder, and screw spline joinery allows it to be assembled in the shop. Optional features include:

- Captured system thermal separator that can be pre-installed into a pressure plate
- A captured system that can integrate with standard Kawneer windows and entrances
- Captured and SSG systems that can integrate with concealed GLASSvent™ Windows
- Different color options for exterior and interior



## For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and Permanodic™ color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

kawneer.com  
770 . 449 . 5555

