



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR CHANGE OF ZONING

Request:

The Office of Historic Preservation requests a change of zoning to add “HL” Historic Landmark designation to 505 E Travis St and to waive all related fees. *OHP staff recommends approval.*

Case Comments:

On October 2, 2019, the Historic and Design Review Commission (HDRC) agreed with the applicant’s request for a finding of historic significance and supported the designation of the property as a local landmark.

Case History:

November 19, 2019	Zoning Commission hearing
October 2, 2019	Historic & Design Review Commission (HDRC) hearing
September 11, 2019	Application for Historic Landmark Designation submitted to OHP

Applicable Citations:

Note: In accordance with the process for designation of a historic landmark, as outlined in Section 35-607 of the UDC, properties must meet three of sixteen criteria. This property meets three Criteria for Evaluation.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
 5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
 9. Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
 16. It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.

Findings of Fact:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 505 E Travis St is a three-story brick and cast concrete two-part commercial block building with basement attributed to Atlee B. Ayres and built c. 1914 for the San Antonio *Light*. It is located in the Downtown Residents Association neighborhood of City Council District 1. 505 Travis Baudhaus, LLC, is the current owner. 505 E Travis is attributed to Atlee B. Ayres as part of a complex that includes the Calcasieu Building at 214 Broadway; the Calcasieu Building is a designated local historic landmark. The San Antonio *Light* was a Republican publication that began as the *Evening Light*, founded in 1881 by James Newcomb and Alvah W. Gifford. After purchasing the San

1901 S. ALAMO ST, SAN ANTONIO, TEXAS 78204

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Antonio Express-News in 1992, the Hearst corporation announced that it would close the Light if it could not find a buyer. The paper released its final edition on January 28, 1993. According to the applicant's statement of significance and supporting photos, the building was renovated by Ralph H. Cameron in 1950-1, the result of which is the current granite and aluminum storefronts. 505 E Travis is listed as a contributing structure in the San Antonio Downtown and River Walk Historic District, added to the National Register of Historic Places February 23, 2018, at the state level of significance.

- c. **SITE CONTEXT:** 505 E Travis St is located east of the intersection of E Travis St and Broadway Street on the north side of E Travis. The block is bounded to the south by E Travis Street, the west by Broadway Street, the north by 3rd St, and the west by N Alamo St. The property is surrounded in all directions by individually landmarked buildings in the downtown San Antonio area, including the Calcasieu Building, the Traveler's Hotel, the Barr Building, the Atlee B. Ayres Building, YWCA, and the U.S. Post Office, to name just a few.
- d. **ARCHITECTURAL DESCRIPTION:** The building is constructed of a cast-in-place concrete frame with hollow-clay tile infill and brick cladding. The primary façade features brown brick with decorative cream-colored terra cotta belt courses, braces, frieze, cornice, and cartouche. There is a flagpole extending from the parapet above the cartouche. A belt course separates the original brick façade of the upper two stories and the 1950-1 granite cladding on the ground floor. Three bays with fixed aluminum-sash picture windows at the ground floor are set at an angle toward the corner of E Travis and Broadway. Windows on the upper stories of the primary elevation are one-over-one aluminum sash windows with cast concrete sills. Windows on all other elevations appear to be original to the structure and are two-over-two with steel frames. The brick cladding on the north and west elevations is painted a beige-gray color, while the brick on the primary and west elevations remains unpainted. Character-defining features of 505 E Travis St include adjacency to the Calcasieu Building, brick veneer, ornate terra cotta details, and historic two-over-two windows where they are still in place.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):
 - 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the building is an example of a two-part commercial block with ornate terra cotta details, typical of commercial buildings from this era.
 - 9. **Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;** the building was constructed in conjunction with the Calcasieu Building, a designated local historic landmark.
 - 16. **It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.** 505 E Travis is listed as a contributing structure to the San Antonio Downtown and River Walk Historic District, added to the National Register of Historic Places in 2018.
- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.



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- g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

ATTACHMENTS:

HDRC recommendation

HDRC published exhibits

HISTORIC AND DESIGN REVIEW COMMISSION

October 2, 2019

HDRC CASE NO: 2019-537
ADDRESS: 505 E TRAVIS ST
LEGAL DESCRIPTION: NCB 421 BLK 24 LOT E IRR 52.13 FT OF 1 & E IRR 49.72 FT OF S 31.19 OF 2
ZONING: D
CITY COUNCIL DIST.: 1
APPLICANT: Charles John, HSI Design Group
OWNER: 505 Travis Baudhaus, LLC
TYPE OF WORK: Historic Landmark Designation

REQUEST:

The applicant is requesting a finding of historic significance for the property located at 505 E Travis St.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Designation of Historic Landmarks.**
 1. **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
 2. **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance

designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. Criteria for Evaluation.
 5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**
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 16. **It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.**

FINDINGS:

- a. The request for landmark designation was initiated by the property owner.
- b. **HISTORIC CONTEXT:** The structure at 505 E Travis St is a three-story brick and cast concrete two-part commercial block building with basement attributed to Atlee B. Ayres and built c. 1914 for the San Antonio *Light*. It is located in the Downtown Residents Association neighborhood of City Council District 1. 505 Travis Baudhaus, LLC, is the current owner. 505 E Travis is attributed to Atlee B. Ayres as part of a complex that includes the Calcasieu Building at 214 Broadway; the Calcasieu Building is a designated local historic landmark. The San Antonio *Light* was a Republican publication that began as the *Evening Light*, founded in 1881 by James Newcomb and Alvah W. Gifford. After purchasing the San Antonio Express-News in 1992, the Hearst corporation announced that it would close the Light if it could not find a buyer. The paper released its final edition on January 28, 1993. According to the applicant's statement of significance and supporting photos, the building was renovated by Ralph H. Cameron in 1950-1, the result of which is the current granite and aluminum storefronts. 505 E Travis is listed as a contributing structure in the San Antonio Downtown and River Walk Historic District, added to the National Register of Historic Places February 23, 2018, at the state level of significance.
- c. **SITE CONTEXT:** 505 E Travis St is located east of the intersection of E Travis St and Broadway Street on the north side of E Travis. The block is bounded to the south by E Travis Street, the west by Broadway Street, the north by 3rd St, and the west by N Alamo St. The property is surrounded in all directions by individually landmarked buildings in the downtown San Antonio area, including the Calcasieu Building, the Traveler's Hotel, the Barr Building, the Atlee B. Ayres Building, YWCA, and the U.S. Post Office, to name just a few.
- d. **ARCHITECTURAL DESCRIPTION:** The building is constructed of a cast-in-place concrete frame with hollow-clay tile infill and brick cladding. The primary façade features brown brick with decorative cream-colored terra cotta belt courses, braces, frieze, cornice, and cartouche. There is a flagpole extending from the parapet above the cartouche. A belt course separates the original brick façade of the upper two stories and the 1950-1 granite cladding on the ground floor. Three bays with fixed aluminum-sash picture windows at the ground floor are set at an angle toward the corner of E Travis and Broadway. Windows on the upper stories of the primary elevation are one-over-one aluminum sash windows with cast concrete sills. Windows on all other elevations appear to be original to the structure and are two-over-two with steel frames. The brick cladding on the north and west elevations is painted a beige-gray color, while the brick on the primary and west elevations remains unpainted. Character-defining features of 505 E Travis St include adjacency to the Calcasieu Building, brick veneer, ornate terra cotta details, and historic two-over-two windows where they are still in place.
- e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

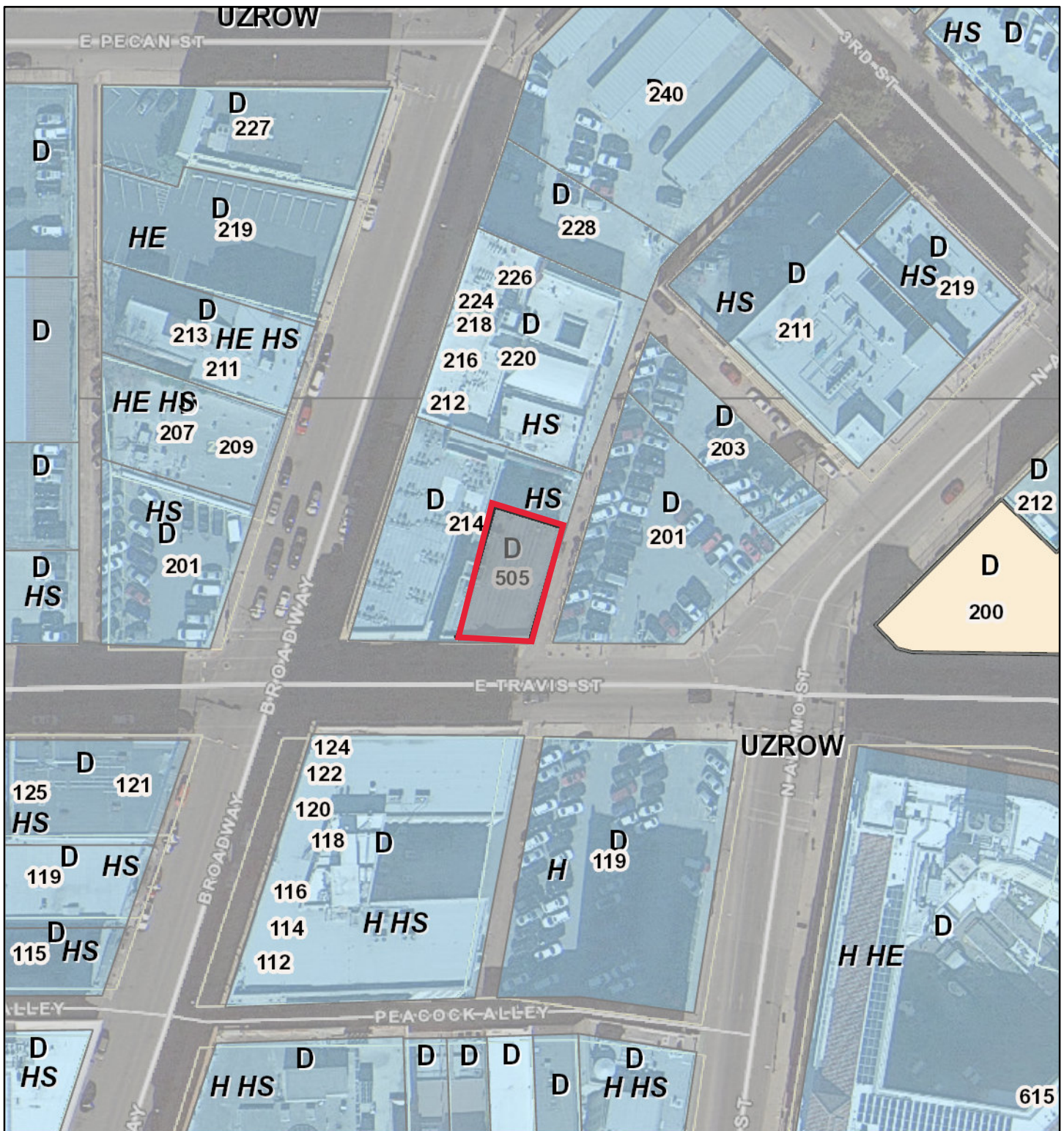
5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the building is an example of a two-part commercial block with ornate terra cotta details, typical of commercial buildings from this era.
 9. **Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;** the building was constructed in conjunction with the Calcasieu Building, a designated local historic landmark.
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 - g. If the HDRC approves the Finding of Historic Significance, then the recommendation for designation is submitted to the zoning commission. The zoning commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
 - h. Per UDC Sec. 35-453, once the commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

RECOMMENDATION:

Staff recommends approval of a finding of historic significance and that the Historic and Design Review Commission should recommend approval for the landmark designation of 505 E Travis St to the Zoning Commission and to the City Council based on findings a through e.

CASE MANAGER: Jessica Anderson

City of San Antonio One Stop



September 27, 2019

drawGraphics_poly



User drawn polygons

CoSA Addresses



Community Service Centers



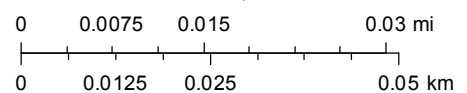
Pre-K Sites



CoSA Parcels

BCAD Parcels

1:1,000





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

Statement of Significance

Property Address: 505 E Travis St

1. Application Details

Applicant: Charles John, HSI Design Group

Type: Application for Historic Landmark Designation

Date Received: 11 September 2019

2. Findings

The structure at 505 E Travis St is a three-story brick and cast concrete two-part commercial block building with basement attributed to Atlee B. Ayres and built c. 1914 for the San Antonio *Light*. It is located in the Downtown Residents Association neighborhood of City Council District 1. 505 Travis Baudhaus, LLC, is the current owner.

505 E Travis is attributed to Atlee B. Ayres as part of a complex that includes the Calcasieu Building at 214 Broadway;¹ the Calcasieu Building is a designated local historic landmark. The two buildings share identical architectural features, such as the color of the brick, the fenestration pattern, and decorative features such as belt courses, braces, friezes, and cornices all rendered in terra cotta. Ayres was born in Ohio in 1873, but his family moved to Texas, and settled in San Antonio, by 1888. Ayres studied at the Metropolitan School of Architecture 1890-4, and then returned to San Antonio. In 1900, he partnered with Charles A. Coughlin, who died in 1905. Ayres was the state architect of Texas in 1915; during his tenure, he designed the Texas School for the Blind, the Texas State Office Building, and Carothers Dormitory and the pharmacy building at the University of Texas. In 1924, he partnered with his son Robert M. Ayres, and the firm designed many prominent residences in San Antonio, including the Atkinson House, now the McNay Art Museum (1928).² Other prominent works include First Presbyterian Church (1909), Christ Episcopal Church (1914), the Hogg House (1924), Old Federal Reserve Bank Building (1928, now the Mexican Consulate), San Pedro Branch Library (1930), and the USAA Building at Broadway and Hildebrand (1955).³ Ayres died in San Antonio in 1969.

The San Antonio *Light* was a Republican publication that began as the *Evening Light*, founded in 1881 by James Newcomb and Alvah W. Gifford. It included both state and national news, and abandoned its political affiliation by the 1910s. Newcomb acted as the first editor until 1883, when he left for a political appointment and was replaced by W. L. Winter. Gifford, Winter, and partner Thomas Benton Johnson changed the paper's name to the San Antonio *Daily Light* in 1886. After a controlling interest in the company was sold to Edward Chandler in 1906, the paper reverted back to the *Light*. The Light Publishing Company purchased the San Antonio *Gazette* in 1909, and the papers combined to become the San Antonio *Light and Gazette*. Harrison Beach and Charles Diehl bought the Light Publishing Company in 1911, and the paper's name changed once again back to the *Light*. William Randolph Hearst purchased the paper in 1924.⁴

¹ The Conservation Society of San Antonio (web site). Library/Resources: Calcasieu Building (photo record). Accessed 26 September 2019. <https://saconservation.pastperfectonline.com/photo/111FCD82-359C-4E7C-A404-546610294567>.

² Texas State Historical Association. Handbook of Texas Online. Ayres, Atlee Bernard. Accessed 26 September 2019. <https://tshaonline.org/handbook/online/articles/fay03>.

³ San Antonio, A. I. A. San Antonio Architecture: Traditions and Visions. Trinity University Press, 2013.

⁴ The Portal to Texas History (web site). San Antonio Light: About the Collection. Accessed 26 September 2019. <https://texashistory.unt.edu/explore/collections/SANLT/>.



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After purchasing the San Antonio *Express-News* in 1992, the Hearst corporation announced that it would close the *Light* if it could not find a buyer.⁵ The paper released its final edition on January 28, 1993.⁶

The first home of the *Light* was 210 E Commerce.⁷ The press moved to 4 E Commerce c. 1887;⁸ the building was readdressed 104 E Commerce c. 1892.⁹ It moved again to 122 E Crocket c. 1901,¹⁰ and remained there until the subject structure, initially addressed 507-9 E Travis, was built c. 1914.¹¹ The *Light* was housed at on Travis St until it moved to its new building at 422 Broadway in 1931.¹² By the time the paper left, the building was readdressed 505-7 E Travis.¹³

According to the applicant's statement of significance and supporting photos, the building was renovated by Ralph H. Cameron in 1950-1, the result of which is the current granite and aluminum storefronts. A rendering in a 1913 article about the new building in the *Light* shows the original ground floor design with a three-bay arcaded ground-floor façade with an arched entrance with presumably terra cotta surround flanked by arched windows.¹⁴ Cameron was a former draftsman for architect Alfred Giles and the firm Adams and Adams. He designed the Medical Arts Building (1925-6), Grace Lutheran Church (1928), and the Frost Brothers building (1930). Along with Ayres, he was a founding member of the Texas Society of Architects.¹⁵

505 E Travis is listed as a contributing structure in the San Antonio Downtown and River Walk Historic District, added to the National Register of Historic Places February 23, 2018, at the state level of significance.¹⁶

3. Architectural Description

The structure at 505 E Travis St is a three-story brick and cast concrete two-part commercial block building with basement built c. 1914. It is located east of the intersection of E Travis St and Broadway Street on the north side of E Travis. The block is bounded to the south by E Travis Street, the west by Broadway Street, the north by 3rd St, and the west by N Alamo St. The property is surrounded in all directions by individually landmarked buildings in the downtown San Antonio area, including the Calcasieu Building, the Traveler's Hotel, the Barr Building, the Atlee B. Ayres Building, YWCA, and the U.S. Post Office, to name just a few.

⁵ Donecker, Frances. "San Antonio Light." Texas State Historical Association's Handbook of Texas Online. Accessed 26 September 2019. <https://tshaonline.org/handbook/online/articles/ees05>.

⁶ Torres, Claudia. "26 years ago this week: San Antonio Light publishes its last edition. San Antonio *Express-News*, 29 January 2019.

⁷ San Antonio City Directory, 1883, p. 268.

⁸ San Antonio City Directory, 1887, p. 291.

⁹ Sanborn Fire Insurance Map: San Antonio, Texas, 1896, sheet 13.

¹⁰ San Antonio City Directory, 1901, p. 467.

¹¹ San Antonio City Directory, 1914, p. 524; 1915, p. 552.

¹² "Light's New Home Last Word in Beauty." San Antonio *Light*, Thursday, 26 February 1931, p. 1.

¹³ Sanborn Fire Insurance Map: San Antonio, Texas, 1931, vol. 2, sheet 120.

¹⁴ "The new home of the San Antonio Light, now under construction, will be one of the finest and best equipped newspaper plants in the South." San Antonio *Light*, Sunday, 21 September 1913, p. 21.

¹⁵ Texas State Historical Association. Handbook of Texas Online. Cameron, Ralph Haywood. Accessed 26 September 2019. <https://tshaonline.org/handbook/online/articles/fcabh>.

¹⁶ National Register of Historic Places Registration Form: San Antonio Downtown and River Walk Historic District, SG100002128.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

The building is constructed of a cast-in-place concrete frame with hollow-clay tile infill and brick cladding. The primary façade features brown brick with decorative cream-colored terra cotta belt courses, braces, frieze, cornice, and cartouche. There is a flagpole extending from the parapet above the cartouche. A belt course separates the original brick façade of the upper two stories and the 1950-1 granite cladding on the ground floor. Three bays with fixed aluminum-sash picture windows at the ground floor are set at an angle toward the corner of E Travis and Broadway. Windows on the upper stories of the primary elevation are one-over-one aluminum sash windows with cast concrete sills. Windows on all other elevations appear to be original to the structure and are two-over-two with steel frames. The brick cladding on the north and west elevations is painted a beige-gray color, while the brick on the primary and west elevations remains unpainted. There is no fenestration on the ground floor of the east elevation except for one solid metal door near the northeast corner. A fire escape is attached to the east elevation of the building.

Character-defining features of 505 E Travis St include:

- Adjacency to the Calcasieu Building
- Brick veneer
- Ornate terra cotta details
- Two-over-two windows (where they are still in place)

4. Landmark Criteria

The property meets the following criterion under UDC 35-607(b):

- **5: Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** the building is an example of a two-part commercial block with ornate terra cotta details, typical of commercial buildings from this era.
- **9: Its character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;** the building was constructed in conjunction with the Calcasieu Building, a designated local historic landmark.
- **16: It is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places;** 505 E Travis is listed as a contributing structure to the San Antonio Downtown and River Walk Historic District, added to the National Register of Historic Places in 2018.

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 505 E Travis St meets this threshold. Therefore, staff recommends a finding of historic significance for the property at 505 E Travis St. Further research may reveal additional significance associated with this property.



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South and east elevations.



West and south elevations.

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East and south elevations.



1950-1 modification to the ground floor of the south elevation.

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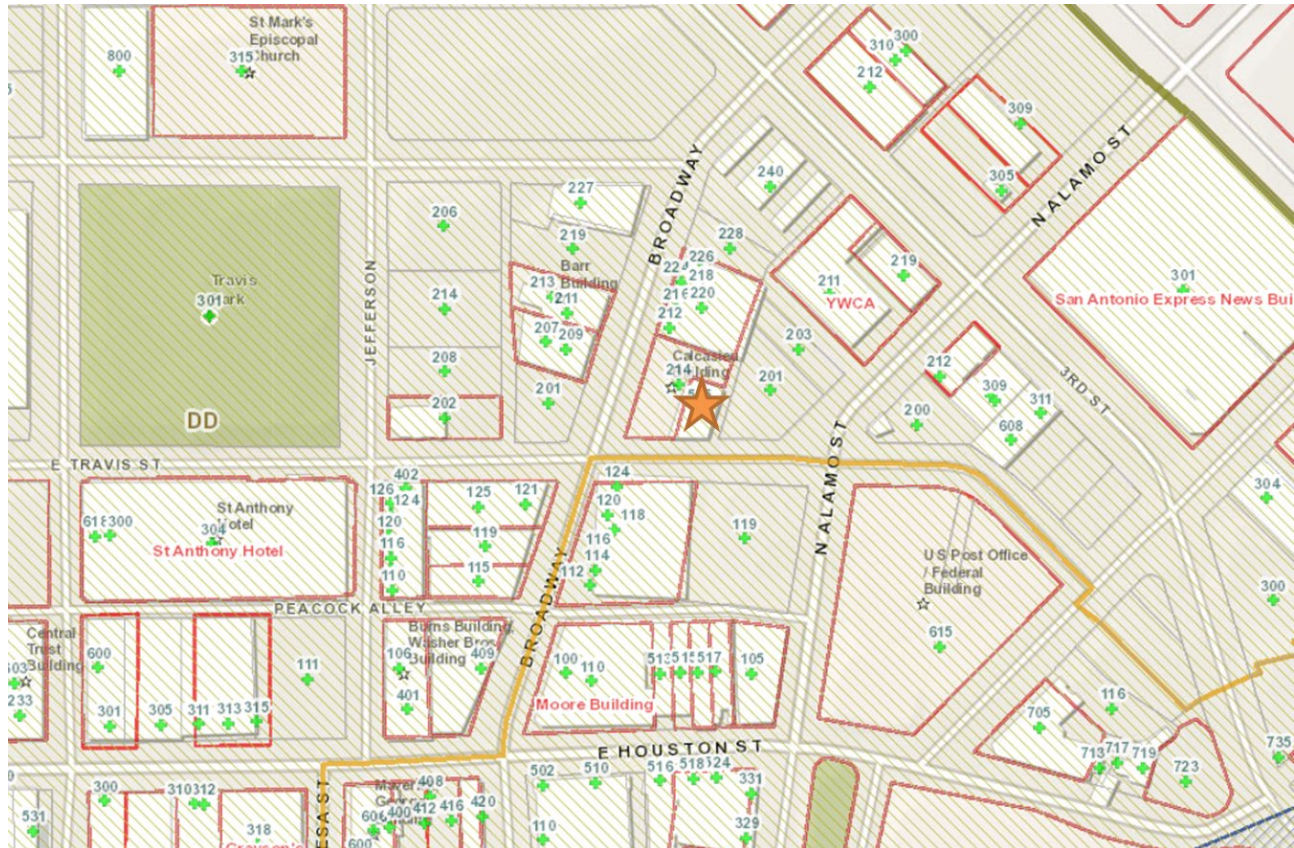
505 E Travis in foreground; south and east elevations of the Calcasieu Building, 214 Broadway, in background.

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505 E Travis, marked by the orange star, is surrounded by individually landmarked buildings, which are outlined in red.

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Bexar CAD

Property Search Results > 104148 505 TRAVIS BUILDING LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	104148	Legal Description:	NCB 421 BLK 24 LOT E IRR 52.13 FT OF 1 & E IRR 49.72 FT OF S 31.19 OF 2
Geographic ID:	00421-024-0010	Zoning:	D
Type:	Real	Agent Code:	
Property Use Code:	400		
Property Use Description:	OFFICE		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	505 E TRAVIS ST SAN ANTONIO, TX 78205	Mapsco:	616F5
Neighborhood:	NBHD code10000	Map ID:	
Neighborhood CD:	10000		

Owner

Name:	505 TRAVIS BUILDING LLC	Owner ID:	3162215
Mailing Address:	3330 W ESPLANADE AVE S STE 205 METAIRIE, LA 70002-3454	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$659,090	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$440,980	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,100,070	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,100,070	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,100,070	

Taxing Jurisdiction

Owner: 505 TRAVIS BUILDING LLC
% Ownership: 100.0000000000%

Total Value: \$1,100,070

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
06	BEXAR CO RD & FLOOD	0.023668	\$1,100,070	\$1,100,070	\$260.37		
08	SA RIVER AUTH	0.018580	\$1,100,070	\$1,100,070	\$204.39		
09	ALAMO COM COLLEGE	0.149150	\$1,100,070	\$1,100,070	\$1,640.76		
10	UNIV HEALTH SYSTEM	0.276235	\$1,100,070	\$1,100,070	\$3,038.78		
11	BEXAR COUNTY	0.277429	\$1,100,070	\$1,100,070	\$3,051.92		
21	CITY OF SAN ANTONIO	0.558270	\$1,100,070	\$1,100,070	\$6,141.36		
57	SAN ANTONIO ISD	1.530950	\$1,100,070	\$1,100,070	\$16,841.52		
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$1,100,070	\$1,100,070	\$0.00		
DPID	Downtown Public Improvement District	0.000000	\$1,100,070	\$1,100,070	\$0.00		
Total Tax Rate:		2.834282					
					Taxes w/Current Exemptions:	\$31,179.10	
					Taxes w/o Exemptions:	\$31,179.09	

Improvement / Building

All improvements valued at income

Improvement #1: Commercial State Code: F1 Living Area: 14700.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
401	OFFICE BSMT/STORAGE USABLE	C - A	BR	1928	3675.0
400	OFFICE	C - A	BR	1928	11025.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	143.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PAD	Commercial Pad	0.0876	3818.00	0.00	0.00	\$0	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$659,090	\$440,980	0	1,100,070	\$0	\$1,100,070
2018	\$580,020	\$419,980	0	1,000,000	\$0	\$1,000,000
2017	\$568,200	\$381,800	0	950,000	\$0	\$950,000
2016	\$520,920	\$229,080	0	750,000	\$0	\$750,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/1/2019	SWD	Special Warranty Deed	LIFSHUTZ COMPANIES LP	505 TRAVIS BUILDING LLC			20190037280
2	1/6/2017	SWD	Special Warranty Deed	RICCHI PRODUCE LLC	LIFSHUTZ COMPANIES LP	18308	228	20170007564
3	6/23/2014	WD	Warranty Deed	SYBAC LLC	RICCHI PRODUCE LLC	16751	1079	20140110744

2020 data current as of Sep 11 2019 1:23AM.

2019 and prior year data current as of Sep 6 2019 6:27PM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.



A: Exterior, south elevation (primary facade), view S
May 2019

File: 0064.JPG



B: Exterior, south and east elevations, view NW
May 2019

File: P1010736.JPG



MacRostic Historic Advisors LLC

505 E. Travis Street
San Antonio, Bexar County, Texas



HSI DESIGN GROUP



A: Exterior, east elevation, view W
May 2019

File: P1010739.JPG



B: Exterior, north/rear and east elevations, view SW
May 2019

File: 0056.JPG



MacBristle Historic Advisors LLC

505 E. Travis Street
San Antonio, Bexar County, Texas



HSI DESIGN GROUP



**A: Exterior/streetscape, south and east elevations/E. Travis Street, view W
May 2019**

File: P1010737.JPG



**B: Exterior, east elevation, view W
May 2019**

File: P1010738.JPG



MacRostic Historic Advisors LLC

505 E. Travis Street
San Antonio, Bexar County, Texas



HSI DESIGN GROUP



A: Roof, overall view, view NW
December 2018

File: DJI_0134.JPG



B: Roof, view from E. Travis Street, view N
December 2018

File: DJI_0139.JPG



MacRostic Historic Advisors LLC

505 E. Travis Street
San Antonio, Bexar County, Texas



HSI DESIGN GROUP

THE NEW HOME OF THE SAN ANTONIO LIGHT, NOW UNDER CONSTRUCTION, WILL BE ONE OF THE FINEST AND BEST EQUIPPED NEWSPAPER PLANTS IN THE SOUTH

Modern Structure Is Being Erected on Travis St., Between Avenues C and D, for The Light and Is to Be Ready for Occupancy by April 1, 1914—It Is Designed Especially for the Needs of a Newspaper and Will Be Complete in Every Respect.

A new home for the San Antonio Light is now in course of construction and is to be ready for occupancy early in April of next year. The building of brick and concrete, three stories in height and absolutely fire-proof will front on the north side of Travis street, adjoining the alley between Avenues C and D, and when completed and occupied will constitute one of the most thoroughly modern and up-to-date newspaper plants in the South.

This new building is part of the improvement planned by the Bedell-Moore estate for the quarter of a block facing Avenue C and Travis street. At the same time it is a separate proposition since it will be occupied exclusively by the newspaper offices and plant.

The other building, fronting on Avenue C, will be four stories in height, but of the same general construction and scheme of architecture. It will run east along Travis street to a point 63 feet from alley, where there will be a court 13 feet wide. By means of this court light and air will be provided on all four sides of The Light building.

The Maximum of Efficiency.
Built expressly for a newspaper office, there will be no waste space and every care will be taken to insure the maximum of efficiency. The building will have a frontage on Travis street of 50 feet and will run back along the alley 75 feet to a wide, concrete paved court, where wagons with supplies for both the newspaper office and the office building adjoining may enter and turn. Beneath this court, which will rest on concrete pillars and girders, will be an extension of the basement provided for The Light building and may be utilized for the storage of paper, having capacity of no less than six carloads.

The plan of architecture will be somewhat similar to that of the Bedell building, directly across the street. It was originally proposed to erect a building of a colonial type, but it was found this would not permit of sufficient light and air circulation and these were deemed of so much importance that the plans were changed. None of the strength has been sacrificed, however, and the pillars and walls will be so constructed as to bear the weight of additional stories should these be desired later. The solid concrete and steel walls are to be faced with a tapestry-like brick and the trimmings will be of cream colored terra cotta. The brick in question is one which has developed a great vogue in the East, being mottled and of a reddish brown color.

It is proposed to construct the building so as to utilize the space beneath the sidewalk for basement purposes. These sidewalks will be of prism glass with several lifts provided for lowering supplies, such as paper, into the basement. There will be entrances to this basement at both the front and rear as well as from the interior of the building.

Presses in the Basement.
The full scheme for the interior arrangement of the three floors has not been fully perfected but is to be divided as the management of The Light may direct. In the basement, however, will be located the presses and the heating plant. The press room proper will be in the rear of the basement, and, as more than the twelve feet there provided is necessary to accommodate the press, a mezzanine floor will be constructed above it. This will break up the first floor to some extent, but glass panels will afford an opportunity for visitors and others interested to watch the press in operation from the office and without descending to the basement. In addition to storage rooms the steel fire-proof vaults of the office will be located in the basement and there also will be the mailing rooms and an assembly room for the newsboys.

The business and circulation de-



The artist's drawing of the new building now in course of construction for The Light shows the structure as it will appear when ready for occupancy in April. It will be a commodious structure, ample for the needs of The Light and will add measurably to the appearance of that part of the city.

partments will occupy the entire first floor. There will be a main entrance on Travis street and wide swinging doors. The counter will extend practically the full width of the building, space being provided for the several departments of advertising and for the handling of circulation. There will be no private offices on this floor the better to insure a full sweep of air through the building. In the rear there will be the mezzanine floor where will be situated lockers and rest rooms for the women employees.

The entrance to the second and third story will be from the court on the left of the building and here also will be a freight lift supplementing a freight elevator in the rear. The stairway will be broad, leading up, both flights. On the second floor will be located the editorial department but no plans whatever have been perfected as to the manner in which it will be divided. There will be private offices for the editorial management and it is probable that a similar arrangement will be made for the telegraph operators. The remainder of this floor

will be given over to the reportorial room and this will so be arranged as to have the full current of air, as is to be provided in the business office. On this floor, too, will be the lockers, toilets and shower bath equipment for the convenience and comfort of those employed on this floor.

Composing Room, Third Floor.
The third floor will be given over to the composing and stereotyping departments. Space also will be provided for the installation of an art department in the composing room will be the linotype machines under such arrangement as will give the maximum of light and air to each operator. The ad alley, or space where the advertisements will be set up will adjoin the space assigned to the linotypes and near the entrance to the stereotyping department will be the "make-up," where the type and advertisements are assembled in the forms. Lockers, toilets and shower baths also will be provided on this floor.

Owing to the intense heat incident to the molten metal required for casting plates in the stereotyp-

ing department this will, so far as practicable, be separated from the composing room. Here will be the metal pots, the casting machines and mat making appliances of the most modern kind. From the stereotyping room there will be a small elevator passing down to the press room so that when completed the metal plates can be shot directly to the basement without loss of time.

The Roof a Skylight.
The entire building will be fitted with an interior telephone system connecting all departments with trunklines to the outside. These, as with other wires for conveying electrical current, both power and light, will be enclosed in conduits which will be installed as part of the building. This will serve two purposes as it protects the wires from moisture and doubly insures against fires from defective wiring.

One distinctive feature of the building not before noted will be the roof, which is designed to be one vast skylight. Thus in addition to the light from the windows on all four sides the workers in the composing room also get light from directly over their heads and to keep out the direct rays of the sun a system of shutters will be provided.

This new building will be as absolutely fire-proof as modern science can make it. The only wood in the entire structure will be in the entrance doors at the front of the building and the window trimmings on the same side. All the other doors and windows will be of pressed steel, both frames and trimmings.

The glass throughout the building, save at the front, will be reinforced with steel wires. This glass, experience has shown, will resist a great deal more heat than common window glass and is required in this building as an additional guard against fire.

As in other matters throughout

the building everything save stability has been sacrificed to utility and the comfort of those using the building. The basement will have a depth of 12 feet but each of the floors will be 15 feet from floor to ceiling. The arrangement will be such as to always provide a draught of air passing through the entire length of the building and it will be so designed that in the press and stereotyping rooms exhaust fans may be installed aid thus facilitate the currents of air. This free passage of air, together with light on all four sides, will tend to make the building exceptionally desirable for a newspaper plant.

In modern appliances for the speedy handling of "copy," proofs and such things no paper in the Southwest will be more thoroughly equipped than The Light. All modern devices which have been adopted in the modern newspaper offices of the North and East will form part of the newspaper equipment and as such will be installed under the direction of the publishers.

An artesian well is to be drilled either in the basement of The Light

building or the adjoining office building, which will supply water for both and the pressure will be supplemented by a huge steel tank on the roof. This will afford ample water for all purposes, including that of the steam heating apparatus, which will be located at one end of the basement.

The plumbing and electric fixtures are to be modern in every detail so as to best serve the purposes for which they are intended. The building will be piped for gas as an auxiliary to electricity. The service connections for all wires will be underground from the conduits which new pass up Travis street.

Cleanliness, convenience, the comfort of those who make the newspaper day after day—these are the elements most sought in planning this new home for The Light and the new building will provide them while at the same time giving ample facilities for the present requirements of the newspaper and for future growth. In the entire South there will be no better newspaper plant than the one possessed by The San Antonio Light.

The Growth of The Light During the Last Few Years Makes Larger Quarters Imperative and the New Building Has Been Planned With the Object of Providing a Permanent Home in Which There Will Be Ample Facilities for Future Growth.

The removal of The San Antonio Light to its new quarters on Travis street next April will mark an epoch in the life of this publication. It will make possible an expansion in the activities of The Light which are destined to make it the supreme medium for the dissemination of news and advertising, not only in the local field—a position it has now attained—but throughout this entire section of Texas as well.

No newspaper in Texas has developed more rapidly in the last three years than The San Antonio Light. It has gone forward by leaps and bounds, each year showing substantial gains in circulation, advertising prestige and influence while other newspapers, its natural competitors in this field, have fallen off in these respects to a marked extent. In part, this is due to the trend of the times. The public demands its news while it is news and this has proven the supremacy of the afternoon newspaper. It has been especially noticeable in San Antonio where The Light enters more than twice as many homes as any other newspaper.

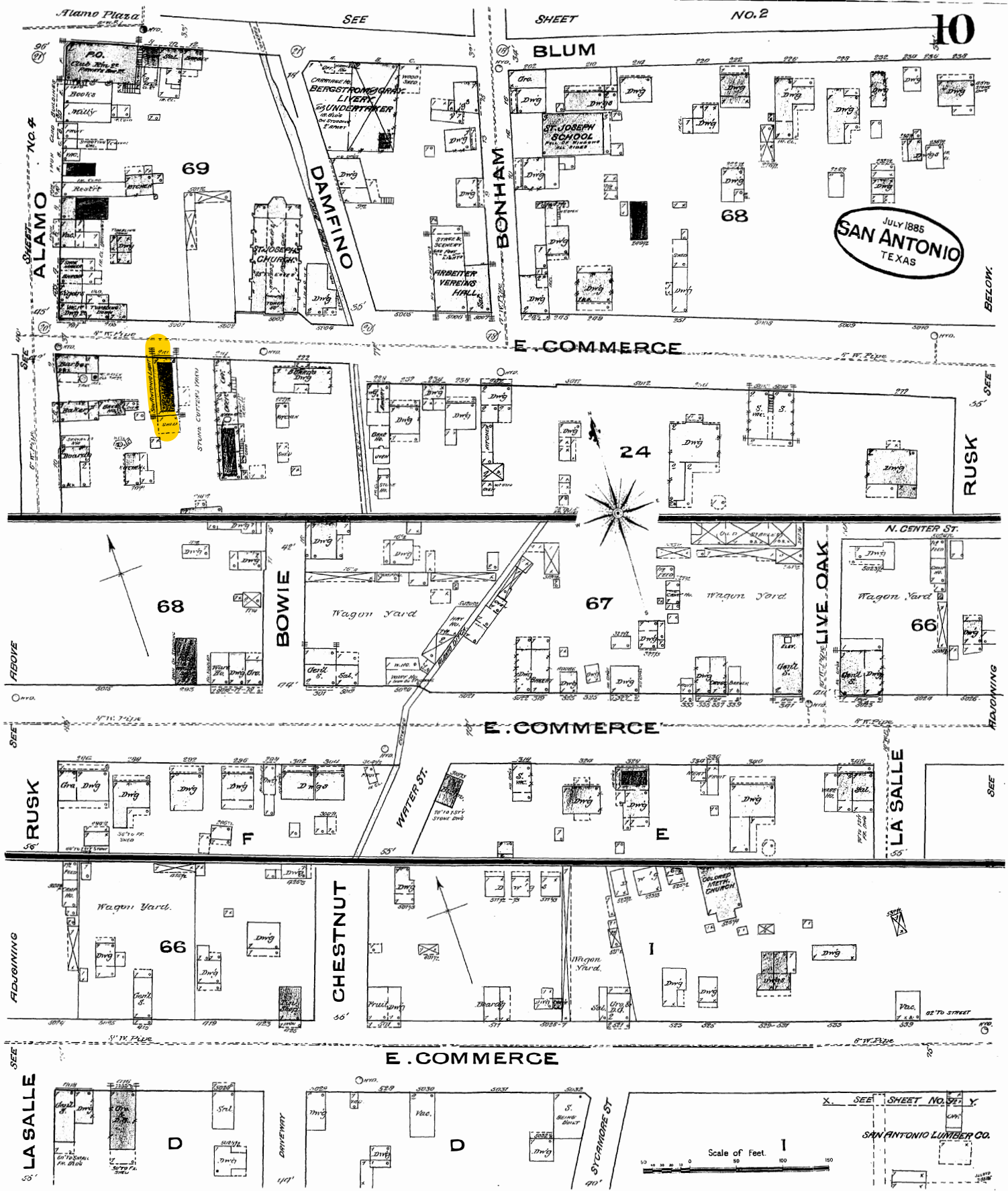
In a greater measure, however, this growth and increase in the popularity of The Light is due to a realization on the part of the public that it is a newspaper published in their interests, and is actuated by a cardinal desire to benefit the community which supports it. As this conviction has grown so has the circulation and the sphere of influence of The Light, and while subscribers at times may disagree with its expressions on public matters they realize that these are not prompted by any but honest motives. The increase in the circulation has brought with it a substantial gain in advertising. More and more the merchants of this community are looking to it as the best advertising medium.

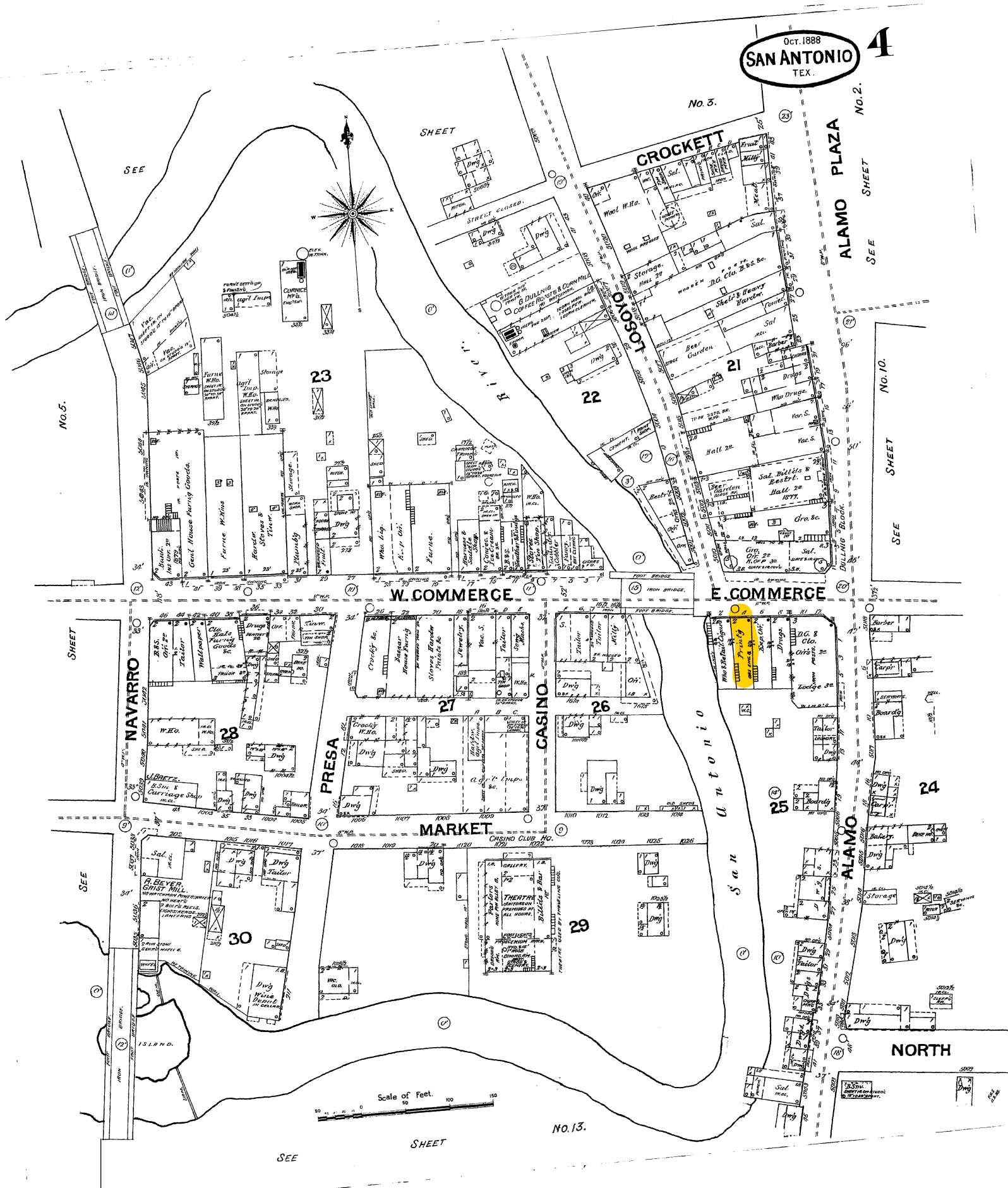
Larger Quarters Necessary.
With this development has come the necessity for better and more commodious quarters and these are to be provided for The Light in the new building, the perspective of which appears in the accompanying illustration. In its appointments this building will equal that occupied by any newspaper in Texas and is to be so constructed as to permit the erection of additional floors, should the business of future years warrant.

In the preparation of plans for the building care has been taken to provide for further expansion in the activities of this newspaper. There will be a complete separation of the several departments, each of which will be modern, up-to-date and entirely adequate for a big city daily, such as The Light has become in the last few years. Great care and attention has been paid to planning the building, to provide the best of working conditions for those employed in publishing the newspaper.

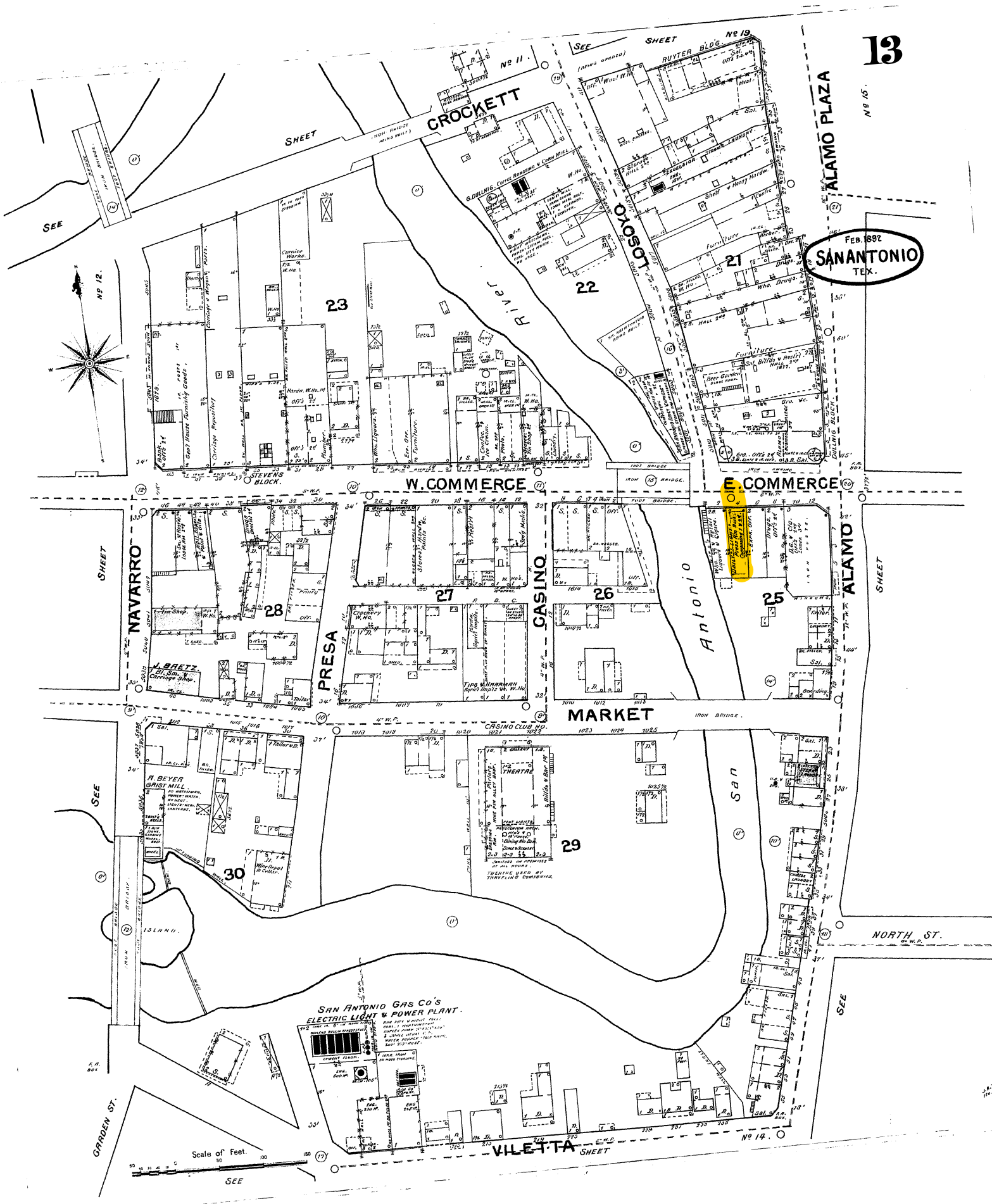
Provision for Expansion.
In moving from its present location, a building which it has occupied for the last decade, the management of The Light is prompted not only by a desire to benefit itself, but to be in a better position to fulfill its mission in San Antonio. It is recognized that San Antonio is a city of more than 100,000 population, and with natural advantages which insure it a population of 200,000 or more in the next ten years. It is a cosmopolitan city, destined to be even more so, and the subscribers of this paper are not content with a bare resume of the news.

To provide a complete report of the daily happenings in the world at large The Light for several years has been receiving and publishing the complete leased wire service of the Associated Press. The readers of The Light therefore are given the same news service supplied the readers of the daily newspapers in such cities as Indianapolis, Atlanta, Chicago, Denver, Memphis, St. Louis and New Orleans.





FEB. 1892
SAN ANTONIO
TEX.



13

11

14

18



106

104

136

E. HOUSTON

PLAZA

423

THE ALAMO

115

NACODUCHES

105

E. CROCKETT

LOSoya

ALAMO

E. CROCKETT

THE Menger HOTEL

143

107

BLUM

N. ALAMO

JOSKE BROS. Dep't Store

ST. JOSEPH'S CATHOLIC CHURCH

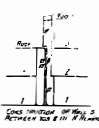
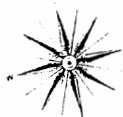
ST. JOSEPH

BONHAM

E. COMMERCE

109

See Vol. One



Scale of Feet



Scale of Feet

