

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item Number: 15

HDRC CASE NO: 2016-D02
IDENTIFIER: N/A
ADDRESS: 1011 East Houston Street
LEGAL DESCRIPTION: NCB 564, BLOCK 49, LOT 18
ZONING: "D AHOD"
PUBLIC PROPERTY: No
COUNCIL DISTRICT: 2
DISTRICT: Downtown Business District
LANDMARK: No
APPLICANT: Lydell Toye, US Signs
OWNER: BW RRI III LLC
TYPE OF WORK: Signage

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to: replace 1/3 of an existing fascia sign
The proposed signage includes the following:

- Replacing the existing word "Inn" with "Plus+" in yellow channel letters measuring 27.25"h x 23.1"w (total width of 9' 7.5"), constructed of aluminum casings with acrylic face, with internal LED illumination, located on the southern exterior wall of the existing structure.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide:

Required Standards

Signs in Context

Chapter 10. Section C.1: All fascia signage shall be integrated into the architecture. Signs may be mounted to architectural canopies or painted or mounted directly onto building surfaces without a back plate. The signage material will be weather proof and fade resistant.

Sign Location in Relation to Street Trees

Chapter 10. Section C.7. No signs shall be located between 20 feet above sidewalk elevation and 40 feet above sidewalk elevation to avoid conflicts with the tree canopy, except where the applicant demonstrates that no conflict will occur.

Chapter 10. Section C.8. Trees may not be topped or headed back on the sides to expose signs.

Sign Illumination and Animation

Chapter 10. Section C.9. Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.

Preferred Guidelines

Signs in Context

Chapter 10. Section C.2. Signs should be conceived as an integral part of the project design so as not to appear as an afterthought.

Chapter 10. Section C.3. The location, size, and appearance of signs should complement the building and character of the Downtown districts in which they are located.

Chapter 10. Section C.4. Signs should respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.

Chapter 10. Section C.5. Wall mounted signs on fascias above storefront window should be sized to fit within existing friezes, lintels, spandrels, and other such features and not extend above, below, or beyond them.

Chapter 10. Section C.6. Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor.

Discouraged Signs

Chapter 10. Section C.10. The following signs are strongly discouraged in downtown:

- Internally illuminated awnings
- Conventional plastic faced box or cabinet signs (can signs)
- Formed plastic faced box or injection molded plastic signs
- Luminous vacuum formed letters
- Animated or flashing signs

FINDINGS:

The proposed sign replacement meets the purpose and intent of the **Downtown Design Guide**.

RECOMMENDATION:

Staff recommends approval, as submitted.

CASE MANAGER:

Micah Diaz, Senior Planner, Department of Planning & Community Development

27-1/4" Face Lit/Halo "PLUS +" Letter Set Southern Elevation



Existing



Proposed

**RED ROOF AND "HOCKEY STICK" LETTERSET TO REMAIN
WHILE "INN" LETTERSET TO BE REPLACED WITH PLUS+ LETTERSET**



450 Milford Parkway • Milford, OH 45150
phone 513-574-8090 • fax 513-574-8095

Sketch No. 58.5 Channel Letters

Scale: Proportional

Date: 7/17/15

Location:
1011 E. Houston St.,
San Antonio, TX 78205



Drawing by: PO Checked by: DM

Specifications:

- Face lit/ halo LED illuminated channel letters
- UL approved with cut off switch.
- "Red Roof" Letters: Red LED's
- Red Acrylic: #2793 Red
- "Plus +" Letters: Yellow LED's 701269-YLP-MB
- Yellow Acrylic: #2016 Yellow
- Existing Red Roof Letters to have LED upgrade

Please read carefully and check appropriate box:

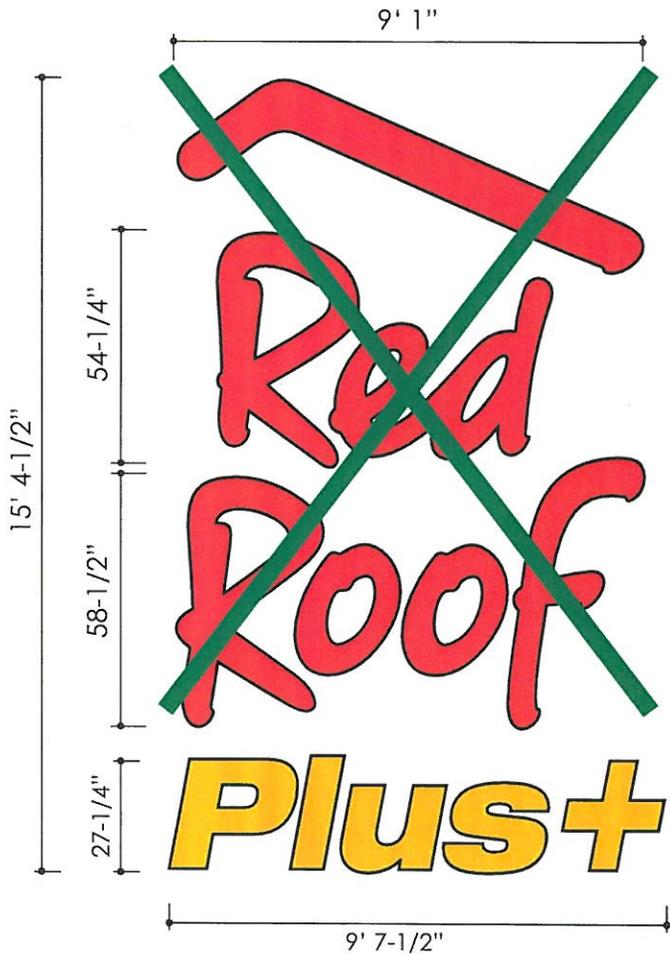
Sketch OK as is Sketch OK with changes
 New sketch required

Date _____ Signature _____

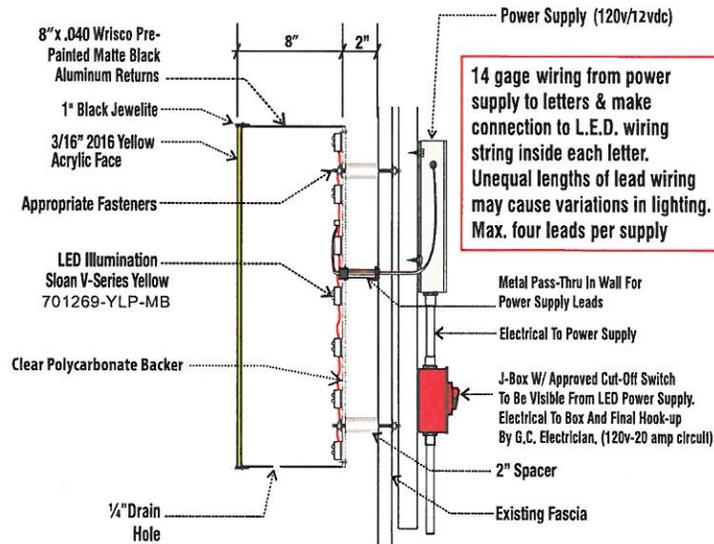
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27-1/4" Face Lit/Halo "PLUS +" Letter Set Southern Elevation

RED ROOF AND "HOCKEY STICK" LETTERSET TO REMAIN
WHILE "INN" LETTERSET TO BE REPLACED WITH PLUS+ LETTERSET



TYPICAL SECTION DETAIL- FACE LIT/HALO ILLUMINATED WALL LETTERS



Note:

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET N.E.C. STANDARDS



Make connection to L.E.D. wiring string inside each letter. Unequal lengths of lead wiring may cause variations in lighting. Max. four leads per supply



480 Milford Parkway • Milford, OH 45150
phone 513-576-8090 • fax 513-576-8095

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Please read carefully and check appropriate box:

- Sketch OK as is Sketch OK with changes
 New sketch required

Date _____ Signature _____

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HISTORIC & DESIGN REVIEW COMMISSION APPLICATION FORM

Print Form

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

DATE RECEIVED

Date Complete: 11/21/15
Staffs Initials: [initials]
Date of Scheduled HDRC Meeting: 11/21/15
60 Day Review:

Property Address: 1011 E. Houston St. San Antonio, TX 78205

Historic District

None

Landmark Name

None

River Improvement Overlay Public Property Other downtown

Parcel ID: NCB

564

Block

49

Lot

18

Zoning

D AHOD

Name of Property Owner

AGENT

John Vandenberg - BW PRT III LLC

Mailing Address:

605 S. Front Street Columbus, Ohio

Zip Code

43251

Phone Number:

(614) 744-2640

Email Address:

jvandenberg@redroof.com

Name of Applicant/Authorized Representative

LYDELL TORE

Mailing Address:

268 TRADE CT DR. NEW BRANFELS TX

Zip Code

78130

Phone Number:

830-629-4411

Email Address:

USSIGLS@sbcglobal.net

BELOW PROVIDE A DETAILED DESCRIPTION OF THE PROJECT (USE AN ADDITIONAL PAGE IF NECESSARY)

Conceptual Approval Final Approval

Original HDRC Hearing Date: _____

[Large empty box for project description]

SEE THE FOLLOWING PAGE FOR REQUIRED EXHIBITS. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED.

This completed form and attachments are to be submitted in person to 1901 S. Alamo.

REQUIRED ATTACHMENTS: (No case will be scheduled for a hearing until all supporting materials are received.)

- ONE ORIGINAL PRINTED COPY OF ALL MATERIALS LISTED BELOW**
- COPY OF ALL EXHIBITS, DRAWINGS, AND PHOTOS ON A COMPACT DISC IN PDF OR JPEG FORMAT**
- Completed HDRC Application
- Photos of all sides of the structure and site (color photos no smaller than 4" X 6")
- Written narrative explaining the proposed work
- Site plan
- Elevation drawings and floorplans of planned addition or alterations (8 1/2" X 11" reproducible sheets)
- Specifications of materials to be used
- Samples of all materials, finishes, and/or fabrics
- Signage mock-up
- FEES: Commercial Projects: \$100; Sign Applications: \$100

TIP: Submit sufficient materials and information so that someone would be able to understand your project without speaking with you.

LETTER OF AUTHORIZATION

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COMMISSION, A LETTER OR SIGNATURE OF AUTHORIZATION MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER OR THE CASE WILL NOT BE HEARD.

I hereby authorize LYDEN TOLE of U.S SIGNS
(Name of Representative) (company or agency)

258 TRADE CT DRIVE NEW BRAUNFELS to represent me in the matters pertaining to this case.
(Address)

PLEASE BE ADVISED THAT THE COMMISSION HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

A STAFF MEMBER FROM THE OFFICE OF HISTORIC PRESERVATION MAY VIDEO TAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC AND DESIGN REVIEW COMMISSION MEETING AND PLACE A NOTICE SIGN ON THE PROPERTY.

Applicant understands the following:

1. If the Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, the applicant will have (5) days in which to inform the Historic Preservation Officer as to whether the applicant agrees to recommended changes.
2. Following each meeting, the City Manager or designee is notified of the Commission's action. Within ten (10) days from receipt of the recommendation, the City Manager or designee shall notify the applicant as to whether their request has been approved, conditionally approved, or denied.
3. If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within thirty (30) days after receipt of notification.

APPROVAL BY THE COMMISSION DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. PERMITS MUST BE OBTAINED FROM THE CITY OF SAN ANTONIO, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, 1901 S. ALAMO, AFTER COMMISSION APPROVAL.

I HAVE READ AND UNDERSTAND THE ABOVE INFORMATION AND I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT ALL INFORMATION PROVIDED IN THIS APPLICATION AND ATTACHMENTS IS CORRECT.

[Signature]
SIGNATURE OF PROPERTY OWNER

10/30/15
DATE

Lauren Sage (OHP)

From: Lydell Toye [ussigns@sbcglobal.net]
Sent: Monday, November 16, 2015 4:05 PM
To: Lauren Sage (OHP)
Subject: RE: 1011 E Houston St application

Yup,

Replacing existing wall banner on the IH37 side of building, and on the Houston Street side, replacing the channel letter word INN with PLUS.

Is the fee 100.00? Will throw in mail tomorrow.

Thanks Lauren

Lydell Toye



258 Trade Center Drive
New Braunfels, Tx. 78130
Office: 830-629-4411
Fax: 830-629-8099



TSME 81679
TSCL 18159

From: Lauren Sage (OHP) [mailto:Lauren.Sage@sanantonio.gov]

Sent: Monday, November 16, 2015 4:03 PM

To: ussigns@sbcglobal.net

Subject: FW: 1011 E Houston St application

Lydell,

I realized I am missing your narrative explaining the proposed work. I know you verbally told me, but please reply with a written description.

Also, you will need to come back and pay the signage fee at some point. My apologies for not communicating this at the counter. Please return when you can to pay. Fees are due at the time the application is submitted.

Lauren Sage

Historic Planner

City of San Antonio · Office of Historic Preservation

1901 South Alamo · San Antonio, TX 78204

p: [210.207.4680](tel:210.207.4680) · f: [210.207.0199](tel:210.207.0199)

www.sanantonio.gov/historic



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Visit our website for details on OHP events and activities:

<http://www.sanantonio.gov/historic/events.aspx>

Bexar CAD - Map of Property ID 105736 for Year 2015



Property Details

Account

Property ID: 105736
 Geo ID: 00564-049-0180
 Type: Real

Legal Description: NCB 564 BLK 49 LOT 18 RED ROOF INN

Location

Situs Address: 1011 E HOUSTON ST SAN ANTONIO, TX 78205
 Neighborhood: NBHD code11815
 Mapsco: 617A5
 Jurisdictions: 11, 09, CAD, SA011, 21, 08, 10, 57, 06

Owner

Owner Name: BW RRI III LLC
 Mailing Address: , 5847 SAN FELIPE ST STE 4600, HOUSTON, TX 77057-2815

Property

Appraised Value: \$10,332,000.00

<http://www.bcad.org/Map/View/Map/1/105736/2015>

powered by:
PropertyACCESS
 www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

Property Search Results > 105736 BW RRI III LLC for Year 2015

Property

Account

Property ID: 105736 Legal Description: NCB 564 BLK 49 LOT 18 RED ROOF INN
 Geographic ID: 00564-049-0180 Agent Code:
 Type: Real
 Property Use Code: 135
 Property Use Description: HOTEL - LIMITED SERVICE

Location

Address: 1011 E HOUSTON ST Mapsco: 617A5
 SAN ANTONIO, TX 78205
 Neighborhood: NBHD code11815 Map ID:
 Neighborhood CD: 11815

Owner

Name: BW RRI III LLC Owner ID: 2958451
 Mailing Address: 5847 SAN FELIPE ST STE 4600 % Ownership: 100.000000000000%
 HOUSTON, TX 77057-2815
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$9,079,670	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,252,330	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$10,332,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$10,332,000	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$10,332,000	

Taxing Jurisdiction

Owner: BW RRI III LLC
 % Ownership: 100.000000000000%
 Total Value: \$10,332,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.017000	\$10,332,000	\$10,332,000	\$1,756.44
08	SA RIVER AUTH	0.017290	\$10,332,000	\$10,332,000	\$1,786.40
09	ALAMO COM COLLEGE	0.149150	\$10,332,000	\$10,332,000	\$15,410.18

10	UNIV HEALTH SYSTEM	0.276235	\$10,332,000	\$10,332,000	\$28,540.60
11	BEXAR COUNTY	0.297500	\$10,332,000	\$10,332,000	\$30,737.70
21	CITY OF SAN ANTONIO	0.558270	\$10,332,000	\$10,332,000	\$57,680.46
57	SAN ANTONIO ISD	1.382600	\$10,332,000	\$10,332,000	\$142,850.23
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$10,332,000	\$10,332,000	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$10,332,000	\$10,332,000	\$0.00
Total Tax Rate:		2.698045			
				Taxes w/Current Exemptions:	\$278,762.01
				Taxes w/o Exemptions:	\$278,762.01

Improvement / Building

Improvement #1: Commercial State Code: F1 Living Area: 96720.0 sqft Value: \$5,355,141

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
135	HOTEL LIMITED SVC	D - G	MA	1997	96720.0

Improvement #2: Commercial State Code: F1 Living Area: sqft Value: \$3,665,508

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
365	PARKING GARAGE	B - G	TS	1997	107190.0

Improvement #3: Commercial State Code: F1 Living Area: sqft Value: \$21,041

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ASP	Asphalt	* - A		0	16500.0

Improvement #4: Commercial State Code: F1 Living Area: sqft Value: \$5,619

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CON	Concrete	* - A		0	2150.0

Improvement #5: Commercial State Code: F1 Living Area: sqft Value: \$3,234

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
FEN	Fence	S - G		0	285.0

Improvement #6: Commercial State Code: F1 Living Area: sqft Value: \$29,127

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SWP	Swimming Pool	* - G		0	960.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HOT	HOTEL SITE	1.5972	69574.03	0.00	0.00	\$1,252,330	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$9,079,670	\$1,252,330	0	10,332,000	\$0	\$10,332,000

2014	\$4,728,670	\$1,252,330	0	5,981,000	\$0	\$5,981,000
2013	\$4,728,670	\$1,252,330	0	5,981,000	\$0	\$5,981,000
2012	\$6,188,670	\$1,252,330	0	7,441,000	\$0	\$7,441,000
2011	\$7,117,790	\$1,252,330	0	8,370,120	\$0	\$8,370,120

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/1/2015	SWD	Special Warranty Deed	FMW RRI I LLC	BW RRI III LLC	17238	0967	20150086037
2	8/25/2011	Deed	Deed	R-ROOF III LLC	FMW RRI I LLC	15134	0583	20110163701
3	8/29/2007	Deed	Deed	JURANA INVESTMENTS INC	R-ROOF III LLC	13139	1410	20070230765

2016 data current as of Nov 16 2015 12:48AM.

2015 and prior year data current as of Nov 14 2015 7:46AM

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

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