

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2015

Agenda Item No: 24

HDRC CASE NO: 2015-187
ADDRESS: 2909 MISSION RD
LEGAL DESCRIPTION: NCB 7697 BLK 6 LOT 12
ZONING: C1-S H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Robert and Peggy Santos
OWNER: Robert and Peggy Santos
TYPE OF WORK: Signage
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Install a ten to twelve foot sign due to obstruction from the six foot tall fence on the left side of the site's primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.
- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

F. PROHIBITED SIGNS

i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.

- Billboards, junior billboards, portable signs, and advertising benches.
- Pole signs.
- Revolving signs or signs with a kinetic component.
- Roof mounted signs, except in the case of a contributing sign.
- Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
- Moored balloons or other floating signs that are tethered to the ground or to a structure.
- Any sign which does not identify a business or service within the historic district or historic landmark. Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
- Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

4. Freestanding Signs

A. GENERAL

i. *Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.

ii. *Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.

iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.

iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio's historic districts.

B. DESIGN

i. *Height*—Limit the height of freestanding signs to no more than six feet.

ii. *Area*—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.

iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

- a. The applicant has proposed to construct business signage displaying "Mission View Peggy's Taxes & Notary" and will include the business' telephone number. The applicant has proposed for the new signage to be approximately twelve (12) feet tall in order to be seen by automobile traffic. At the recommended height of six (6) feet, the applicant has noted that the proposed signage would be blocked by an existing on site fence.
- b. The Guidelines for Signage states that each building will be allowed signage that is not to exceed fifty (50) square feet. The applicant's proposed signage is that displays "Mission View Peggy's Taxes & Notary" totals forty-eight (48) square feet on both sides, which is consistent with the Guidelines, however the design of this sign features a pole base that displays the address and is graphically presented in kind to the main sign which totals twenty-four (24) square feet bringing to total square footage of the proposed signage to seventy-two (72) square feet. This is not consistent with the Guidelines.
- c. The applicant has proposed to install the new signage at the front of the property where it is to be oriented toward pedestrian traffic and located in the historically appropriate location. This is consistent with the Guidelines for Signage 4.A.
- d. The property currently features a six (6) foot tall wood privacy fence on the side that the applicant has noted will block any signage that is not taller than the height of the fence. According to the Guidelines for Signage 4.B.i. the

height of signage should not exceed six (6) feet in height. The applicant's proposed height is not consistent with the Guidelines. Staff recommends that the applicant reduce the height of the sign to become consistent with the Guidelines.

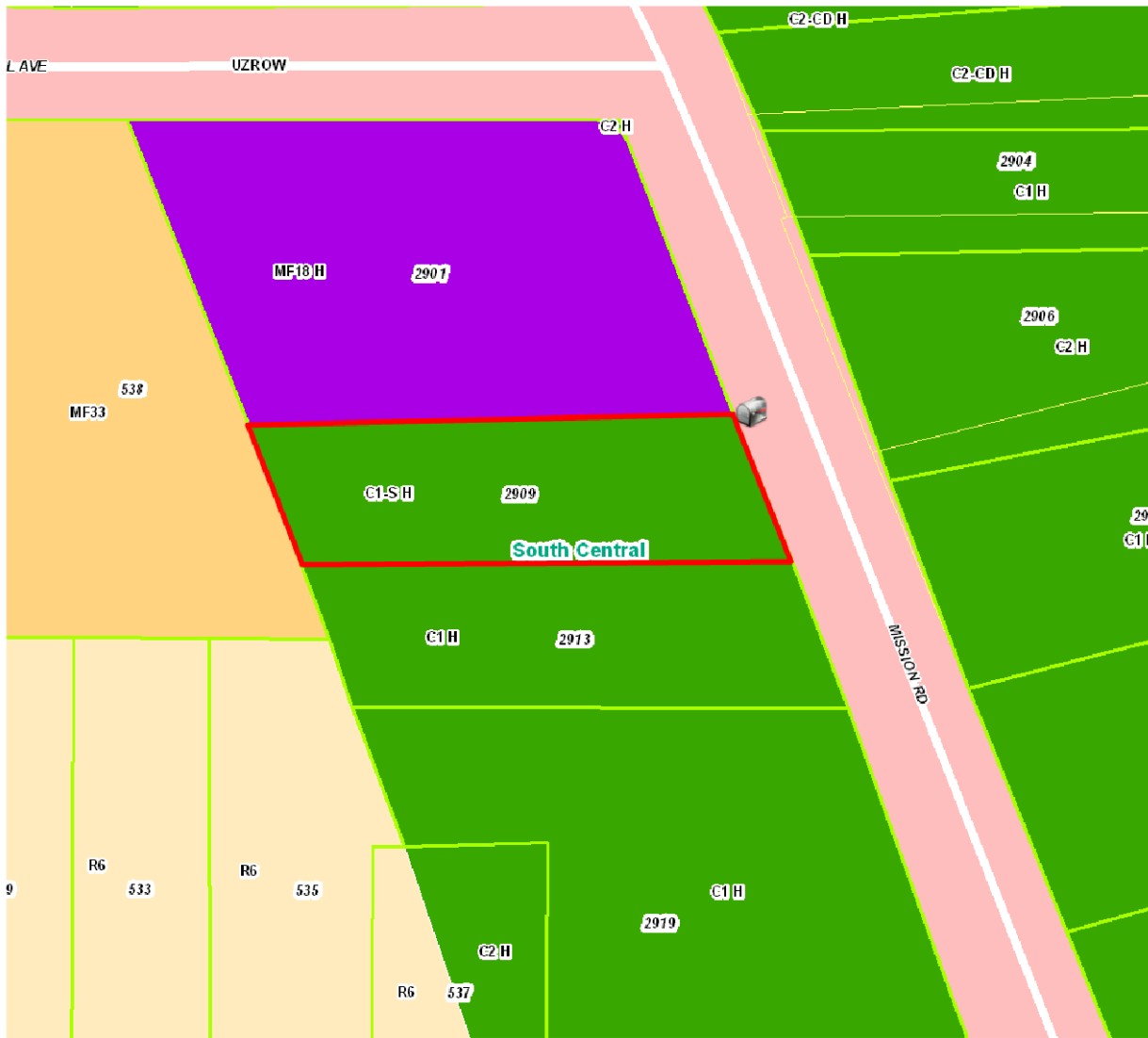
- e. The applicant has not noted the specific materials of the proposed signage, however to be consistent with the Guidelines for Signage, the applicant should construct the proposed signage of durable materials such as wood, aluminum, wrought iron, steel and metal grill work.

RECOMMENDATION:

Staff does not recommend approval based on findings a through e. Staff recommends that the applicant provide more information regarding the proposed sign's materials, shorten the overall height of the proposed signage to no more than six (6) feet and reduce the total square footage to no more than fifty (50) square feet.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

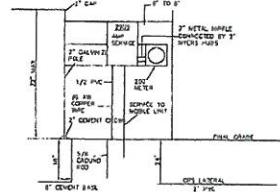
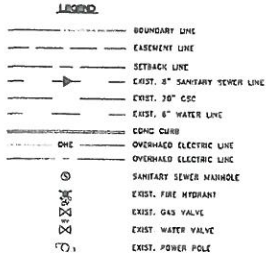
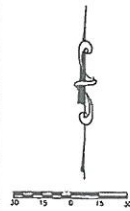
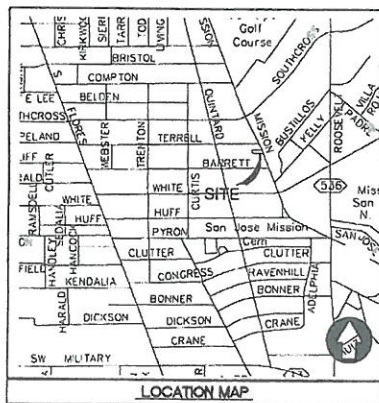
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2909





- NOTES**
- 1) 6" x 6" FOR GROUND
 - 2) 12" x 12" OF COPPER FOR LAND FEE
 - 3) 12" x 12" OF COPPER FOR LAND FEE
 - 4) 12" x 12" OF COPPER FOR LAND FEE
 - 5) 12" x 12" OF COPPER FOR LAND FEE
 - 6) 12" x 12" OF COPPER FOR LAND FEE
 - 7) 12" x 12" OF COPPER FOR LAND FEE
 - 8) 12" x 12" OF COPPER FOR LAND FEE
 - 9) 12" x 12" OF COPPER FOR LAND FEE
 - 10) 12" x 12" OF COPPER FOR LAND FEE

III. CALL BEFORE YOU DIG III

CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY
CONFLICT WITH EXISTING UTILITIES SHALL BE RESOLVED BETWEEN
SAG, CONTRACTING UTILITY AND CONTRACTOR. CONTRACTOR SHALL BE
NOTIFIED IN WRITING OF ANY CONFLICT IMMEDIATELY UPON
RECEIPT OF CONFLICT LATTER FAX, EMAIL.

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE
YOU DIG. SHALL OR BLAST - STOP AND CALL

TEXAS ONE CALL SYSTEM
(800) 248-1444



12000 STATION, SUITE 107
HOUSTON, TEXAS 77057-1111
P. 281-333-3333
F. 281-333-3333
WWW.SGCACT.COM



COMMENTS

NO. DATE

DATE

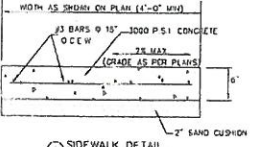
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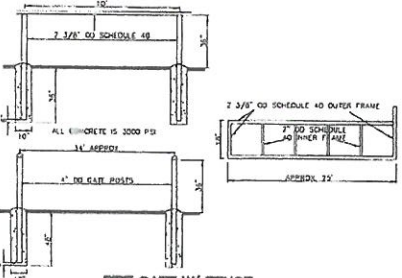
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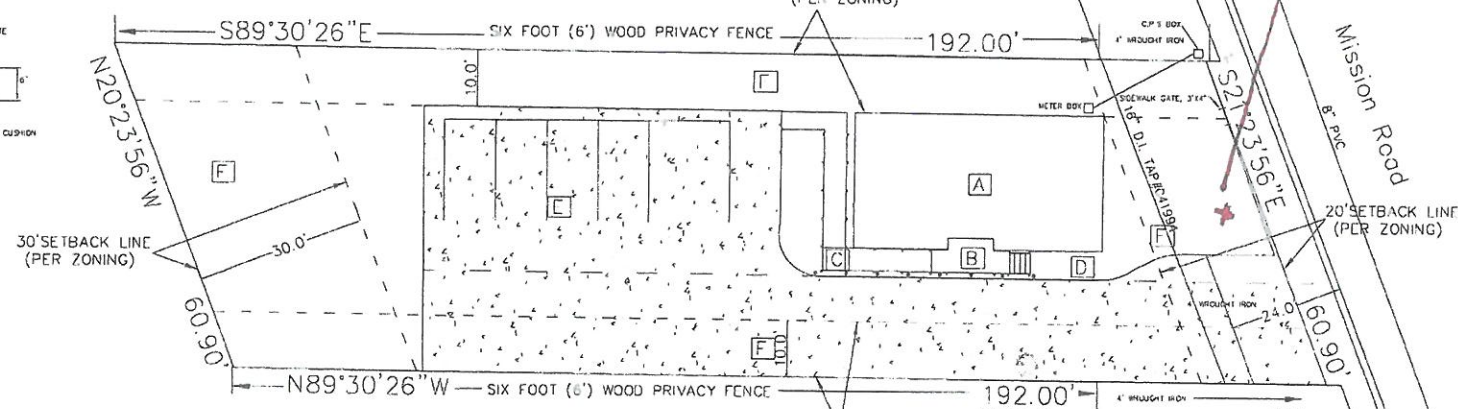


- GENERAL NOTES FOR CONCRETE SIDEWALKS**
- 1) ALL SIDEWALKS SHALL BE 4" THICK 2000 PSI CONCRETE WITH NO. 3 BARS AT 18" ON CENTER.
 - 2) 1/2" ELASTIC JOINTS SHALL BE PLACED AT 12' ON CENTER OR AS NOTED ON DRAWINGS OR AT 18' ON CENTER.
 - 3) 1/2" ELASTIC JOINTS SHALL BE PLACED AT 12' ON CENTER OR AS NOTED ON DRAWINGS OR AT 18' ON CENTER.
 - 4) 1/2" ELASTIC JOINTS SHALL BE PLACED AT 12' ON CENTER OR AS NOTED ON DRAWINGS OR AT 18' ON CENTER.
 - 5) 1/2" ELASTIC JOINTS SHALL BE PLACED AT 12' ON CENTER OR AS NOTED ON DRAWINGS OR AT 18' ON CENTER.

SIDEWALK DETAIL



PIPE GATE W/ FENCE



SITE PLAN
SCALE: 1"=30'

NOTES

- 24' X 44' MODULAR BUILDING
- DECK AT COVERD ENTRY
- HANDICAPPED ACCESS RAMP
- BOLLARDS, 6" INCH DIAMETER, 36" HEIGHT, 36" IN GROUND, METAL PIPE FILLED WITH CONCRETE, MAXIMUM SPACING 5'-5" O.C.
- PAVED PARKING, 4 SPACES, 1 HANDICAP
- SET BACK TYPICAL
- FIRE HYDRANT, 242'-5" FROM PROPERTY LINE TO CORNER OF MISSION RD AND BARRETT.

Legal description of land:

Lot 12, Block 6, New City Block 7697 Harlandale Gardens, Bexar County, Texas, according to the map or plat thereof recorded in Volume 568, Pages 246-247, of Deed and Plat Records of Bexar County, Texas.

