

HISTORIC AND DESIGN REVIEW COMMISSION

December 02, 2015

Agenda Item No: 14

HDRC CASE NO: 2015-463
ADDRESS: 112 E PECAN ST
LEGAL DESCRIPTION: NCB: 139 LOT: 15 NATIONAL BANK SUB UNIT-2
ZONING: D RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Michael Lanford/Alamo Architects
OWNER: Mona Ghawi/Weston Properties, LC
TYPE OF WORK: Signage and Exterior Modification
REQUEST:

The applicant is requesting conceptual approval to:

1. Install one (1) pedestrian oriented, halo illuminated channel letter signs at the base of the Western Centre at the Soledad and Pecan Street entrance. This signage is to feature an aluminum face that is to be back lit by LED lights. This sign to be 2' – 0" in height and 18' – 0 ¾" in length.
2. Install one (1) pedestrian oriented, halo illuminated channel letter signs at the base of the Western Centre at the Riverwalk level. This signage is to feature an aluminum face that is to be back lit by LED lights. This sign i to be 2' – 0" in height and 18' – 0 ¾" in length.
3. Install (2) signs on the top of the north and south elevations, each approximately 55' in length and 25' in width. The signs would be installed upon a proposed curtain wall system, referred to as a "lantern", comprised of a steel structure and glass panels with diffusers. The proposed signage will be lit by LED lights. In addition to facilitating the proposed lighting system, the curtain wall system will obstruct viewing of the exiting, rooftop communication equipment.

APPLICABLE CITATIONS:

UDC Section. 35-674. Building Design Principles

(a) Architectural Character. A basic objective for architectural design in the river improvement overlay districts is to encourage the reuse of existing buildings and construction of new, innovative designs that enhance the area, and help to establish distinct identities for each of the zone districts. At the same time, these new buildings should reinforce established building traditions and respect the contexts of neighborhoods.

When a new building is constructed, it shall be designed in a manner that reinforces the basic character-defining features of the area. Such features include the way in which a building is located on its site, the manner in which it faces the street and its orientation to the river. When these design variables are arranged in a new building to be similar to those seen traditionally, visual compatibility results.

(b) Mass and Scale. A building shall appear to have a "human scale." In general, this scale can be accomplished by using familiar forms and elements interpreted in human dimensions. Exterior wall designs shall help pedestrians establish a sense of scale with relation to each building. Articulating the number of floors in a building can help to establish a building's scale, for example, and prevent larger buildings from dwarfing the pedestrian.

(1) Express facade components in ways that will help to establish building scale.

A. Treatment of architectural facades shall contain a discernible pattern of mass to void, or windows and doors to solid mass. Openings shall appear in a regular pattern, or be clustered to form a cohesive design. Architectural elements such as columns, lintels, sills, canopies, windows and doors should align with other architectural features on the adjacent facades.

(2) Align horizontal building elements with others in the block face to establish building scale.

A. Align at least one (1) horizontal building element with another horizontal building element on the same block face. It will be considered to be within alignment if it is within three (3) feet, measured vertically, of the existing architectural element.

- (3) Express the distinction between upper and lower floors.
 - A. Develop the first floor as primarily transparent. The building facade facing a major street shall have at least fifty (50) percent of the street level facade area devoted to display windows and/or windows affording some view into the interior areas. Multi-family residential buildings with no retail or office space are exempt from this requirement.
- (4) Where a building facade faces the street or river and exceeds the maximum facade length allowed in Table 674-1 divide the facade of building into modules that express traditional dimensions.
 - A. The maximum length of an individual wall plane that faces a street or the river shall be as shown in Table 674-1.

Table 674-1

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum Facade Length	50 ft.	50 ft.	30 ft.	75 ft.	75 ft.	50 ft.

- B. If a building wall plane facing the street or river and exceeds the length allowed in Table 674-1, employ at least two (2) of the following techniques to reduce the perceived mass:
 - Change materials with each building module to reduce its perceived mass; or
 - Change the height with each building module of a wall plane. The change in height shall be at least ten (10) percent of the vertical height; or
 - Change the roof form of each building module to help express the different modules of the building mass; or
 - Change the arrangement of windows and other facade articulation features, such as, columns, pilasters or strap work, which divides large planes into smaller components.
 - (5) Organize the Mass of a Building to Provide Solar Access to the River.
 - A. One (1) method of doing so is to step the building down toward the river to meet the solar access requirements of subsection 35-673(a).
 - B. Another method is to set the building back from the river a distance sufficient to meet the solar access requirements of subsection 35-673(a).
- (c) Height. Building heights vary along the river corridor, from one-story houses to high-rise hotels and apartments. This diversity of building heights is expected to continue. However, within each zone, a general similarity in building heights should be encouraged in order to help establish a sense of visual continuity. In addition, building heights shall be configured such that a comfortable human scale is established along the edges of properties and views to the river and other significant landmarks are provided while allowing the appropriate density for an area.
 - (1) The maximum building height shall be as defined in Table 674-2.
 - A. Solar access standards subsection 35-673(a), and massing standards subsection 35-674(b) also will affect building heights.

Table 674-2

Description	RIO-1	RIO-2	RIO-3	RIO-4	RIO-5	RIO-6
Maximum # of Stories	5	10	None	7	5	4
Maximum Height in Feet	60 ft.	120 ft.	None	84 ft.	60 ft.	50 ft.

- (3) On the street-side, the building facade shall appear similar in height to those of other buildings found traditionally in the area.

If fifty (50) percent of the building facades within a block face are predominantly lower than the maximum height allowed, the new building facade on the street-side shall align with the average height of those lower buildings within the block face, or with a particular building that falls within the fifty (50) percent range. However, the remainder of the building may obtain its maximum height by stepping back fifteen (15) feet from the building face.
 - (4) Designation of a development node provides for the ability to increase the building height by fifty (50) percent from the requirements set out in article VI.
 - (d) Materials and Finishes. Masonry materials are well established as primary features along the river corridor and their use should be continued. Stucco that is detailed to provide a texture and pattern, which conveys a human scale, is also part

of the tradition. In general, materials and finishes that provide a sense of human scale, reduce the perceived mass of a building and appear to blend with the natural setting of the river shall be used, especially on major structures.

(1) Use indigenous materials and traditional building materials for primary wall surfaces. A minimum of seventy-five (75) percent of walls (excluding window fenestrations) shall be composed of the following:

- A. Modular masonry materials including brick, stone, and rusticated masonry block, tile, terra-cotta, structural clay tile and cast stone. Concrete masonry units (CMU) are not allowed.
- B. Other new materials that convey the texture, scale, and finish similar to traditional building materials.
- C. Stucco and painted concrete when detailed to express visual interest and convey a sense of scale.
- D. Painted or stained wood in a lap or shingle pattern.

(2) The following materials are not permitted as primary building materials and may be used as a secondary material only:

- A. Large expanses of high gloss or shiny metal panels.
- B. Mirror glass panels. Glass curtain wall buildings are allowed in RIO-3 as long as the river and street levels comply with 35-674(d)(1) above.

(3) Paint or Finish Colors.

- A. Use natural colors of indigenous building materials for properties that abut the Riverwalk area.
- B. Use matte finishes instead of high glossy finishes on wall surfaces. Wood trim and metal trim may be painted with gloss enamel.
- C. Bright colors may highlight entrances or architectural features.

(e) Facade Composition. Traditionally, many commercial and multi-family buildings in the core of San Antonio have had facade designs that are organized into three (3) distinct segments: First, a "base" exists, which establishes a scale at the street level; second a "mid-section," or shaft is used, which may include several floors. Finally a "cap" finishes the composition. The cap may take the form of an ornamental roof form or decorative molding and may also include the top floors of the building. This organization helps to give a sense of scale to a building and its use should be encouraged. In order to maintain the sense of scale, buildings should have the same setback as surrounding buildings so as to maintain the street-wall pattern, if clearly established.

In contrast, the traditional treatment of facades along the riverside has been more modest. This treatment is largely a result of the fact that the riverside was a utilitarian edge and was not oriented to the public. Today, even though orienting buildings to the river is a high priority objective, it is appropriate that these river-oriented facades be simpler in character than those facing the street.

(1) Street Facade. Buildings that are taller than the street-wall (sixty (60) feet) shall be articulated at the stop of the street wall or stepped back in order to maintain the rhythm of the street wall. Buildings should be composed to include a base, a middle and a cap.

- B. Roof forms shall be used to conceal all mechanical equipment and to add architectural interest to the structure.
- C. Roof surfaces should include strategies to reduce heat island effects such as use of green roofs, photo voltaic panels, and/or the use of roof materials with high solar reflectivity.

(2) Fenestration. Windows help provide a human scale and so shall be proportioned accordingly.

- A. Windows shall be recessed at least two (2) inches within solid walls (not part of a curtain wall system).
- B. Windows should relate in design and scale to the spaces behind them.
- C. Windows shall be used in hierarchy to articulate important places on the facade and grouped to establish rhythms.
- D. Curtain wall systems shall be designed with modulating features such as projecting horizontal and/or vertical mullions.

(3) Entrances. Entrances shall be easy to find, be a special feature of the building, and be appropriately scaled.

- A. Entrances shall be the most prominent on the street side and less prominent on the river side.
- B. Entrances shall be placed so as to be highly visible.
- C. The scale of the entrance is determined by the prominence of the function and or the amount of use.
- D. Entrances shall have a change in material and/or wall plane.
- E. Entrances should not use excessive storefront systems.

(4) Riverside facade. The riverside facade of a building shall have simpler detailing and composition than the street facade.

- A. Architectural details such as cornices, sills, lintels, door surrounds, water tables and other similar details should use simple curves and handcrafted detailing.
- B. Stone detailing shall be rough hewn, and chiseled faced. Smooth faced stone is not permitted as the primary

building material, but can be used as accent pieces.

C. Facades on the riverside shall be asymmetrical, pedestrian scale, and give the appearance of the back of a building. That is, in traditional building along the river, the backs of building were designed with simpler details, and appear less formal than the street facades.

(f) Staircases.

(1) Staircases to the River Level Shall be Uniquely Designed.

A. Stairs shall not replicate other stairs in a single project.

B. Stairs shall be constructed of handcrafted materials. The applicant shall use traditional building materials.

C. Stairs shall not exceed ten (10) feet in width.

(g) Awnings, Canopies and Arcades. (See Figure 674-2) The tradition of sheltering sidewalks with awnings, canopies and arcades on commercial and multi-family buildings is well established in San Antonio and is a practice that should be continued. They offer shade from the hot summer sun and shelter from rainstorms, thereby facilitating pedestrian activity. They also establish a sense of scale for a building, especially at the ground level. Awnings and canopies are appropriate locations for signage. Awnings with signage shall comply with any master signage plan on file with the historic preservation officer for the property. Awnings and canopies installed at street level within the public right-of-way require licensing with the city's capital improvements management services (CIMS) department. Canopies, balconies and awnings installed at river level within the public right-of-way require licensing with the city's downtown operations department.

(1) If awnings, arcades and canopies are to be used they should accentuate the character-defining features of a building.

A. The awning, arcade or canopy shall be located in relationship to the openings of a building. That is, if there are a series of awnings or canopies, they shall be located at the window or door openings. However awnings, canopies and arcades may extend the length of building to provide shade at the first floor for the pedestrian.

B. Awnings, arcades and canopies shall be mounted to highlight architectural features such as moldings that may be found above the storefront.

C. They should match the shape of the opening.

D. Simple shed shapes are appropriate for rectangular openings.

E. Odd shapes and bubble awnings are prohibited except where the shape of an opening requires a bubble awning, or historic precedent shows they have been previously used on the building.

F. Canopies, awnings and arcades shall not conflict with the building's proportions or with the shape of the openings that the awning or canopy covers.

G. Historic canopies shall be repaired or replaced with in-kind materials.

(2) Materials and Color.

A. Awnings and canopies may be constructed of metal, wood or fabric. Certain vinyl is allowed if it has the appearance of natural fiber as approved by the HDRC.

B. Awning color shall coordinate with the building. Natural and earth tone colors are encouraged. Fluorescent colors are not allowed. When used for signage it is appropriate to choose a dark color for the canopy and use light lettering for signage.

(3) Incorporating lighting into the design of a canopy is appropriate.

A. Lights that illuminate the pedestrian way beneath the awning are appropriate.

B. Lights that illuminate the storefront are appropriate.

C. Internally illuminated awnings that glow are prohibited.

UDC Section 35-678. – Signs and Billboards in the RIO.

(a) General Provisions.

(1) This section governs all exterior signs and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons.

A. All signage within an RIO district shall conform to all city codes and must have approval of the historic preservation officer prior to installation.

B. Permits must be obtained following approval of a certificate of appropriateness.

C. No sign shall be painted, constructed, erected, remodeled, refaced, relocated, expanded or otherwise altered until it has been approved and a permit has been obtained from the development services department in accordance with the provisions of this section and applicable city code.

D. Signs, visual displays or graphics shall advertise only the business on the premises unless otherwise allowed

in this section.

(2) When reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

A. Signs should respect and respond to the environment and landmark or district character in which constructed.

B. Signs should respect and respond to the river improvement overlay districts character and the historic Riverwalk.

C. The content or advertising message carried by permitted signs shall pertain to the business located on the same premises as the sign or to any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, provided that signs erected on buildings with multiple businesses within shall pertain to any such business within.

(3) For signs with changeable message panels, the changeable message area of the sign shall not exceed twenty-five (25) percent of the total sign area, except for gasoline price signs which shall not exceed seventy-five (75) percent of the total sign area. Electronic changeable message boards shall be prohibited.

(6) Special consideration should be given to the character of the sign itself proposed in the application, and whether the proposed sign has inherently historic characteristics which may fall outside of the guidelines presented below but which would contribute to the historic district, landmark or area for which it is being proposed. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(c) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application to construct or alter signage on a building, object, site, or structure in a river improvement overlay district, review shall be guided by the following standards in addition to any specific design guidelines approved by city council.

(1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall character of the district and structure. Sign materials shall be compatible with that of the building facade. Highly reflective materials that will be difficult to read are not permitted.

(3) All graphic elements shall reinforce the architectural integrity of any building. Signs shall not disfigure, damage, mar, alter, or conceal architectural features or details and shall be limited to sizes that are in scale with the architecture and the streetscape. Emblems and symbols of identification used as principal structural or architectural design elements on a facade shall not be included in the total allowable signage per facade per structure when approved. Review shall be guided by the building's proportion and scale when such elements are incorporated.

(4) 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. All illumination shall be steady and stationary. Neon lighting shall be permitted when used as an integral architectural element or artwork appropriate to the site. For purposes of this subsection, "Glare" shall mean an illumination level of six (6) Lux or greater at the property boundary. If internal illumination is used, it shall be designed to be subordinate to the overall building composition. Light fixtures should reflect the design period of the building on which they are placed. The use of ambient light from storefront or streetlights is encouraged.

(d) Proportion of Signs. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(e) Number and Size of Signs.

(1) Number and Size. The historic and design review commission shall be guided in its decisions by the total number of businesses or services per building and the percentage of visible storefront occupied by each business or service. Applicants may apply for up to three (3) signs total. Total signage for all applicants shall not exceed fifty (50) square feet unless additional signs and/or additional total footage is approved. Additional square footage may be approved provided that the additional signage is in conformity with, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and scope of the site. Signs should reflect the type and speed of traffic they are meant to attract. Signs designed for pedestrians

and drivers of slow moving cars should not be the same size as signs designed for highway traffic.

(2) Sign Area. The sign area shall be determined in the following manner:

A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Sign area shall be calculated as the area within a parallelogram, triangle, circle, semicircle or other regular geometric figure including all letters, figures, graphics or other elements of the sign, together with the framework or background of the sign. The supporting framework of the sign shall not be included in determining sign area unless such supporting framework forms an integral part of the sign display, as determined by the historic preservation officer. If the sign is located on a decorative fence or wall, when such fence or wall otherwise meets these or other ordinances or regulations and is clearly incidental to the display itself, the fence or wall shall not be included in the sign area. In the cases of signs with more than one (1) sign face, including but not restricted to double-faced signs, back-to-back signs, overhanging signs, and projecting signs, each side of the sign shall be included in total allowable signage area.

UDC Section 35-681. Signs on the Riverside of Properties Abutting the River

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, and all interior signs hung within ten (10) feet of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

(a) Character of Signs. Signs should respect and respond to the character of the historic Riverwalk area. The display of signs and other graphics on the riverside of property abutting the river shall not be permitted except as provided for in this article. Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Standards for Signage.

(1) Proportion. For all signage, signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs shall respect and respond to the character and/or period of the area in which they are being placed.

(2) Size. The maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall be eight (8) square feet. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet. However, additional square footage may be approved, except in RIO-3, provided that the additional signage is in conformity, and does not interfere with, the pedestrian experience on the Riverwalk. The additional square footage shall be based upon the size and design of the site, setback from the river and shall be appropriate for the area in which it is being placed.

(3) Roof Top/Parapet Signs. No signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.

(4) Signs for Riverwalk Business Only. No sign, visual display, or graphic shall be placed in the Riverwalk area unless it advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk. Only buildings that have an entrance directly onto the Riverwalk may display a sign or graphic.

(5) Number of Signs. Only one (1) identification sign shall be allowed for each store, shop, restaurant, nightclub, or place of business in the Riverwalk area and fronting on the Riverwalk. In addition to a sign, establishments serving food or beverages may erect a menu board, which shall be used only for displaying menus.

(6) Illumination. Internally illuminated signs are prohibited. The light source for exterior illumination shall be steady light concealed by a hood or other acceptable method of indirect lighting. Flashing lights, rope lighting and exposed neon lights are prohibited.

(7) Materials. Signs may be constructed of wood, metal, glass. Lettering may be painted, stamped, etched, carved, applied metal or wood. Vinyl lettering may be permitted for interior signs provided it respects and responds to the character of the

historic Riverwalk area.

FINDINGS:

- a. The structure at 112 E Pecan, commonly known as the Weston Centre was constructed in 1989 and has a total height above the street level of 444 feet. The structure is located on the northern bank of the San Antonio River with landscaping features providing a buffer between the base of the structure and the public right of way at the river level.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. This request was reviewed by the Design Review Committee on October 18, 2015, where committee members noted that the proposed lighting would produce a glow and potentially be viewable from the Riverwalk, that a slopped cap, not an abrupt change in materials is best, that the materials of the original façade and the proposed capital should be integrated, that the proposed capital would be best recessed and that additional capital height might be appropriate.
- d. The applicant has proposed to install (1) sign at the entrance facing the intersection of Soledad and Pecan and (1) sign at the recessed entrance facing the Riverwalk. Both proposed signs will feature an aluminum face that is to be back lit by LED lights. This signs will measure 2' – 0" in height and 18' – 0 ¾" in length. The entrance at the Riverwalk is recessed and is not easily visible from the property edge. Per the UDC Section 35-678(c)(4), signage may be illuminated by indirect, internal or bare bulb sources, provided that glare is not produced. In addition to this, applicants may apply for a total of three (3) signs with square footage not exceeding fifty (50) square feet unless that additional square footage is approved by the HDRC. Staff finds this signage appropriate and consistent with the UDC.
- e. The applicant has proposed to install (2) signs on the top of the north and south elevations, each approximately 55' in length and 25' in width upon a "lantern" type feature comprised by a curtain wall system made of a steel structure and glass panels with diffusers constructed atop the existing capital of the building. The proposed signage will be lit by LED lights. In addition to facilitation the proposed lighting system, the curtain wall system will obstruct viewing of the existing, rooftop communication equipment. UDC Section 35-681(c)(3) states that no signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure. Staff finds that the proposed rooftop installation of signage is appropriate given that this structure is a contemporary office tower.
- f. The applicant has proposed to modify the existing capital of the building to include a "lantern" that is to include a curtain wall system comprised of a steel structure and glass panels with diffusers. The proposed signage will be lit by LED lights. In addition to facilitating the proposed lighting system, the curtain wall system will obstruct viewing of the exiting, rooftop communication equipment. According to the UDC Section 35-681(c)(2), the maximum allowable size for any sign on the riverside of property abutting the publicly owned Riverwalk and visible from the Riverwalk shall by eight (8) square feet. The UDC Section 35-681(c)(3) states that no signs shall be displayed from the parapet or roof of any building unless designated by the historic preservation officer as a contributing structure.
- g. Staff finds that the proposed signage will be both viewable from the public right of way at the Riverwalk adjacent to the property at 112 E Pecan as well as from the public right of way on the Riverwalk immediately north of the E Houston Street bridge. The proposal to mount this signage at the rooftop level is not consistent with the UDC Section 35-681(c)(3).

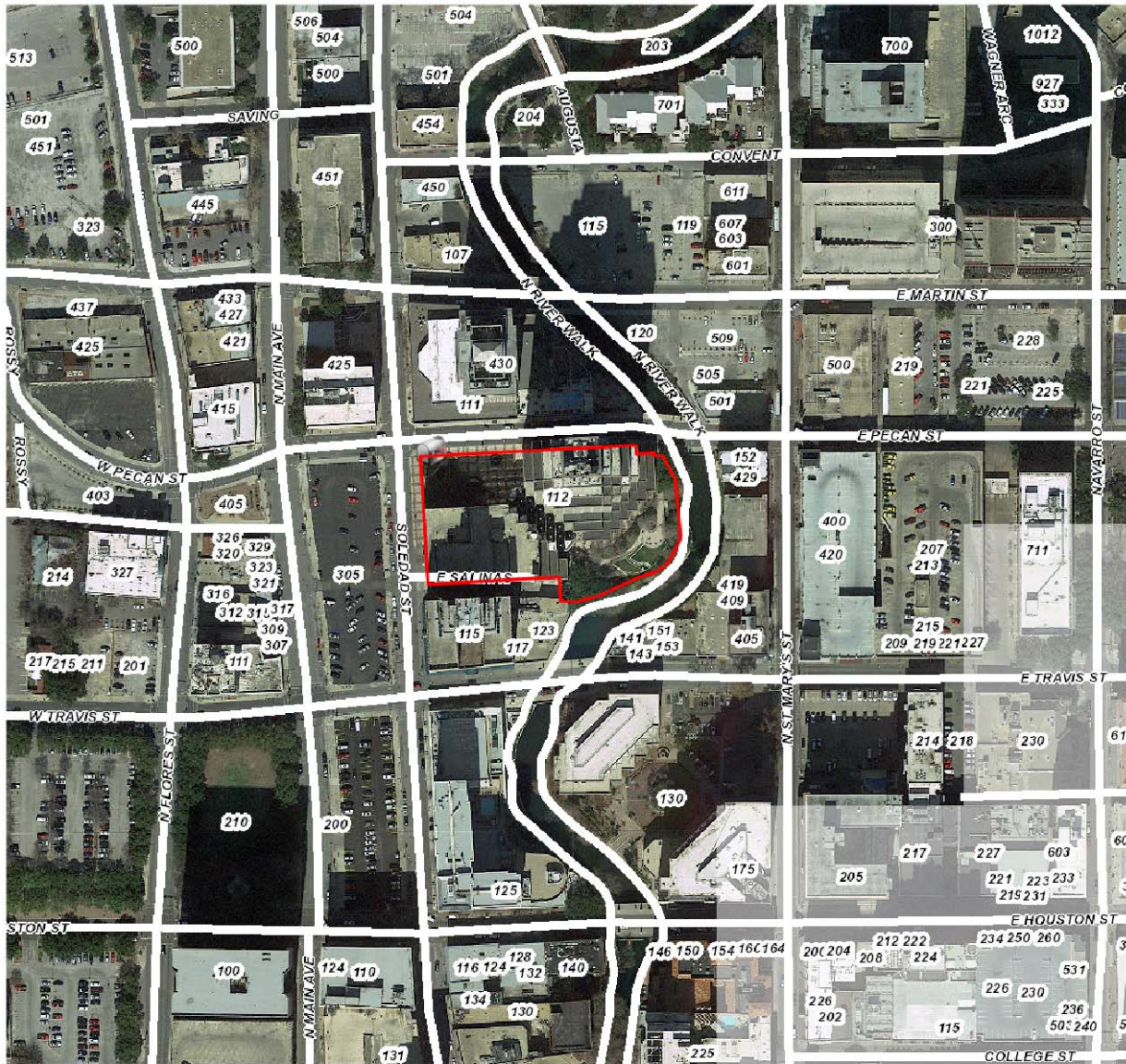
RECOMMENDATION:

Staff recommends approval of item #1 and #2 based on finding a through d.

Staff recommends conceptual approval of item #3 based on findings a through c and e, with the stipulation that the size of the "lantern" feature is scaled down to reduce total area to be illuminated.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 23, 2015

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 11/18/2015

HDRC Case# 2015-463

ADDRESS: 112 E PECAN

Meeting Location: 1901 S ALAMO

APPLICANT: MIKE LANFORD / ALAMO ARCHITECTS

DRC Members present: MICHAEL GUARINO, MICHAEL CONNOR

Staff present: EDWARD HALL, JOSEPH DELENZO (CITY ATTY)

Others present: JIM BAILEY

REQUEST: SIGNAGE

COMMENTS/CONCERNS: MG: WILL BE DIFFICULT TO SEE THE ACTUAL
SIGNAGE FROM THE RIVERWALL, HOWEVER, LIGHTING GLOW WILL
BE VIEWABLE. QUESTIONS REGARDING MATERIALS- GLASS IS BEST,
ML: POTENTIALLY VIEWABLE FROM TURN IN RIVER AT AUGUSTA,
ARCHITECTURE IS CALLING FOR A "SLOTTED" LAP- NOT AN ABRUPT
TRANSITION AS PROPOSED, BUT AN INTEGRATED ONE. MG: EXPLORE
ADDITIONAL LAPS. DOES LAP NEED TO EXTRUDE? POTENTIALLY
DECEASED. LAP NEEDS TO BE PROPORTIONATE - ADDITIONAL HEIGHT MAY
BE APPROPRIATE.

COMMITTEE RECOMMENDATION: APPROVE [☒] DISAPPROVE [☐
APPROVE WITH COMMENTS/STIPULATIONS:

STUDY Proportions on SLENDER ELEVATION
+ Engagement of 2 FLOORS BELOW crown
[Signature] Committee Chair Signature (or representative) 11/18/15 Date



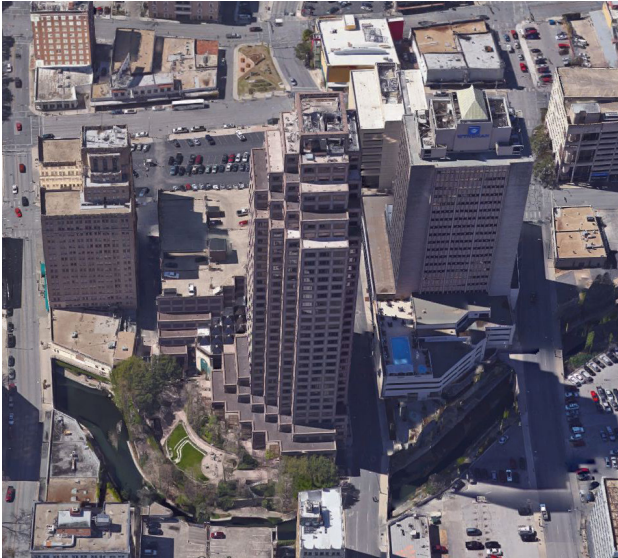




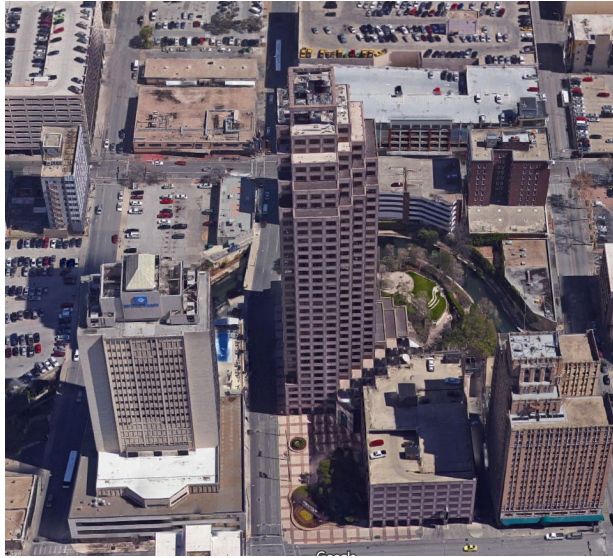
SITE AERIAL

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015





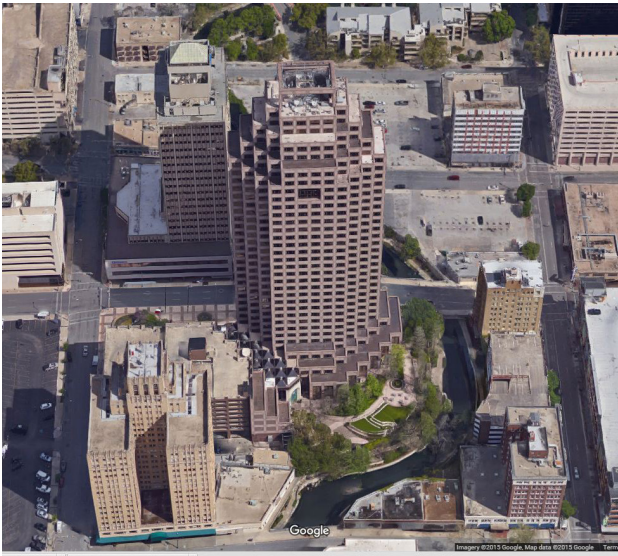
BIRD'S EYE FROM EAST



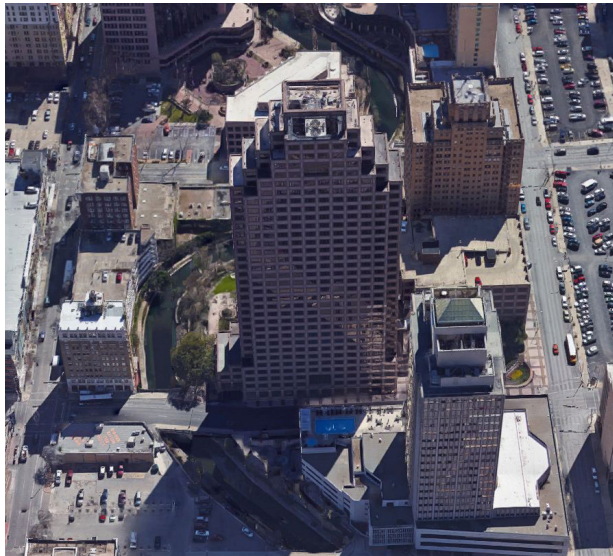
BIRD'S EYE FROM WEST



VIEW FROM DOWNTOWN



BIRD'S EYE FROM SOUTH



BIRD'S EYE FROM NORTH



ENTRANCE AT PECAN & SOLEDAD

EXISTING PHOTOS

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015

WESTON EXTERIOR SIGNAGE NARRATIVE

The proposed work aims to transform the existing rooftop of the Weston Centre, located 112 E. Pecan St., into a “lantern” for the San Antonio skyline. By day, the “lantern” is to remain neutral and will gradually transition into the BBVA blue. Simultaneously, the face lit illuminated channel letters will transition in the opposite direction to a brilliant white as night falls.

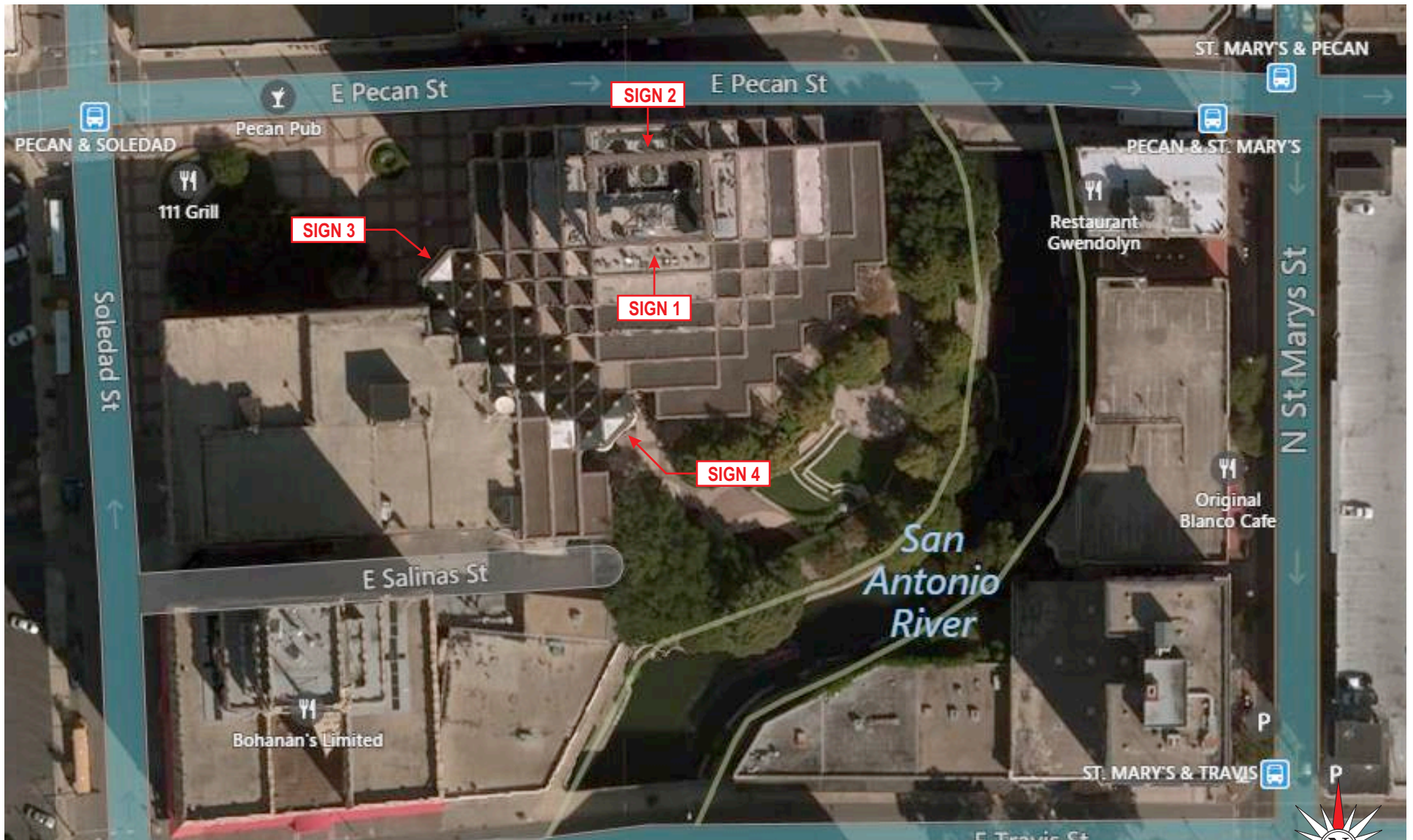
The project encompasses a curtain wall that utilizes a steel structure and glass panels with diffusers. Phillips Color Kinetics RGB LED Fixtures will be used for the lighting of the curtain walls and attachments will be developed through the construction document process. The walls are to hide, but not interfere with, the communication tower that is currently located on the center of the roof. The proposed work respects the current height of the building and makes no significant increase.

In addition to the rooftop signage, the project will add halo illuminated channel letters at both entrances of the building (Pecan/ Soledad Intersection and Riverwalk Entrance). These are to remain blue and will not change colors.

NARRATIVE

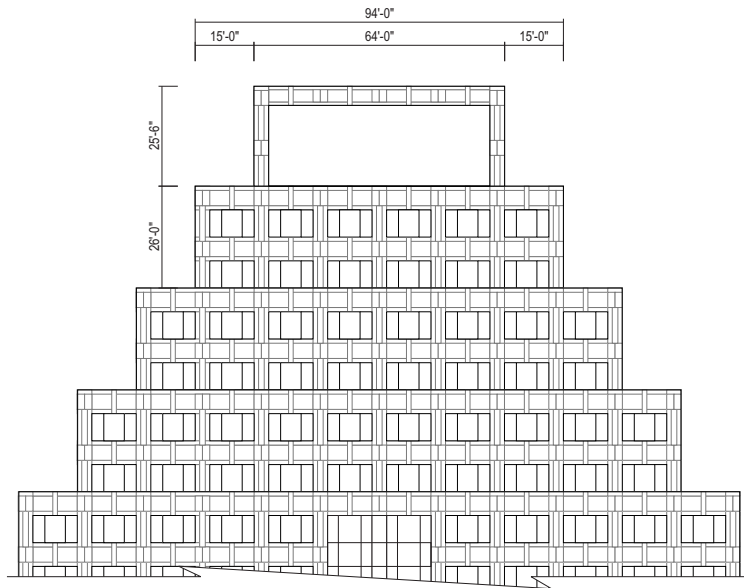
WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015



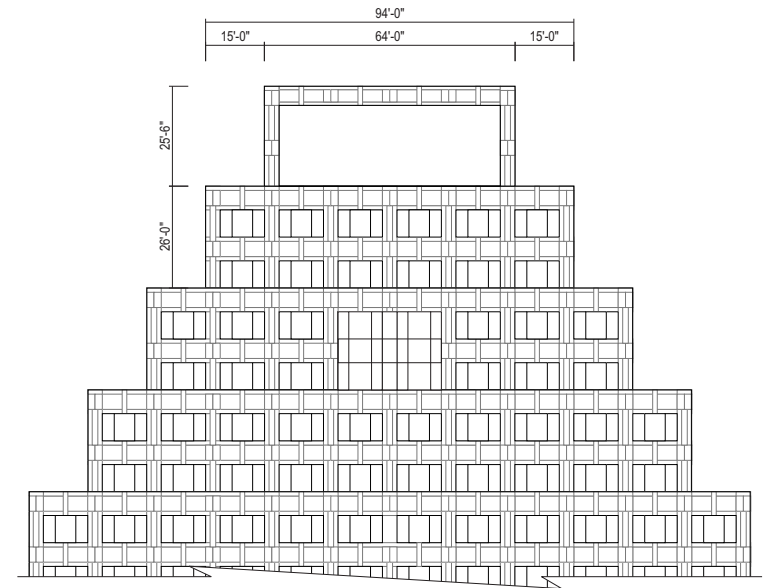


SITE PLAN

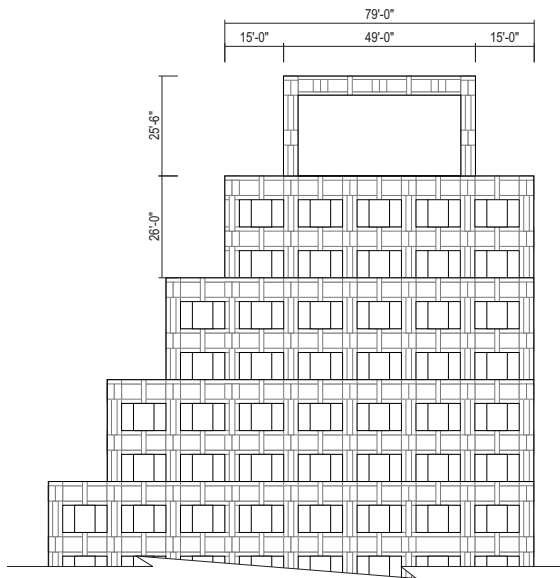
WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015



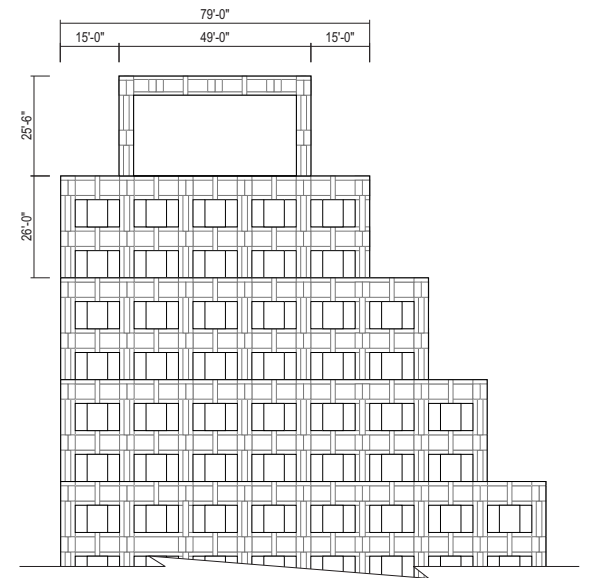
SOUTH ELEVATION



NORTH ELEVATION



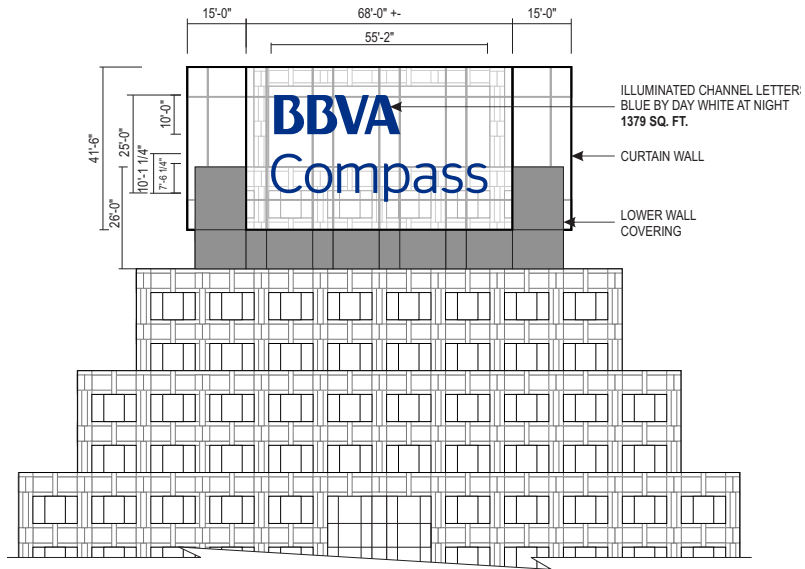
EAST ELEVATION



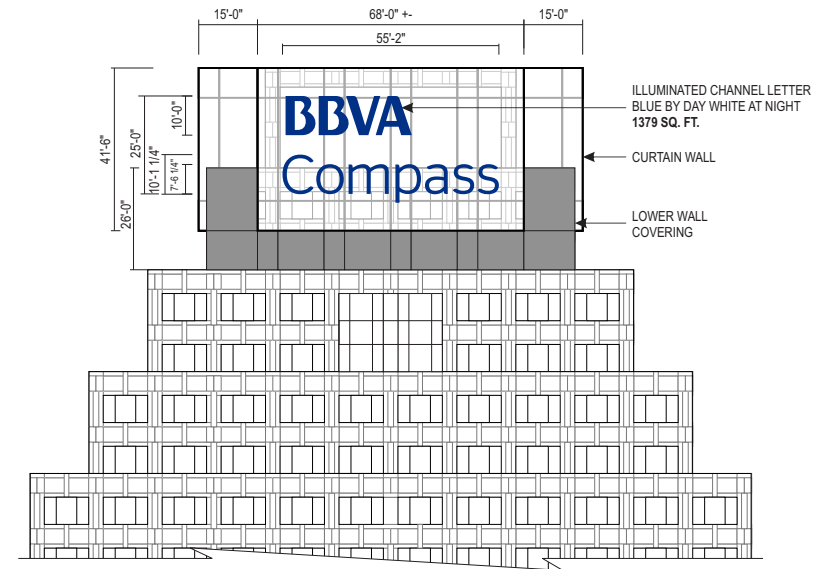
WEST ELEVATION

ELEVATIONS - EXISTING (N.T.S.)

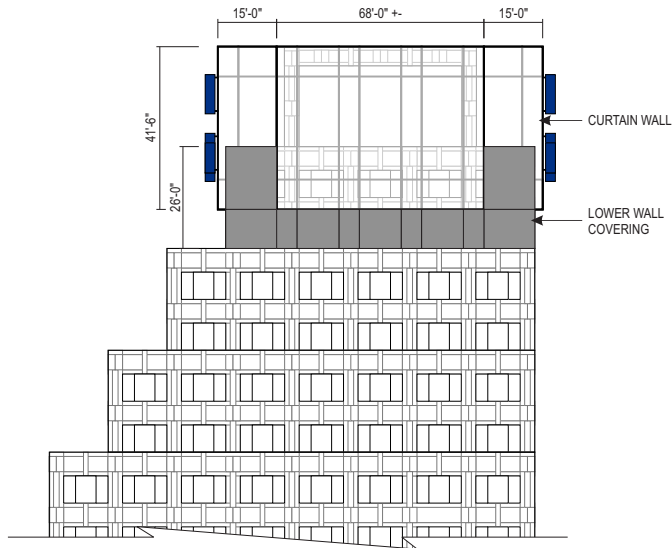
WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015



SOUTH ELEVATION



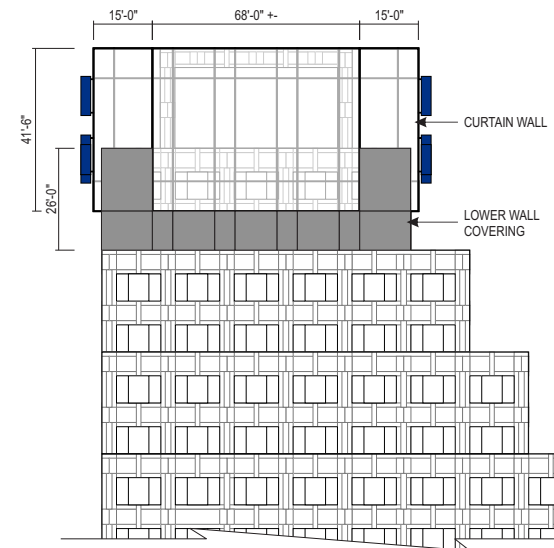
NORTH ELEVATION



EAST ELEVATION

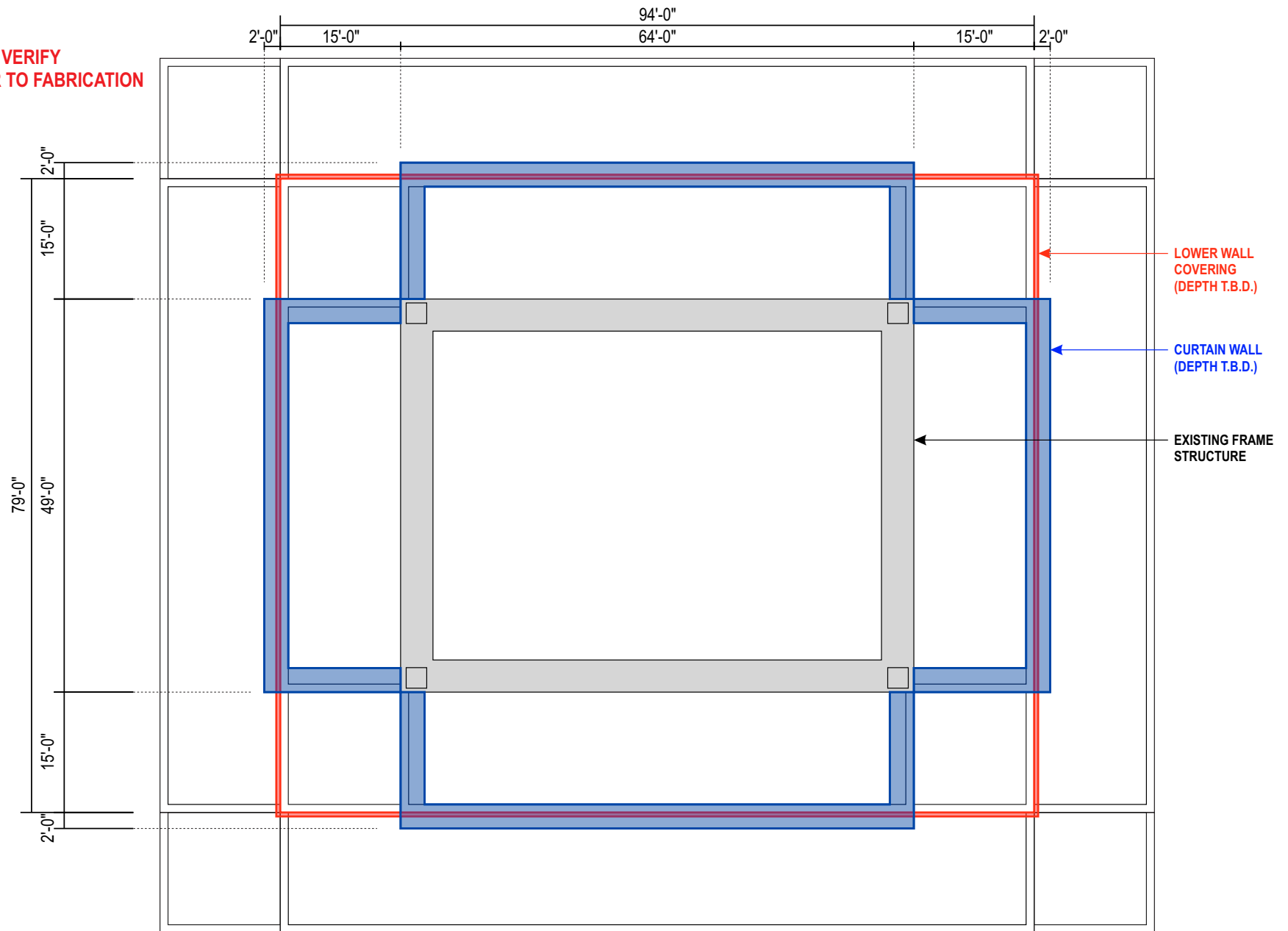
ELEVATIONS - PROPOSED (N.T.S.)

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015



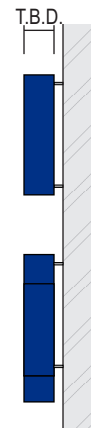
WEST ELEVATION

NOTE:
FIELD VERIFY
PRIOR TO FABRICATION



PLAN (N.T.S.)

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015

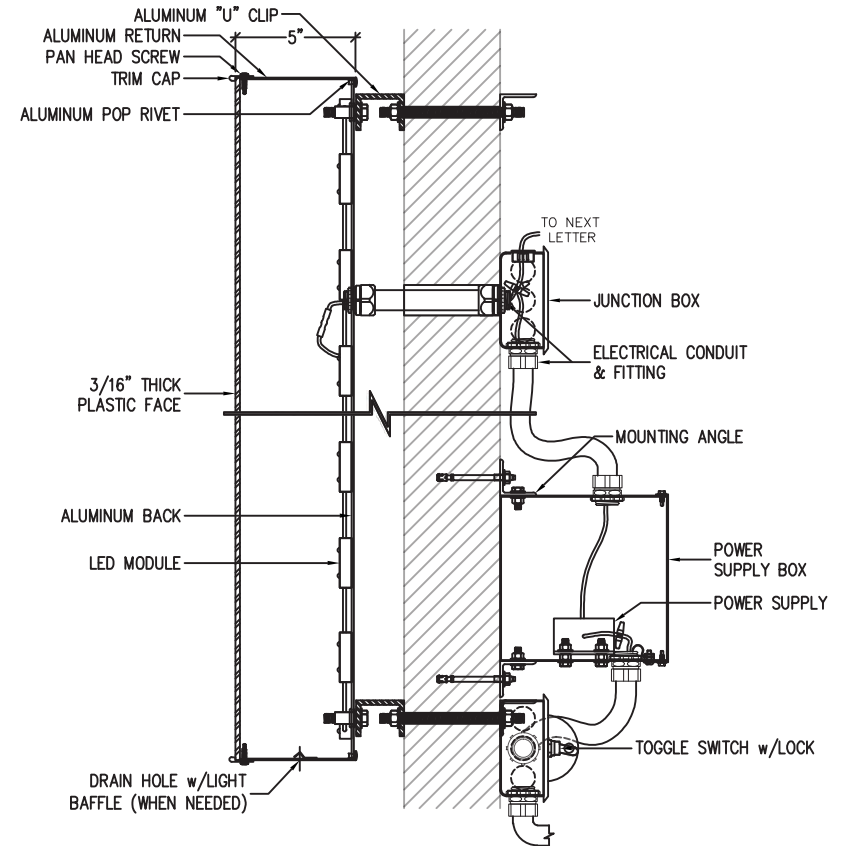


FACE LIT ILLUMINATED CHANNEL LETTERS - (1379 SQ. FT.)

QTY: 2
PMS #287 BLUE
ILLUMINATED CHANNEL LETTERS.
BLUE BY DAY WHITE AT NIGHT.

SIDE VIEW

SCALE: 3/4"=1'-0"



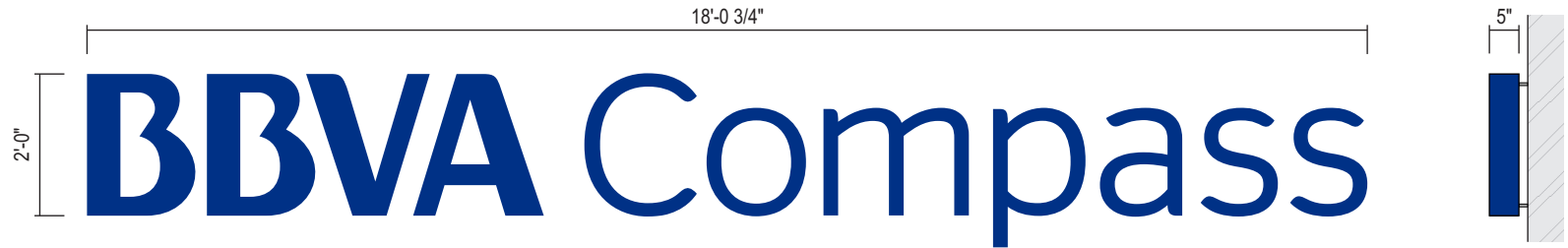
SECTION DETAIL

NOTE: ACTUAL DETAIL T.B.D.

SCALE: N.T.S.

SPECIFICATIONS OF MATERIALS

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015

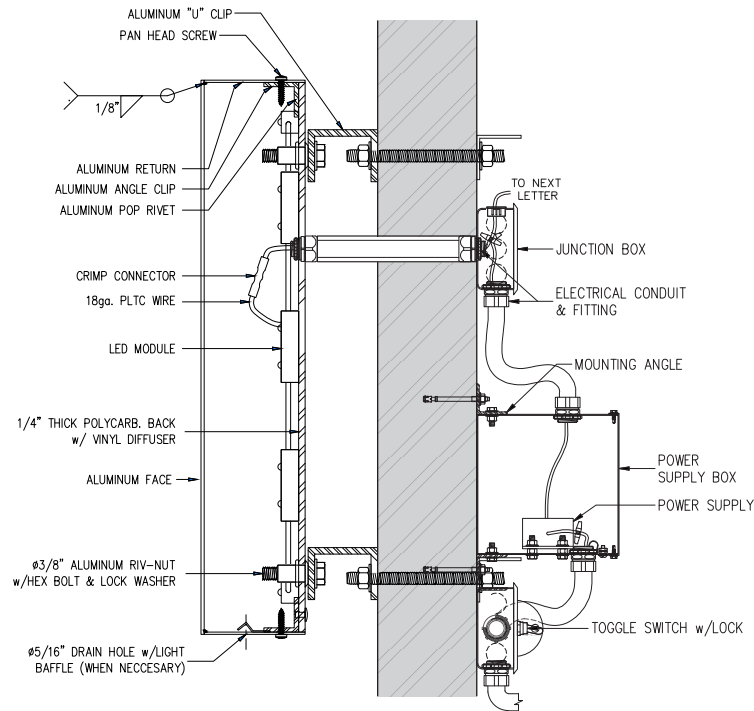


HALO ILLUMINATED CHANNEL LETTERS

QTY: 2
PMS #287 BLUE

SIDE VIEW

SCALE: 3/8"=1'-0"

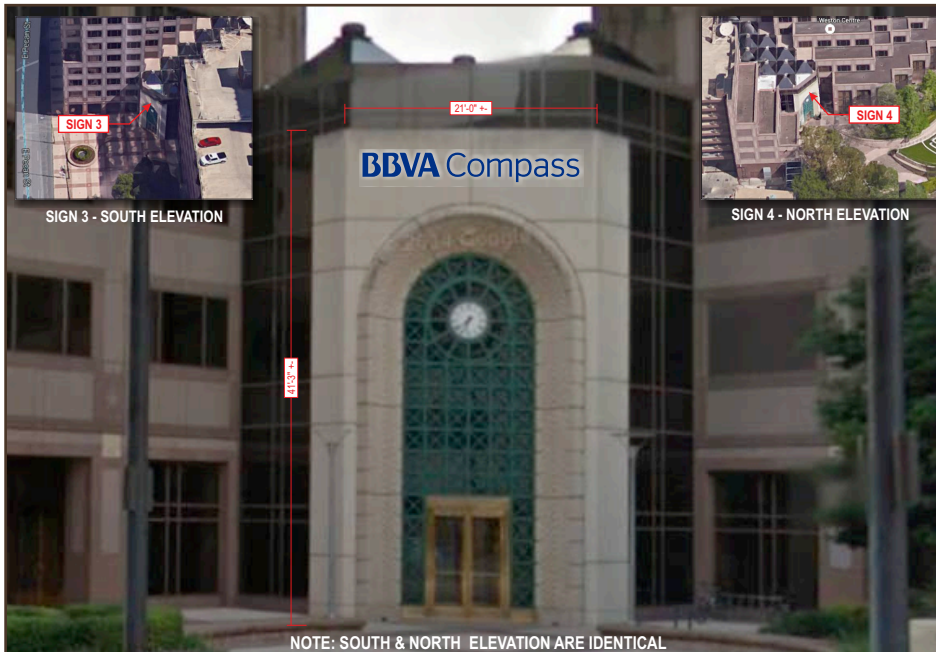


SECTION DETAIL

SCALE: N.T.S.

SPECIFICATIONS OF MATERIALS

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015



PHOTOS

WESTON EXTERIOR SIGNAGE
DOWNTOWN, SAN ANTONIO, TEXAS
NOVEMBER 13, 2015