

HISTORIC AND DESIGN REVIEW COMMISSION

July 6, 2016
Agenda Item No: 1

HDRC CASE NO: 2016-D04

ADDRESS: 211 S Flores St
LEGAL DESCRIPTION: Lot 19, Block 2, NCB 102
ZONING: D AHOD
PUBLIC PROPERTY: No
COUNCIL DISTRICT: 1
DISTRICT: Downtown Business District
APPLICANT: Susan Reed, Sign Pros
OWNER: Bexar County
TYPE OF WORK: Signage

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to install signage on the Bexar County Parking Garage, as shown in the attached Exhibits A, B, C, D, and E.

APPLICABLE CITATIONS:

City of San Antonio Downtown Design Guide:

Required Standards

1. 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.
2. 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.
3. Chapter 10. Section C.8: Trees may not be topped or headed back on the sides to expose signs.
4. 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

1. Chapter 10. Section B.1: Freestanding signs are discouraged, except at a single major entry site.
2. Chapter 10. Section B.2: All signs should be designed to complement the architectural style and setting of the structure.
3. Chapter 10. Section B.3: Primary signs near the top of the building should contain only the name of the major building tenant.
4. Chapter 10. Section B. 4: Exposed conduit and tubing is prohibited. All transformers and other equipment should be concealed.
5. 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.
6. 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.
7. 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.

8. Chapter 10. Section C.10: The following signage 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:

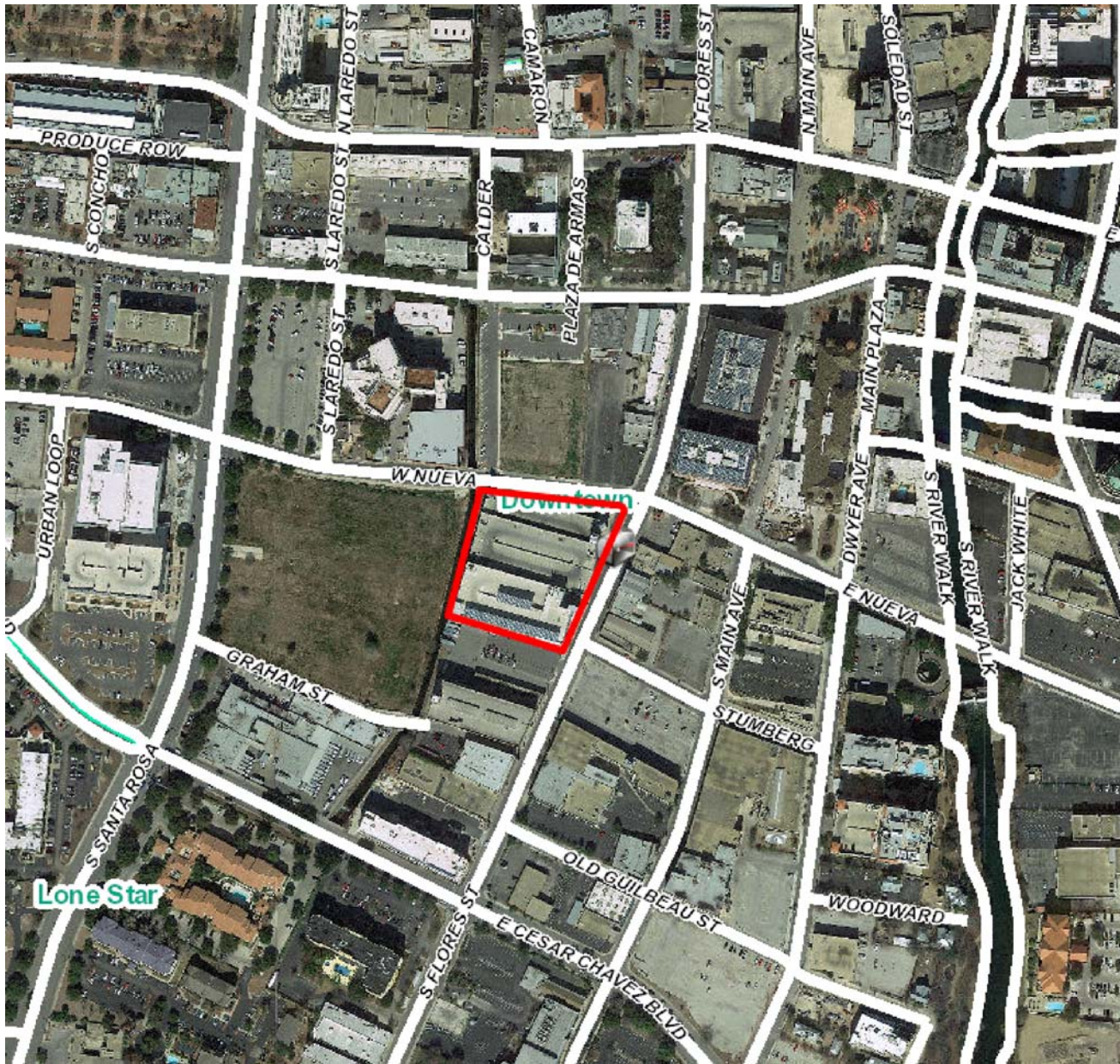
The design of the proposed signs meets the purpose and intent of the **Downtown Design Guide**.

RECOMMENDATION:

Staff recommends approval as submitted, as shown in the attached Exhibits A, B, C, D, and E.

CASE MANAGER:

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



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 22, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

EXHIBIT A

Spawglass - Bexar County Parking Garage



Match Layout

29' - 8 1/2"

20"

BEXAR COUNTY PARKING GARAGE

NTS
20" x 3" returns
Matte Black (To be confirmed)
Aluminum Reverse Channel
w/ Acrylic or Lexan backs
White LED

**Sign
Network**
gwen@signnetwork.net
830.608.0414 phone / 830.625.0830 fax

Job Name Bexar Couty Parking Garage Salesman: Gwen Karraker

Date: March 10, 2016 Revisions: Job #: 1803

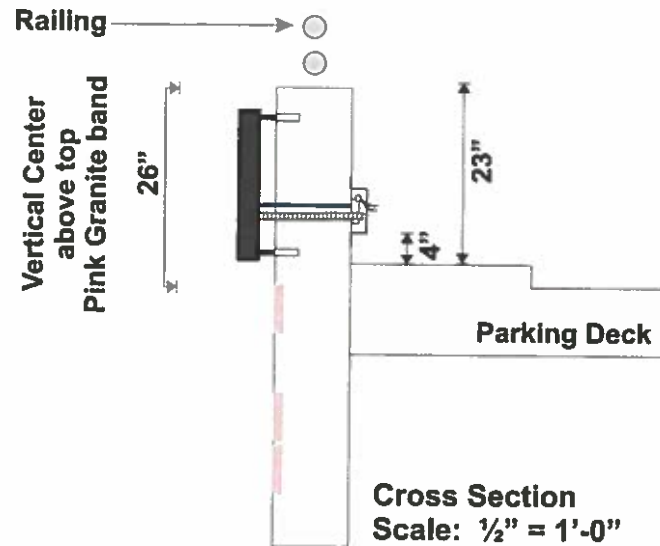
Customer Approval:

All original intellectual property shown shall remain our property exclusively unless and until it is transferred to the client upon acceptance and completion of this project. Breach of this lawful declaration shall entitle us to collect legal, art, collection and administration fees

EXHIBIT B

Spawglass - Bexar County Parking Garage

SITE SPECIFIC INSTALLATION DETAILS

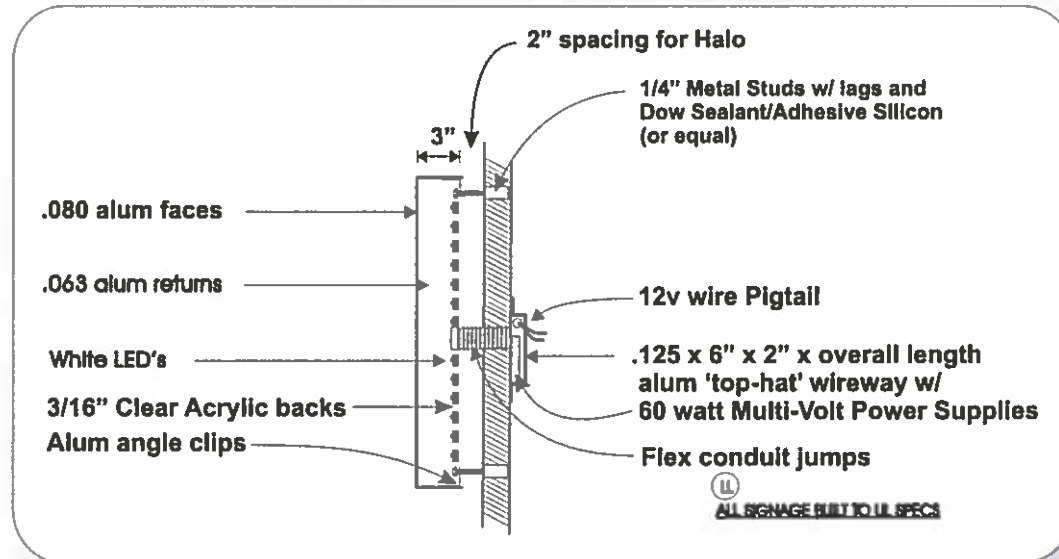


BEXAR COUNTY PARKING GARAGE

Job Name	Bexar Couty Parking Garage	Salesman:	Gwen Karraker
Date:	March 10, 2016	Revisions:	Job #: 1803
Customer Approval:			
All original Intellectual property shown shall remain our property exclusively unless and until it is transferred to the client upon acceptance and completion of this project. Breach of this lawful declaration shall entitle us to collect legal, art, collection and administration fees			

Spawglass - Bexar County Parking Garage

INDIVIDUAL MOUNT CHANNEL LETTER



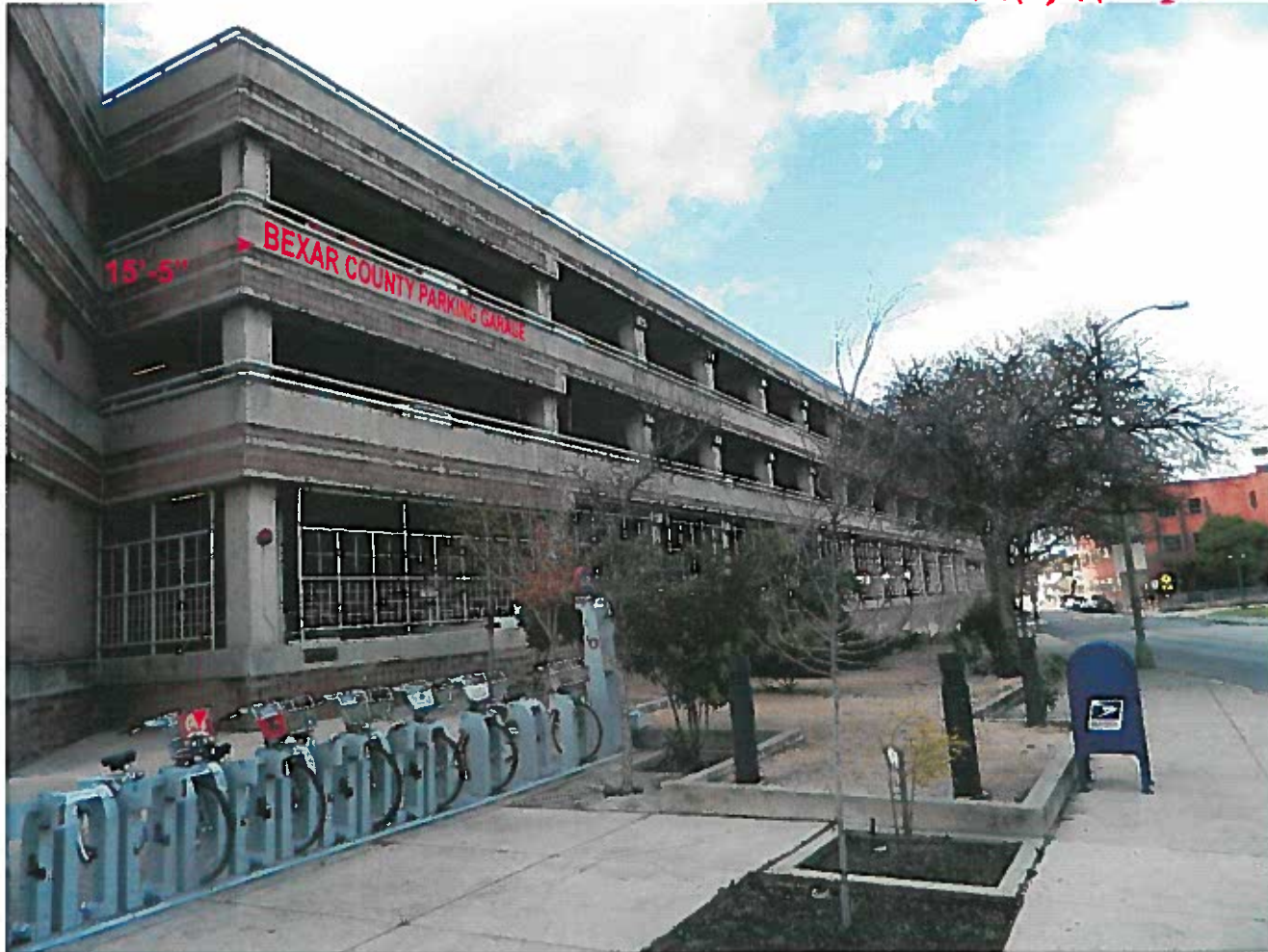
CHANNEL LETTER DETAIL

not to scale

Client is responsible for providing adequate 120 volt circuitry for signage as well as final hookup
Remote Power Supplies installed in J-Box that is supplied by others

Job Name	Bexar Couty Parking Garage	Salesman:	Gwen Karraker
Date:	March 10, 2016	Revisions:	Job #: 1803
Customer Approval:			
All original intellectual property shown shall remain our property exclusively unless and until it is transferred to the client upon acceptance and completion of this project. Breach of this lawful declaration shall entitle us to collect legal, art, collection and administration fees			

EXHIBIT D



Proposed signage is shown in red for illustrative purposes only.

EXHIBIT E



Proposed signage is shown in red for illustrative purposes only.