

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-056
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: Irby Hightower/Alamo Architects
OWNER: Mona Ghawi/Weston Properties, LC
TYPE OF WORK: Signage
REQUEST:

1. Install one (1) pedestrian oriented, halo illuminated reverse channel letter sign at the base of the Western Centre at the Soledad and Pecan Street entrance. This signage is to feature an aluminum backer panel and aluminum face that is to be back lit by LED lights. This sign to be 3' – 0" in height and 16' – 9" in length.
2. Install one (1) pedestrian oriented, halo illuminated reverse channel letter signs at the base of the Western Centre at the Riverwalk level. This signage is to feature an aluminum backer panel and an aluminum face that is to be back lit by LED lights. This sign is to be 3' – 0" in height and 16' – 9" in length.
3. Install a white flex panel system at the capital of the structure to be internally illuminated by white LED lights which are to be powered remotely behind the wall of the structure. Incorporated into this system will be aluminum channel letters facing north and south containing a white lexan face overlayed with perforated day/night vinyl to allow for the transition of lighting color. Both signs will read BBVA Compass and be approximately 65' – 4" in length and 26' – 0" in height. The additional of the proposed white panel system will not impact the current height of the structure.

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. This proposal was last reviewed by the Design Review Committee on January 26, 2016. At that meeting, committee members asked questions regarding the existing lighting and height and noted that the overall proposed design was appropriate. This proposal received conceptual approval at the February 17, 2016, Historic and Design Review Commission hearing with the stipulation that more information be provided in regards to the proposed lighting's intensity.

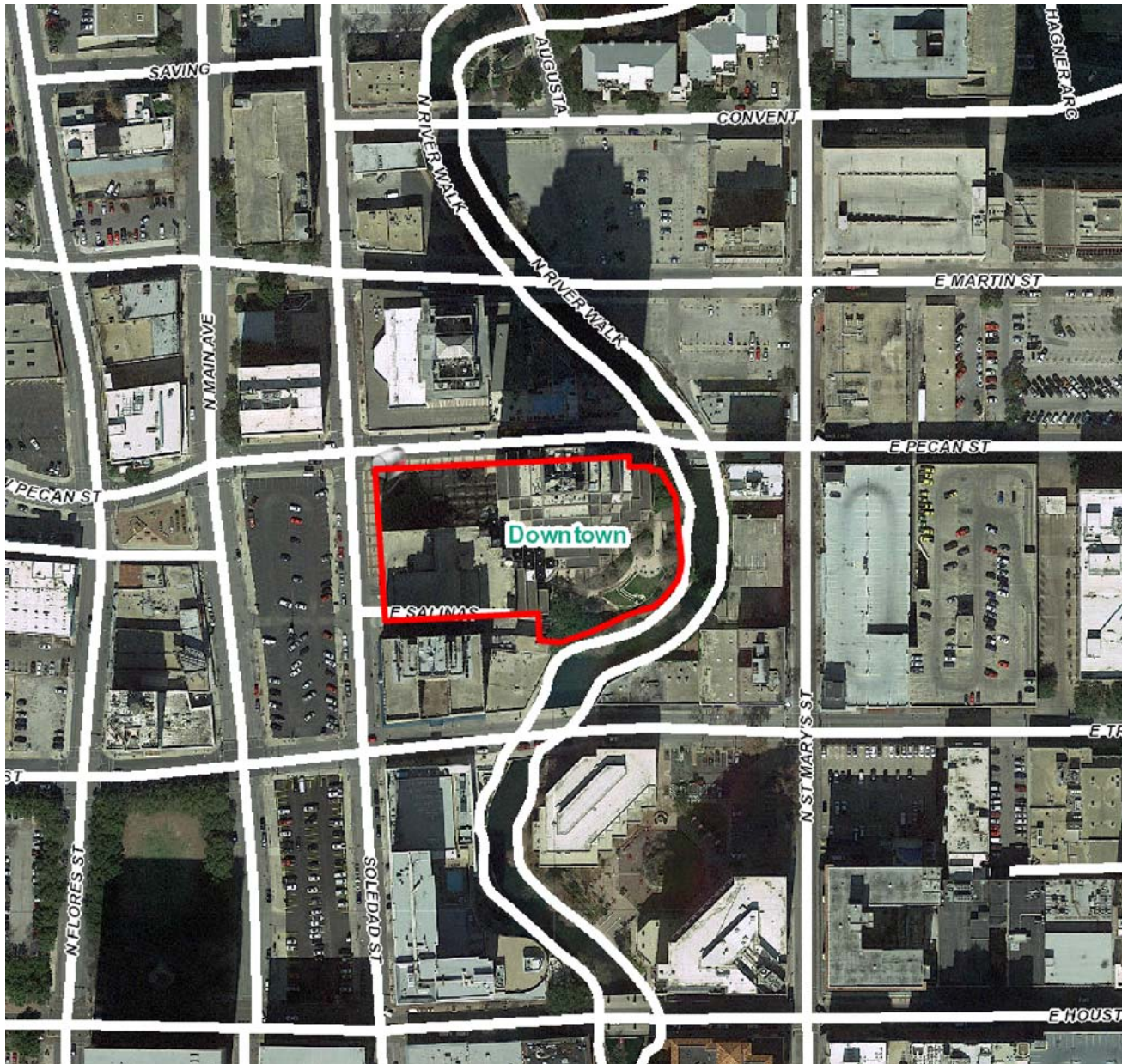
- c. The applicant has proposed to install (1) sign at the entrance facing the intersection of Soledad and Pecan and one (1) sign at the recessed entrance facing the River Walk. Both proposed signs will feature an aluminum backer panel with mounted reverse channel letters featuring aluminum construction and will be illuminated by white LED's. These signs measure 3' – 0" in height and 16' – 9" in length. The entrance at the River Walk 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.
- d. At the capital of the building, the applicant has proposed to install two (2) building signs and four (4) L shaped decorative caps. Both sign panels will be 65' – 4" in length and 26' – 0" in height and will feature two 7' – 8" returns on both sides. The panels will read "BBVA Compass" featuring front lit channel letter with white lexan faces. The proposed letters will span a length of approximately thirty (3) feet with "BBVA" featuring nine (9) feet in height and "Compass" featuring 7' – 5" feet in height. Each letter will be internally lit with white LED's. The proposed L shaped decorative caps will be 26' – 0" in height, 7' – 8" in width and feature a return of 3' – 10" in width. Both panel systems will consist of perforated aluminum panels backed with white lexan and internally illuminated by blue LED's. Given the existing height and contemporary architectural style of the Weston Centre, staff finds this proposal appropriate.
- e. 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 be 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.
- f. In addition to the signage panels and decorative caps, the applicant has proposed to install four (4) non-lit, aluminum filler panels. The proposed filler panels are to be 26' – 0" in height and feature sides of 8' – 0" and 7' – 4" in width. Staff finds the introduction of these panels appropriate.
- 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), however, staff finds that the applicant has designed the proposed signage in a way that is architecturally unobtrusive the massing of the existing structure and that the proposed signage will be far enough removed from the Riverwalk level that it will not negatively impact the pedestrian experience.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through g.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2016

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 2/9/2016 HDRC Case# 2016-056

ADDRESS: 112 E PELAN Meeting Location: 1401 S ALAMO

APPLICANT: IRBY HIGHTOWER / ALAMO ARCHITECTS

DRC Members present: JOHN LAFFOON, BETTY FELLMAN, DESIREE SALMON

Staff present: EDWARD HALL

Others present: ANDREA SMITH

REQUEST: SIGNAGE

COMMENTS/CONCERNS: JL' QUESTIONS REGARDING SPECIFIC LOCATIONS
OF LIGHTING AND SIGNAGE; NO OTHER MAJOR CONCERNS.

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

Committee Chair Signature (or representative)

Feb 9 2016
Date



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 1/26/16 HDRC Case# _____

ADDRESS: 112 E PELAN Meeting Location: DEE Camp Room

APPLICANT: Carlos Serrano, Irby Hightower, Monique

DRC Members present: Michael Guarino, John Laffoon

Staff present: Lauren Sage

Others present: _____

REQUEST: SIGNAGE

COMMENTS/CONCERNS: MG: lighting

JL: existing height

MG: DT design guidelines should have distinctive top

MG: looks good, JL: good

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

Review for information only
[Signature] 1/26/16
Committee Chair Signature (or representative) Date



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

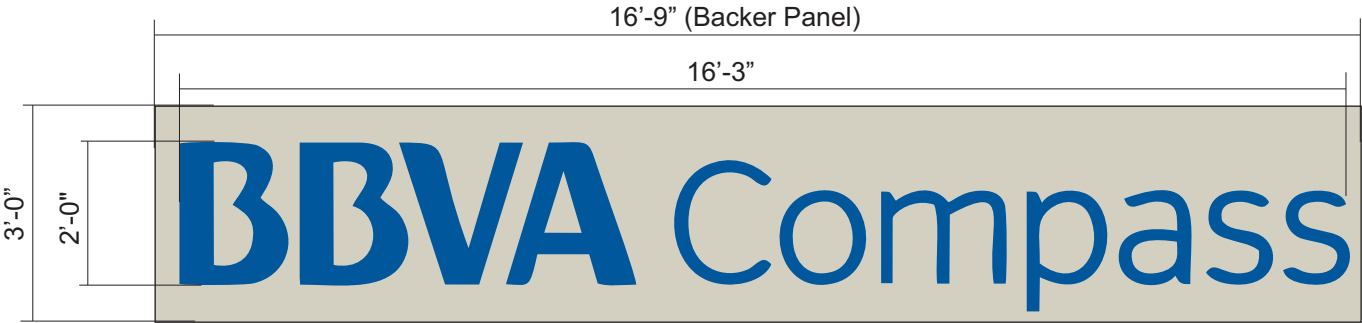
REQUEST: SIGNAGE

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

Field Survey Required before Production



Night View: NTS

Front View - Scale: 3/8"=1'-0"

Specifications:
Manufacture and install two (2) new sets of rev. ch. lit. letters mounted on aluminum backer panel with wire way.

alum. construction, 3 1/2" returns, 2" stand-offs, clear backs.
Faces and returns painted blue as shown

.125 aluminum backer panel and wire way painted to match building.

illuminated with white LEDs.

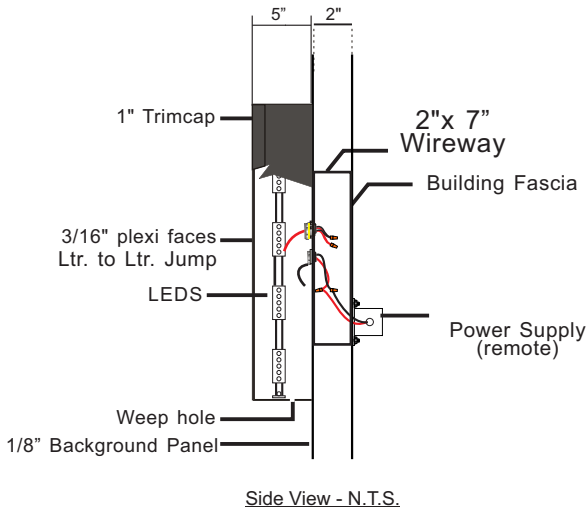


Photo Survey: NTS



2438 FREEDOM DRIVE + SAN ANTONIO, TX 78217 + PH: 210.826.2800

FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON 

CLIENT:	The Weston	DRWG#:	3022
ADDRESS:	112 E. Pecan St.	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	3-9-16	CLIENT APPROVAL:	

COMPUTER FILE: art\drwg\misc\3022_The Weston

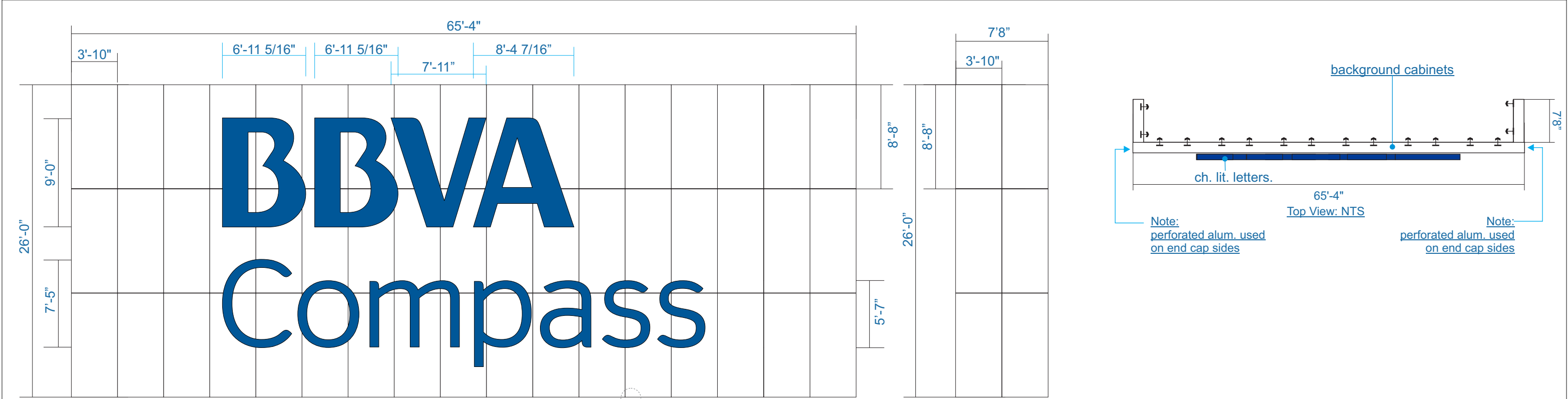
REVISION HISTORY:

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National Building Codes now states all signs that utilize neon transformers, sized at 7,500 volts and up, must utilize UL2161 (GFI) transformers. This type of transformer must have a dedicated electrical (GFI) circuit with ground for the transformer to work. You are responsible to have the proper electrical service to the sign location. Please contact your Aetna Sign Group representative if you need additional information.

All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer. Note: Aetna will supply transformers, boxes, disconnects, switches & letters. Installers are to provide all other necessary hardware to accomplish installation.



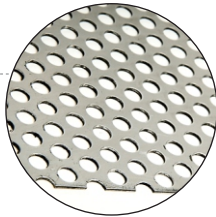
Front View - Scale: 1/8"=1'-0"

Specifications:
Manufacture and install two (2) building signs

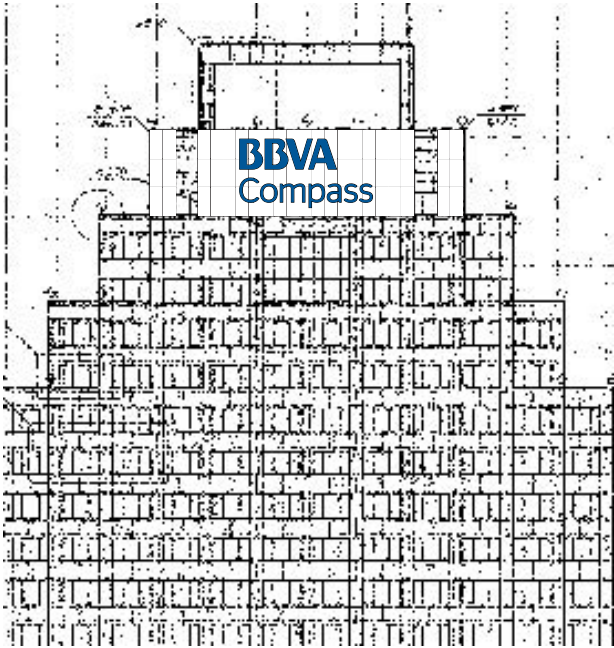
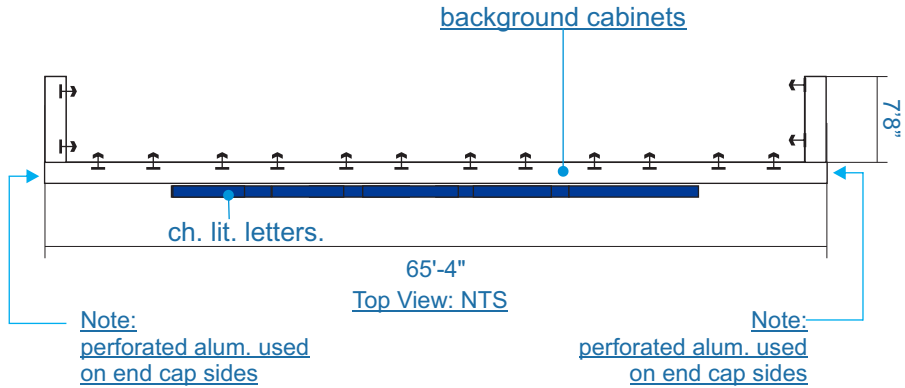
Background:
.125 Perforated panned aluminum painted white.
backed with white lexan
2"x8"x.125 rectangular tube frame, .063 backs,
2"x 1 1/4" alum. flat bar for mounting to building.
Internally lit with Principle blue LEDs.

BBVA Compass:
Front lit channel letters with white lexan faces with
painted perforated vinyl
aluminum construction, 5" returns, 2" retainers painted blue
to match
Internally lit with Principle white LEDs

*Installed using scaffolding. Sign manufactured in
pieces and assembled on site.



Night View: NTS



NTS

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SIGN GROUP

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FAX: 210.477.2323 + WWW.AETNASIGN.COM + FOLLOW US ON

CLIENT:	BBVA Compass	DRWG#:	3006.1
ADDRESS:	112 East Pecan St. #175	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	2/23/2016	CLIENT APPROVAL:	

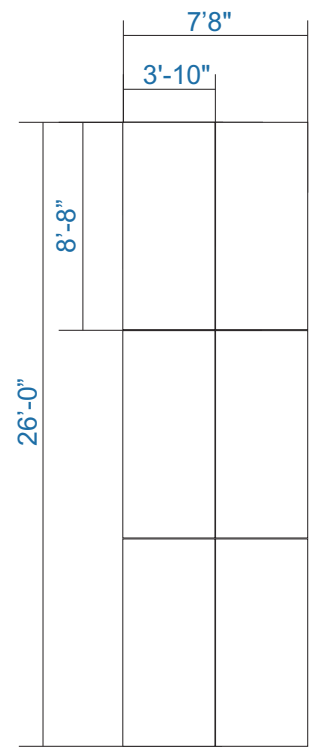
COMPUTER FILE:	art\dwg\misc\3006_BBVA Compass	TSC#18370
REVISION HISTORY:	8-15-16	

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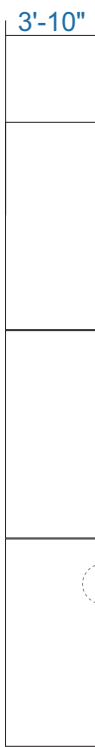
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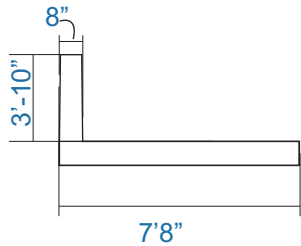
All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer. Note: Aetna will supply transformers, boxes, disconnects, switches & letters. Installers are to provide all other necessary hardware to accomplish installation.



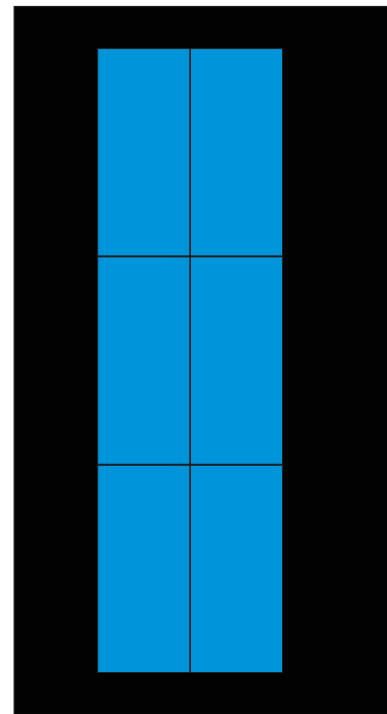
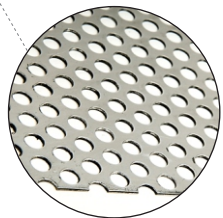
Front View - Scale: 1/8"=1'-0"



Side View - Scale: 1/8"=1'-0"

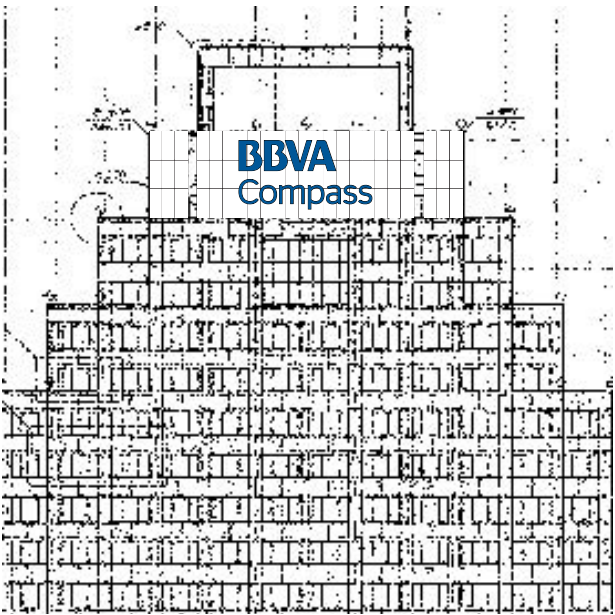
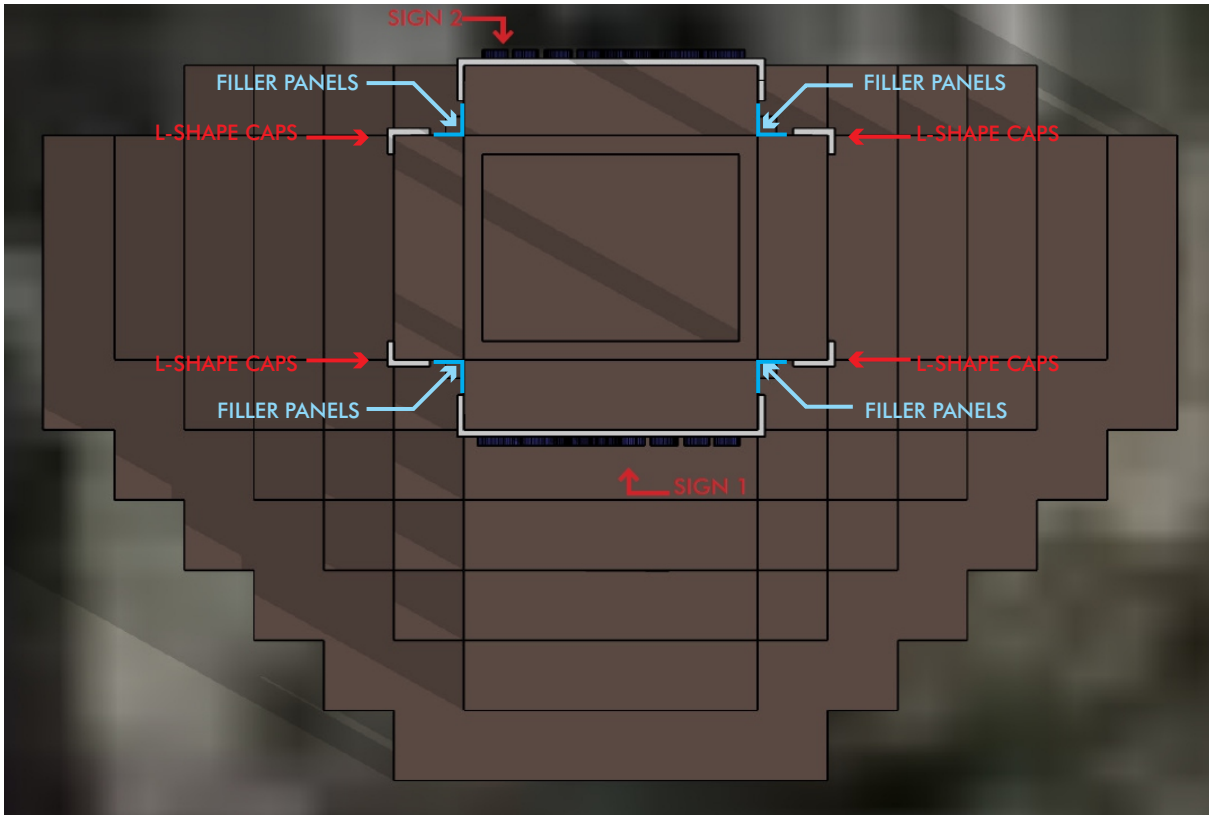


Top View - NTS

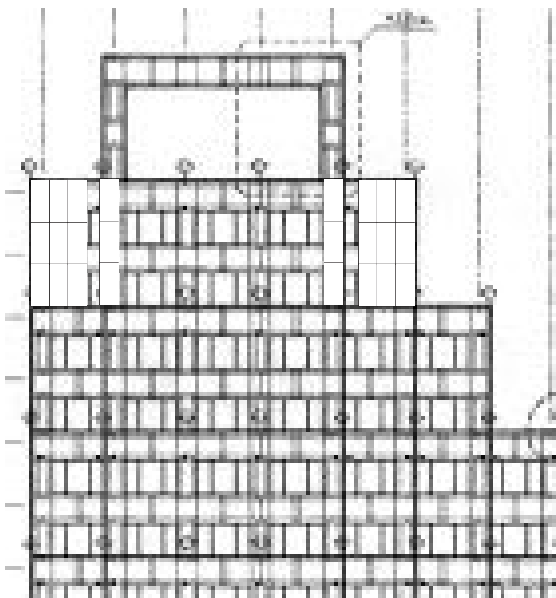


Night View - NTS

Specifications:
Manufacture and install four (4) L-shaped decorative caps with perforated aluminum painted white
Internally lit with blue LEDs to light up blue at night
*Customer to provide artwork for production



NTS



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All signs will be manufactured to accommodate 120 volt current unless otherwise instructed by customer. Note: Aetna will supply transformers, boxes, disconnects, switches & letters. Installers are to provide all other necessary hardware to accomplish installation.

CLIENT:	BBVA Compass	DRWG#:	3006.2
ADDRESS:	112 East Pecan St. #175	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	2/23/2016	CLIENT APPROVAL:	
COMPUTER FILE:	art\dwg\misc\3006_BBVA Compass	TSC#	18370
REVISION HISTORY:			

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.125 perforated alum(1/4"hole, 5/16"stagger)

.188 white lexan

cabinet frame 2"x8"x.125 retangular tube

3'-10"

2"x1/4" alum flat bar

thru bolts w/3/8" all thread
nut and washer on backside

8"

8'-8"

.063 alum backs

background cabinet detail - N.T.S.

(6) rows of LED Lights

8"

5"

1" retainers

Plexi faces

white principle LED lighting

Power supply

thru bolts w/3/8" all thread
nut and washer on backside

3/4" plywood(by others)

Power supply

blue principle LED lighting

.125 perforated alum

1" retainers

Plexi faces

white principle LED lighting

Power supply

.188 white lexan

SIDE VIEW - N.T.S.



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CLIENT:	BBVA Compass	DRWG#:	3006.3
ADDRESS:	112 East Pecan St. #175	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	2/23/2016	CLIENT APPROVAL:	

COMPUTER FILE: art\dwg\misc\3006_BBVA Compass

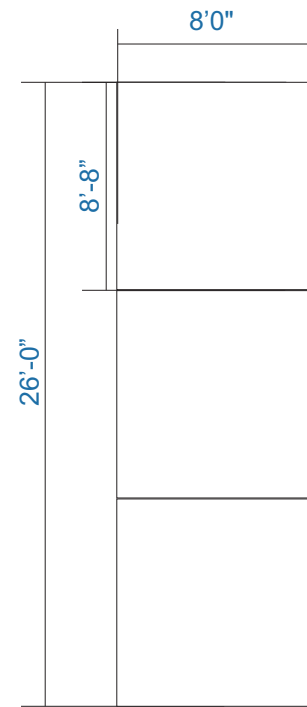
REVISION HISTORY:

TSCL#18370

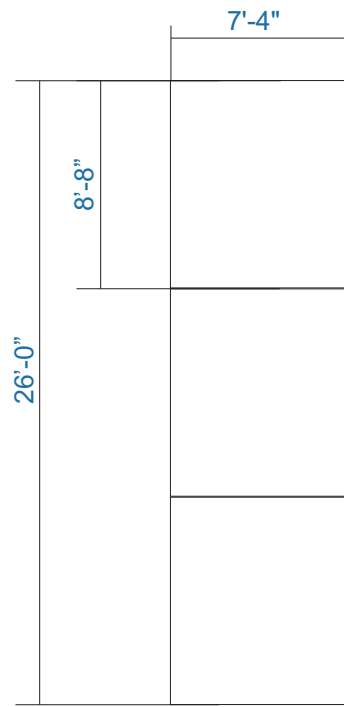
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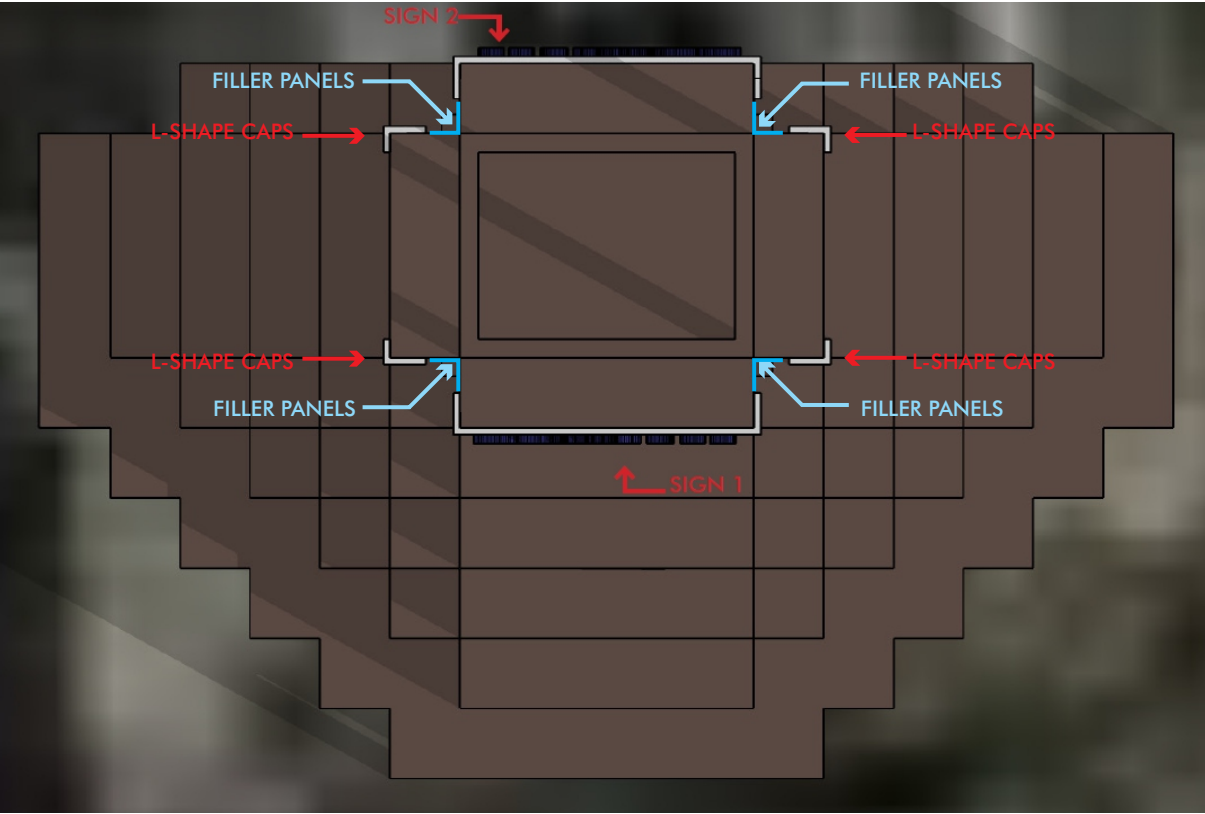
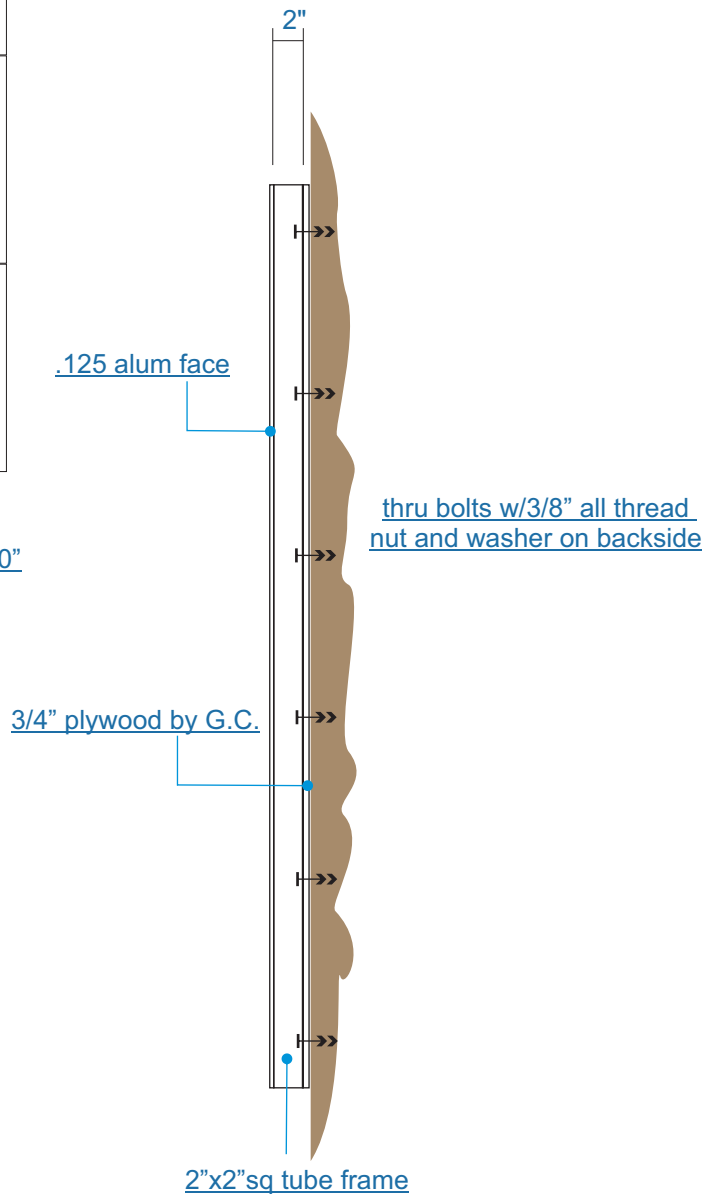
Front View - Scale: 1/8"=1'-0"



Front View - Scale: 1/8"=1'-0"

Specifications:
Manufacture and install four (4) alum fillers to cover spandrel glass

2"x2" square tube frame
.125 alum face, painted to match building





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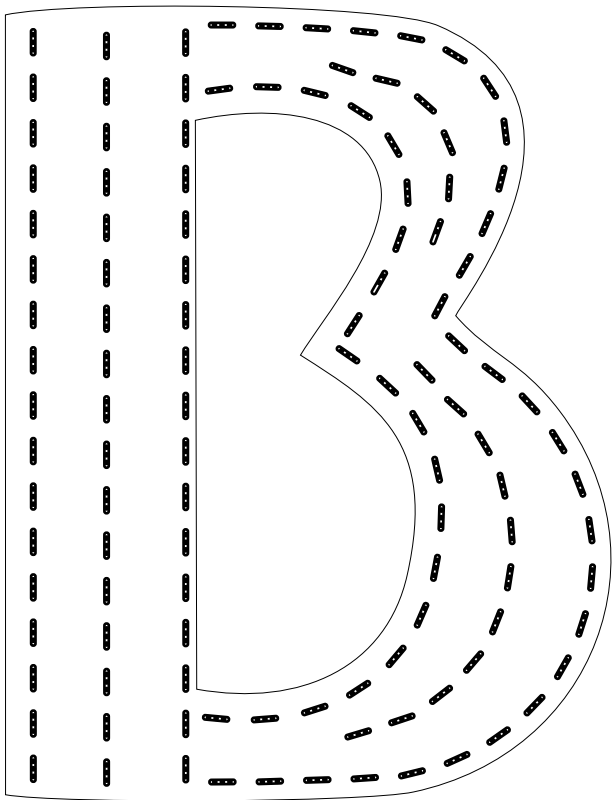
CLIENT:	BBVA Compass	DRWG#:	3006.4
ADDRESS:	112 East Pecan St. #175	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	2/23/2016	CLIENT APPROVAL:	
COMPUTER FILE:	art\dwg\misc\3006_BBVA Compass	TSC#	18370
REVISION HISTORY:			

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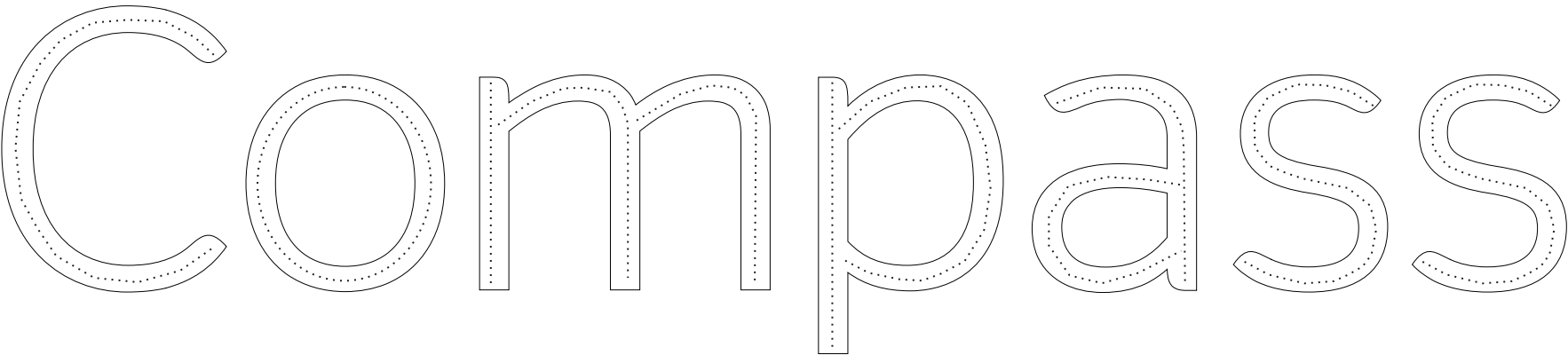
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LED Letter Detail

(3) rows, 10" on centers, 45mods per 60w ps.





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CLIENT:	BBVA Compass	DRWG#:	3006.5
ADDRESS:	112 East Pecan St. #175	SALES REP:	Jeanette M.
CITY:	San Antonio, Texas	DESIGNER:	Kate A.
DATE:	2/23/2016	CLIENT APPROVAL:	

COMPUTER FILE:	art\dwg\misc\3006_BBVA Compass	TSSL#	18370
REVISION HISTORY:			

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