

HISTORIC AND DESIGN REVIEW COMMISSION

September 7, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-D07

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, and D.

The proposed signage includes one fascia sign located on the South Flores Street building façade, measuring 20”h x 29’-8 ½”w, approximately 47’ above the sidewalk, constructed of aluminum reverse channel letters with acrylic or Lexan polycarbonate backs and lit with white LEDs

This request is intended to change the location of one out of two signs (South Flores Street building façade) that were proposed and approved in case 2016-D04. This request does not propose a third sign for the structure, nor does it change the previous approval of the West Nueva building façade sign.

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**.

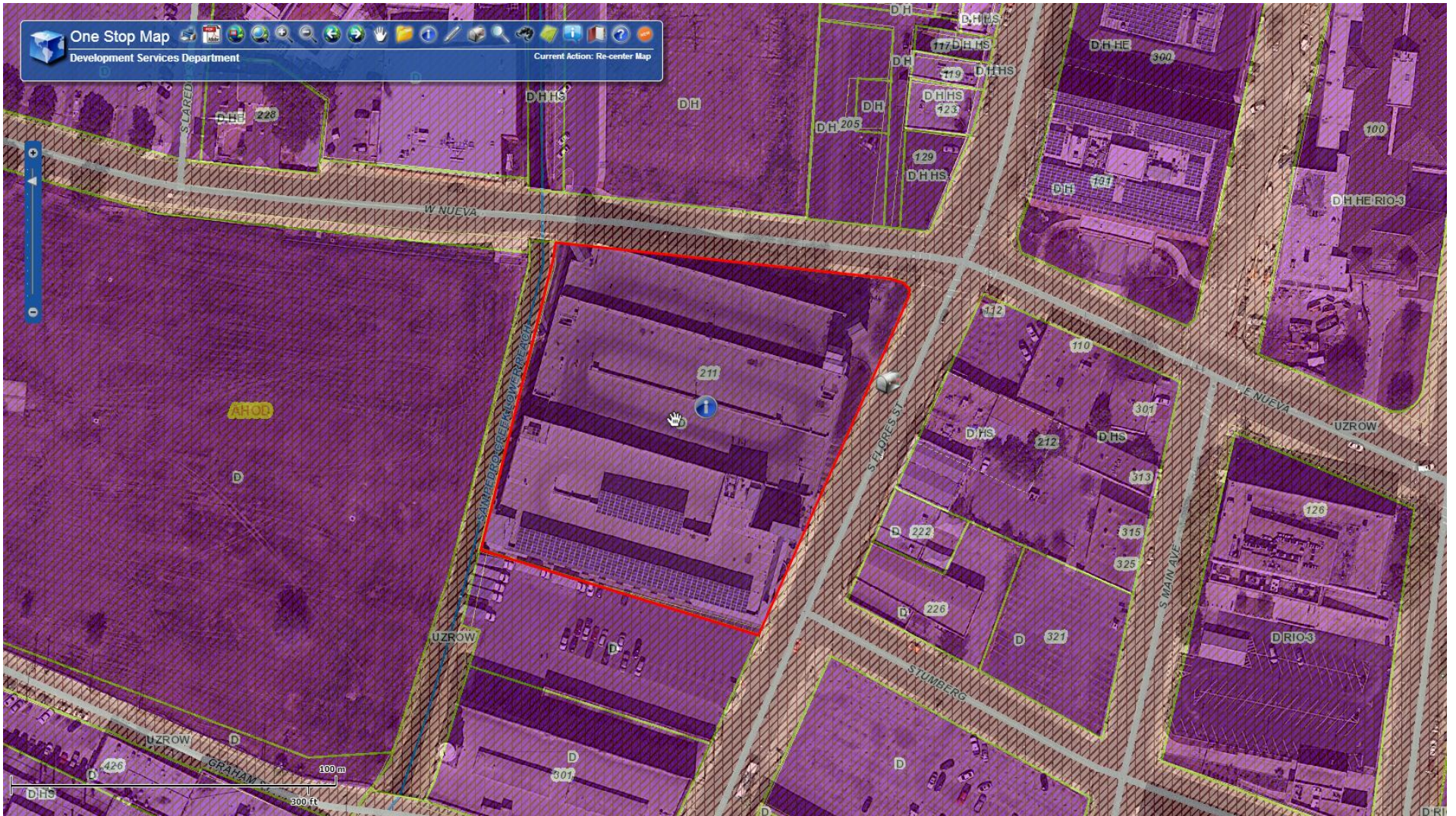
Although the proposed signage will be located approximately 28 feet above the sidewalk elevation; the applicant has shown that no conflict will occur with the existing tree canopy (See Exhibit A).

RECOMMENDATION:

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

CASE MANAGER:

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



Spawglass - Bexar County Parking Garage

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**
gwenk@signnetwork.net
830.608.0414 phone / 830.625.0830 fax

Job Name	Bexar Couty Parking Garage	Salesman:	Gwen Karraker
Date:	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



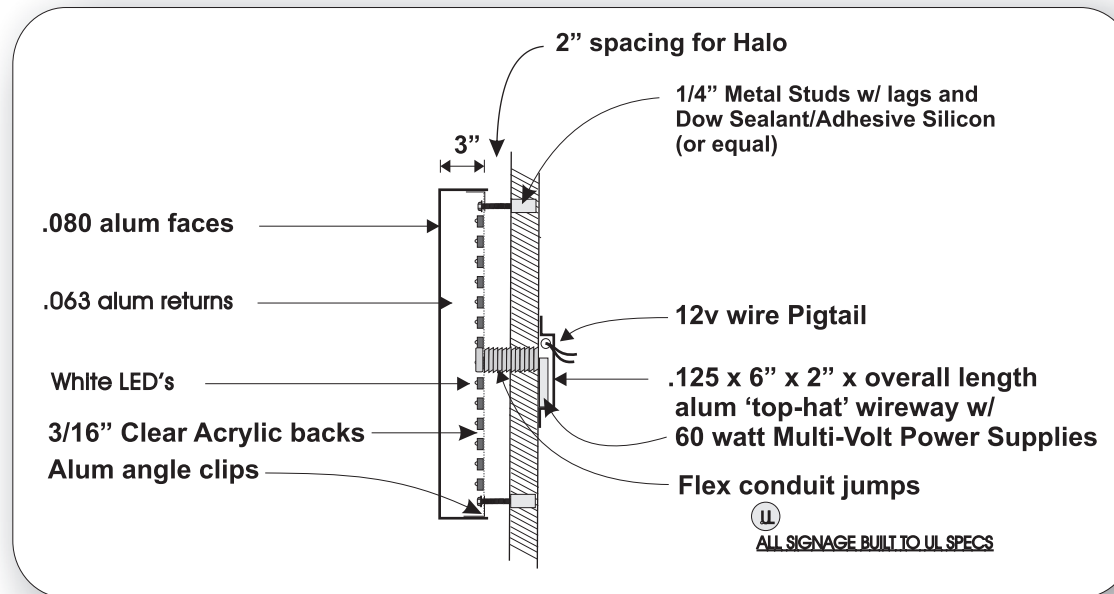
S Flores St

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INDIVIDUAL MOUNT CHANNEL LETTER



CHANNEL LETTER DETAIL

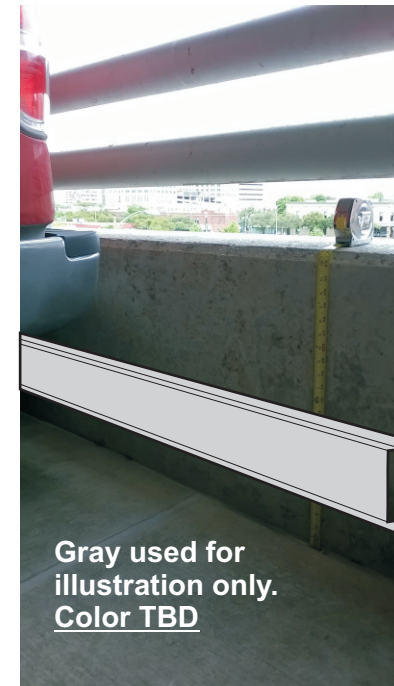
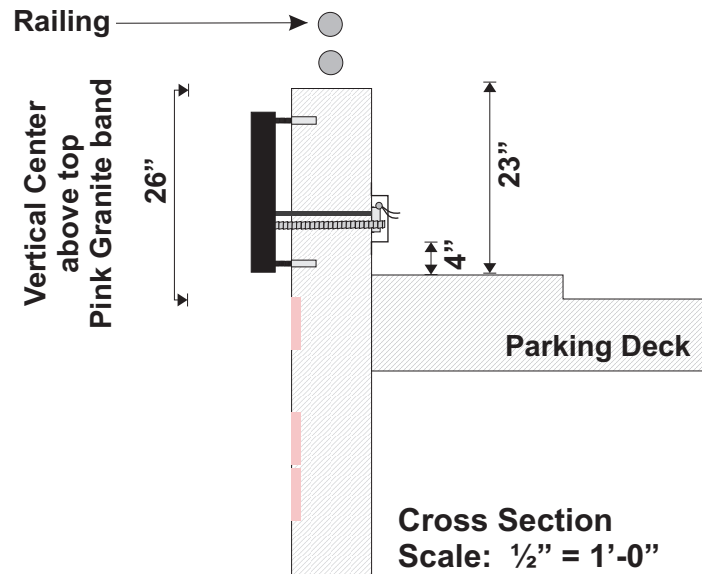
not to scale

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

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Spawglass - Bexar County Parking Garage

SITE SPECIFIC INSTALLATION DETAILS



BEXAR COUNTY PARKING GARAGE