

# HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-298  
**ADDRESS:** 1126 N ST MARYS  
**LEGAL DESCRIPTION:** NCB 819 BLK 30 LOT N IRR 200 FT OF A2 NCB 834 BLK 19 LOT S  
TRI 156.35 OF N 205 OF A1  
**ZONING:** FBZ T6-2,RIO-2  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Benito Polendo  
**OWNER:** Luis Oseguera Kernion  
**TYPE OF WORK:** Signage  
**APPLICATION RECEIVED:** June 11, 2018  
**60-DAY REVIEW:** August 10, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Install one projecting sign on the corner of the building measuring approximately 22.75 square feet. The sign will feature reverse lit channel lettering and white neon tubing.
2. Receive approval of a master signage plan for future tenants to total a maximum of 27 square feet. The master sign plan accounts for up to three future tenant signs totaling 9 square feet each.

## APPLICABLE CITATIONS:

## FINDINGS:

- a. The property located at 1126 N St Marys is a 1-story commercial structure. The building is constructed of cast in place concrete frames with clay tile infill and concrete pan-joint roof construction. The building is the former location of an Arrow Upholstery & Drapery store and is within the RIO-2 boundary at the intersection of N St Marys and Brooklyn Ave. The structure is currently undergoing a full remodel to include space for several retail and commercial tenants. The applicant is requesting approval for a projecting sign and a master signage plan for future tenant signage.
- b. **PROJECTING SIGN** – The applicant has proposed to install one projecting blade sign attached to the corner of the structure facing the intersection of N St Marys and Brooklyn Ave. The sign will be affixed to the structure using square tubes as needed. The sign will measure 8'-6" in overall height, 4'-0" in overall width, and 2'-10" in total depth, totaling approximately 22.75 square feet. The sign is proposed to be constructed of double faced aluminum cabinets painted black with reverse lit channel lettering. The submitted documents also indicate that 15mm single stroke 6500 snow white neon will be installed for nighttime lighting. According to RIO Guidelines, signage should be limited to three colors that are appropriate for the period of the building, be placed in locations that do not obscure historic building elements and use appropriate materials for the period of construction. Staff finds that the depth of the cabinet is too substantial for a blade sign in this location and should be reduced.
- c. The applicant has proposed a signage plan for the new construction to feature a maximum of two wall signs to face Brooklyn Ave and a maximum of one wall sign to face N St Mary's. Each sign will be a maximum of 9 square feet to total an overall square footage increase of 27 square feet. This square footage, when included with the square footage of the proposed projecting sign, totals less than 50 square feet. Generally, staff finds this approach to signage appropriate. The future artwork and design of tenant signage should be an appropriate size and design that maintains an overall consistency for the whole building.

## RECOMMENDATION:

Item 1, Staff recommends approval based on findings a and b with the following stipulations:

- i. That the signage cabinet depth be reduced as noted in finding b. The updated drawings to be submitted for staff review should reflect this change and include all necessary dimensions, material specifications, and lighting information.

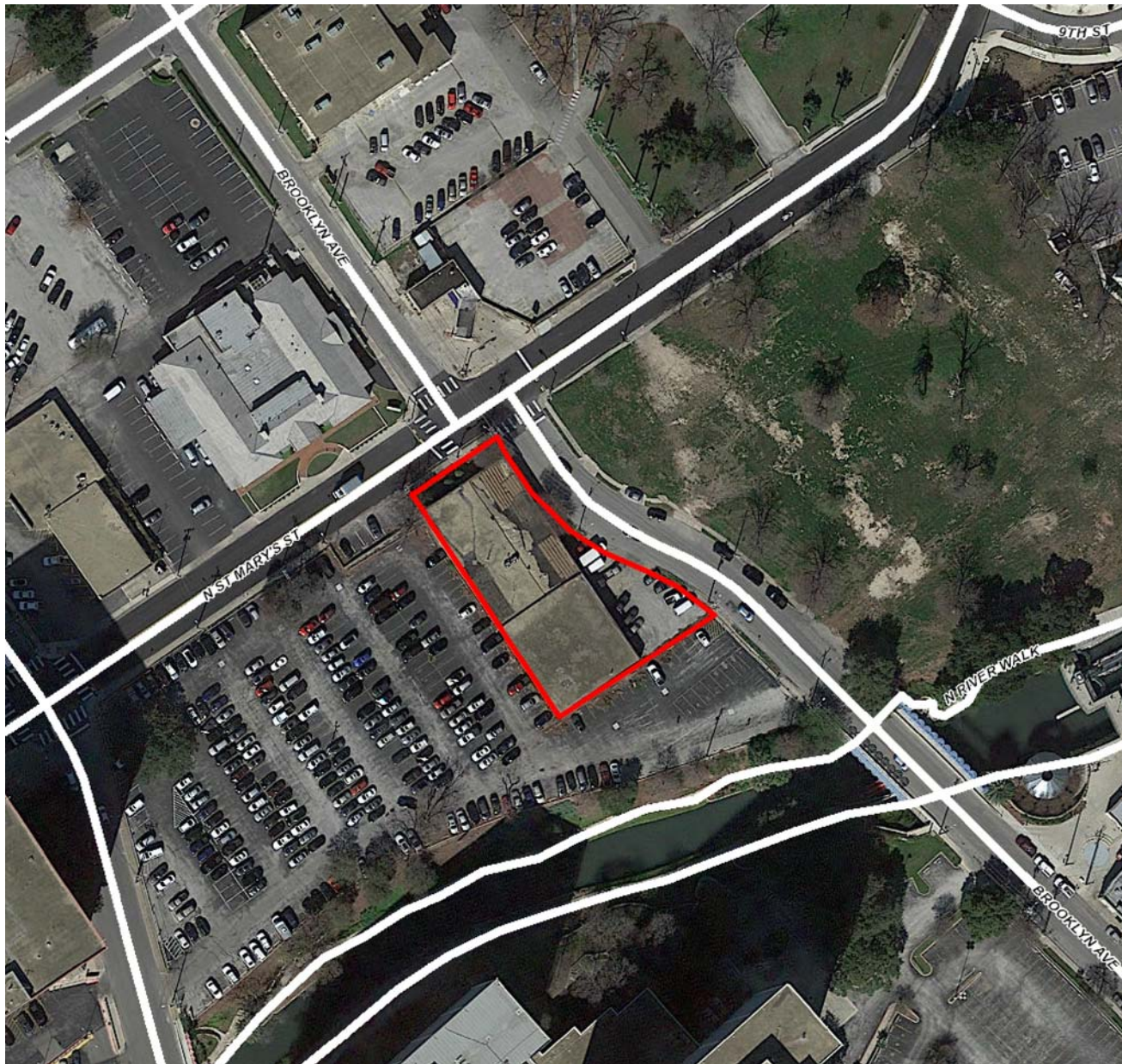
- ii. That the sign maintain a clearance of at least eight feet from the sidewalk.
- iii. That the sign comply with all requirements listed in UDC Section 35-678 in regards to signage.

Item 2, Staff recommends approval of the master signage plan based on findings b and c with the following stipulations:

- i. That the maximum future tenant signage not exceed three individual signs and 27 square feet.
- ii. That each sign's artwork, lighting, and installation method be approved by OHP staff prior to permitting and installation.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jun 11, 2018

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.

















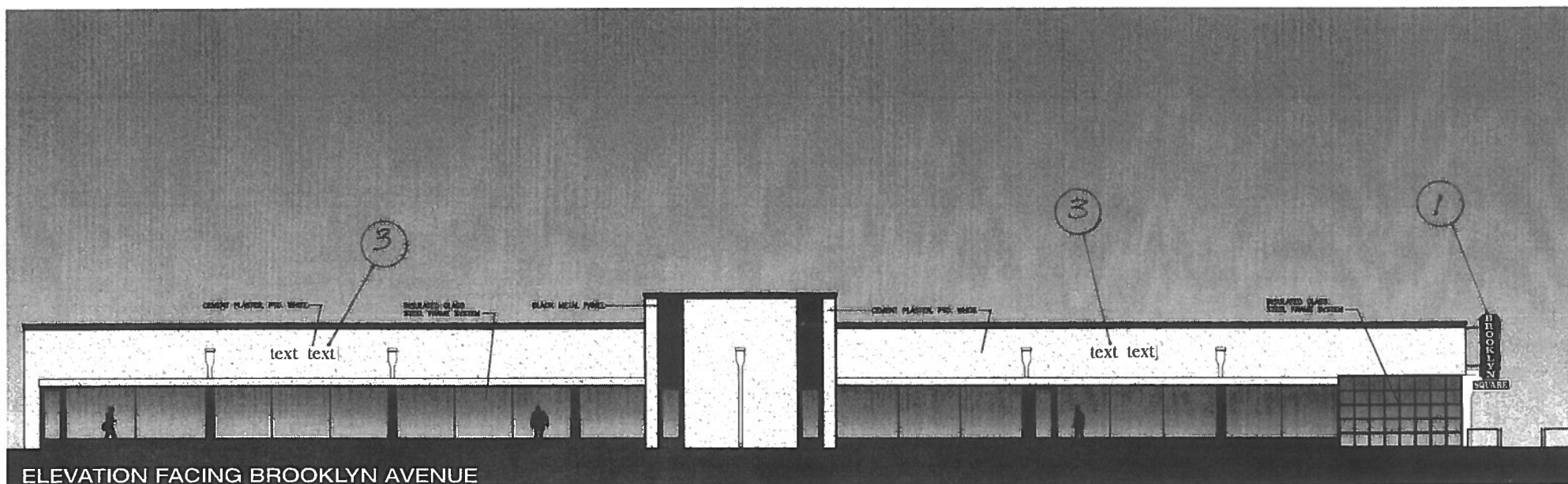
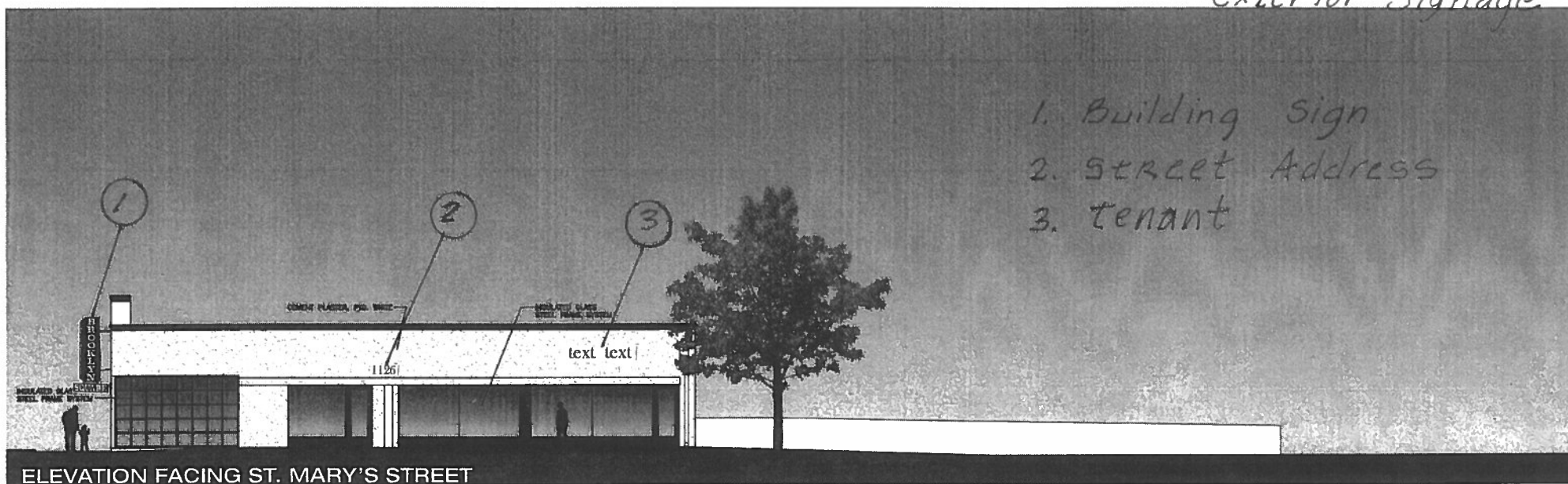






1126 N. ST. MARY'S  
Exterior Signage

1. Building Sign
2. Street Address
3. Tenant

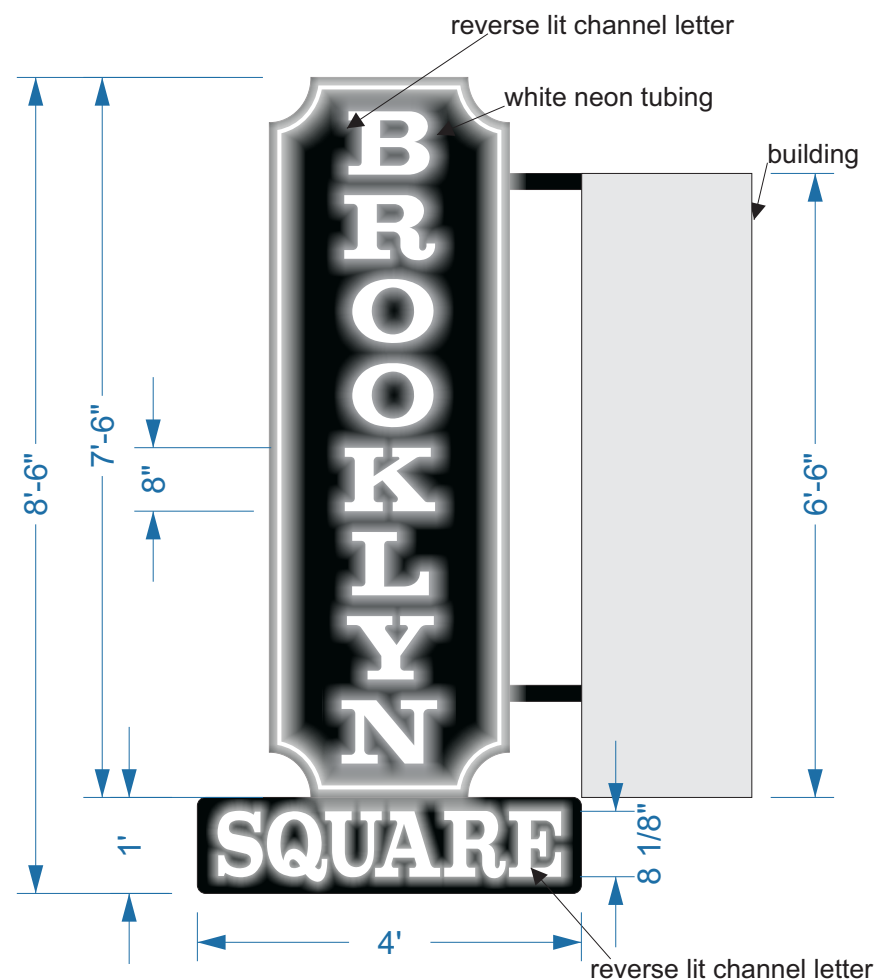






SCALE: 3/16" = 1'

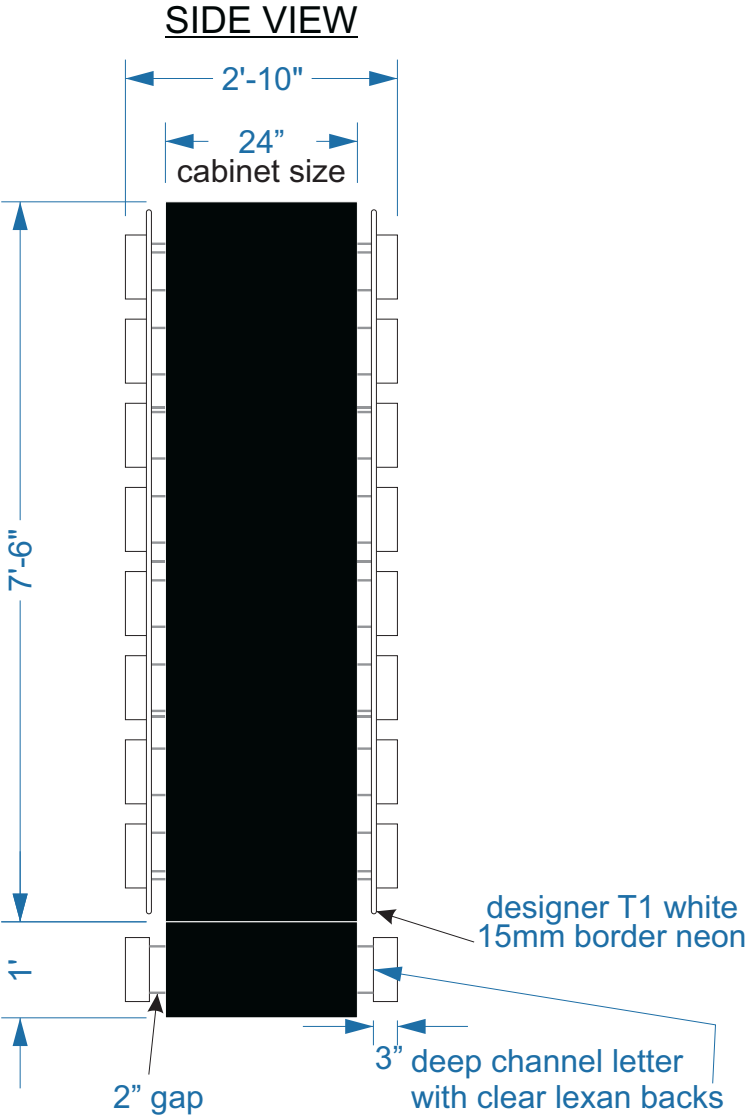
# FLAG MOUNT SIGN page 1



SCALE: 1/2" = 1'

<b>SELL with TEXAS SIGNS!</b> <b>TEXAS</b> <small>neon</small> <b>ADV. CO.</b> <b>QUALITY SIGNS</b> <b>SINCE 1925</b>		<b>Member of:</b>	<b>SCALE: NOTED</b> <b>DATE: 05-22-18</b> <b>DESIGN #: BROOKLYN SQUARE_1F</b>	<b>CUSTOMER: BROOKLYN SQUARE</b> <b>S/O#: X</b> <b>DESIGNER: Benjamin Garza III</b>	<b>LOCATION: ?</b> <b>DESCRIPTION: FLAG MOUNT SIGN</b> <b>SALES REP: Mike Ryan</b>
<b>eMail: signs@texasneonadv.com</b> <b>245 W JOSEPHINE - SAN ANTONIO, TX 78212</b> <b>(210) 734-6694 FAX (210) 734-6697</b>		<b>THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TEXAS NEON ADVERTISING CO. AND THE INFORMATION SHOWN MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM TEXAS NEON ADV. CO. ALL RIGHTS RESERVED.</b> <b>*PRIMARY WIRING OF ADEQUATE 110 VOLT CIRCUIT TO SIGN FURNISHED AND CONNECTED BY CLIENTS.</b>			





SCALE:  $\frac{1}{2}" = 1'$



## Stephanie Phillips (OHP)

---

**Subject:** FW:RE: 1126 N St Marys

---

**From:** Benito Polendo [<mailto:polendo@gvtc.com>]

**Sent:** Wednesday, June 13, 2018 6:50 AM

**To:** Stephanie Phillips (OHP)

**Cc:** [lok@pphtrust.com](mailto:lok@pphtrust.com)

**Subject:** [EXTERNAL] RE: 1126 N St Marys

Hi Stephanie,

You are correct, anticipating the number of tenants at this time is the challenge. Never-the-less, we calculated the Building Sign at 22.75 SF leaving 27 SF for a maximum of three signs (should we get lucky it will only be two). That equates to **9 SF per sign** (27Ft / 3 signs = 9 SF per sign location); should be fine. Example; double line text at 6" high letters with proper spacing give you 6 linear feet of text (1.5' x 6' = 9 SF). Trust this is that which you requested.

Benito

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.**

**Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.\*\***