

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-508
ADDRESS: 1703 N NEW BRAUNFELS
LEGAL DESCRIPTION: NCB: 1273 BLK: 5 LOT: 14 CHURCH'S FRIED CHICKEN AT NEW BRNFLS & IH 35
ZONING: C-2 IDZ
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Audrey Parks/Comet Signs
OWNER: CST Brands/Circle K Stores, Inc.
TYPE OF WORK: Signage
APPLICATION RECEIVED: October 02, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install three (3) LED light bars to the existing fuel canopy.
2. Install one (1), internally illuminated wall sign to feature a total of five (5) feet in height and 4' – 2" in width to feature the Circle K logo on the south side of the existing convenience store.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

1. General

A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building's size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

- iii. *Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. *Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

E. LIGHTING

- i. *Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. *Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

3. Projecting and Wall-Mounted Signs

A. GENERAL

- i. *Mounting devices*—Construct sign frames and panels that will be used to be attach signs to the wall of a building of wood, metal, or other durable materials appropriate to the building's period of construction.
- ii. *Structural supports*—Utilize sign hooks, expansion bolts, or through bolts with washers on the inside of the wall depending upon the weight and area of the sign, and the condition of the wall to which it is to be attached.
- iii. *Appropriate usage*—Limit the use of projecting and wall-mounted signs to building forms that historically used these types of signs, most typically commercial storefronts. To a lesser degree, these signage types may also be appropriate in areas where residential building forms have been adapted for office or retail uses, if sized accordingly.

C. WALL-MOUNTED SIGNS

- i. *Area*—Limit the aggregate area of all wall-mounted signs to twenty-five percent of a building facade.
- ii. *Projection*—Limit the projection of wall-mounted signs to less than twelve inches from the building wall.
- iii. *Placement*—Locate wall signs on existing signboards—the area above the storefront windows and below the second story windows—when available. Mount wall signs to align with others on the block if an existing signboard is not available.
- iv. *Channel letters*—Avoid using internally-illuminated, wall-mounted channel letters for new signs unless historic precedent exists. Reverse channel letters may be permitted.

FINDINGS:

- a. The applicant has proposed a reimagining of the existing fuel station at 1703 N Braunfels, at the corner of N New Braunfels and the IH-35 Access Road, within the Government Hill Historic District. The applicant has proposed to reface a number of existing signs, which are eligible for administrative approval and are not included within this request. At this time, the applicant has proposed to install LED light bars on the existing canopy and a new, internally illuminated wall sign.
- b. LED LIGHT BARS – The Historic Design Guidelines note that signage should be designed to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify a tenant without creating visual clutter or distract from building features and historic districts. While the proposed signage will be mounted to an existing fuel canopy at the intersection of N New Braunfels and the IH-35 Access Road, staff finds that LED tubing as proposed is not consistent with the Guidelines nor appropriate for the Government Hill Historic District. The proposed LED light bars have the potential to be seen from various locations throughout the district.
- c. WALL SIGN – On the southern façade, the applicant has proposed to install one (1), internally illuminated wall sign to feature a total of five (5) feet in height and 4' – 2" in width to feature the Circle K logo on the south side of the existing convenience store. The Guidelines for Signage 1.E.i. notes that indirect or bare-bulb sources that do not produce glare should be used. The Guidelines also note that internal illumination should not be used. Staff finds that the proposed sign featuring a metal face and indirect lighting would be appropriate.

RECOMMENDATION:

- 1. Staff does not recommend approval of item #1, the proposed LED banding based on finding b.
- 2. Staff recommends approval of item #2, the proposed wall sign based on finding c with the following stipulation:

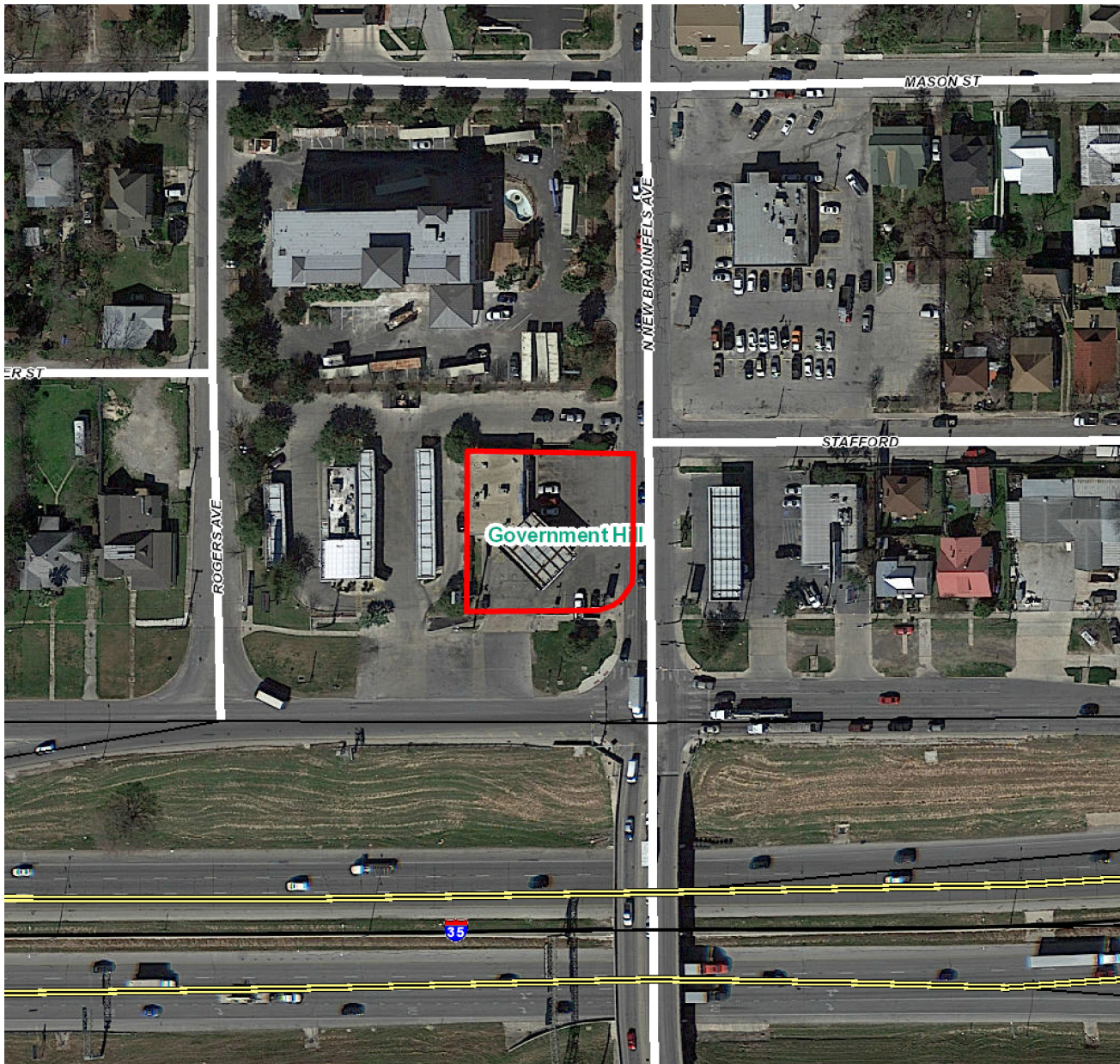
- i. That the sign feature a metal face.
- ii. That the sign feature indirect lighting.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The Commission has reviewed a number of previous requests for the installation of LED light bars on fuel canopies. The proposed installations are not appropriate within Historic Districts, the River Improvement Overlay and the Central Business District.



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 02, 2018

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1703 N New Braunfels Ave

Rogers Ave

N New Braunfels Ave

Interstate 35 Frontage Rd

N PanAm Expy

100% VALERO



Circle K 2464 Reimage

1703 N. New Braunfels Ave.
San Antonio, TX 78208



STORE OVERVIEW



HI RISE

STORE

AERIAL VIEW

GAS PUMPS

PYLON

Job Name:



☐ Proposal Drawing
☒ Final Drawing

Client: Circle K 2464
Location: 1703 N. New
Braunfels Ave.
San Antonio, TX 78208
Salesperson: Pete
Prj. Mngr.: Cindy
Date: 07-30-18
Designer: Jocelyn
File Name: 18-0338 Circle
K 2464 Reimage Brand
Book R1.cdr
Proposal #: -
Job #: 18-0338

Revisions



License #: 18010

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CODE CHECK REPORT	
SITE INFORMATION	
JOB/SITE #:	2464
SITE ADDRESS:	1703 N NEW BRAUNFELS AVE 78208
ZONING:	C2 IDZ ARTERIAL B
MUNICIPALITY INFORMATION	
MUNICIPALITY:	CITY OF SAN ANTONIO DSD
CONTACT TITLE:	SIGN INSPECTIONS SUPERVISOR
NAME:	ANDREW PEREZ
PHONE:	210.207.0158
EMAIL:	ANDREW.PEREZ@SANANTONIO.GOV
ON PREMISE/FREESTANDING/GROUND SIGN REGULATIONS	
NUMBER ALLOWED:	(1) FREESTANDING SIGN PER PLATTED LOT IS PERMITTED; PROVIDED, HOWEVER, ON LOTS WITH FRONTAGE ON MORE THAN (1) STREET, (1) SIGN SHALL BE ALLOWED ON EACH STREET ON WHICH THE LOT HAS FRONTAGE. ADDITIONAL FREESTANDING SIGNS PERMITTED WITH MINIMUM SPACING OF EVERY (150 LINEAR FT & SHALL NOT EXCEED (75) % OF THE ALLOWABLE HEIGHT AND SIZE.
MAX OAH:	(24) FT
MAX SQ. FT.:	(150) SQ FT
LED PRICER ALLOWED?	LED ALLOWED
SET BACK:	SIGNS SHALL BE SET BACK MINIMUM OF (10) FT FROM STREET ROW IF HEIGHT OF SIGN EXCEEDS
CLEARANCE:	(25) FT
NOTES:	
BUILDING/WALL SIGN REGULATIONS	
NUMBER ALLOWED:	
MAX SQ. FT.:	NOT TO EXCEED (25) % OF BLDG FAÇADE OR (75) SQ FT FOR EACH OCCUPANCY THAT HAS A SEPARATE AND DISTINCT PUBLIC ENTRANCE, WHICHEVER IS GREATER.
NOTES:	
CANOPY REGULATIONS	
MAX SQ. FT.:	FOLLOW WALL REGULATIONS
LED ALLOWED?	
DIRECTIONAL/TEMPORARY REGULATIONS	
NUMBER ALLOWED:	
MAX OAH:	
MAX SQ. FT.:	
PERMIT REQUIRED?	
PERMIT REQUIREMENTS	
ELEVATION DRAWINGS:	IDENTIFY TYPE, SIZE, SHAPE, ZONING DISTRICT AND LOCATION OF SIGN. IDENTIFY THE PREMISIS AND STREET ADDRESS OF SIGN. IDENTIFY MEANS AND METHODS OF CONSTRUCTION INCLUDING AN ENGINEERS CERTIFICATION.
PRODUCTION DRAWINGS	
SITE PLANS:	
ENGINEERING:	
OWNER LOA:	
FEES:	
ELECTRICAL PERMIT:	

Note: The City of San Antonio allows refacing of non-conforming signs, as long as the structure or cabinets are not being modified or removed. Permits are not required for face replacement or maintenance.

Job Name:



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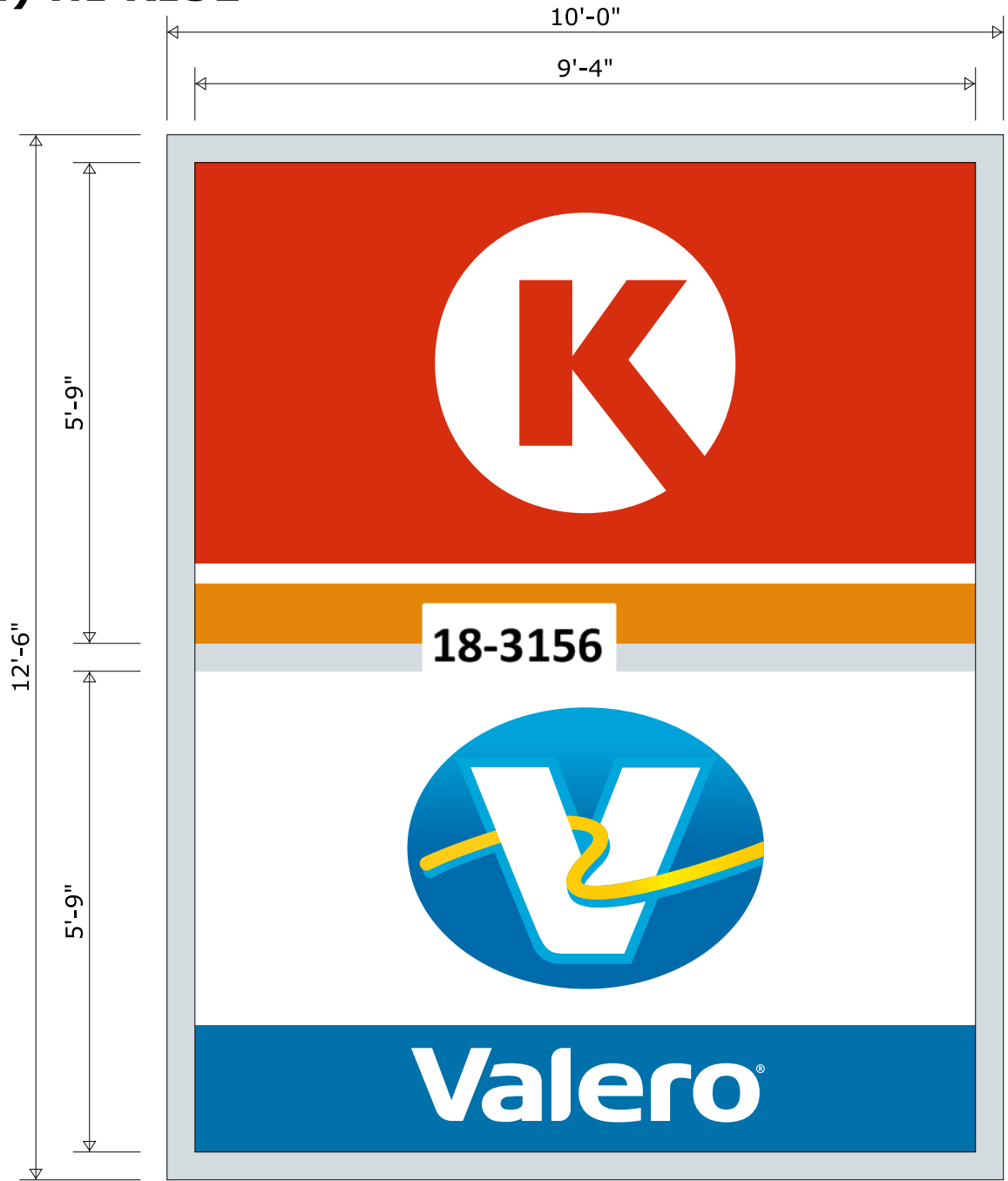


Photo Survey - Existing



Photo Survey - Proposed

(1) HI RISE



CIRCLE K IS RATIO NUMBER: 0.62

 **PRODUCTION ART
LOCATED IN JC 18-1510.**



SITE PHOTO

A

FLEX FACES

QTY: TWO (2)

Scale: 1/2" = 1'-0"

SCOPE OF WORK:

A1	Remove existing Valero ID faces.
A2	Manufacture and install new CK/Valero faces (flex faces).
A3	4" digitally printed divider bars.
A4	Retro fit all existing cabinets with white Osram LED.
A5	Paint all cabinets and poles Thundercloud Gray.

MANUFACTURING SPECS:

CABINET:	Existing 32" deep cabinet with 4" retainers to be ptd. Thundercloud Gray.
FACES:	White flex faces with applied graphics. Colors shown.
QTY:	(2) two new faces required for existing double-sided, internally illuminated hi rise sign.

Job Name:



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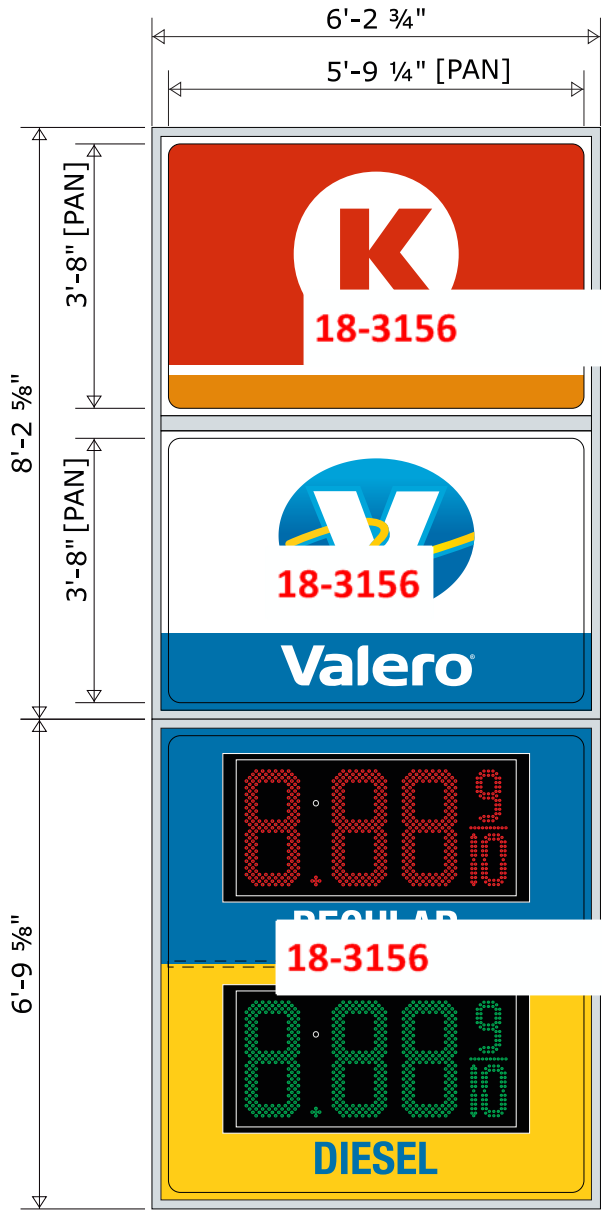


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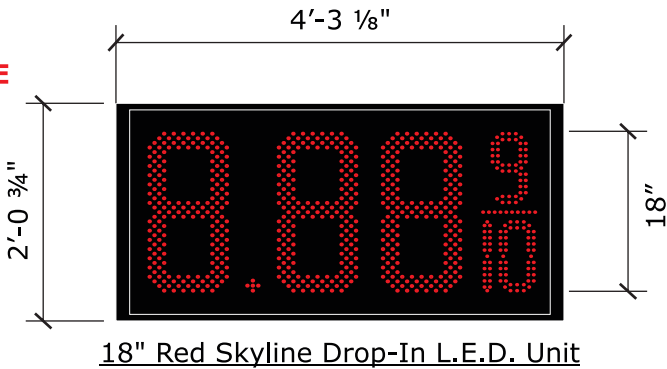
(1) PYLON



QTY. (2)
CIRCLE K IS RATIO
***JMBER: 0.64
:YLINE ON FLANGE

QTY. (2)

QTY. (2)



18" Red Skyline Drop-In L.E.D. Unit

**PRODUCTION ART
LOCATED IN JC 18-1510.**



SITE PHOTO

B **PAN FORMED FACES**
QTY: SIX (6) Scale: 3/8" = 1'-0"

SCOPE OF WORK:

B1	Remove existing Valero/CST ID and pricer faces.
B2	Manufacture and install new CK ID faces (pan formed faces).
B3	Manufacture and install new Valero ID faces (pan formed faces).
B4	Manufacture and install new pricer faces (pan formed faces).
B5	New 2 1/2" divider bars ptd. Thundercloud Gray.
B6	Leave "Frost" faces as is.
B7	Retro fit all existing cabinets with white Osram LED.
B8	Paint all cabinets and poles Thundercloud Gray.

MANUFACTURING SPECS:

CABINETS:	Existing 10" deep cabinets with 1 1/2" retainers to be ptd. Thundercloud Gray.
FACES:	Pan formed polycarbonate faces with applied graphics. Colors shown.
LED UNITS:	Reuse existing 18" red and green Skyline LED units.
QTY:	(6) six new faces required for existing double-sided, internally illuminated pylon sign.

Job Name:



☐ Proposal Drawing
☒ Final Drawing

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San Antonio, TX 78208
Salesperson: Pete
Prj. Mngr.: Cindy
Date: 07-30-18
Designer: Jocelyn
File Name: 18-0338 Circle K 2464 Reimage Brand
Book R1.cdr
Proposal #: -
Job #: 18-0338

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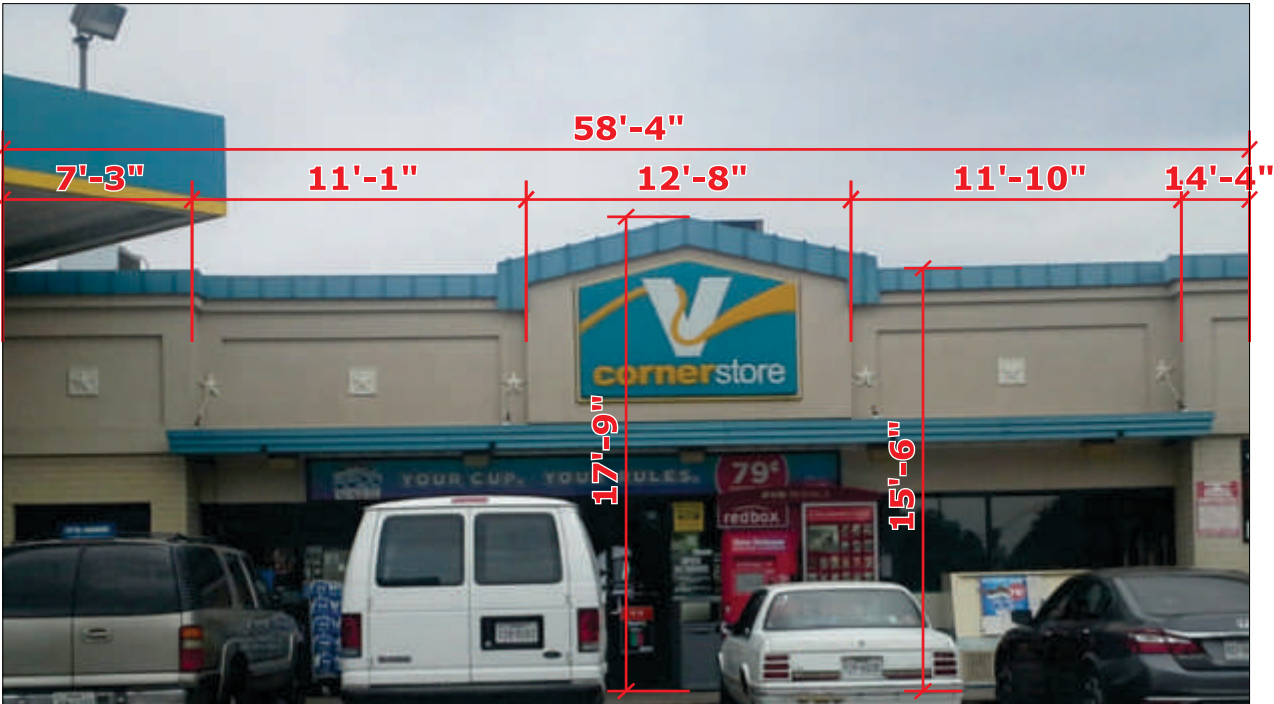


Photo Survey - Existing

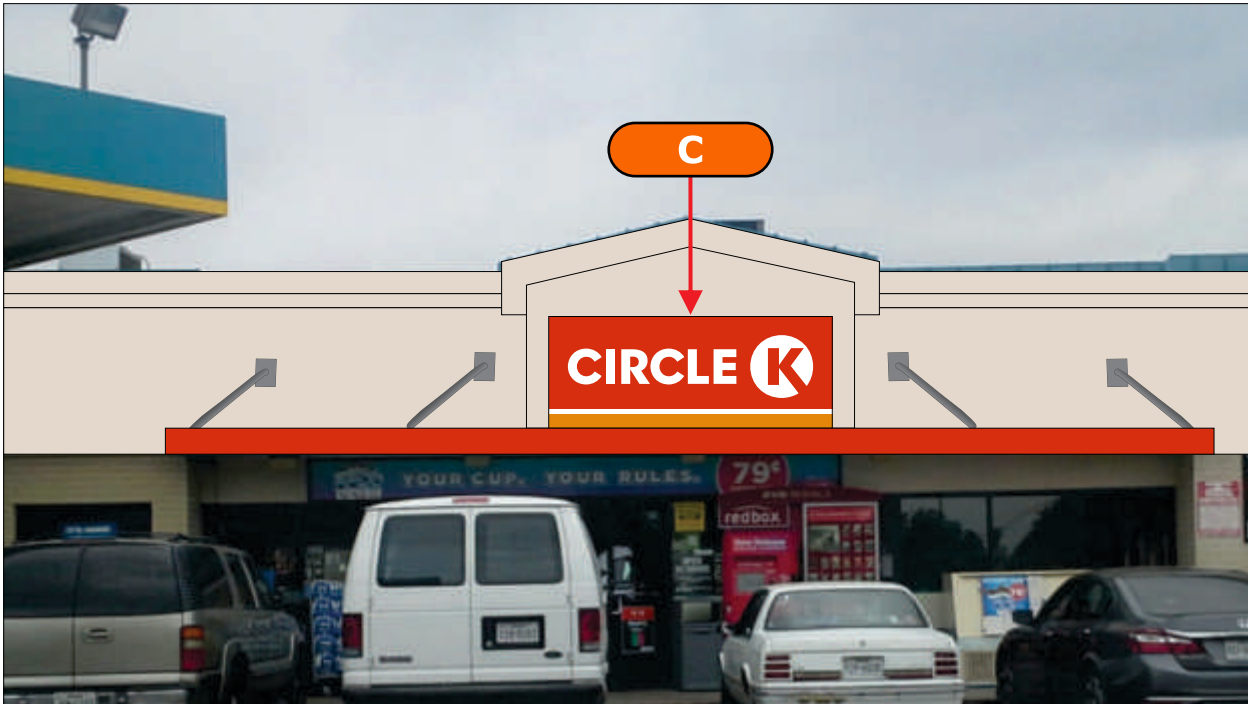


Photo Survey - Proposed



SCOPE OF WORK:

C1	Remove stars.
C2	Paint building SW 7568 Neutral Ground and SW 6088 Nuthatch [30" to grade].
C3	Fabricate and install one (1) new single-sided, internally illuminated building cabinet.
C4	Canopy to be ptd. red.

Job Name:



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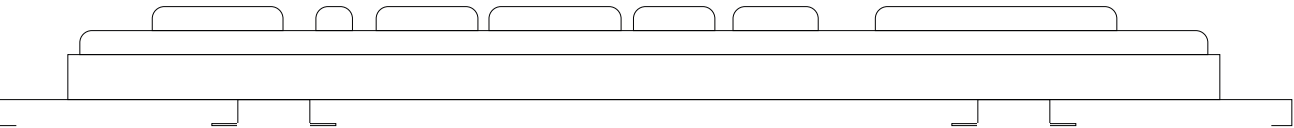


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4 X 10
14 7/8" HEIGHT OF I
27" DISK DIAMETER



C SINGLE-SIDED CABINET SIGN - ILLUMINATED
QTY: ONE (1) Scale: 1/2" = 1'-0"



HAT CHANNEL WITH ACM TOP VIEW DETAIL



CIRCLE K PROPOSED BUILDING

Job Name:



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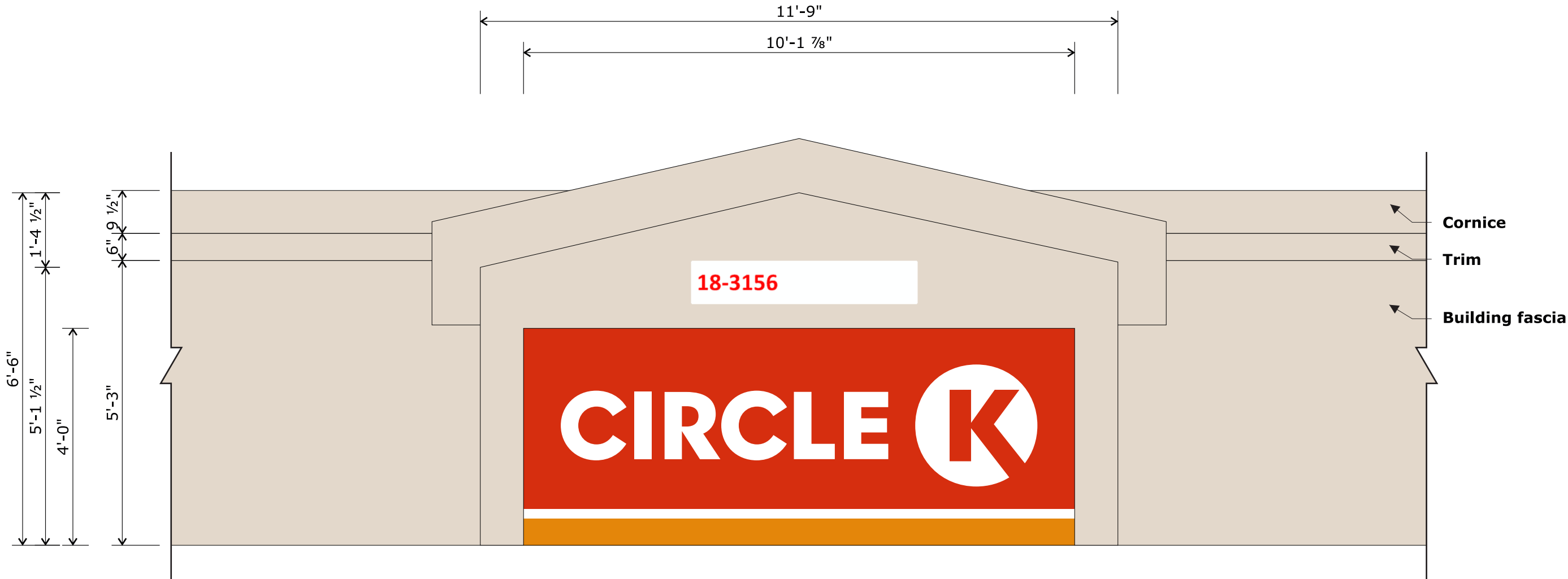
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SIGN PLACEMENT DETAIL

Scale: 1/2" = 1'-0"

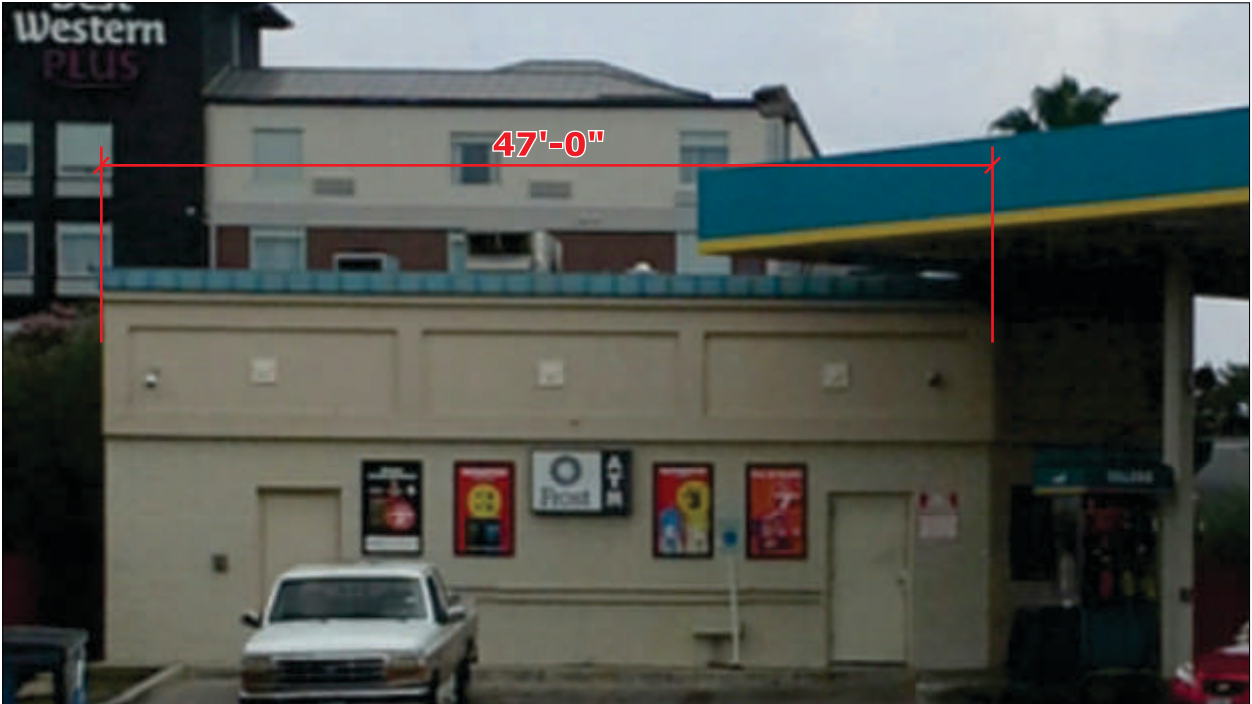
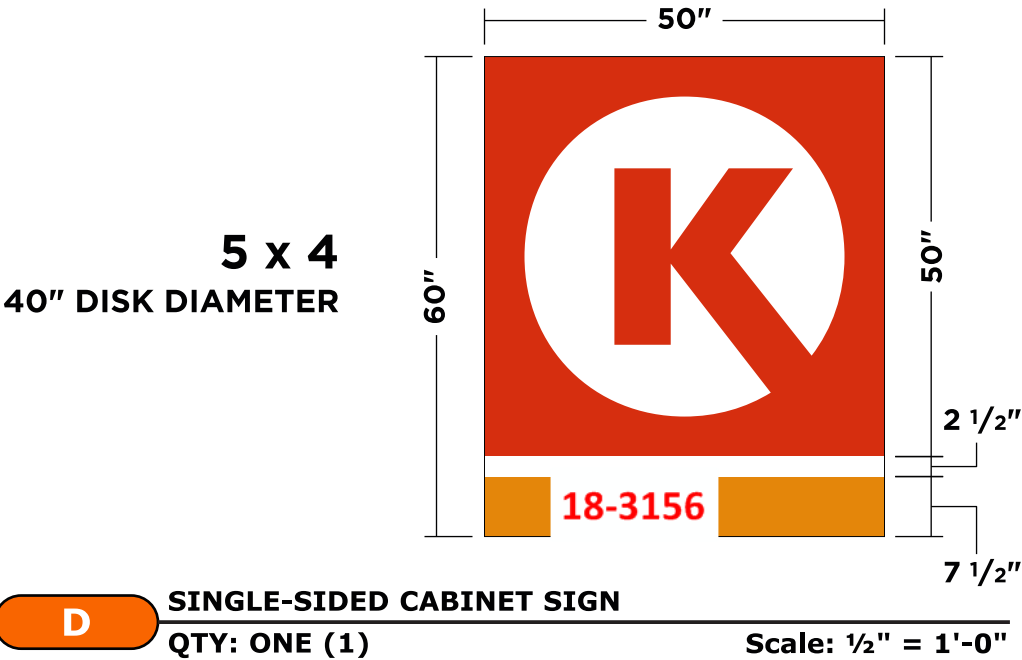


Photo Survey - Existing

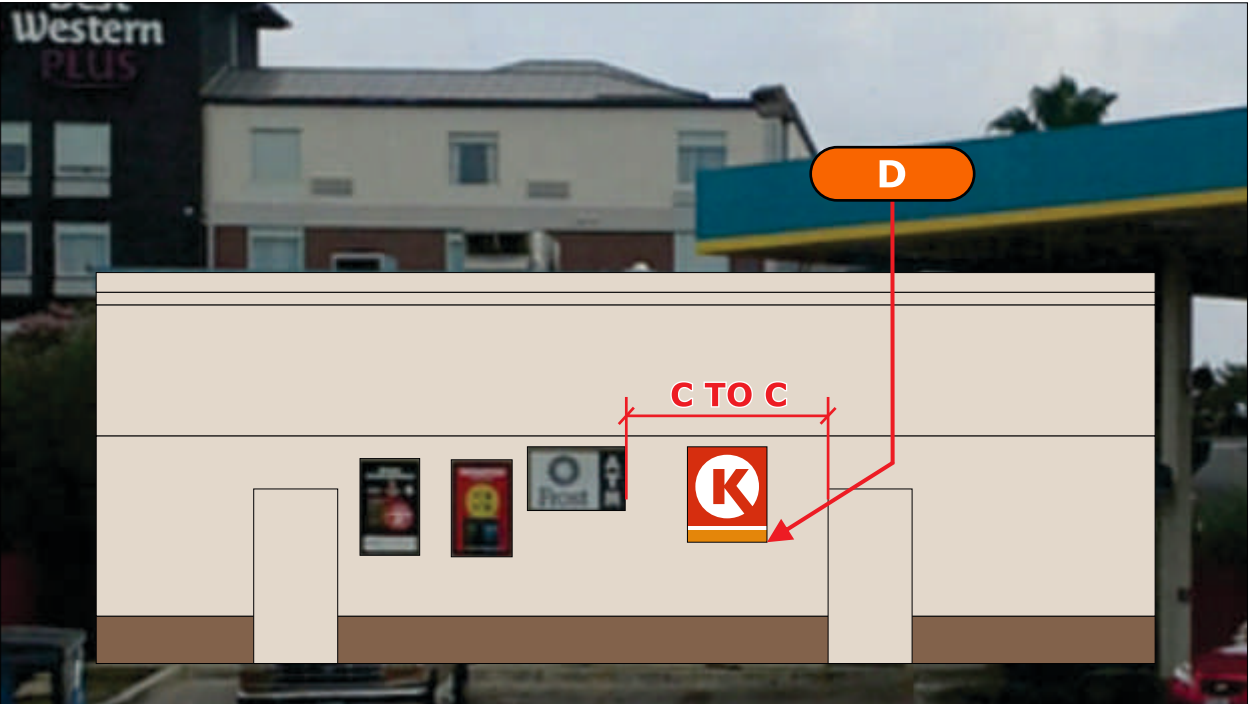


Photo Survey - Proposed

SCOPE OF WORK:

D1	Remove stars.
D2	Paint building SW 7568 Neutral Ground and SW 6088 Nuthatch [30" to grade].
D3	Fabricate and install one (1) new single-sided, internally illuminated building cabinet.

Job Name:



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☒ **Final Drawing**

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EXISTING CONDITIONS



Photo Survey - Existing



Photo Survey - Existing



Photo Survey - Existing

SCOPE OF WORK:

PAINT THE FOLLOWING ITEMS:

- (1) VENT STACK ON TOP OF CANOPY
- (4) LIGHT POLES
- (5) BOLLARDS RED AT STORE
- (2) HORSESHOE BOLLARDS BLUE UNDER CANOPY AND (1_ UNDER FLAGMOUNT
- (0) CURVED BOLLARDS BLUE UNDER CANOPY
- (4) CANOPY COLUMNS

PROVIDE AND INSTALL:

- (4) CANOPY COLUMN DECALS
- (6) DOG EARS
- CSU'S: (2) AT STOREFRONT AND (4) UNDER CANOPY AND (1) AT AIR/VAC AND (1) SMOKER'S OUTPOST
- (1) AIR/VAC DECAL

Job Name:



☐ Proposal Drawing
☒ Final Drawing

Client: Circle K 2464
Location: 1703 N. New Braunfels Ave.
San Antonio, TX 78208
Salesperson: Pete
Prj. Mngr.: Cindy
Date: 07-30-18
Designer: Jocelyn
File Name: 18-0338 Circle K 2464 Reimage Brand
Book R1.cdr
Proposal #: -
Job #: 18-0338

Revisions



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Houston
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713-943-1831

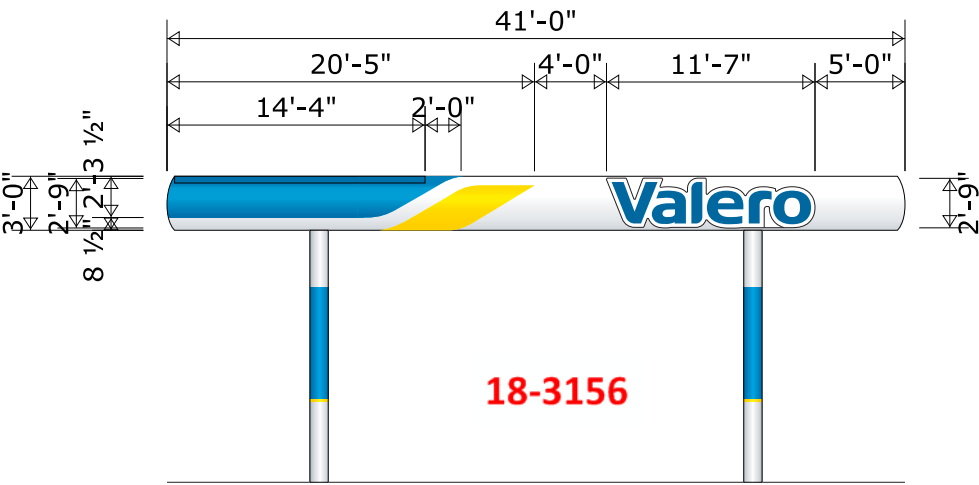
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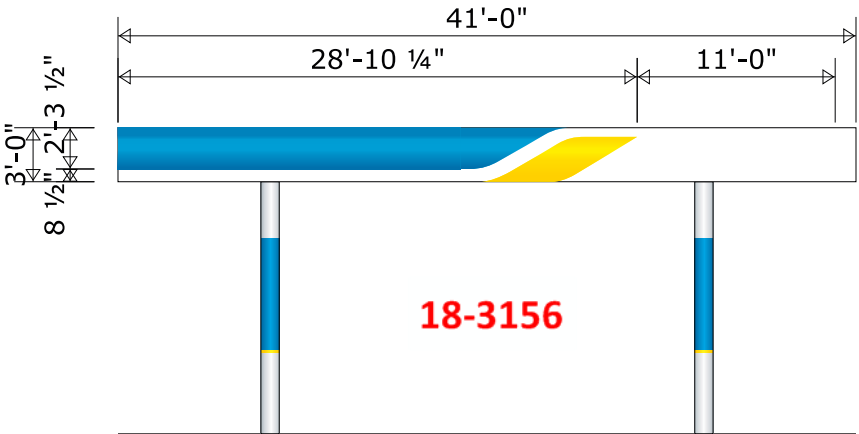
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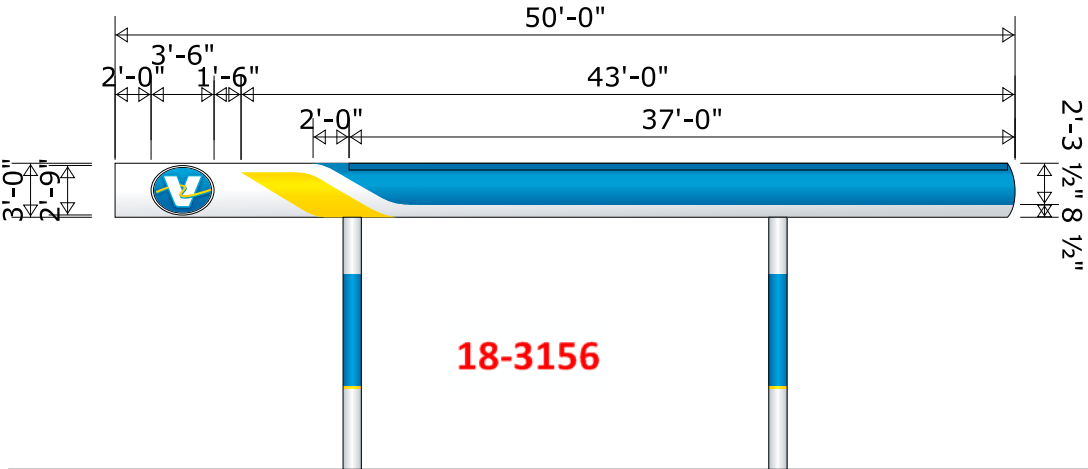
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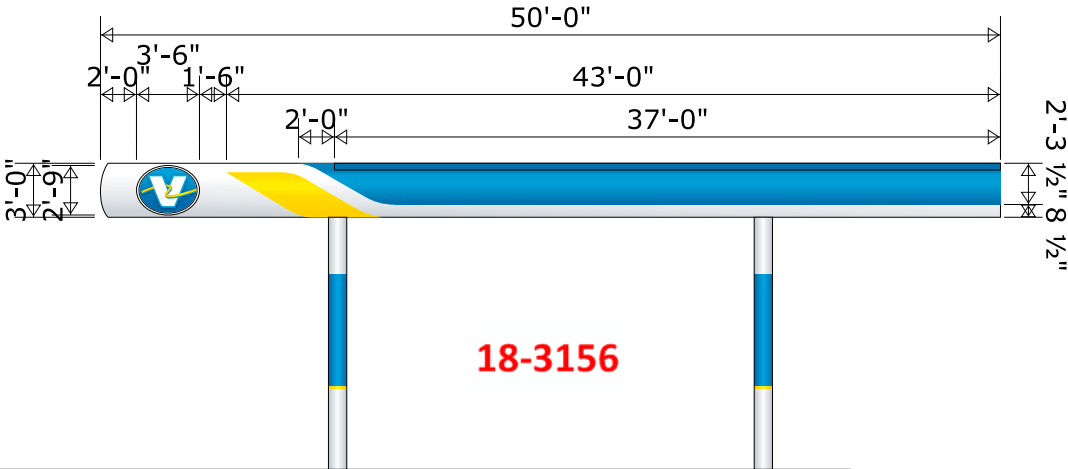
FRONT VIEW



BACK VIEW



LEFT SIDE VIEW

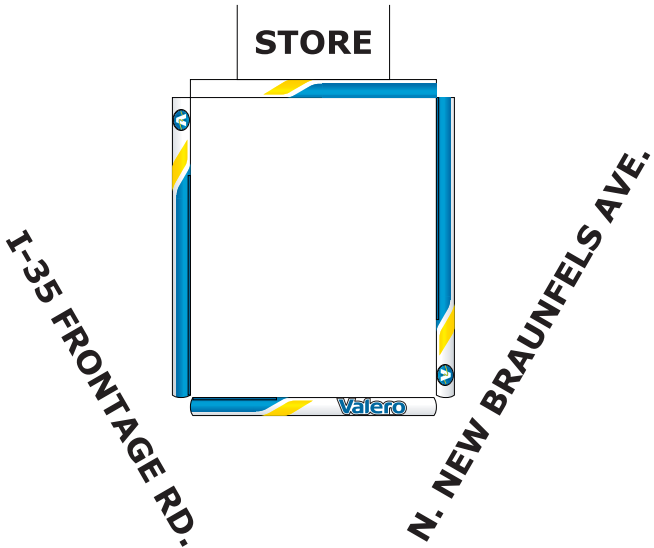


RIGHT SIDE VIEW

Scale: 3/32" = 1'-0"

CANOPY OVERVIEW

Scale: 1/32" = 1'-0"



E

CANOPY

E1	Radius ACM canopy on front, left and right views.
E2	Flat ACM on back view.
E3	All ACM material with digitally printed graphics.
E4	(1) internally illuminated Valero canopy wordmark.
E5	(2) internally illuminated Valero canopy ovals.
E6	(3) LED light bars applied to front, left and right views, align with top of canopy.

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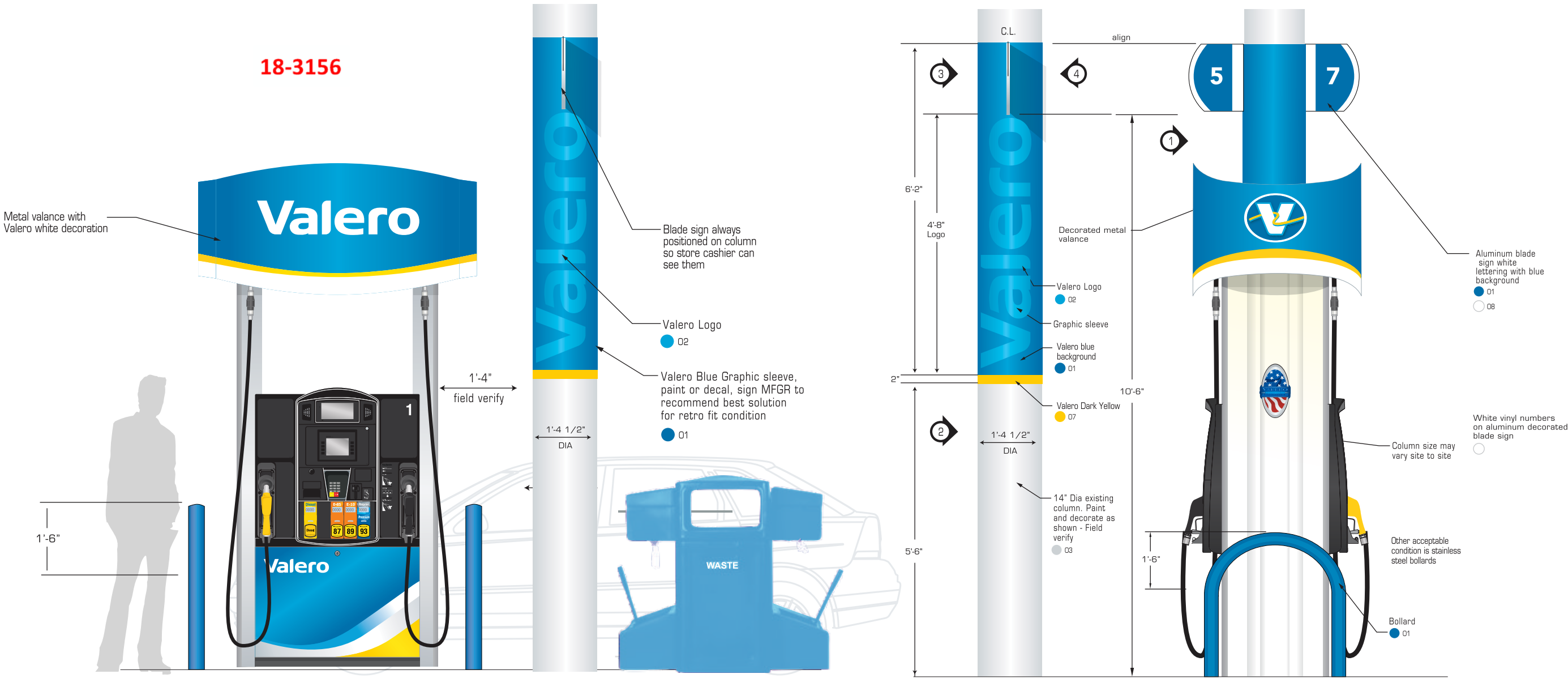
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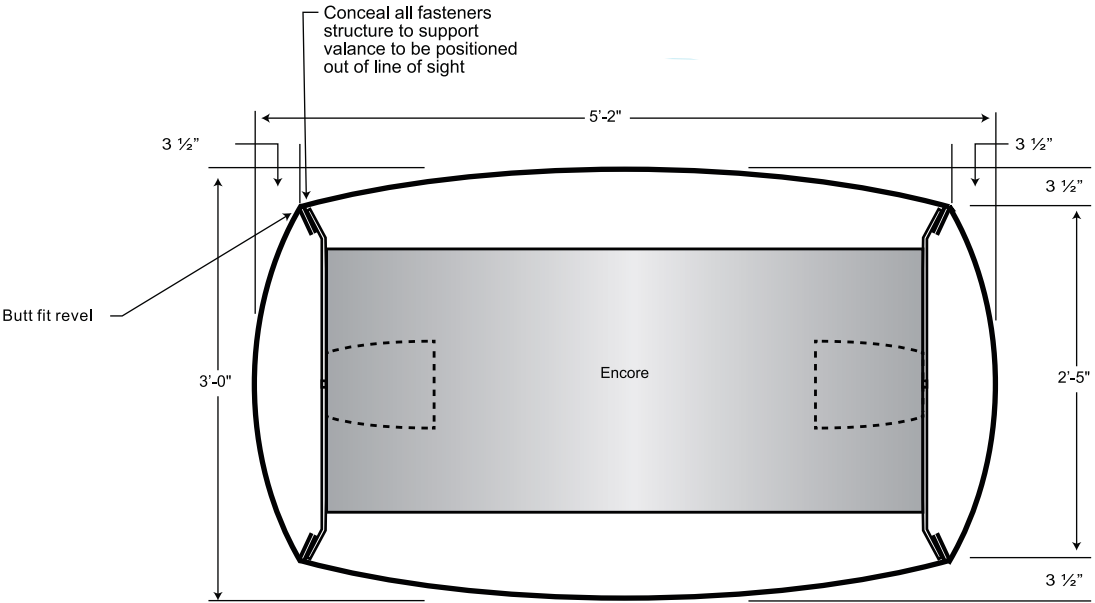
18-3156



Manufacture and install (3) three new pump valances.

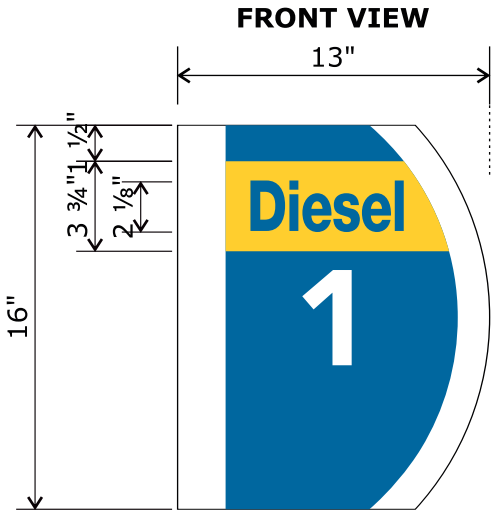
Receive and install (3) three new sets of pump skirts.

18-3156



Plan View of Valance

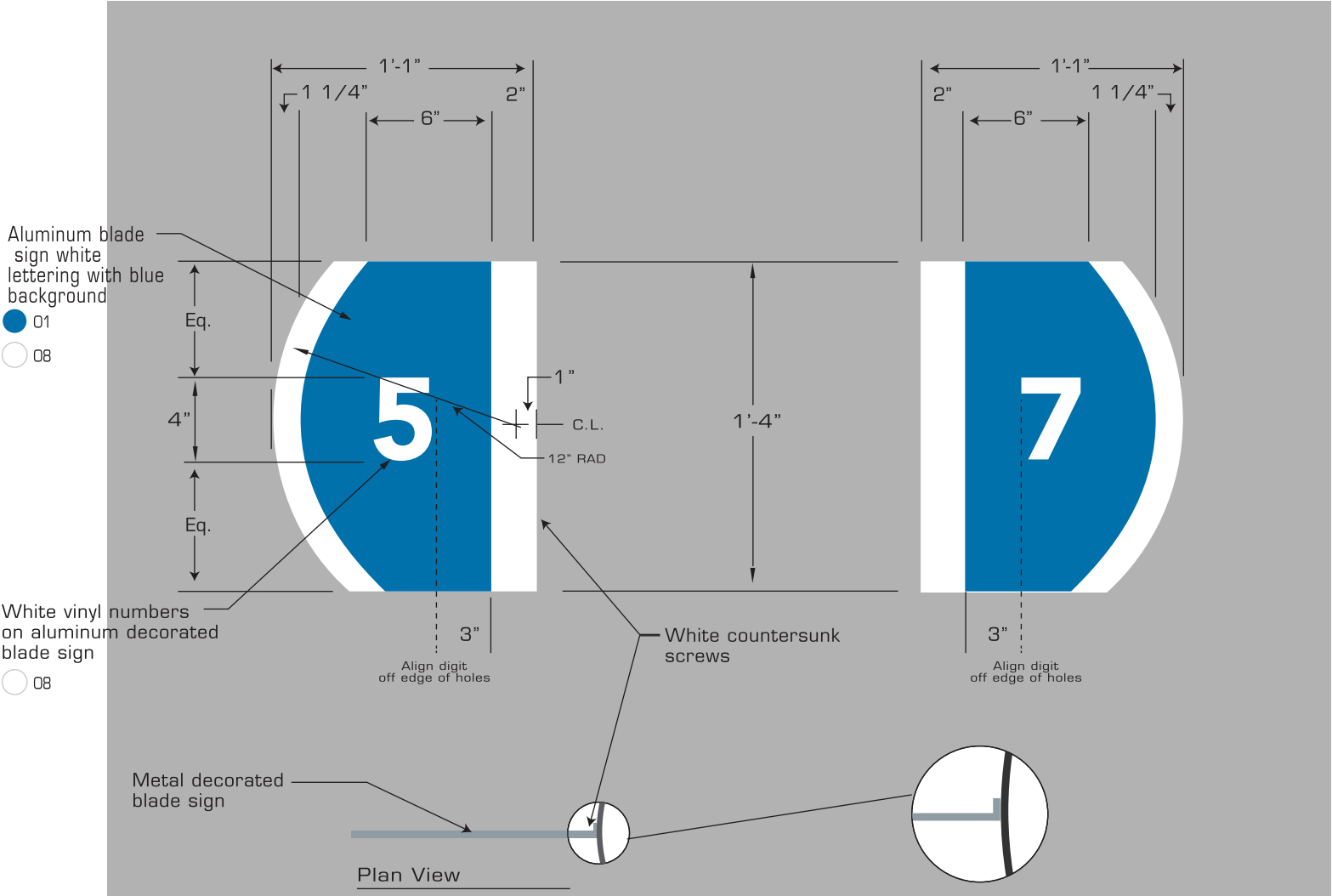
Scale 3/4" = 1'-0" Verify all dimensions prior to fabrication



Scope of Work:
Fabricate and install new non-lit Valero diesel dog ear decals.
Opaque yellow decal with clear "Diesel" weeded out.
To be applied directly to standard Valero dog ears.

07 Valero Yellow
PMS 7406 C

TYPICAL DOUBLE SIDED DOG EAR WITH DIESEL ADDED
QTY: TBD **Scale: 1 1/2" = 1'-0"**



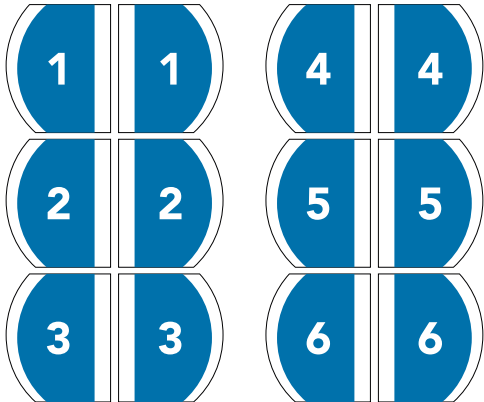
Front Elev

Scale 1 1/2" = 1'-0"

Rear Elev

Scale 1 1/2" = 1'-0"

18-3156



DOG EARS

Scale: 1/2" = 1'-0"

18-3156



COLUMN GRAPHICS

Scale: 1/2" = 1'-0"

Job Name:



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Circle K:		
Sample	Description	Applied to
	Primary Red - PMS 485 3M 3630-33	Building Sign Fascia Carwash
	Primary Red - PMS 485 3M 3630-3540	Building Sign Fascia Column Flags
	Safety Red Sherwin Williams - SW 4081	Building Bollards
	Grays Harbor Sherwin Williams - SW 6236	Canopy Island Base Canopy Bollards
	White	Building Sign Fascia Light Posts
	Green - PMS 355 3M 3630-156 "Vivid Green" Vinyl	Diesel Door Skin CK Pricer (Diesel)
	Blue - PMS 287 3M 3630-157 "Sultan Blue" Vinyl	CK Pricer (Unleaded)
	(SE REGION ONLY) Egret White Sherwin Williams - SW 7570	Buildings 30" above grade to top of fascia
	(ALL REGIONS EXCEPT SE) Neutral Ground Sherwin Williams - SW 7568	Buildings 30" above grade to top of fascia
	Nuthatch Sherwin Williams - SW 6088	Buildings 30" to grade

Valero:

- 01

Valero Blue

PMS 3015 C
Main blue for Valero Signs, Dispenser, fascia, column graphics
- 02

Valero Light Blue

PMS 639 C
Secondary highlight light blue for Valero Signs, Dispenser, fascia, column graphics
- 03

Valero Light Gray

Revised 2.6.18
Benjamin Moore Thundercloud Gray 2124-40
Canopy column paint, column cladding match, bollards, MID poles, MID cabinets and retainers
- 04

Valero Dark Gray

Benjamin Moore 2134-40 match
Paint for curbs
- 05

Valero Gray

PMS 7542 C
Dispenser doors (screen ink to match)
- 06

Valero Light Yellow

PMS 108 C
Accent highlight color in sign, dispenser and fascia
- 07

Valero Yellow

PMS 7406 C
Dominant Yellow for sign, bollard, dispenser, fascia and column
- 08

Valero White

White ACM, White vinyl substrates

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