

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-561
ADDRESS: 601 LABOR
LEGAL DESCRIPTION: NCB 725 BLK 7 LOT 4A 5A
ZONING: C-2NA , H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Issac Ortiz/Economy Signs
OWNER: J Antonio Lopez/Lopez Family Practice
TYPE OF WORK: Signage
APPLICATION RECEIVED: November 5, 2018
60-DAY REVIEW: January 4, 2019
REQUEST:

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

- 1) Install signage featuring 32 square feet at 8 feet in height.
- 2) Repair the sidewalk around the property.

APPLICABLE CITATIONS:

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.

B. HISTORIC SIGNS

- i. *Preservation*—Preserve historic signs, such as ghost signs or other signs characteristic of the building's or district's period of significance, whenever possible.
- ii. *Maintenance*—Repair historic signs and replace historic parts in-kind when deteriorated beyond repair.

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.

F. PROHIBITED SIGNS

- i. An abbreviated list of the types of signs prohibited within San Antonio's historic districts and on historic landmarks is provided below. Refer to UDC Section 35-612(j) and Chapter 28 of the Municipal Code for more detailed information on prohibited signs.
 - Billboards, junior billboards, portable signs, and advertising benches.
 - Pole signs.
 - Revolving signs or signs with a kinetic component.
 - Roof mounted signs, except in the case of a contributing sign.
 - Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign.
 - Moored balloons or other floating signs that are tethered to the ground or to a structure.
 - Any sign which does not identify a business or service within the historic district or historic landmark.
 - Any non-contributing sign which is abandoned or damaged beyond 50 percent of its replacement value, including parts of old or unused signs.
 - Notwithstanding the above, signs designated as a contributing sign or structure by the historic preservation officer shall not be prohibited unless or until such designation is revoked.

G. MULTI-TENANT PROPERTIES

- i. *Signage Plan*—Develop a master signage plan or signage guidelines for the total building or property.
- ii. *Directory signs*—Group required signage in a single directory sign to minimize visual color and promote a unified appearance

FINDINGS:

- a. The structure at 601 Labor is a commercial structure constructed circa 1976 and is located within the Lavaca Historic District. The one-story commercial structure features a mansard roof wrapping around the building between the primary front-facing gable and the tiled first floor elevation.
- b. On a site visit conducted in March 2, 2018, staff found that a metal pole (for a pole sign) had been installed and partial demolition for repairs of the sidewalk surrounding the primary structure had been initiated. While the owner has been generally cooperative and communicative with staff, the applicant that owner had authorized to obtain the necessary approvals to manufacture and install the signage has been unproductive to submit a complete application for review. The application was finally submitted on November 5, 2018. The \$100 signage application fee and the \$500 post-work application fee has not been paid at this time.
- c. **EXISTING SIGNAGE** – The property currently features a cabinet sign featuring approximately 3 feet in height and 8 feet in width (24 square feet) mounted to the front mansard roof. The property also features a temporary vinyl banner sign on the north elevation. Both existing signs features the branding of the current business/owner.
- d. **SIGN LOCATION** – The applicant has proposed to install freestanding wood-post sign at the corner of the lot where the metal pole is currently installed. Staff finds that the proposed location is consistent with the Guidelines for Site Elements 1.C.i. to iv.
- e. **SIGN AREA** – The proposed freestanding sign features 4 feet in height and 8 feet in width (32 square feet). Per the Guidelines for Site Elements 6.1.A.i, each building will be allowed one major and two minor signs and a total requested signage should not exceed 50 square feet. Staff finds that the proposed sign area should be reduced less than 26 square feet to be consistent with the Guidelines.
- f. **SIGN HEIGHT** - The proposed freestanding sign features a total height of 8 feet. Staff finds that the total height

should be reduced to 4 feet.

- g. **SIGN DESIGN AND MATERIALS** – The proposed freestanding sign features a traditional post-and-panel design with wood construction, three colors, legible font, and no additional lighting. Staff finds that the design and materials of the proposed sign is consistent with the Guidelines 1.D.i through iv.
- h. **SIDEWALK REPAIRS** – The applicant has proposed to performed sidewalk repairs to the segments surrounding the structure. Staff finds that in-kind repairs are appropriate if the dimensions, material, and configuration of the new sidewalk matches the existing.

RECOMMENDATION:

Staff recommends approval the proposed signage and sidewalk repairs based on findings b through h with the following stipulations:

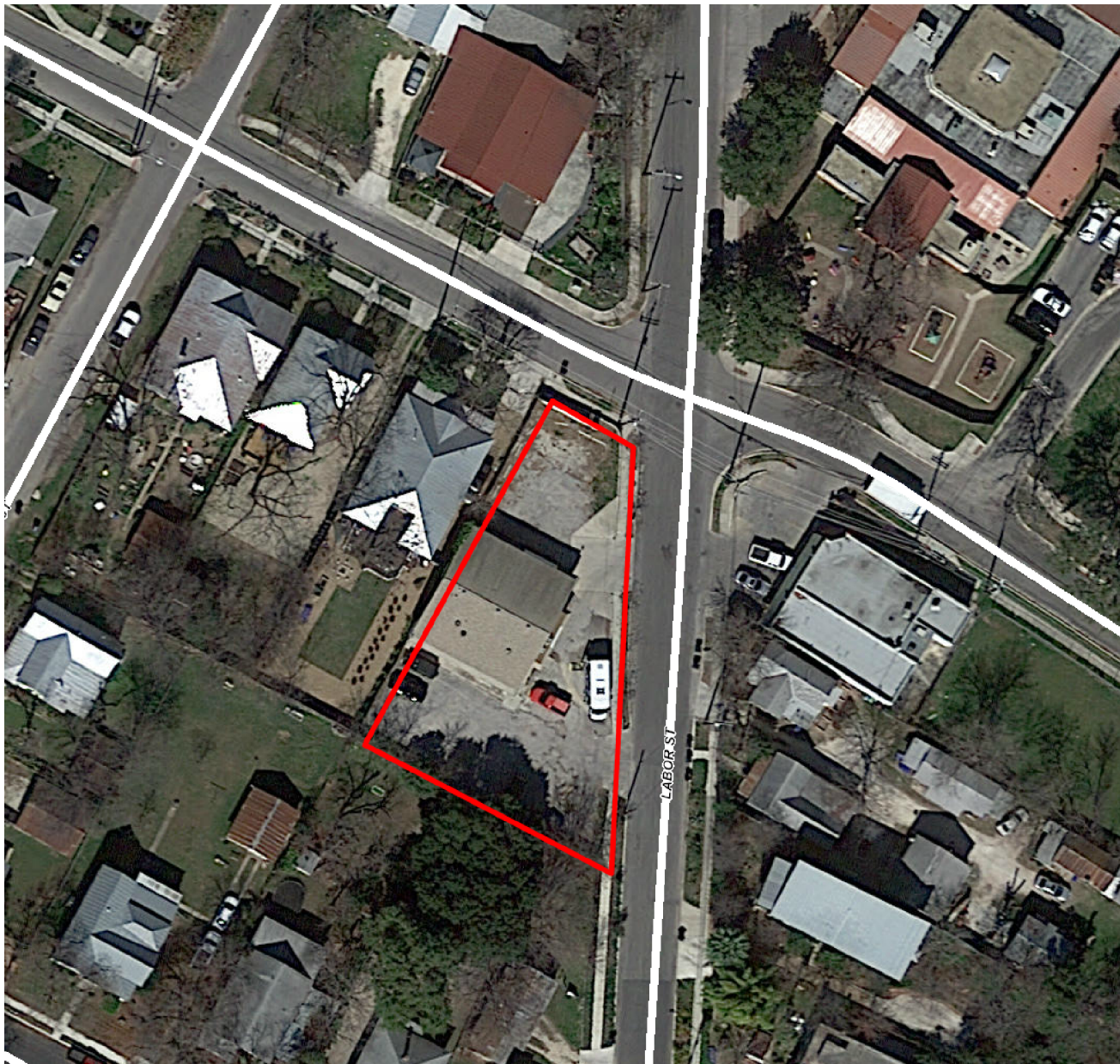
- i. That the overall dimensions of the sign are is reduced to less than 26 square feet.
- ii. That the overall height of the sign is reduced 4 feet.
- iii. That the sidewalk repairs are to match the existing in dimension, material, and configuration

CASE COMMENT:

On a site visit conducted in March 2, 2018, staff found that a metal pole (for a pole sign) had been installed and partial demolition for repairs of the sidewalk surrounding the primary structure had been initiated. While the owner has been generally cooperative and communicative with staff, the applicant that owner had authorized to obtain the necessary approvals to manufacture and install the signage has been unproductive to submit a complete application for review. The application was finally submitted on November 5, 2018. The \$100 signage application fee and the \$500 post-work application fee has not been paid at this time.

CASE MANAGER:

Huy Pham

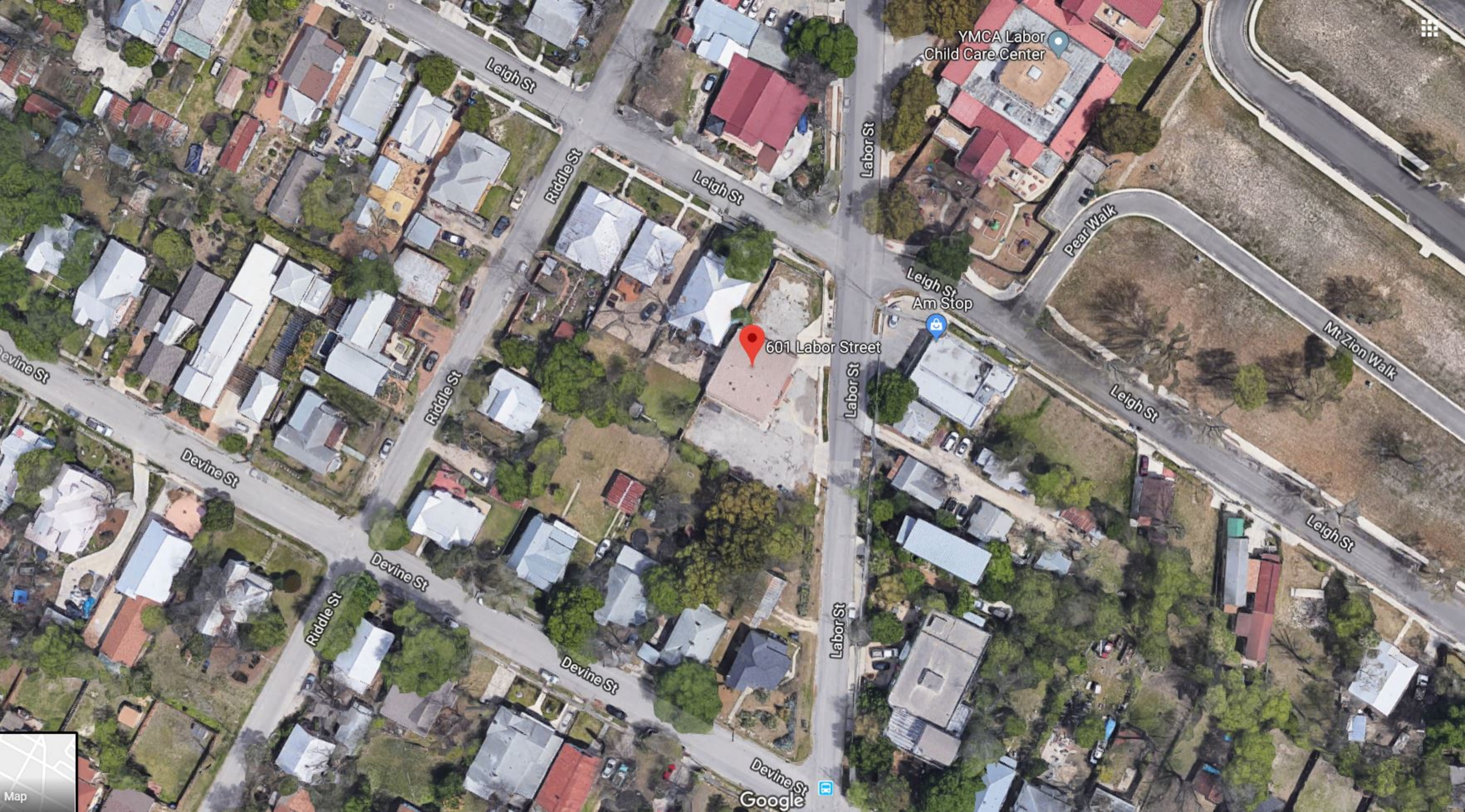


601 Labor

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Labor St

YMCA Labor
Child Care Center

Pear Walk

Mt Zion Walk

Leigh St
Am Stop

601 Labor Street

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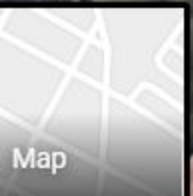
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601 Labor St
San Antonio, Texas

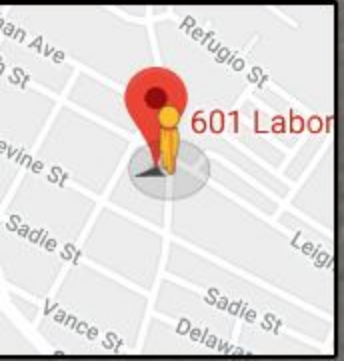
 Google, Inc.

 Street View - Dec 2017



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and left/right arrow buttons for panning.





w: 96" h: 48"

96"



LOPEZ FAMILY CLINIC

J. ANTONIO LOPEZ M.D.

210.921.6088 - 210.534.8895



ECONOMY
SIGNS

JOB : LOPEZ FAMILY CLINIC

Date : 8.22.18

TEL: 210.550.5964

economysigns.sa@gmail.com

Mar 2, 2018 at 9:59:41 AM
414 Leigh St
San Antonio TX 78210
United States



Mar 2, 2018 at 9:59:44 AM
414 Leigh St
San Antonio TX 78210
United States



Mar 2, 2018 at 9:59:52 AM

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San Antonio TX 78210

United States



LOPEZ FAMILY CLINIC

J. Antonio López M.D.

PHONE # 921-6088 & 534-8895

Mar 2, 2018 at 10:00:07 AM
601-645 Labor St
San Antonio TX 78210
United States



Mar 2, 2018 at 10:00:28 AM
601-645 Labor St
San Antonio TX 78210
United States





LOPEZ FAMILY CLINIC
J. Antonio López M.D.
PHONE # 921-6088 & 534-8895

CLINIC
D.
84-8895

601

NO PARKING
IN FRONT
OF THIS BUILDING
OR IN THE
REAR LOT
AT ANY TIME
DURING THE
DAY
OR NIGHT
EXCEPT AS
AUTHORIZED
BY THE
CITY OF
CHICAGO
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