

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-167
ADDRESS: 104 N ST MARYS
LEGAL DESCRIPTION: NCB 116 BLK LOT 2 THRU 9, & W 3.6 FT OF
ZONING: ALLEY D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Aztec Theater
APPLICANT: Samuel Panchevre
OWNER: Samuel Panchevre
TYPE OF WORK: New projecting sign
APPLICATION RECEIVED: March 19, 2019
60-DAY REVIEW: May 18, 2019
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a leasing sign on the historic structure to feature a height of five (5) feet and a width of three (3) feet for an overall size of thirty (30) square feet, including both sides.

APPLICABLE CITATIONS:

Sec. 35-612. - Signs and Billboards.

The intent of this section is to regulate all exterior signs and permanent interior window signs placed for exterior observance; to establish limitations on signs to ensure that they are appropriate to the neighborhood, building or use to which they are appurtenant and are adequate, but not excessive, for their intended purpose as a means of communication without adverse impact on the visual character of the area; to ensure that signs are compatible with their surroundings; to maintain and enhance the aesthetic environment of the City of San Antonio; to improve pedestrian and traffic safety; to minimize the possible adverse affect of signs on nearby public and private property; to avoid visual clutter that is potentially harmful to traffic and pedestrian safety, property values, and community appearance; and to enable the fair and consistent enforcement of these sign regulations. The historic design guidelines are intended to supplement signage and billboard regulations contained in this chapter and chapter 28 of the City Code. The historic design guidelines should be reviewed and applied in conjunction with this chapter and chapter 28 of the City Code, however, in the case of a conflict the more strict regulation or guideline shall control unless a specific exception has been granted by the city council. In an effort to promote both historic preservation and environmental awareness, applicants are encouraged to submit ideas to the office of historic preservation regarding environmentally friendly options that relate to signage proposals.

(f) Allowable Signs Not Included in the Total Signage Area.

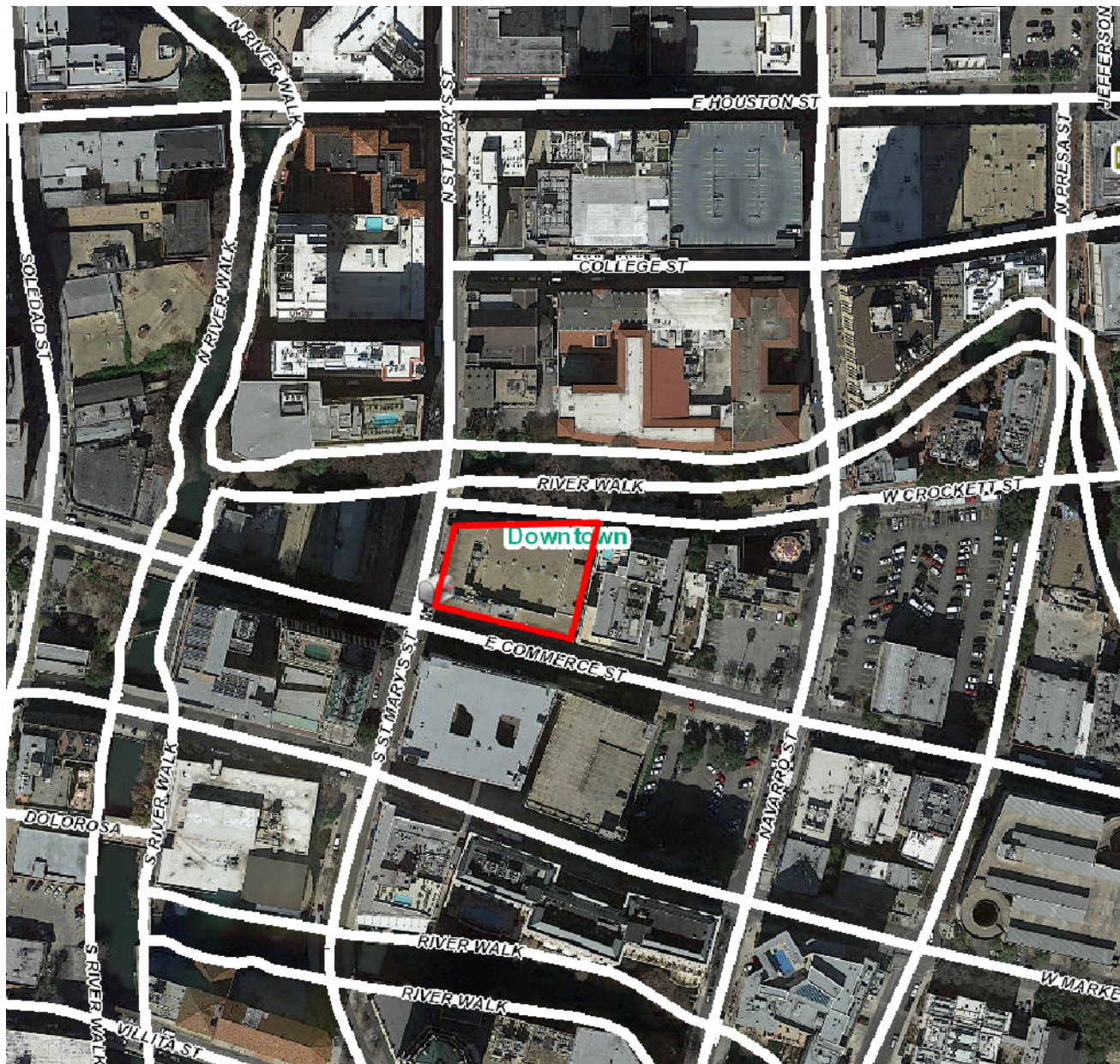
(5) Real estate signs, advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed. The maximum sign area shall be eight (8) square feet.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a leasing sign on the historic structure to feature a height of five (5) feet and a width of three (3) feet for an overall size of thirty (30) square feet, including both sides. The UDC Section 35-612(f)(5) notes that real estate signs are limited to eight (8) square feet in size. The proposed sign is not consistent with the UDC.

RECOMMENDATION:

Staff does not recommend approval based on finding a.



Flex Viewer

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Printed: Mar 27, 2019

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Date: February 27, 2019

Art Office Signs

EST. 1980

Location: 201 E. Commerce
San Antonio

(1) 5x3 Double-Sided Alupanel
w/Brackets @ \$575.00
+ Lift @ \$300.00

Total:
\$875.00

Plus Tax Installed

Art Approval

Signature _____

Date _____

Art Office Signs

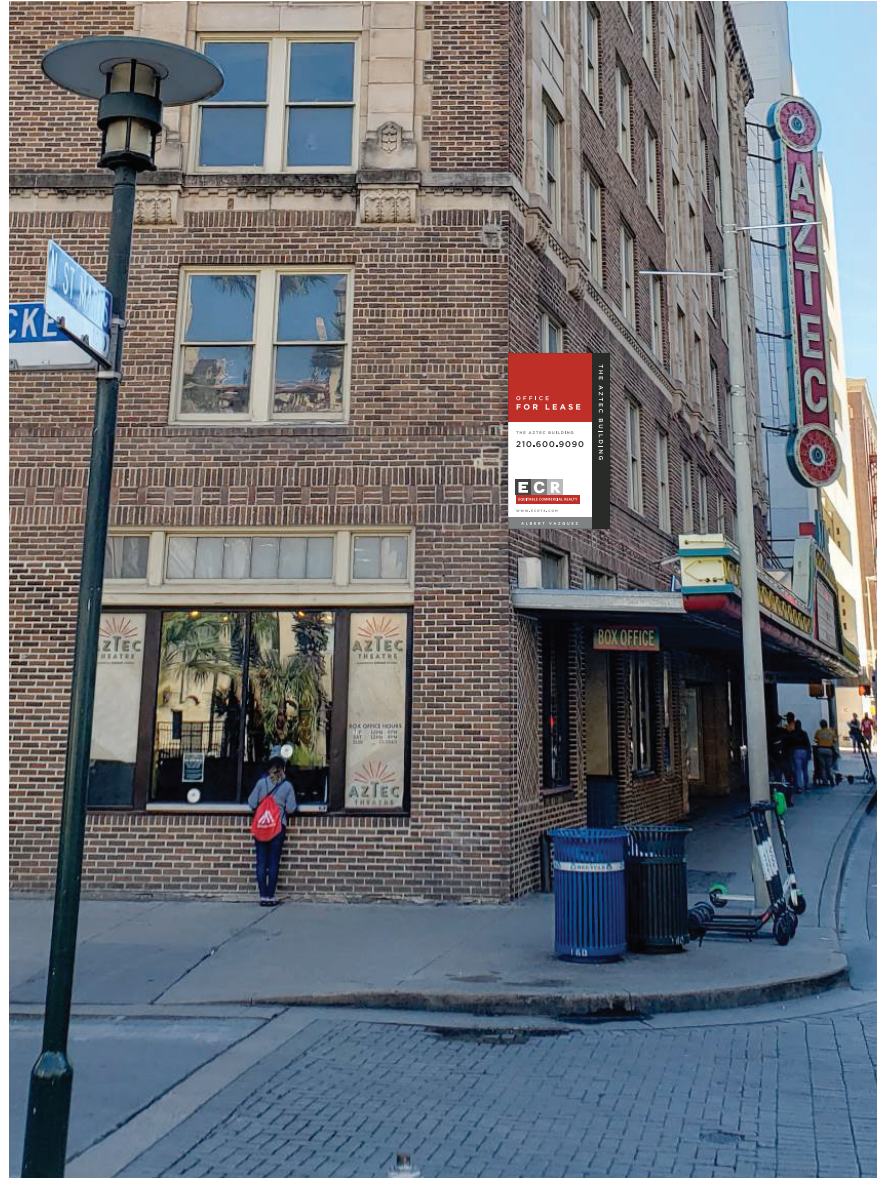
HOUSTON OFFICE:
9406 Montridge Houston, TX 77080
Phone: 713-862-2994 Fax: 713-862-2997

AUSTIN OFFICE:
201 W. 2nd St. Taylor, TX 76574
Phone: 512-365-2010 Fax: 512-365-7210

SAN ANTONIO OFFICE:
5620 Randolph Blvd
San Antonio, Texas 78233
Phone: 210-731-0878

www.artofficesigns.com

Graphic Designer: Shannon Davis



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