

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-361
ADDRESS: 1507 MISSION RD
LEGAL DESCRIPTION: NCB 20 LOT 61 EXCEPT E IRR 20 FT (MELA)
ZONING: IDZ, H, RIO-4
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Miguel Saldana/B&A Architects
OWNER: White Conlee Builders, Ltd
TYPE OF WORK: Signage
APPLICATION RECEIVED: June 21, 2019
60-DAY REVIEW: August 20, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a double sided monument sign at 1507 Mission Road, located within the Mission Historic District and the River Improvement Overlay, District 4.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

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.
Mission Historic District Design Manual, Section 5, Guidelines for Signage

A. GENERAL

- i. Provision* — Signage in the Mission Historic District should adhere to the Historic Design Guidelines unless amended by the following provisions for signage in this section of the Mission Manual.
- ii. Sign types* — Use sign types that are appropriate to the character and context of the area principally along the Mission Historic District Primary Road Corridors. Sign types that are not listed as a preferred type in the table below will be considered on a case by case basis.

C. FREESTANDING SIGNS

- i. Artistic Signs* — Consider using smaller signs, artistic signs, and signs that add to the architectural character of the building they serve. Exceptions to allowed materials, size, lighting, and mounting mechanism noted in this section of the Mission Manual may be considered based on the merit of the design of the artistic sign.
- ii. Post-and-panel and Flag-Mounted Signs* — Post-and-panel and flag-mounted signs are often appropriate for businesses with front lawns or landscape buffers between streetscapes and pedestrian walkways. These types of freestanding signs should feature wood posts and should be distinguished from generic metal pylon signs. Single-post signs should be displayed in a flagmount configuration and should be distinguished from centered pole signs. Both sides of these types of signs will contribute to the overall square footage of signage allotted per property.
- iii. Monument Signs* — Monument signage should have a horizontal orientation to reduce streetscape clutter; although vertical orientations are appropriate within scale to the adjacent building or development. Monumental signs are typically constructed with a base and a signage area attached or suspended perpendicular to base shafts or supports. The base should be constructed or faced with regionally-sourced sandstone or limestone of different shades and colors. The signage area may be fabricated in wood or metal. Lettering may be painted, carved or applied. Do not use suburban-style backlit monument signs or electronic messaging signs within historic contexts that are not historically found in San Antonio's historic districts.
- iv. Monument Sign Area* — For single tenant monument signs, no single sign shall exceed 50 square feet in total area (including structural components of the sign), both sides counted. For example, a single tenant monument sign may be five feet tall and five feet wide. A wider monument sign would require a reduction in overall height. Multi-tenant signs shall not exceed 80 square feet in total area using the same standards above. (see Figure 5.1 and 5.2)
- v. Height* — Freestanding signs should accommodate pedestrians in their height. Sign heights are limited by their types in the table below. Sign height is measured from grade to the highest feature on the entire sign structure.

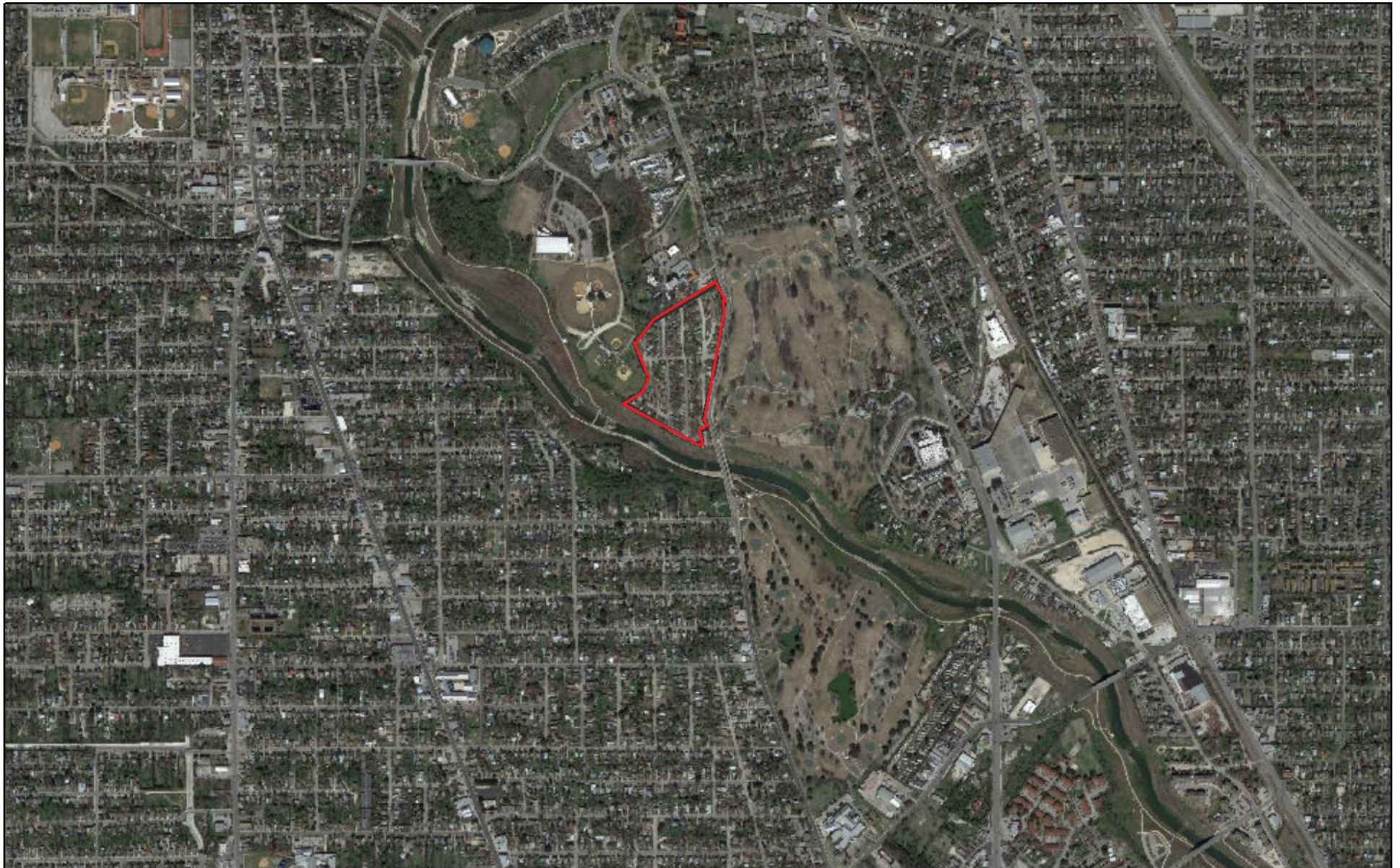
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to install a monument sign at 1507 Mission Road, located within the Mission Historic District and the River Improvement Overlay, District 4.
- b. DESIGN –The applicant has proposed for monument sign to be incorporated into landscaping elements that includes both stone walls, plantings and stacked rubble stone. Staff finds the proposed signage and planter beds to be appropriate in that they relate to the landscaping elements of the site.
- c. SIZE – The applicant has proposed an overall monument panel that features an overall height of 4' – 4" and an overall length of 27' – 4". The proposed signage panel will feature approximately twenty-four (24) feet in length and thirteen (13) inches in height for an overall size of twenty-four (24) square feet, per side. Generally, staff finds the proposed signage to be appropriate in size, including the proposed monument panel and base as they both act as landscaping and site elements.
- d. LIGHTING – The applicant has proposed for indirect lighting to provide a halo effect. The proposed lighting method is appropriate and recommended by the Mission Historic District Design Manual.

RECOMMENDATION:

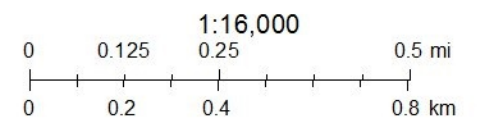
Staff recommends approval as submitted based on findings a through d.

City of San Antonio One Stop



June 28, 2019

— User drawn lines





Theika

1507 Mission Rd

Mission Rd

1st St

C St

B St

A St

MELA Multi-Family Project Signage

June 21, 2019

The submitted application is for review of project signage at its entry.

The Landscape Architect has proposed a stepped planter with elevated landscape walls faced with a stone veneer at the traffic island situated at the main entry of the MELA apartment project. The structure would house plantings of native and hearty plants such as lantana, salvia, sotol, and sage.

The Owner is seeking approval for applying wall-mounted lettering (the second preferred sign type for the Mission Road North corridor per Table 5.1 of the Mission Historic District Design Manual) on the face of the upper tier planter wall. The size of the lettering would be approximately 13" high by 22' long. At these dimensions, the lettering would be approximately 24 sf in area per each side of the planter wall. This would be in keeping with the Monument Sign Area (Section 5.C.iv of the manual) guideline not to exceed 50 sf in total area and be less than 5' tall. As a clear allowable size standard for wall mounted signs is not presented in the design manual (but indicated in Section 5.B.iii), it is our interpretation that the monument size standard could be applied.

The signage lettering would have indirect or concealed light as called for in Section 5.D.i and Photo 5.3 of the design manual.

Digital files for the application submission can be downloaded from:
<https://app.box.com/s/1v5wqpvee9gd569nhjkpwpdzjhpurn1l>

MISSION ESCONDIDA

LETTERING AREA: 24 SQ.FT
HEIGHT: 13"
FONT: 'TREND ROUGH SANS'

This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.

OWNER
WHITE-CONLEY
BUILDERS LTD.

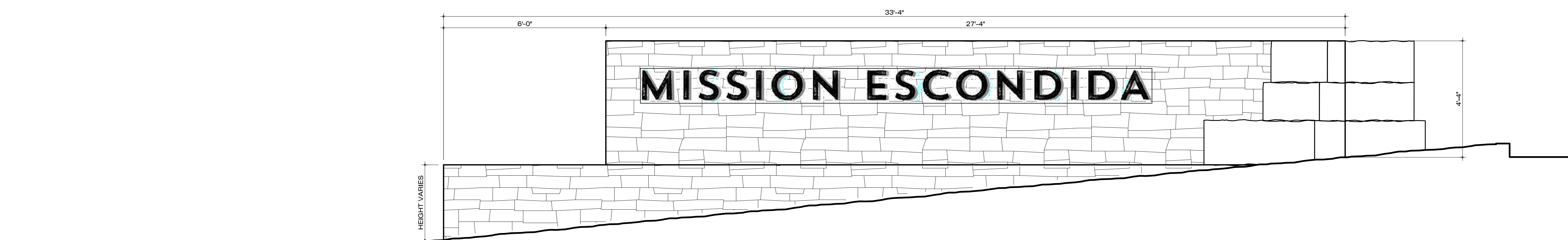

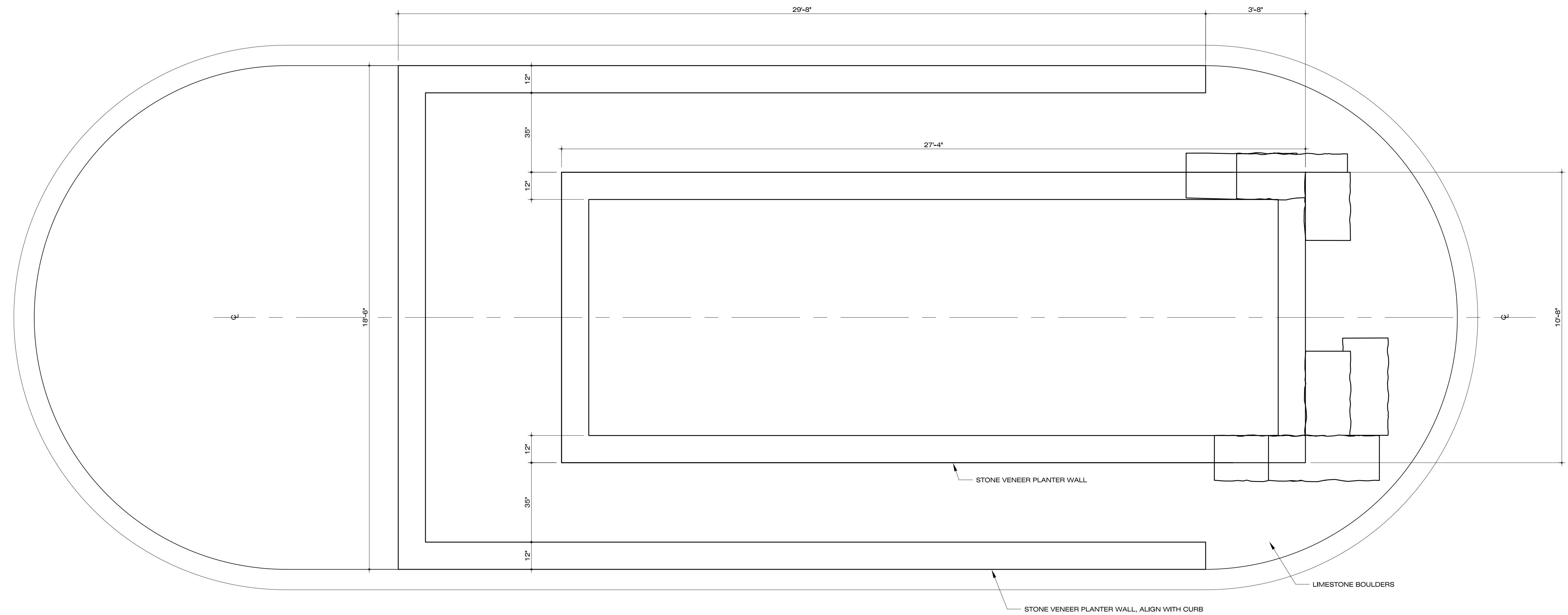
PROJECT
**Mission Escondido
Luxury Apartments**

REVISIONS

Sheet Title:
**LANDSCAPE
CONSTRUCTION
DETAILS AND
NOTES**

L1.0

June 13, 2019



2



AGAVE AMERICANA



PROSTRATE ROSEMARY



YELLOW LANTANA



SOTOL



INDIAN FEATHER GRASS



MEXICAN BUSH SAGE



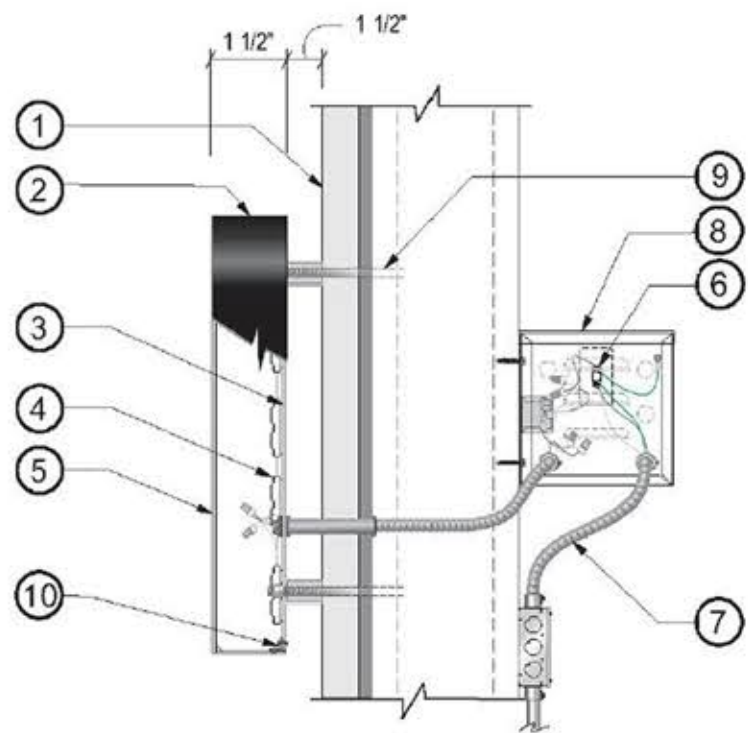
WHALE'S TONGUE AGAVE



RED SALVIA

Specifications: Channel Letters

1. Existing Facade: To be determined
2. 0.063" Aluminum letter returns painted to match Matthews Black
3. 3/16" Clear lexan backs (Interior of sign can painted ultra white for maximum illumination)
4. White LEDs
5. 0.125" Aluminum faces painted to match Matthews Black
6. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
7. Primary electrical feed in UL conduit / customer supplied UL junction box
8. Power Supplies within UL enclosure (removable lid)
9. 1 1/2" Sleeve spacers w/ mounting hardware to suit plm facade
10. 1" x 0.0625" Aluminum angle pop-riveted to backs attached to returns via #8 counter sunk screws (plm returns)



Section @ LED Channel Letter
Scale: N.T.S.



QUARRY BLOCK



SISTERDALE CHOPPED STONE

This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.

OWNER
WHITE-CONLEE BUILDERS LTD.

3611 Paesanos Pkwy, Ste 202
San Antonio, TX 78231

PROJECT
Mission Escondido Luxury Apartments

1515 Mission Road
San Antonio, Texas 78210

REVISIONS

PROJECT NUMBER
2015-081

Drawn By: em
Checked By: jr

Sheet Title:
LANDSCAPE CONSTRUCTION DETAILS AND NOTES

Sheet Number:

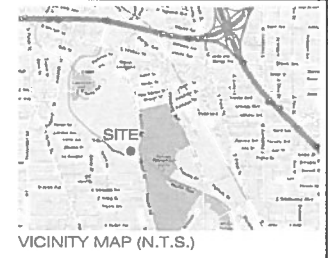
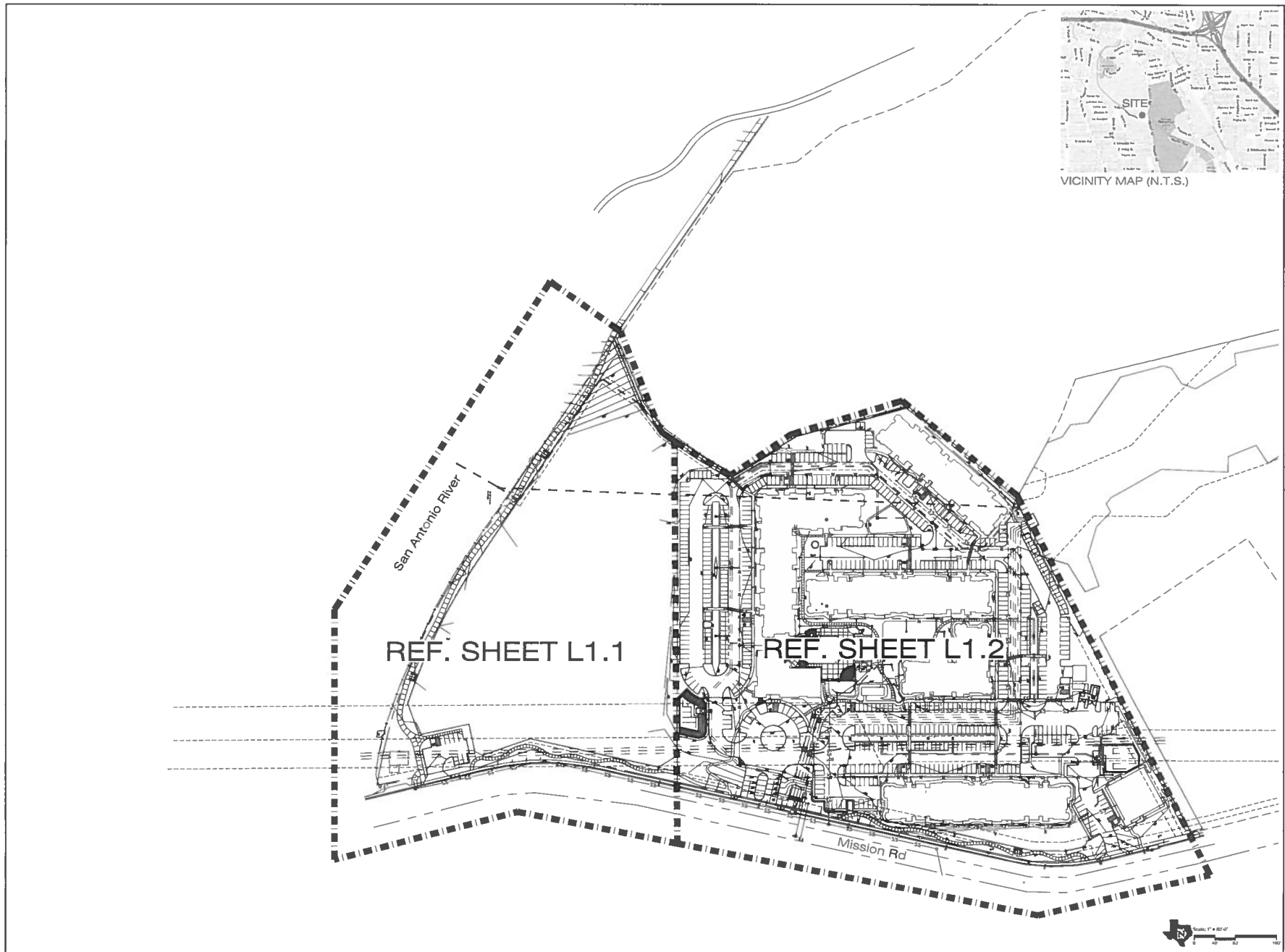
L1.1

Issue Date:

June 13, 2019



ENTRY MONUMENT
SCALE: 1/2" = 1'-0"



HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
1370 Parkview Way, Suite 200
San Antonio, Texas 78210
710.931.8940 info@horizondesign.com



22415
The use of this seal is for the purpose of certifying that the work was done by the seal holder and that the seal holder is a duly qualified and licensed professional in the State of Texas.

OWNER
WHITE-CONLEE BUILDERS LTD.

3611 Paerosos Pkwy, Ste 202
San Antonio, TX 78231

PROJECT
**Mission Escondido
Luxury Apartments**

1515 Mission Road
San Antonio, Texas 78210

REVISIONS

PROJECT NUMBER
2015-081

Drawn By: *mr*
Checked By: *jr*

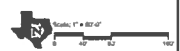
Sheet Title
**OVERALL
LANDSCAPE
CONSTRUCTION
PLAN**

Sheet Number:

L1.0

Issue Date:

February 26, 2018

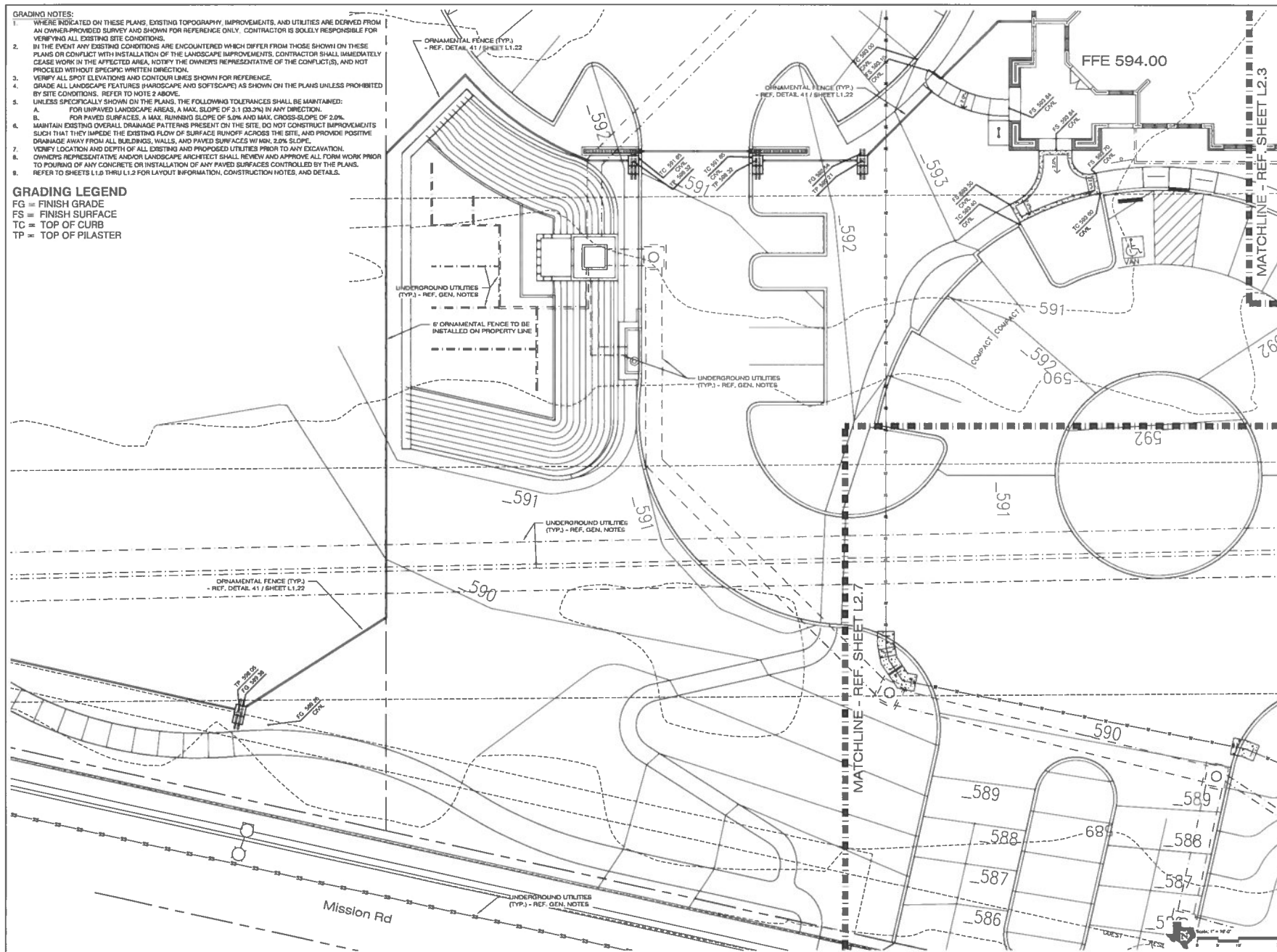


GRADING NOTES:

- WHERE INDICATED ON THESE PLANS, EXISTING TOPOGRAPHY, IMPROVEMENTS, AND UTILITIES ARE DERIVED FROM AN OWNER-PROVIDED SURVEY AND SHOWN FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS.
- IN THE EVENT ANY EXISTING CONDITIONS ARE ENCOUNTERED WHICH DIFFER FROM THOSE SHOWN ON THESE PLANS OR CONFLICT WITH INSTALLATION OF THE LANDSCAPE IMPROVEMENTS, CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, NOTIFY THE OWNER'S REPRESENTATIVE OF THE CONFLICT(S), AND NOT PROCEED WITHOUT SPECIFIC WRITTEN DIRECTION.
- VERIFY ALL SPOT ELEVATIONS AND CONTOUR LINES SHOWN FOR REFERENCE.
- GRADE ALL LANDSCAPE FEATURES (HARDSCAPE AND SOFTSCAPE) AS SHOWN ON THE PLANS UNLESS PROHIBITED BY SITE CONDITIONS. REFER TO NOTE 2 ABOVE.
- UNLESS SPECIFICALLY SHOWN ON THE PLANS, THE FOLLOWING TOLERANCES SHALL BE MAINTAINED:
A. FOR UNPAVED LANDSCAPE AREAS, A MAX. SLOPE OF 3:1 (33.3%) IN ANY DIRECTION.
B. FOR PAVED SURFACES, A MAX. RUNNING SLOPE OF 5.0% AND MAX. CROSS-SLOPE OF 2.0%.
- MAINTAIN EXISTING OVERALL DRAINAGE PATTERNS PRESENT ON THE SITE. DO NOT CONSTRUCT IMPROVEMENTS SUCH THAT THEY IMPED THE EXISTING FLOW OF SURFACE RUNOFF ACROSS THE SITE, AND PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, AND PAVED SURFACES WITH MIN. 2.0% SLOPE.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION.
- OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FORM WORK PRIOR TO POURING OF ANY CONCRETE OR INSTALLATION OF ANY PAVED SURFACES CONTROLLED BY THE PLANS.
- REFER TO SHEETS L1.0 THRU L1.2 FOR LAYOUT INFORMATION, CONSTRUCTION NOTES, AND DETAILS.

GRADING LEGEND

FG = FINISH GRADE
FS = FINISH SURFACE
TC = TOP OF CURB
TP = TOP OF PILASTER



HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
1120 Piedmont Way, Suite 200
San Antonio, Texas 78211
781-811-8164 hdesign@horizondesign.com



22615

The seal of the Engineer is a symbol of the profession and a mark of distinction. It is a symbol of the trust and confidence that the public places in the Engineer. It is a symbol of the high standards of the profession and the high standards of the Engineer. It is a symbol of the honor and integrity of the profession and the honor and integrity of the Engineer. It is a symbol of the service to the public and the service to the community. It is a symbol of the dedication to the profession and the dedication to the community. It is a symbol of the commitment to the public and the commitment to the community. It is a symbol of the responsibility to the public and the responsibility to the community. It is a symbol of the honor and integrity of the profession and the honor and integrity of the Engineer. It is a symbol of the service to the public and the service to the community. It is a symbol of the dedication to the profession and the dedication to the community. It is a symbol of the commitment to the public and the commitment to the community. It is a symbol of the responsibility to the public and the responsibility to the community.

OWNER
WHITE-CONLEE
BUILDERS LTD.

3611 Paesanos Pkwy, Ste 202
San Antonio, TX 78211

PROJECT
Mission Escondido
Luxury Apartments

1515 Mission Road
San Antonio, Texas 78210

REVISIONS

PROJECT NUMBER
2015-081

Drawn By: mr
Checked By: jr

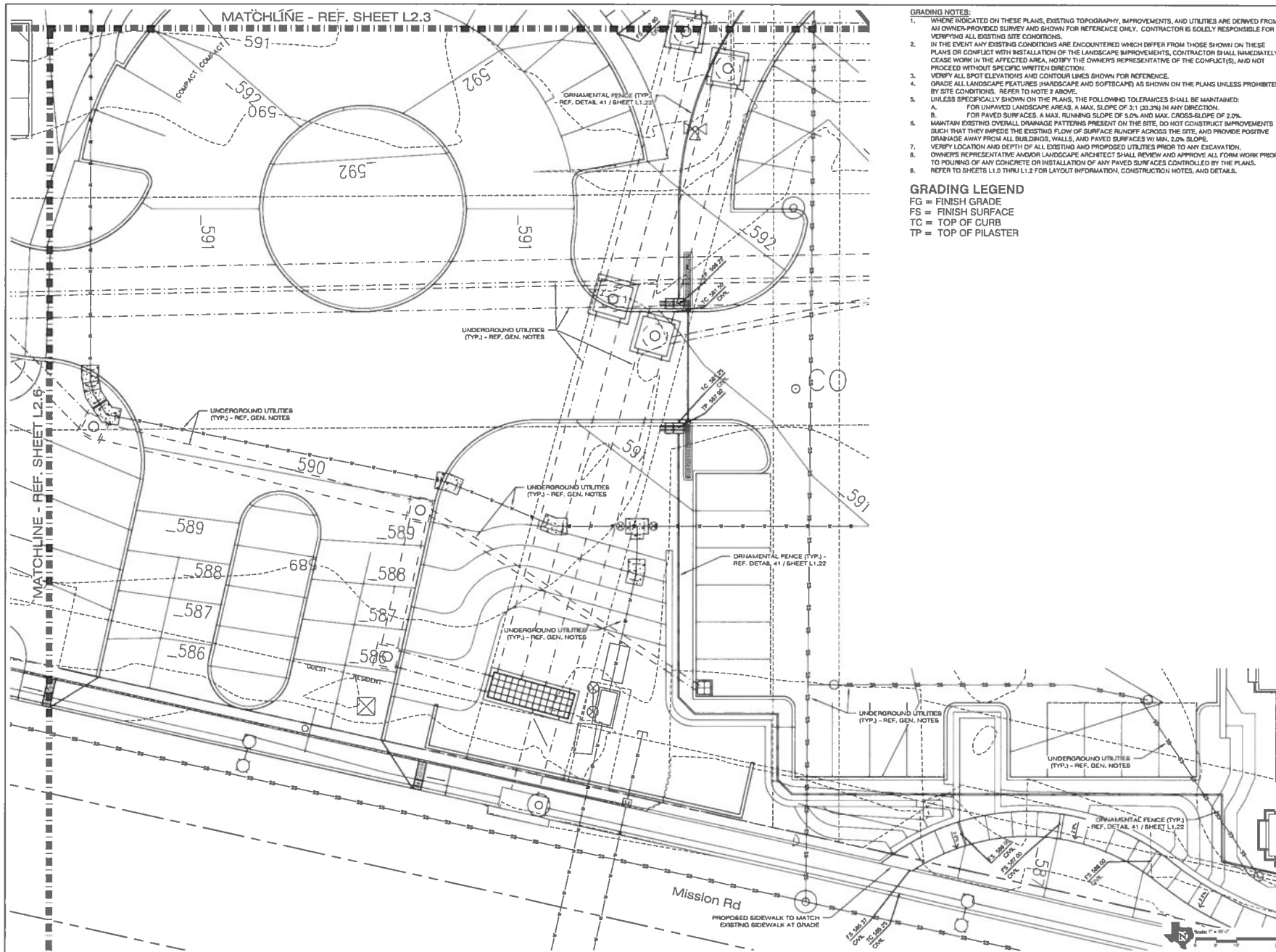
Sheet Title:
ENLARGED
LANDSCAPE
GRADING PLAN

Sheet Number:

L2.6

Issue Date:

February 26, 2018



GRADING NOTES:

- WHERE INDICATED ON THESE PLANS, EXISTING TOPOGRAPHY, IMPROVEMENTS, AND UTILITIES ARE DERIVED FROM AN OWNER-PROVIDED SURVEY AND SHOWN FOR REFERENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING SITE CONDITIONS.
- IN THE EVENT ANY EXISTING CONDITIONS ARE ENCOUNTERED WHICH DIFFER FROM THOSE SHOWN ON THESE PLANS OR CONFLICT WITH INSTALLATION OF THE LANDSCAPE IMPROVEMENTS, CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, NOTIFY THE OWNER'S REPRESENTATIVE OF THE CONFLICT(S), AND NOT PROCEED WITHOUT SPECIFIC WRITTEN DIRECTION.
- VERIFY ALL SPOT ELEVATIONS AND CONTOUR LINES SHOWN FOR REFERENCE.
- GRADE ALL LANDSCAPE FEATURES (HARDSCAPE AND SOFTSCAPE) AS SHOWN ON THE PLANS UNLESS PROHIBITED BY SITE CONDITIONS. REFER TO NOTE 2 ABOVE.
- UNLESS SPECIFICALLY SHOWN ON THE PLANS, THE FOLLOWING TOLERANCES SHALL BE MAINTAINED:
 - FOR UNPAVED LANDSCAPE AREAS, A MAX. SLOPE OF 3:1 (33.3%) IN ANY DIRECTION.
 - FOR PAVED SURFACES, A MAX. RUNNING SLOPE OF 5.0% AND MAX. CROSS-SLOPE OF 2.0%.
- MAINTAIN EXISTING OVERALL DRAINAGE PATTERNS PRESENT ON THE SITE. DO NOT CONSTRUCT IMPROVEMENTS SUCH THAT THEY IMPEDS THE EXISTING FLOW OF SURFACE RUNOFF ACROSS THE SITE, AND PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, WALLS, AND PAVED SURFACES WITH MIN. 2.0% SLOPE.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION.
- OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE ALL FORM WORK PRIOR TO POURING OF ANY CONCRETE OR INSTALLATION OF ANY PAVED SURFACES CONTROLLED BY THE PLANS.
- REFER TO SHEETS L1.0 THRU L1.2 FOR LAYOUT INFORMATION, CONSTRUCTION NOTES, AND DETAILS.

GRADING LEGEND

FG = FINISH GRADE
 FS = FINISH SURFACE
 TC = TOP OF CURB
 TP = TOP OF PILASTER

HORIZON
 DESIGN AND DEVELOPMENT
 PLANNING, LANDSCAPE ARCHITECTURE
 DEVELOPMENT CONSULTING
 1120 Piedras Blancas, Suite 200
 San Antonio, Texas 78211
 781.811.8764 info@horizondesign.com



22618
 The use of this license to
 create documents for the
 modification of the
 original (16" x 24") and
 with the registration of the
 files and final time of the
 Texas State Architectural
 Council. "I am an archi-
 tectural professional and I
 declare that this is a true
 and correct copy of the
 original as submitted."
 registered with the profession.

OWNER
WHITE-CONLEE
BUILDERS LTD.

3611 Paesanos Pkwy, Ste 202
 San Antonio, TX 78231

PROJECT
Mission Escondido
Luxury Apartments

1515 Mission Road
 San Antonio, Texas 78210
REVISIONS

PROJECT NUMBER
 2015-081

Drawn By: mr
Checked By: jr

Sheet Title:
ENLARGED
LANDSCAPE
GRADING PLAN

Sheet Number:

L2.7

Issue Date:
 February 26, 2018

























