

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-432
ADDRESS: 510 BELKNAP PLACE
303 W FRENCH PL
211 W FRENCH PL
LEGAL DESCRIPTION: NCB 1862 BLK 4 LOT 25 CHRIST EPISCOPAL CHURCH
ZONING: R-4,H,HS
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
LANDMARK: Christ Episcopal Church
APPLICANT: Cathy Song/ACM Hub LLC dba Titan Sign Company
OWNER: Gretchen Duggan/CHRIST EPISCOPAL CHURCH
TYPE OF WORK: Signage
APPLICATION RECEIVED: September 18, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for a master campus signage package for the Christ Episcopal Church site. All signs are to be indirectly lit by an external source. Overall, the requested signage totals approximately 126 square feet. The signage includes:

1. One freestanding wayfinding sign in the parking lot to read "Office" measuring 1'-3" in height with a total sign area of 2.3 square feet.
2. Six (6) freestanding building name signs located at the front entrance of each building. The submitted drawings indicate a height of 13'-7" for each for a total sign area of 3.6 square feet per sign, totaling 21.6 square feet.
3. Seven (7) freestanding wayfinding signs to be located across the campus, which include building names and arrows to their locations. The signs will be 2'-8" in height with a total sign area of 8.8 square feet per sign, totaling 61.6 square feet.
4. Three (3) wall signs affixed to the Family Ministry Center, including a campus map. The map will measure a total of 5.4 square feet, with the additional wall signs with wayfinding information totaling approximately 2 square feet, for a total of 9.4 square feet.
5. Eight (8) freestanding visitor parking signs located around the perimeter of the property, each measuring 1'-2" in height with a total sign area of 3.6 square feet, totaling 28.8 square feet.
6. One (1) wall sign to read "Office" totaling 2.3 square feet.

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.

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 clutter and promote a unified appearance.

3. Projecting and Wall-Mounted Signs

A. GENERAL

i. *Mounting devices*—Construct sign frames and panels that will be used to 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.

B. PROJECTING SIGNS

- i. *Placement*—Mount projecting signs perpendicularly to a building or column while allowing eight feet of overhead clearance above public walkways.
- ii. *Public right-of-way*—Limit the extension of projecting signs from the building facade into the public right-of-way for a maximum distance of eight feet or a distance equal to two-thirds the width of the abutting sidewalk, whichever distance is greater.
- iii. *Area*—Projecting signs should be scaled appropriately in response to the building façade and number of tenants.

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.

4. Freestanding Signs

A. GENERAL

- i. *Appropriate usage*—Freestanding signs are most appropriate in locations where building forms are set back from the street, such as in areas where historic residences have been adapted for office or retail uses, or in commercial districts where they may be used to identify parking areas or other accessory uses.
- ii. *Placement*—Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway.
- iii. *Number*—Limit the number of freestanding signs per platted lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage.
- iv. *Monument signs*—Do not use —suburban-style monument signs or electronic messaging signs not historically found in San Antonio’s historic districts.

B. DESIGN

- i. *Height*—Limit the height of freestanding signs to no more than six feet.
- ii. *Area*—The size of new signs should be appropriate within the historic context, and should not exceed 25 square feet on either side, for a total of 50 square feet. Appropriate size shall be determined by considering historic precedent, sign patterns within historic districts, and conditions specific to individual properties.
- iii. *Structural supports*—Use subtle structural elements (in terms of their scale and mass) with historically compatible materials to support a freestanding sign.

FINDINGS:

- a. The property located at 510 Belknap Place, 303 W French Pl, and 211 W French Pl is the site of Christ Episcopal Church and campus. The property includes several historic structures, including the church constructed circa 1907. The site expanded in 2017 with the addition of several new structures and site elements towards the eastern portion of the property. The site is designated as an individual local landmark with several structures contributing to the Monte Vista Historic District. The applicant is requesting approval of a master signage plan for the campus.
- b. DESIGN – The submitted signage is uniform in color, shape, fonts, and overall design, with each sign featuring a dark blue background, gold accents. Some signs feature the church’s logo above the text. According to the Historic Design Guidelines, the number of colors used on a sign should be limited to three, preferably with a dark background with light lettering to make signs more legible. Regarding structural support elements for freestanding signs, subtle structural elements (in terms of their scale and mass) with historically compatible materials should be used to support a freestanding sign. Staff finds the overall design of the signs appropriate.
- c. LOCATION: FREESTANDING SIGNS – Due to the size of the campus and its numerous buildings with different functions, the applicant has requested both freestanding wayfinding and building name signs to be located at multiple points on the campus. According to the Historic Design Guidelines, Place freestanding signs near the public right-of-way where they are clearly visible to passing pedestrians and motorists, a minimum of five feet from the street right-of-way and ten feet from all interior side lot lines. No freestanding sign should be placed in a manner that obstructs the pedestrian walkway. Limit the number of freestanding signs per platted

lot to one, unless the lot fronts more than one street, in which case, one sign is allowed on each street on which the lot has frontage. While the site has multiple street frontages, staff finds the amount of requested “Visitor Parking” signs inappropriate. Staff recommends that these signs be reduced in number to a maximum of three (3) total. Staff finds the locations and number of freestanding building name signs and directional signs, which are primarily located on the interior of the lot, to be appropriate.

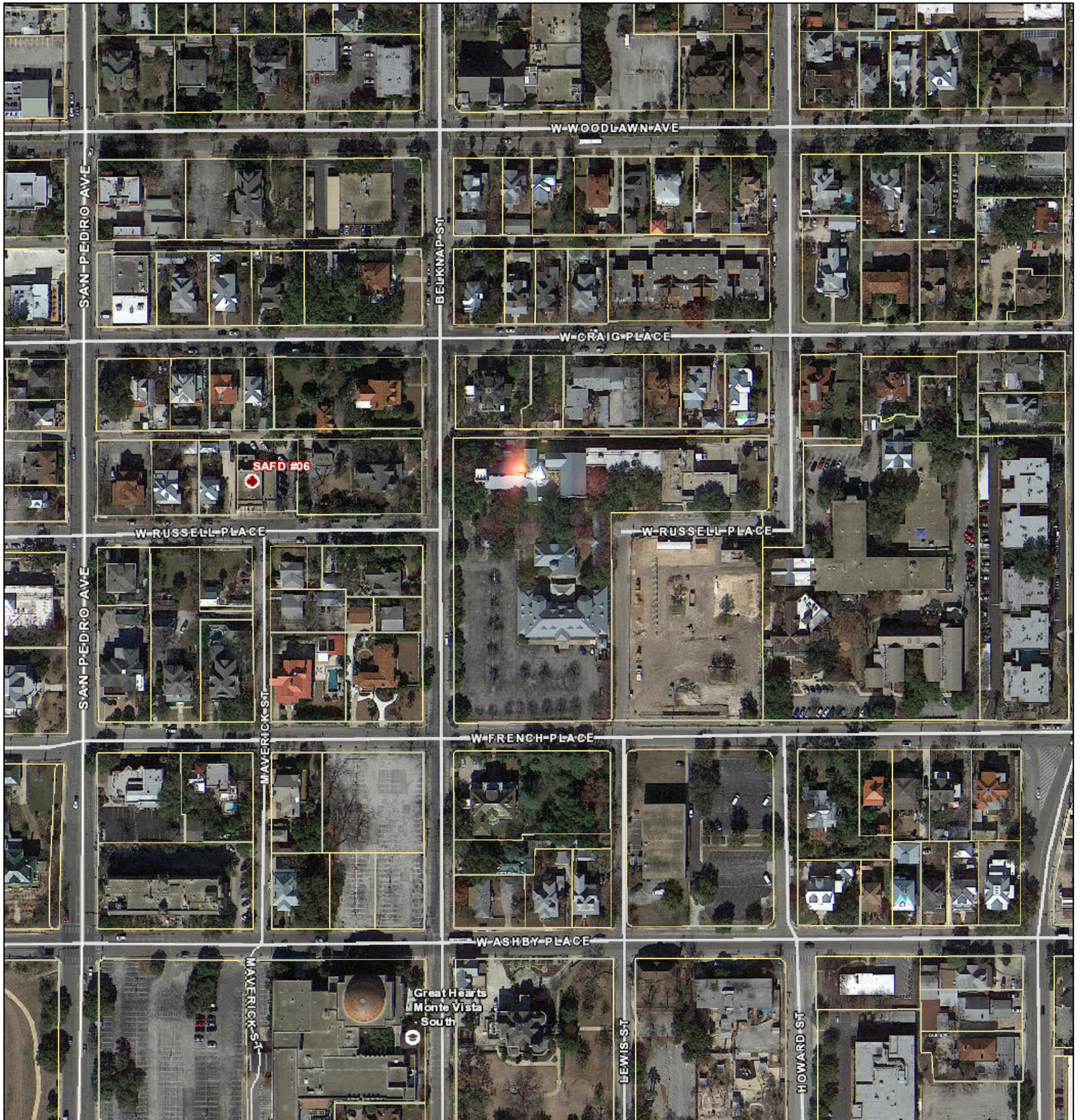
- d. LOCATION: WALL SIGNS – The applicant has requested a total of four (4) wall signs. Three of the signs will be wayfinding and provide directional information; the additional one sign will be affixed next to the entrance of the Family Ministry Center to provide an overall map of the site. Staff finds the location of these signs to be appropriate.
- e. SIZE AND SQUARE FOOTAGE – Overall, the requested signage totals approximately 126 square feet. According to the Historic Design Guidelines, each building will be allowed one major and two minor signs, and total requested signage should not exceed 50 square feet. The site features multiple buildings and as noted in finding c, a majority of the signs are located on the interior of the lot for pedestrian campus wayfinding. Based on these site-specific considerations, staff finds the square footage appropriate, which will be reduced with the removal of several freestanding “Visitor Parking” signs to a maximum of three (3) total as noted in finding c. However, staff finds that the requested height of 13’-7” for the six (6) building identification signs should be reduced to no taller than 6’-0” from the ground to align with the Guidelines.

RECOMMENDATION:

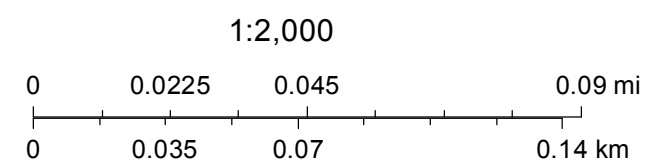
Staff recommends approval of the signage based on findings a through e with the following stipulations:

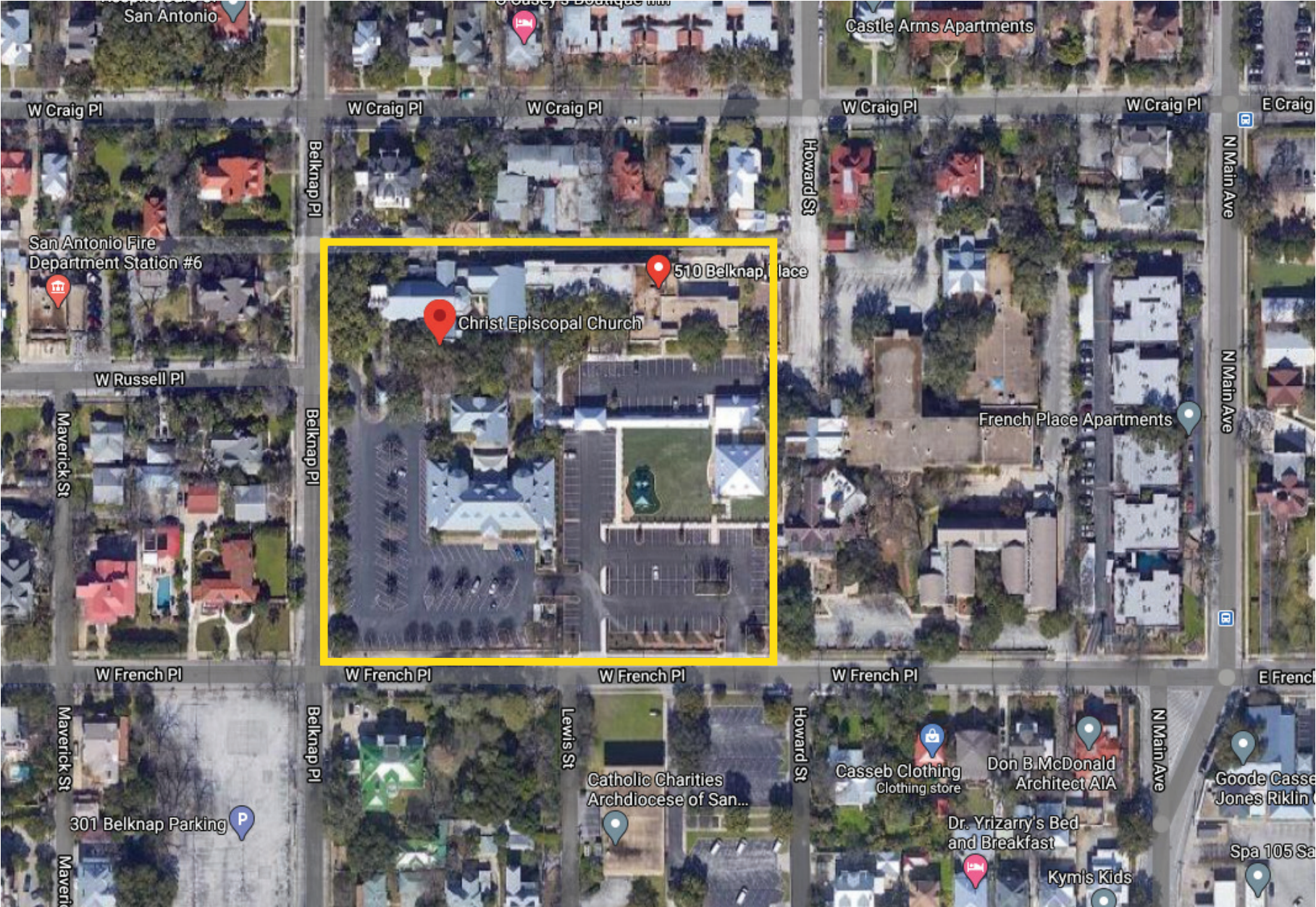
- i. That the applicant proposes a maximum of three freestanding “Visitor Parking” signs as noted in finding c. The applicant should submit a revised site plan indicating the final locations of these signs to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant reduces the height of the all freestanding signs to a maximum of 6’-0” as noted in finding e. The applicant is required to submit an updated package with modified heights prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



October 2, 2020





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ACM HUB, LLC
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ELECTRICAL LICENSE
SEC #37286
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MAIN SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/18/20

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

0



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



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MAIN SIGN

SHEET TITLE

PROJECT

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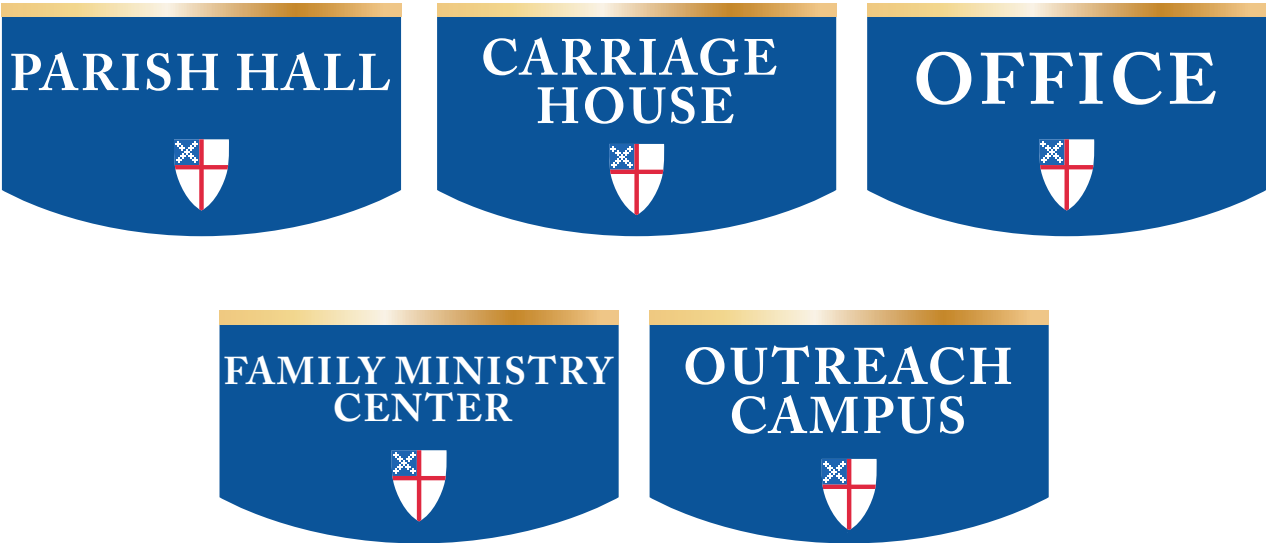
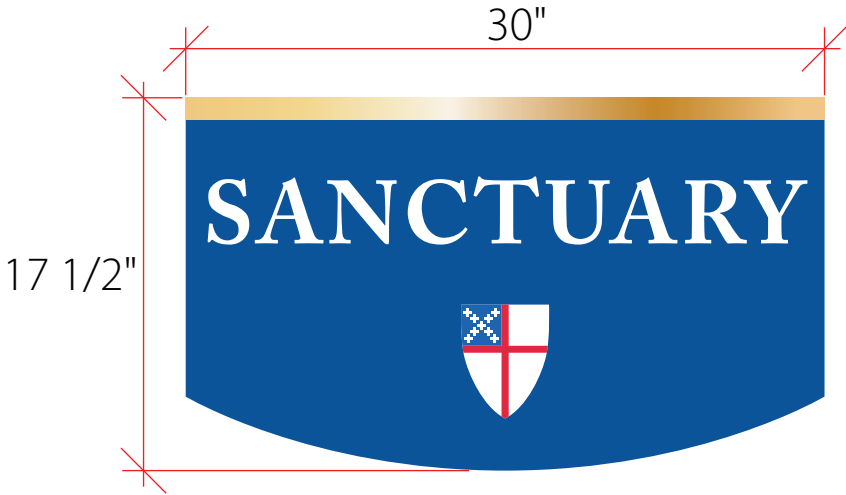
DATE
09/18/20

REVISION DATE

1	-/-/-
2	-/-/-

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SHEET NO.
1



A.1

NON-LIT WAYFINDING SIGNAGE

For Permit

QUANTITY:

ONE (1) EACH

Overall Height:

13'-7"

Overall Length:

1'-5"

Total Sq.Ft.:

3.6

Material:

.125 Aluminum



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

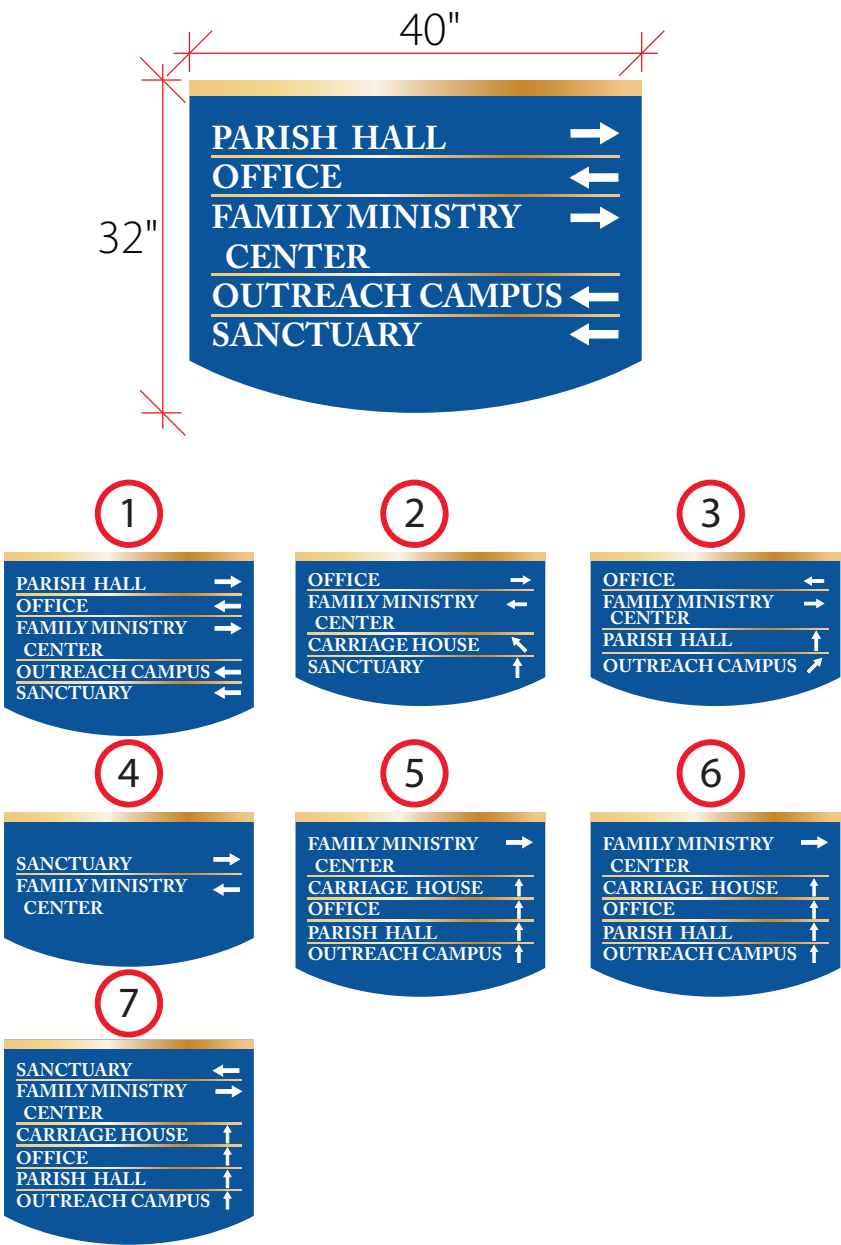
Pantone Color Schematic:

DRAWING

Signature:

Date:

- ☐ Approved as Submitted
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- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit



B.1 NON-LIT WAYFINDING SIGNAGE

For Permit

QUANTITY: ONE (1) EACH

Overall Height: 2'-8"

Overall Length: 3'-4"

Total Sq.Ft.: 8.8

Material: .125 Aluminum



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2	-/-/-

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SHEET NO.

2



☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

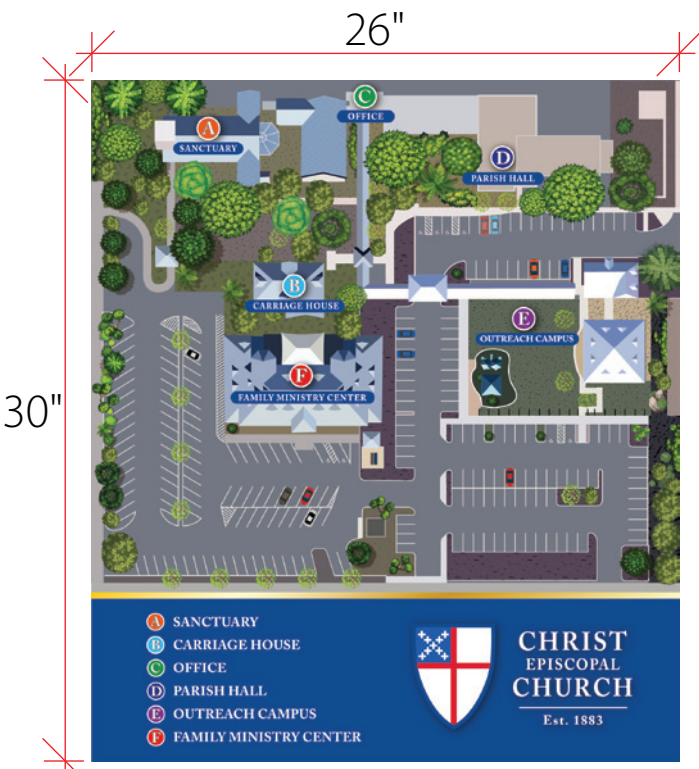
Pantone Color Schematic:

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Signature:

Date:

☐ Approved as Submitted
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☐ Rejected / Re-Submit
☐ Waiting on Permit



C.1

WALL SITE MAP
For Permit

QUANTITY: ONE (1) EACH
Overall Height: 2'-6"
Overall Length: 2'-2"
Total Sq.Ft.: 5.4
Material: .063 Aluminum



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

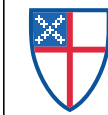
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WALL SITE MAP

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DATE 09/18/20
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2 -/-/-
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SHEET NO. 3



D.1 NON-LIT WAYFINDING SIGNAGE
For Permit

QUANTITY: ONE (1) EACH
Overall Height: 1'-2"
Overall Length: 2'
Total Sq.Ft.: 3.6
Material: .125 Aluminum



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
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Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

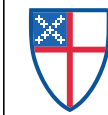
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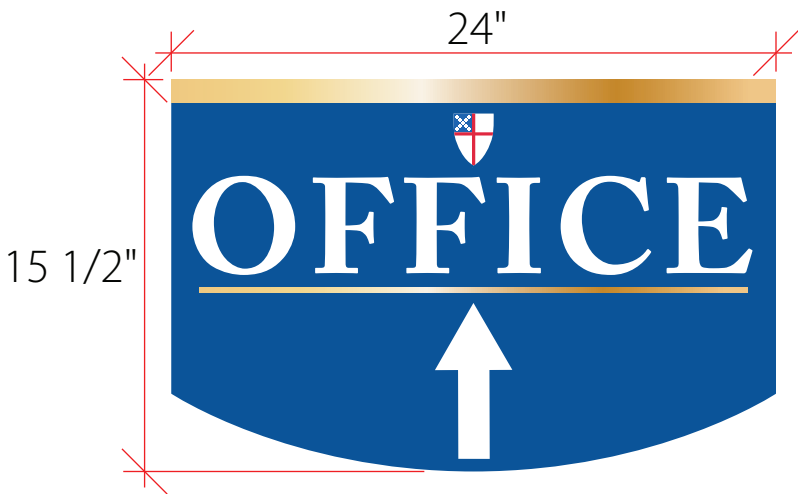
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09/18/20

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4



E.1 NON-LIT WAYFINDING SIGNAGE
For Permit

QUANTITY: ONE (1) EACH
Overall Height: 1-3"
Overall Length: 2'
Total Sq.Ft.: 2.3'
Material: .125 Aluminum



- ☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
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Design Coord:
3D Rendering:
Design View

Architect Firm: NA
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Pantone Color Schematic:

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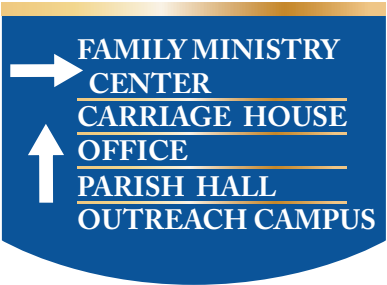
DATE
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1 -/-/-
2 -/-/-

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SHEET NO.

5



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

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Design Leader: Kat Sullon
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Design Coord:
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Architect Firm: NA
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Construction Co: NA
General Contractor: NA

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STRUCTURAL ENGINEERING - CNC - INSTALLATION

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ALUMINUM SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
09/18/20

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

5



TITAN SIGN COMPANY

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