

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-241
ADDRESS: 333 N SANTA ROSA
LEGAL DESCRIPTION: NCB 14487 LOT 8 (CHOSA ENCLAVE)
ZONING: D
CITY COUNCIL DIST.: 1
APPLICANT: DAMIANE HANDA
OWNER: CHRISTUS SANTA ROSA HEALTH CARE CORPORATION
TYPE OF WORK: Signage
APPLICATION RECEIVED: July 02, 2024
60-DAY REVIEW: August 31, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval install one (1) roof-mounted sign at 333 N Santa Rosa. The proposed sign will feature face lit channel letters and will feature approximately 39 feet in width and approximately 10.5 feet in height for a total size of approximately 409.5 square feet. The proposed sign will be located on a structure on site that is not a historic structure.

The case exhibits show additional signage that has been previously approved and is not part of this request.

APPLICABLE CITATIONS:

Downtown Design Guide, Chapter 10, Signage

The provisions in this section supplement City Code, Chapter 28:

Signs. Projects involving new building construction must submit a conceptual signage plan with the building elevation plans for design review and approval before individual signs will be reviewed. The sign plan shall address:

- Proposed location of signage;
- General dimensions of signage area; and
- Design & materials guidelines, including colors, letter size, illumination method, etc.

C. SIGNAGE GUIDELINES FOR ALL SIGN TYPES

Signs in Context

1. All fascia signage shall be integrated into the architecture. Signs may be mounted to architectural canopies or painted or mounted directly onto building surfaces without a back plate. The signage material will be weather proof and fade resistant.
2. Signs should be conceived as an integral part of the project design so as not to appear as an afterthought.
3. The location, size, and appearance of signs should complement the building and character of the Downtown districts in which they are located.
4. Signs should respect residential uses within and adjacent to a project. The intent is to promote a more peaceful living environment without undue impacts upon residential uses. Small signs, no animation, limited lighting and shorter operating hours are appropriate where signs are visible from residences.
5. Wall mounted signs on fascias above storefront window should be sized to fit within existing friezes, lintels, spandrels, and other such features and not extend above, below, or beyond them.
6. Graphics and signage may be illuminated by indirect, internal, or bare-bulb sources, providing that glare is not produced; by indirect light sources concealed by a hood or diffuser; by internal illumination with standard opal glass or other translucent material or with an equal or smaller light transmission factor.

Sign Illumination and Animation

9. Signs shall use appropriate means of illumination. These include: neon tubes, fiber optics, incandescent lamps, cathode ray tubes, shielded spotlights and wall wash fixtures.

Discouraged Signs

10. The following signs are strongly discouraged in downtown:

- Internally illuminated awnings
- Conventional plastic faced box or cabinet signs (can signs)
- Formed plastic faced box or injection molded plastic signs
- Luminous vacuum formed letters
- Animated or flashing signs

FINDINGS:

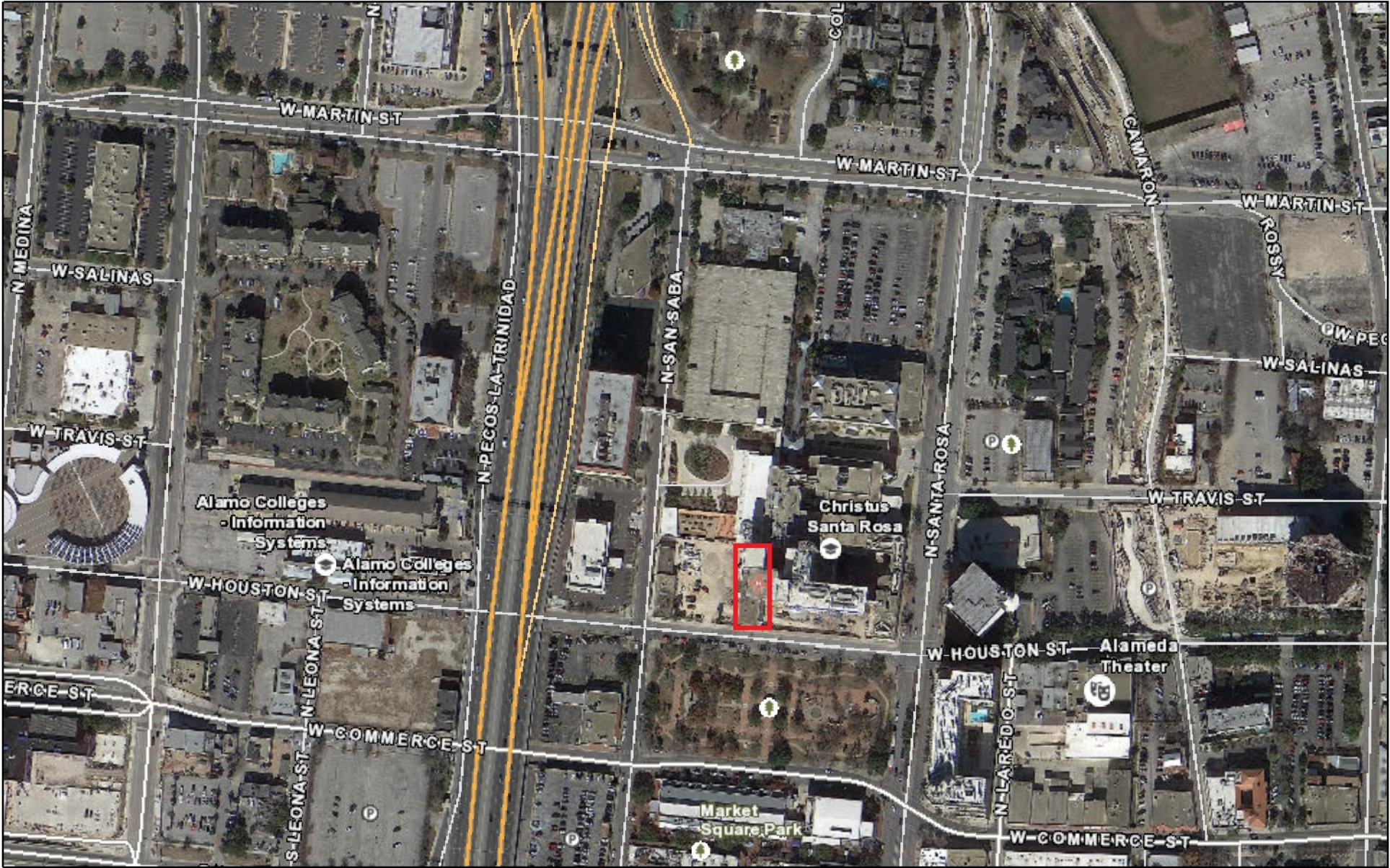
- a. The applicant is requesting a Certificate of Appropriateness for approval install one (1) roof-mounted sign at 333 N Santa Rosa. The proposed sign will be located on a structure on site that is not a historic structure. The case exhibits show additional signage that has been previously approved and is not part of this request.
- b. SIGNAGE – The applicant has proposed to install one roof-mounted sign, facing south. The proposed sign will feature face lit channel letters and will feature approximately 39 feet in width and approximately 10.5 feet in height for a total size of approximately 409.5 square feet. The applicant has noted that the proposed signage and its lighting will not interfere with the existing mural's lighting. Generally, staff finds the proposed signage to be appropriate and consistent with the Downtown Design Guide, Chapter 10, Signage.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

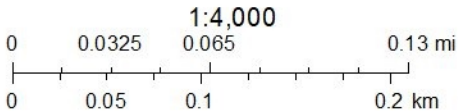
Staff recommends approval as submitted, based on findings a through c.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



July 10, 2024



CHRISTUS
CHILDREN'S



 CHRISTUS
CHILDREN'S







Existing


Asset Zone: Sign

Sign Number:
Existing Sign Type: CL-B-P-x-H

Face Material:
Graphics Material:
Overall Height:
Face Height:
Face Width:
Square Feet:
Illuminated:
Electrical:
Wall Material:
Sign Comment:

Proposed


Sign Number: 001C

Sign Type: CL-W-54-S: Channel Letters White-Stacked Illuminated 54"

Description: Custom illum 54" channel letters and logo cross on rooftop with structure

Action: New

Overall Height: +/- 15'-9"

Overall Width: +/- 58'-3"

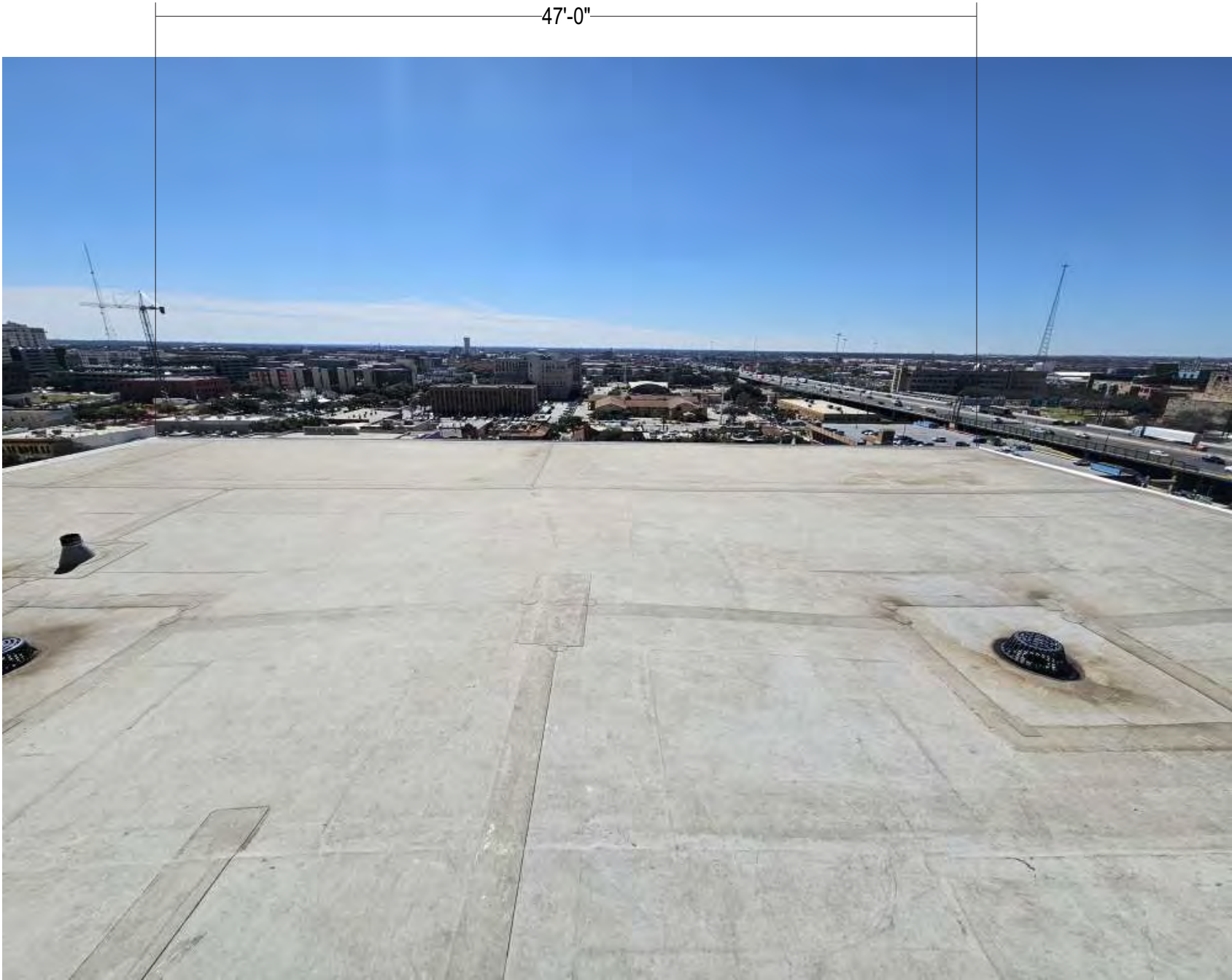
Logo Height:
Letter Height: 54"

Illuminated: Internally

Comments:
Restoration Notes: New electrical work required. Field verify available circuits and access prior to fabrication. Field verify dimensions of space shown in Proposed prior to fabrication to verify if specified letter set will fit in area and meet clear zone tolerances. Control documents for product specification and installation requirements (TBD).

As Built

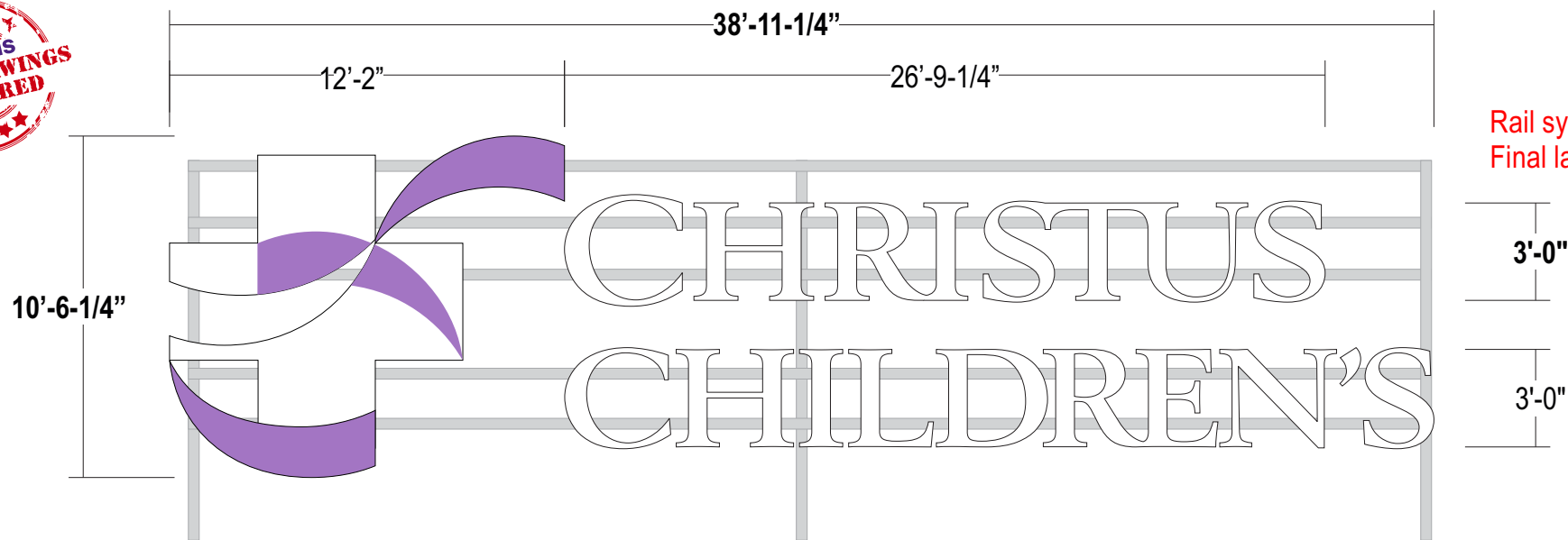

Notes:



SIGN LOCATION - EXACT DETAILS TBV

EXISTING CONDITIONS

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	465434	03/07/24 MS					
Rev 1	467169	3/12/24 Viv					
Rev 2	467696	3/14/24 Viv					
Rev 3	470757	04/05/24 BS					
Rev 4	473742	04/26/24 KO					



Rail system shown for example only
Final layouts , sizing and details to come from engineering

- FACES: LOGO: 3/16" #7328 White acrylic w/ translucent digitally printed
Lt. Purple vinyl overlay - **engineering to review construction of logo cabinet due to size**
LETTERS: 3/16" #7328 White acrylic
- TRIMCAP: LOGO: Minimum 1" metal retainers painted to match adjacent faces - **engineering to review**
LETTERS: Standard White 1" jewelite trimcap to match faces
- RETURNS: 5" deep .090 alum returns painted Dk. Purple - satin finish; Insides painted with light enhancement paint
- BACKS: .125 alum. backs - insides painted with light enhancement paint
- ILLUM.: Principal White LED's as required by manufacturer; **Remote Power Supplies**
- SUPPORTS: Channel letterset to be mounted to custom steel rail system
SPECIFICATIONS TO BE VERIFIED BY ENGINEERING
- INSTALL: Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent
- QUANTITY: (1) ONE REQUIRED FOR PENTHOUSE ELEVATION

COLOR PALETTE

Pantone 2613C Dk Purple
Matthews MP93746R171193

Pantone 2577 Lt. Purple
Matthews MP310R1177404

SUPPORTS:
TO BE VERIFIED

All paint finishes to be Satin unless otherwise specified

- GENERAL NOTES:**
- ALL PAINTS TO BE MATTHEWS TWO PART POLYURETHANE OR APPROVED EQUIV. UNLESS NOTED
 - ALL FILMS TO BE 3M
 - SUPPORT COPY TO BE UNIVERS BOLD
 - PROVIDE A MIN OF 6'-0" LEADS FROM BACK OF EACH ILLUMINATED LETTER
 - LIGHT ENHANCEMET PAINT TO BE SPRAY-LAT STAR BRITE WHITE OR APPROVED EQUIV.

SIMULATED NIGHT VIEW



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.