HISTORIC AND DESIGN REVIEW COMMISSION April 19, 2023

HDRC CASE NO: 2023-102

ADDRESS: 1209 S ST MARY'S ST

LEGAL DESCRIPTION: NCB 2966 BLK 1 LOT 1, 2 3 & 4

ZONING: C-3NA, H

CITY COUNCIL DIST.: 1

DISTRICT: King William APPLICANT: Mitsuko E Ramos

OWNER: 1209 S St Mary's Realty LTD.

TYPE OF WORK: Signage

APPLICATION RECEIVED: March 18, 2023

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install approximately 492 square feet of painted signage.

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 color and promote a unified appearance.

FINDINGS:

- a. The property located at 1209 S St Mary's Street is a two-story commercial structure, fronting Stieren Street. The east elevation faces S St Mary's Street. The building is clad in precast concrete panels with purple and cream paint found throughout with minimal fenestration on all elevations. The building was constructed circa 1983 and is located within the King William Historic District.
- b. ALLOWABLE SIGNAGE (NUMBER OF SIGNS) The Historic Design Guidelines for Signage 1.A.i. and Unified Development Code recommends one major and two minor signs per application. The Commission may approve additional signage. Staff finds the proposed signage exceeds the number of signs recommended by the Guidelines and UDC.
- c. ALLOWABLE SIGNAGE (SQUARE FOOTAGE) The Historic Design Guidelines for Signage 1.A.i. and Unified Development Code recommends that overall signage no exceed fifty (50) square feet total. The Commission may approve additional square footage. Staff finds the proposed signage is larger in area than what is recommended by the Guidelines and UDC and totals approximately 492 square feet.

RECOMMENDATION:

Staff does not recommend approval to install 492 square feet of signage, based on findings a through c. A signage plan that meets Historic Design Guidelines regarding number of signs and total square footage may be eligible for administrative approval.

City of San Antonio One Stop



0.11 km

0.0275

0.055

1209 S. St. Mary's St.





1209 S. St. Mary's St.





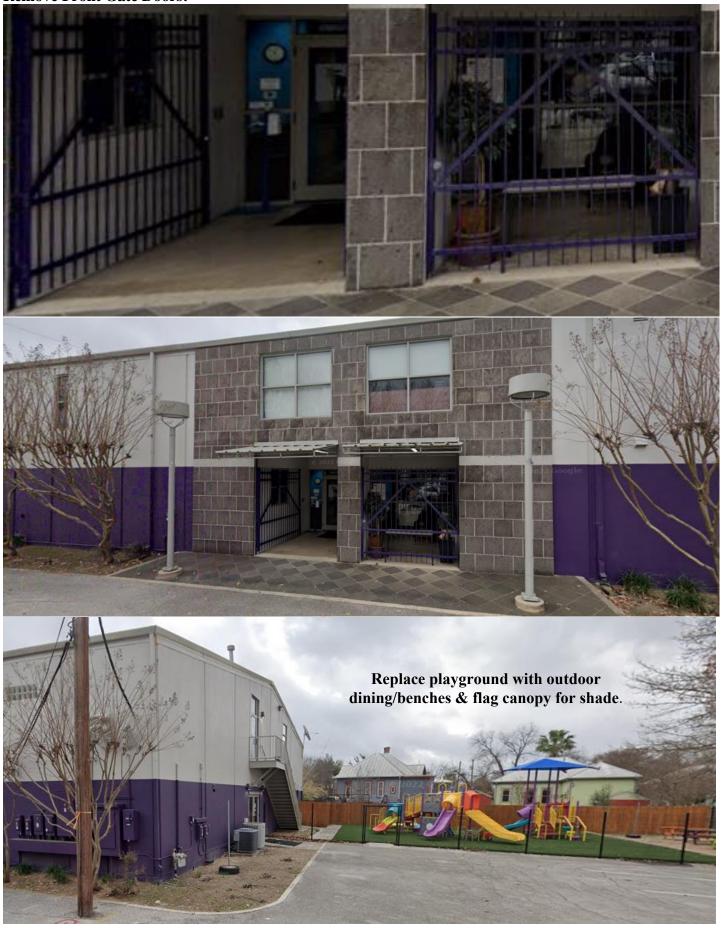


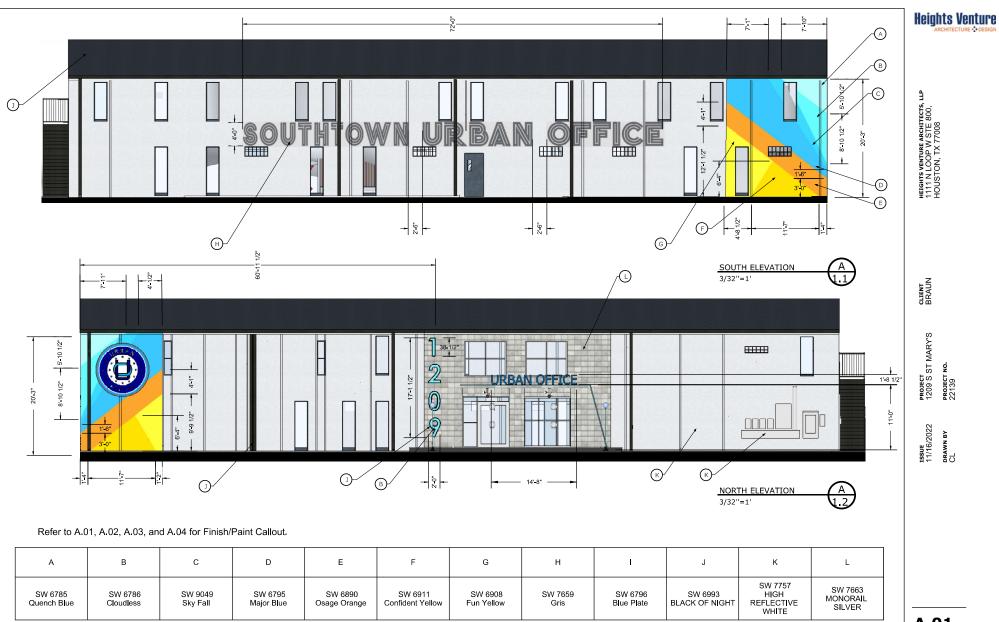
Remove
Gate Door
for
Emergency
Egress

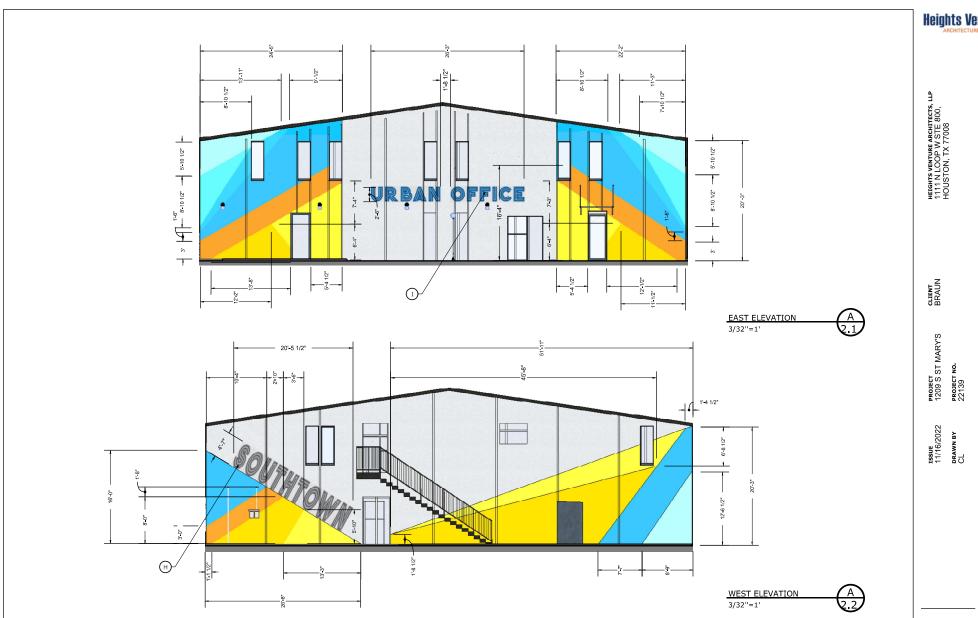
Paint Light Poles Dark Gray

1209 S. St. Mary's St.

Remove Front Gate Doors:







Heights Venture









5065 WESTHEIMER RD., SUITE #1100 HOUSTON, TEXAS 77056 TEL: (713) 783.5900 FAX: (713) 783.6066

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STRUCTURAL MODIFICATIONS NOTED HEREIN DO NOT REQUIRE "SPECIAL

GENERAL NOTES:

- PANEL JOINT (TYP.)

- PANEL JOINT (TYP.)

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- NEW WINDOW (TYP.) DOWNSPOUT (TYP.)

PANEL JOINT (TYP.)

X

NEW WINDOW (TYP.)

NEW WINDOW (TYP.)

-

- DOWNSPOUT (TYP.)

- DOWNSPOUT (TYP.)

- THE PERIMETER WALLS ARE COMPOSED OF PRECAST CONCRETE PANELS KNOWN AS THE TYPE PRODUCED BY "SPEED FAB-CRETE", DESCRIBED AS HAVING STEEL CHANNELS ALONG THE PERIMETER COMPLYING WITH ASTM GN-1 A-36. THE PANELS ARE REINFORCED WITH REINFORCING STEEL. WHEN ERECTED THE WALL SECTIONS ARE WELDED TO EACH OTHER ALONG THE STEEL FRAME AND TO A BASE PLATE EMBEDDED IN THE BUILDING'S
- WHERE NEW WINDOWS ARE CUT INTO THE CONCRETE PANELS THE FOLLOWING IS TO BE OBSERVED.

 1. ALL CUTS DE A MINIMUM OF ONE FOOR (1°) FROM ANY EDGE TO PRIVENT DAMAGE TO THE PRIMETER REINFORCED EDGE.

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 - THE EDGES.
 iv. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE (TYPICALLY THE

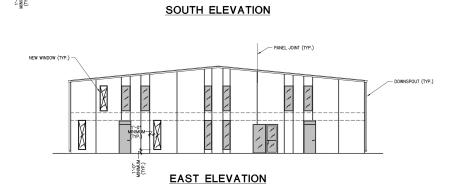
 - THE ENGINEER OF THE EXPOSED OR FROSTED SIDE (TYPECALLY THE EXTEROR FACE) INTO CONCRETE OUR PROSEDS OF THE SIDE OF RELOCATED.
- HAIRLINE CRACKS PARALLEL TO THE EDGES AND ALONG THE EDGE OF THE STEEL PERIMETER WILL TYPICALLY BE SEALED WITH THE ELASTOMERIC PAINT.



DATE:	NO:	
PROJECT DRAFTER:		
R.G.		
CLIENT APPRO	VAL:	
PLOT SCALE:		
1/8"=1'-0"		
PROJECT INFORMATION		
URBAN OFFICES		
1209 S. ST. MARY'S ST		
	PROJECT DRAIL R.G. CLIENT APPRO PLOT SCALE 1/8"=1' FORMATION DFFICES	

CONSTRUCTION DOCUMENT STRUCTURAL DETAILS

222<u>555</u>.02 **S1.1**



NORTH ELEVATION

WEST ELEVATION

-

X

PROJECT NO.: 01-641-02 FILE NO.: 1209SSTMARYSWINS1



Scale: 1" = 20

NOT TO SCALE

LEGEND

BUILDING

CURB

PROPERTY LINE

EDGE OF ASPHALT WROUGHT IRON FENCE WIRE FENCE

WOOD FENCE CHAIN LINK FENCE OVERHEAD UTILITIES

STREET SIGN

WATER METER

WATER VALVE AIR CONDITIONER PAD

LIGHT POLE

POWER POLE POWER POLE W/ GUY WIRE

ELECTRIC METER

SEWER CLEANOUT FIRE DEPARTMENT CONNECTION

GAS METER

TELEPHONE SPLICE BOX

SANITARY SEWER MANHOLE

. IRON PINS (1/2") SET AT ALL CORNER W/ CAP STAMPED "FLORES & CO", UNLESS OTHERWISE NOTED.

2. BUILDING SQUARE FOOTAGE ARE OF THE GROUND FLOOR ONLY

3. BUILDING HEIGHT MEASURED AT ITS HIGHEST POINT FROM THE LOWEST FINISH FLOOR

4. ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION/DEPTHS SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY/SERVICE TO OR THE STATUS OF THE UTILITIES ON THIS SITE.

THIS PROPERTY <u>IS NOT (ZONE X)</u> SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48029C0415G, DATED <u>SEPTEMBER 29, 2010</u>.

THERE ARE NO OBSERVED PROTRUSIONS OR ENCROACHMENTS WITHIN THIS PROPERTY, EXCEPT AS SHOWN AND LABELED AS ENCROACHMENT

NOTES (CONTINUED)

7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT THERE IS NO OBSERVABLE EVIDENCE OF RECEIVE EARTH MOVING WORK, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS.

8. THERE IS NO OBSERVABLE EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES OR CONSTRUCTION/REPAIRS OF THE STREET OR

9. FLORES & COMPANY CONSULTING ENGINEERS, INC. HAS PROFESSIONAL LIABILITY INSURANCE THROUGH BERKLEY DESIGN PROFESSIONAL POLICY NO. AEC-9042228-03 IN THE AMOUNT OF \$250,000.

10.THE PROPERTY HAS DIRECT ACCESS TO S. ST. MARY'S STREET, STIEREN STREET, AND FIR STREET, ALL DEDICATED PUBLIC RIGHT-OF-WAY.

11.THE FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE

12.THERE ARE NO PARTY WALLS WITH ADJACENT PROPERTY.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 19205 - SCHEDULE B ITEM #10, DATED: MAY 15, 2022:

Designation: Verified Certificate recorded in Volume 16817, Page 1967, Real Property Records of (AFFECTS SUBJECT PROPERTY - BLANKET)

ADDRESS: 1209 S. ST. MARY'S STREET

PARKING SPACES: REGULAR SPACES HANDICAP SPACES

TRACT 2
ADDRESS:
1219 S. ST. MARY'S STREET
SAN ANTONIO, TEXAS 78210

ZONING:

POB

PARKING SPACES: REGULAR SPACES HANDICAP SPACES Record Legal Description:

TRACT 1: 0.820 acres (35,724.17 S.F.) being Lots 1-5, Block 1, New City Block 2966, The Spring Add'n, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 73, Deed and Plat Records of Bexar County, Texas, and being more particularly described below.

BEGINNING: At a set P.K. nail with shiner, said point being the intersection of the south right of way line of Stieren Street and the west right-of-way line of S. St. Mary's Street, said point being the most northerly corner of this tract and being the Point of Beginning;

> Along the west right of way line of S. St. Mary's Street, S15°58'26"E, a distance of 139.00 feet to a set '½" iron pin for an angle point, said point being at the intersection of S St. Mary's Street and a 10' alley and also being the most easterly corner of

Departing the west right-of-way line of S. St. Mary's Street along the north right of way line of said 10' alley, S57°55'34"W, a distance of 267.50 feet to a found 1/2" iron pin for an angle point, said point being the most southerly corner of this tract

N15°58'26'W, a distance of 139.00 feet to a found ½" iron pin fo an angle point, said point being along the south right-of-way line of Stieren Street and being the most westerly corner of this tract

Along the south right-of-way line of Stieren Street, N57°55'54"E, a distance of 267.50 feet to the Point of Beginning and containing 0.820 acres of land. THENCE:

TRACT 2: 0.328 acres (14.289.67 S.F.) being Lots 15 and 16, Block 1, New City Block 2966, The Spring Add'n, in the City of San Antonio, Boart County, Texas, according to plat thereof recorded in Volume 105, Page 73. Deed and Plat Records of Beart County. Texas, and being more particularly described below

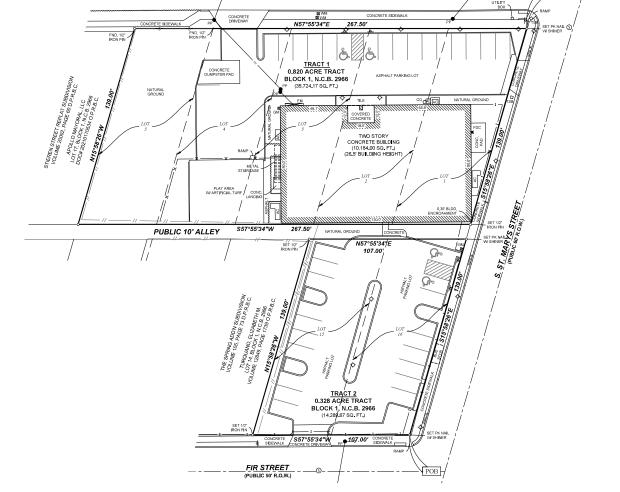
BEGINNING: At a set P.K. nail with shiner, said point being the intersection of the north right of way line of Fir Street and the west right of way line of S. St. Mary's Street, said point being the most easterly corner of this tract and being the Point of Beginning:

Along the north right of way line of Fir Street, S57°55'34'W, a distance of 107.00 feet to a set ½" iron pin for an angle point, said point being the most southerly corner of this tract; THENCE:

Departing the north right of way line of Fir Street, N15°58'26" W, a distance of 139.00 feet to a set ½" iron pin for an angle point, said point being along the south right-of-way line of a 10' alley and being most westerly corner of this tract;

Along said right-of-way line of a 10' alley, N57'55'34"E, a distance of 107'.00 feet to a set PK nall with shiner for an angle point, said point being the intersection of said south right-of-way line of 10' alley and west right-of-way line of 8, St, Mary's Street and being the most northerly corner of this fract;

Along the west right of way line of S. St. Mary's Street, S15°58'26"E, a distance of 139.00 feet to the Point of Beginning and containing 0.328 acres of land.



STIEREN STREET

ALTA/NSPS LAND TITLE SURVEY:

0.820 ACRES (35.724.17.S.E.) BEING LOTS 1-5. BLOCK 1. N.C.B. 2966 THE SPRING ADD'N, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105. PAGE 73, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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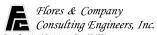
THOMAS FLORES 2238

TRACT 2: 0.328 ACRES (14,289.67 S.F.) BEING LOTS 15 AND 16, BLOCK 1, N.C.B. 2966, THE SPRING ADD'N, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 73, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATION

To (i) GrayStreet Acquisitions LLC a Texas limited liability company (ii) The Children's Shelter Foundation, a Texas nonprofit corporation, and (iii) Fidelity National Title Insurance:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Details Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 16, and 19 of Tallet A threed. The field work was completed on March



San Antonio, Texas 78247

210 490.9963 Phone info@floresenaineers.com

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