

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2023

HDRC CASE NO: 2023-393
ADDRESS: 1407 S ST MARYS ST
LEGAL DESCRIPTION: NCB 2912 BLK 1 LOT 12 AND 13
ZONING: C-3 NA, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Guillermo Fabian Diaz/SIGNS LLC
OWNER: Samuel Panchevre/PANCHEVRE SAMUEL & MARICELA FAMILY LP
TYPE OF WORK: Signage
APPLICATION RECEIVED: August 29, 2023
60-DAY REVIEW: October 28, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Replace the existing 15-square-foot canopy-mounted aluminum channel letter sign with a 25-square-foot sign featuring internally illuminated plastic face channel letters in the same location.
2. Replace the existing 25-square-foot aluminum wall-mounted sign with a 25-square-foot internally illuminated plastic face cabinet sign.

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.

2. Awning and Canopy Signs

A. GENERAL

- i. *Appropriate usage*—Limit the use of awning and canopy signs to building forms that historically used awnings, most typically commercial storefronts and apartment buildings.
- ii. *Placement*—Place signs on the awning or canopy valance, the portion that is parallel with the window.
- iii. *Mounting*—Install awning hardware in a manner that does not damage historic building elements or materials.

B. DESIGN

- i. *Materials*—Fabricate awnings using fire-resistant canvas in a color that is appropriate to the period of the building.
- ii. *Shape*—Select awning shapes that reflect the door or window openings they cover. Limit valances to approximately eight to twelve inches in length.
- iii. *Lettering and symbols*—Lettering should generally be placed on the valance portion of the awning.

C. LIGHTING

- i. *Internal illumination*—Do not use internal illumination or other techniques that cause awnings to glow; however, illumination may be concealed in the awning to provide directional light to illuminate sidewalks or storefronts.

D. METAL CANOPIES

- i. *Placement*—Do not mount new signs or letters on historic metal canopies in a manner that destroys or conceals historic materials.

3. Projecting and Wall-Mounted Signs

A. GENERAL

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

5. Window Signs

A. GENERAL

- i. *Location*—Limit the use of window signs to first floor windows where they may be readily viewed by pedestrians.
- ii. *Appropriate building types*—Use window signs in high traffic pedestrian areas, such as on commercial storefronts or other buildings that have been adapted for non-residential use.
- iii. *Historic signage*—Retain historic window signage if it reflects a historic building name, owner, or early business.

B. DESIGN

- i. *Window coverage*—Do not cover more than 30 percent of the window area with signage.
- ii. *Opacity*—Do not use window signs constructed of opaque materials that obscure views into and out of windows, either partially or completely.
- iii. *Prohibited window signs*—Do not use paper signs, banners, or graphic films that adhere to the exterior of window glazing.
- iv. *Symbols and lettering*—Incorporate lettering, symbols, and other design elements that reflect the type of business or institution at the location to increase a sign’s impact.
- v. *Temporary signs and banners*—Place temporary signs in a manner that is appropriate for the building scale and style, as allowed by UDC sec. 35-612(i).

FINDINGS:

- a. The structure at 1407 S St Mary's is a 1960's commercial structure featuring a façade consisting of stone veneer with minor penetrations. The applicant has proposed to replace the existing signage. The structure is contributing to the King William Historic District.
- b. **SIGNAGE (CANOPY-MOUNTED)** – The applicant has proposed to replace the existing 15-square-foot canopy-mounted aluminum channel letter sign with a 25-square-foot sign featuring internally illuminated plastic face channel letters in the same location reading, "Hub Mrkt." Guideline 1.E.i for Signage states that only indirect or bare bulb sources that do not produce a glare should be used to illuminate signs. Internal illumination should not be used. Additionally, Guideline 1.D.i for Signage states that plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district may not be used. Staff finds that the signage should feature aluminum channel letters or a similarly appropriate material and should be illuminated indirectly.
- c. **SIGNAGE (WALL-MOUNTED)** – The applicant has proposed to replace the existing 25-square-foot aluminum wall-mounted sign with a 25-square-foot internally illuminated plastic face cabinet sign. Guideline 1.E.i for Signage states that only indirect or bare bulb sources that do not produce a glare should be used to illuminate signs. Internal illumination should not be used. Additionally, Guideline 1.D.i for Signage states that plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district may not be used. Staff finds that the signage should feature aluminum channel letters or a similarly appropriate material and should be illuminated indirectly.

RECOMMENDATION:

Staff recommends approval of the signage based on findings a through c with the following stipulation:

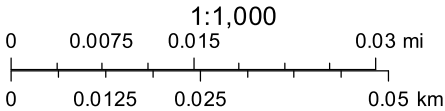
- i. That the applicant installs aluminum signage or another similarly appropriate material and that all signage illumination is indirect based on findings b and c. The applicant must submit updated material and lighting specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



September 29, 2023

— User drawn lines













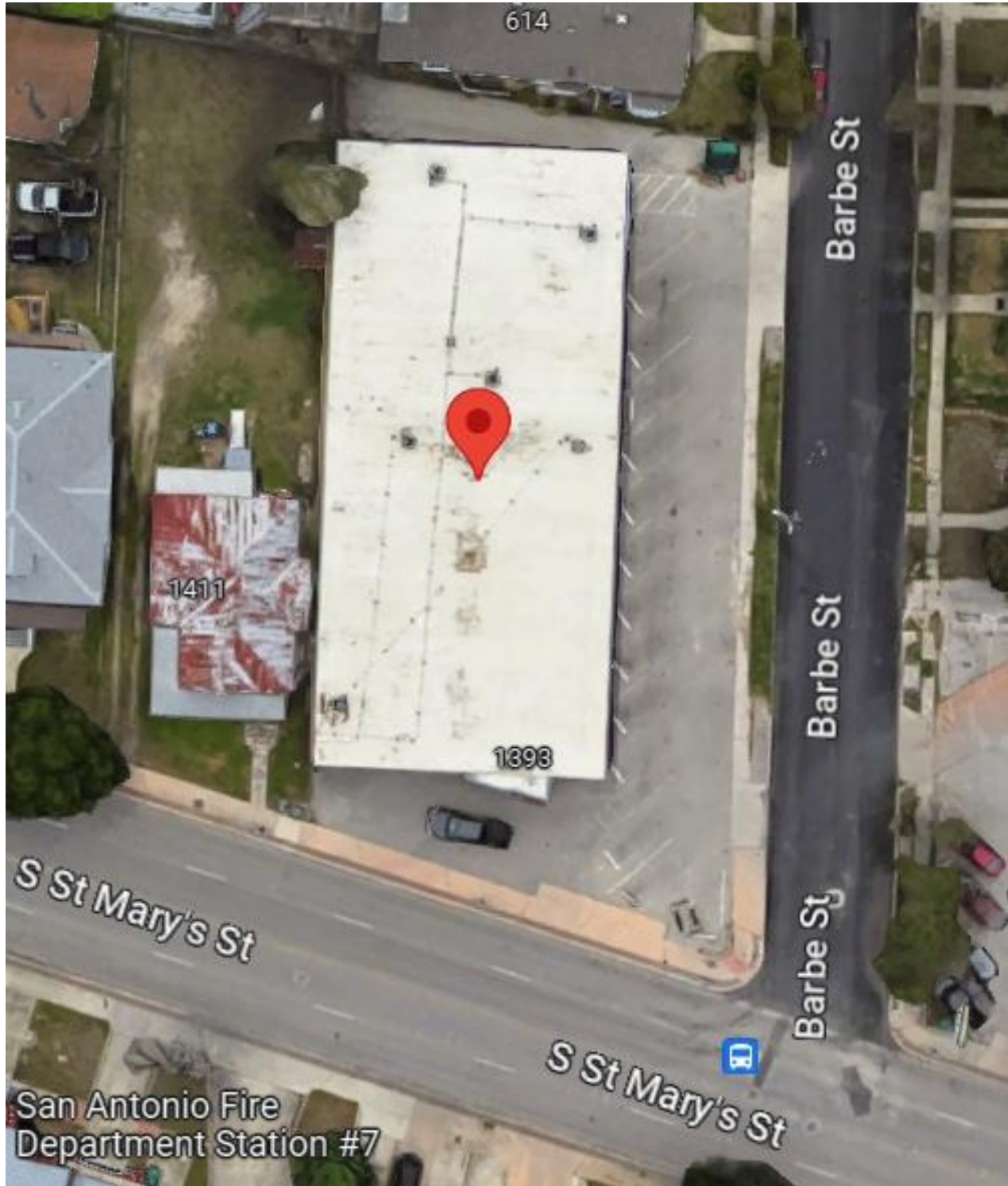
SIGNS LLC

5733 KENWICK ST

San Antonio, TX. 78238

210-897-2752 • 210-757-3445

SITE VIEW



Hub MRKT

1407 S Saint Mary's St. San Antonio, TX 78210

SIGNS LLC
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San Antonio, TX. 78238
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PROPERTY PHOTOS

FRONT



SIDE ELEVATION



CORNER VIEW



SIDE ELEVATION



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**SCOPE OF WORK
A-B SIGNS**



A. SIGN PROPOSED
ONE SET OF CHANNEL LETTERING ATTACHED TO A RACEWAY ON THE
TOP/FRONT OF THE BUILDING
REPLACE EXISTING

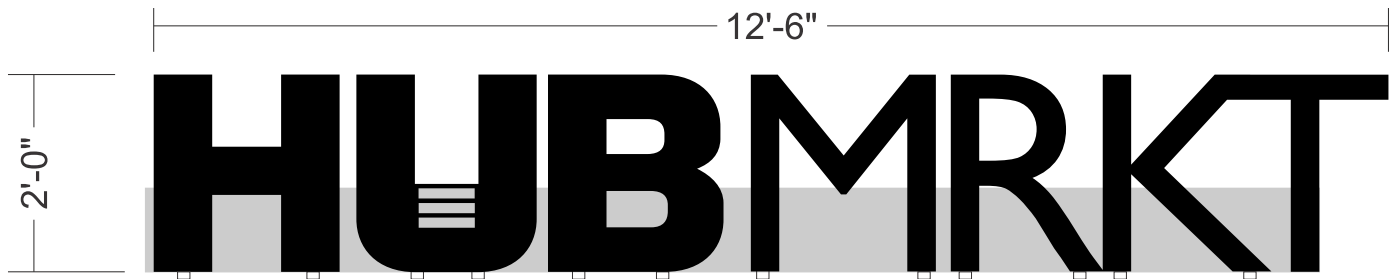
B. SIGN PROPOSED
PROPOSED: ONE ILLUMINATED SIGN CABINET
INSTALLED ON THE FRONT WALL
REPLACE EXISTING

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SITE PLAN / ELEVATION DRAWINGS

A. SIGN PROPOSED
ONE SET OF CHANNEL LETTERING ATTACHED TO A RACEWAY ON THE
TOP/FRONT OF THE BUILDING



FRONT VIEW



SIMULATED DAYTIME VIEW

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SITE PLAN / ELEVATION DRAWINGS

B. SIGN PROPOSED

PROPOSED: ONE ILLUMINATED SIGN CABINET
INSTALLED ON THE FRONT WALL



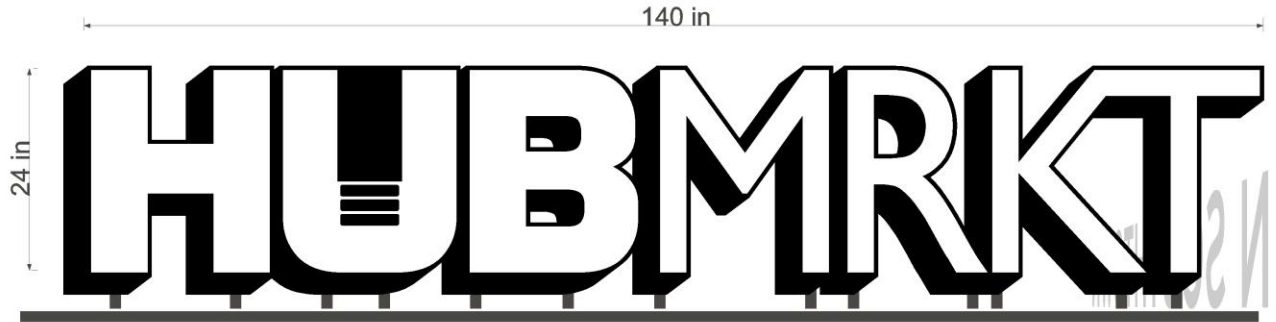
FRONT VIEW



Hub MRKT

1407 S Saint Mary's St. San Antonio, TX 78210

Front-Lit Plex-Face Channel Letters Raceway Roof Mount - HUBMRKT / San Antonio, TX



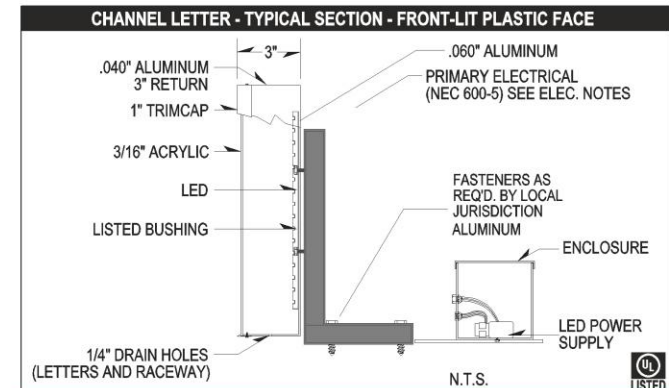
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 24"
Overall Length: 140"
Total Sq.Ft.: 23.33'
Returns: Black
Backs: Black
Trimcap: Black
Face: White Acrylic
First-surface translucent vinyl: None

Backer Panel: None
Raceway: None
Illumination: LED Color

NOTES:

¥ WHITE interiors for increased illumination
 ¥ All paint two-stage automotive acrylic



ELECTRICAL NOTES
 Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

50% Deposit / Balance Due at Installation
 - Unpaid Signs will be Removed within 10 working days. x _____
 Removal and Reinstall Fees Apply.



Client Name:
 HUB MRKT

Location:
 1407 S St. Mary's, San Antonio, TX

Start Date: 08/11/2023
Last Revision:
Job#: 010036
Drawing#: 0001
Page: 1 of 2

X _____
 Client Approval

 X _____
 Landlord Approval

Sales Rep:

Designer:
 Robert Ramos



Front-Lit Plex-Face Wall Sign Cabinet - HUBMRKT / San Antonio, TX



REFACE: INTERNALLY ILLUMINATED PLASTIC FACE SIGN CABINET

QUANTITY: ONE (1)
 Overall Height: 5'
 Overall Length: 5'
 Total Sq.Ft.: 25'
 Returns: Black
 Backs: Black
 Trimcap: Black
 Face: White Acrylic
 First-surface translucent vinyl: None

Backer Panel: None
 Raceway: **None**
 Illumination: LED Color

NOTES:
 ¥ WHITE interiors for increased illumination
 ¥ All paint two-stage automotive acrylic



50% Deposit / Balance Due at Installation
 - Unpaid Signs will be Removed within 10 working days. x _____
 Removal and Reinstall Fees Apply.



Client Name:
HUB MRKT

Location:
1407 S St. Mary's, San Antonio, TX

Start Date: 08/11/2023
 Last Revision:
 Job#: 010036
 Drawing#: 0001
 Page: 2 of 2

X _____
 Client Approval
 X _____
 Landlord Approval

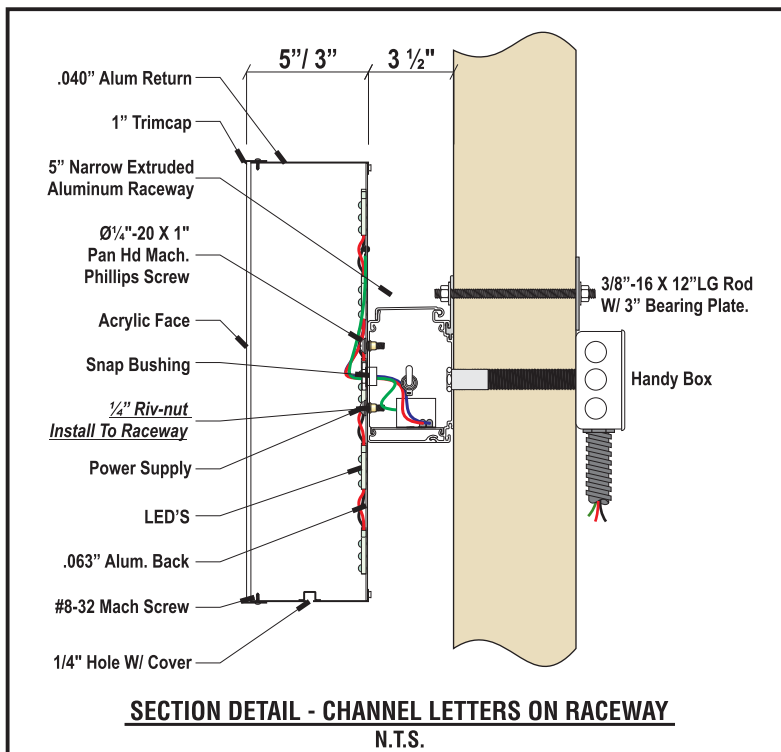
Sales Rep:

Designer:
Robert Ramos



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MATERIALS USED/ INSTALL DETAIL



SPECIFICATIONS:

FACES : (WHITE ACRYLIC)

TRIM : BLACK JEWELITE TRIM CAP

BACKS : .050" ALUM. BACK

RETURNS : .040" x 5" DEEP PAINT SEMI-GLOSS BLACK

"CUT & COLOR": VYNIL- DIGITAL GRAPHIC

ILLUMINATION : GE WHITE LEDS & POWER SUPPLIES

ATTACHMENT : 10" RACEWAY

CONNECTIONS MUST BECOME AVAILABLE THE TIME OF INSTALLATION

Hub MRKT
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