

**DESIGN AND HISTORIC REVIEW COMMISSION – February 15, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness		CA18-01: Fort Concho	
<b>SYNOPSIS:</b>			
The applicant has requested approval, as required per Section 211. E of the Zoning Ordinance, for the rehabilitation and restoration of Fort Concho Officers’ Quarters 1 located at 111 East Avenue D, a part of Block 55, Fort Concho Addition. The work is necessary to maintain the building’s appropriateness and function. It will preserve the structural integrity and is consistent with the State regulations.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
111 East Avenue D		Block 55, Fort Concho Addition, Except South 111.3' Of West 44.2' Lot 2 & 1.415 acres-S Pt Of Lots 7-10 & Pt, comprising a total of approximately 5.53 acres	
<b>SM DISTRICT /</b>	<b>ZONING:</b>	<b>FLU:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Ft. Concho Neighborhood	RM-1 – Low-Rise Multi-Family Residential	Campus/ Institutional	5.53 acres
<b>THOROUGHFARE PLAN:</b>			
East Avenue D – Local Street, 50’ ROW Required – 80’ Provided, 40’ Pavement Required – 36’ Provided			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case CA18-01 for the rehabilitation and interior restoration of Officers’ Quarters 1 at Fort Concho.			
<b>PROPERTY</b>			
<i>Property Owner:</i> City of San Angelo			
<i>Agent:</i> Robert Bluthardt			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**Scope of Work:**

The Applicant is requesting to perform work for the rehabilitation and interior restoration of Officers' Quarters 1. Two non-historic rear dormers will be removed and the structure will be re-roofed in kind with cedar shingles. The rehabilitation activities also include window restoration, porch restoration and leveling, masonry repainting and stabilization where needed, repair or in kind replacement of missing or damaged exterior trim and fascia, and installation of new HVAC, plumbing and electrical systems. One interior room located behind the kitchen will be finished out with a new wood floor and wall and ceiling repair to create a utility room. Currently this space is unfinished and empty.

**CA18-01 Analysis:**

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:

- 1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**

No major exterior building alterations are being sought as part of this request. The intent of these renovations are to remove certain non-historic features and remodel to create a most historical accurate representation of the building.

- 2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

The majority of the work is to enhance the longevity of the historic structure. The two dormers that are being removed were not original to the building. The remaining details of the building will be enhanced or remain intact.

- 3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

The original construction of the building has remained mostly unaltered. These minor updates are intended to reflect the historical nature of the building.

4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

Any changes which have occurred over time have mostly been limited to the restoration of the building and structural integrity. The proposed alterations do not affect these previous changes.

5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**

The original construction was simple in style and form and the proposed work looks to rehab the building to preserve the history of the building. The proposed work does not hide or remove the craftsmanship of the original structure.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

The new materials will be replaced in kind to represent the original construction. Cedar shingles will replace the rood covering that is worn. Window restoration, porch restoration and leveling, and masonry stabilization will accurately depict the original construction.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.**

The construction and design details submitted by the applicant do not show any surface cleaning.

8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

The project area will mostly be interior to the building but the project looks to preserve and protect the resources adjacent to the Officers' Quarters at Fort Concho.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**

There will be no contemporary design additions or alteration to the project. The entire scope of work is focused on rehabilitation of the original structure.

10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

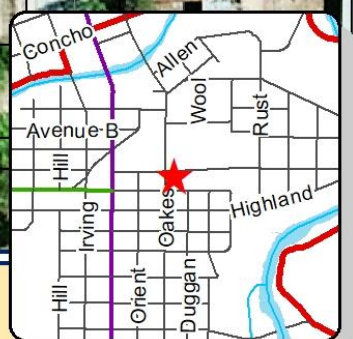
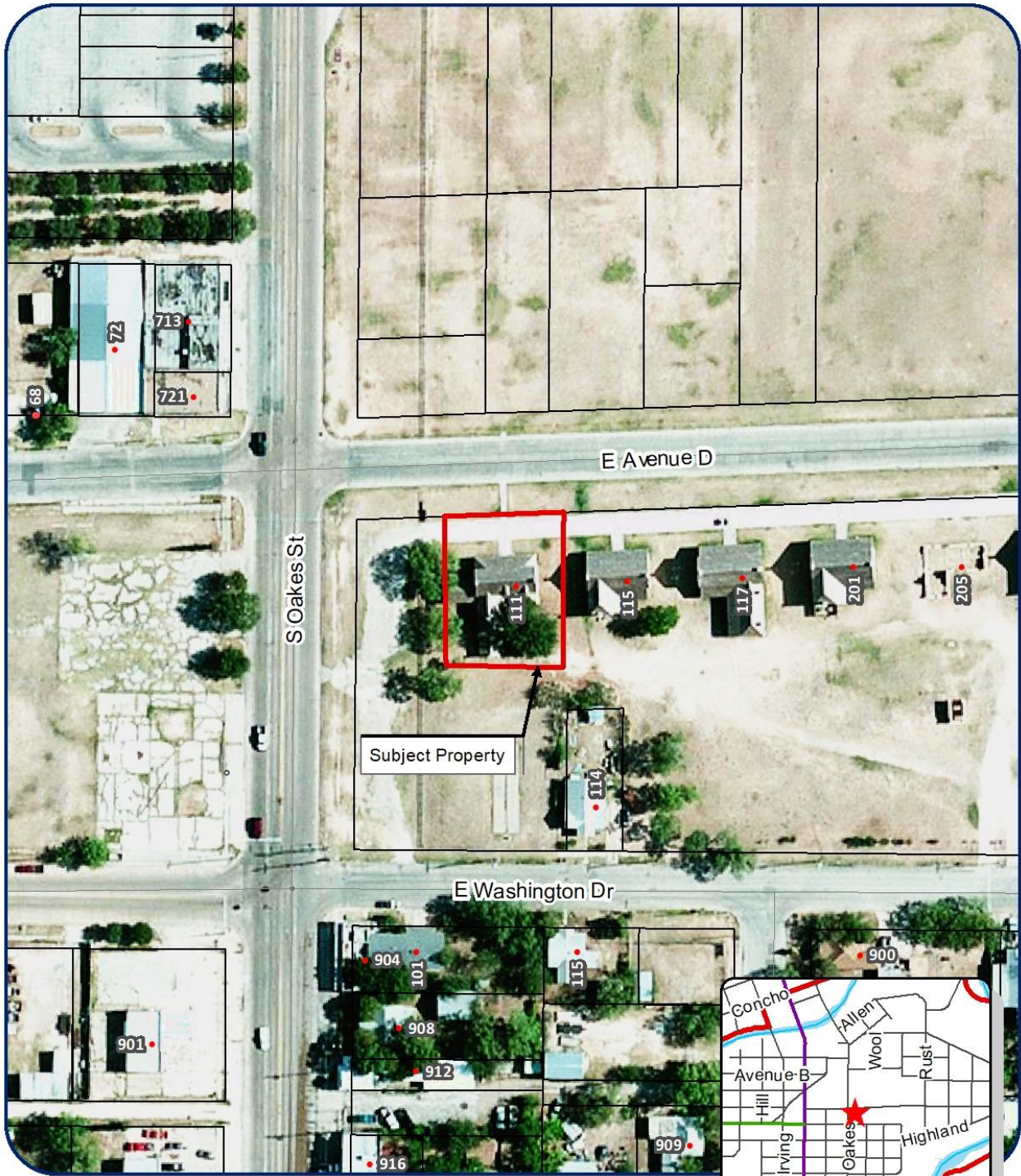
The current improvements could be removed and the existing building repaired with minimal impact to the original building.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE CA18-01** for the proposed exterior improvements on the subject property.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Renderings with proposed materials  
Application  
Texas Historical Commission Antiquities Permit

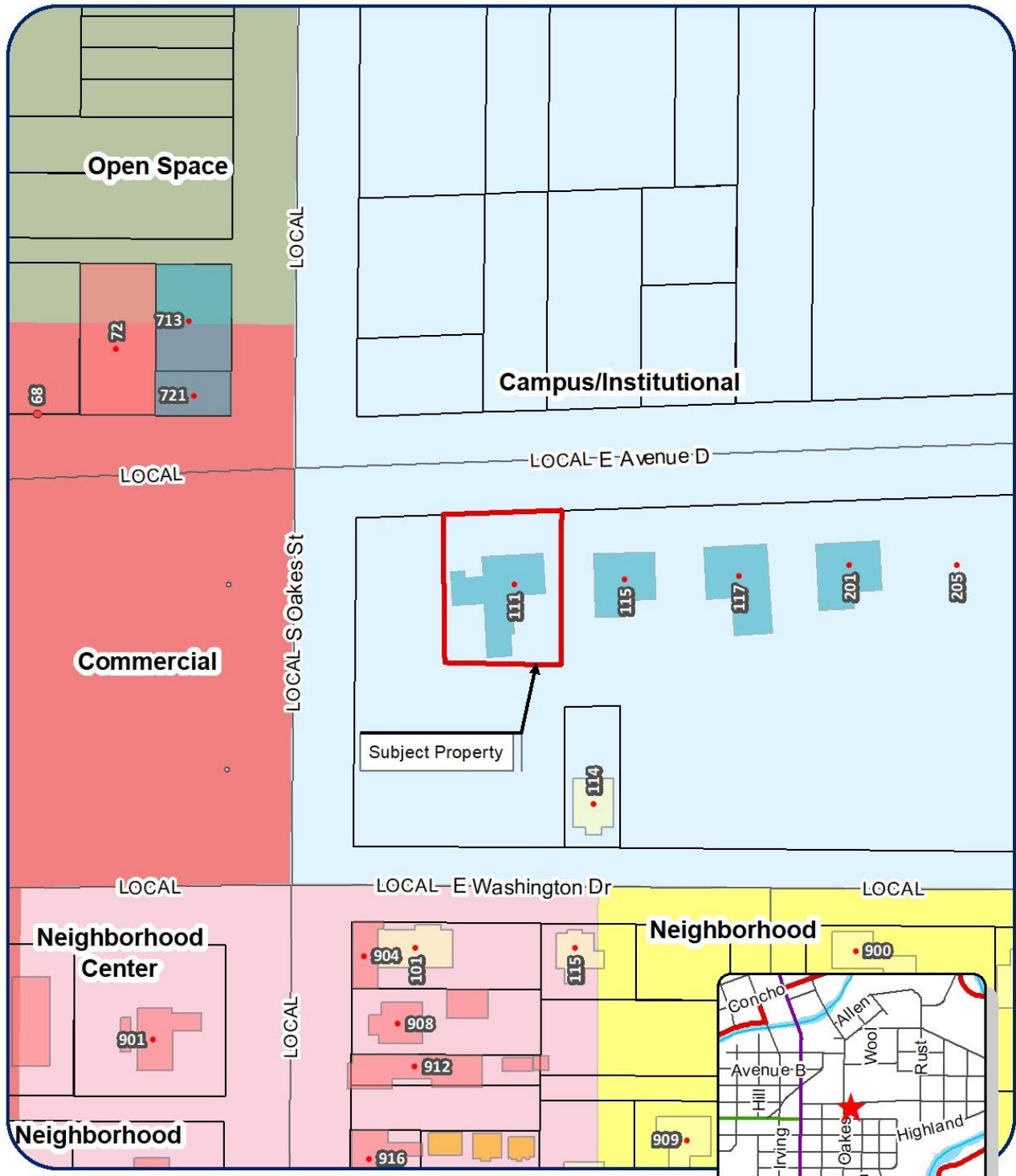


**CA18-01: Fort Concho**  
**111 East Avenue D**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Ft. Concho  
 Scale: 1" approx. = 100 ft

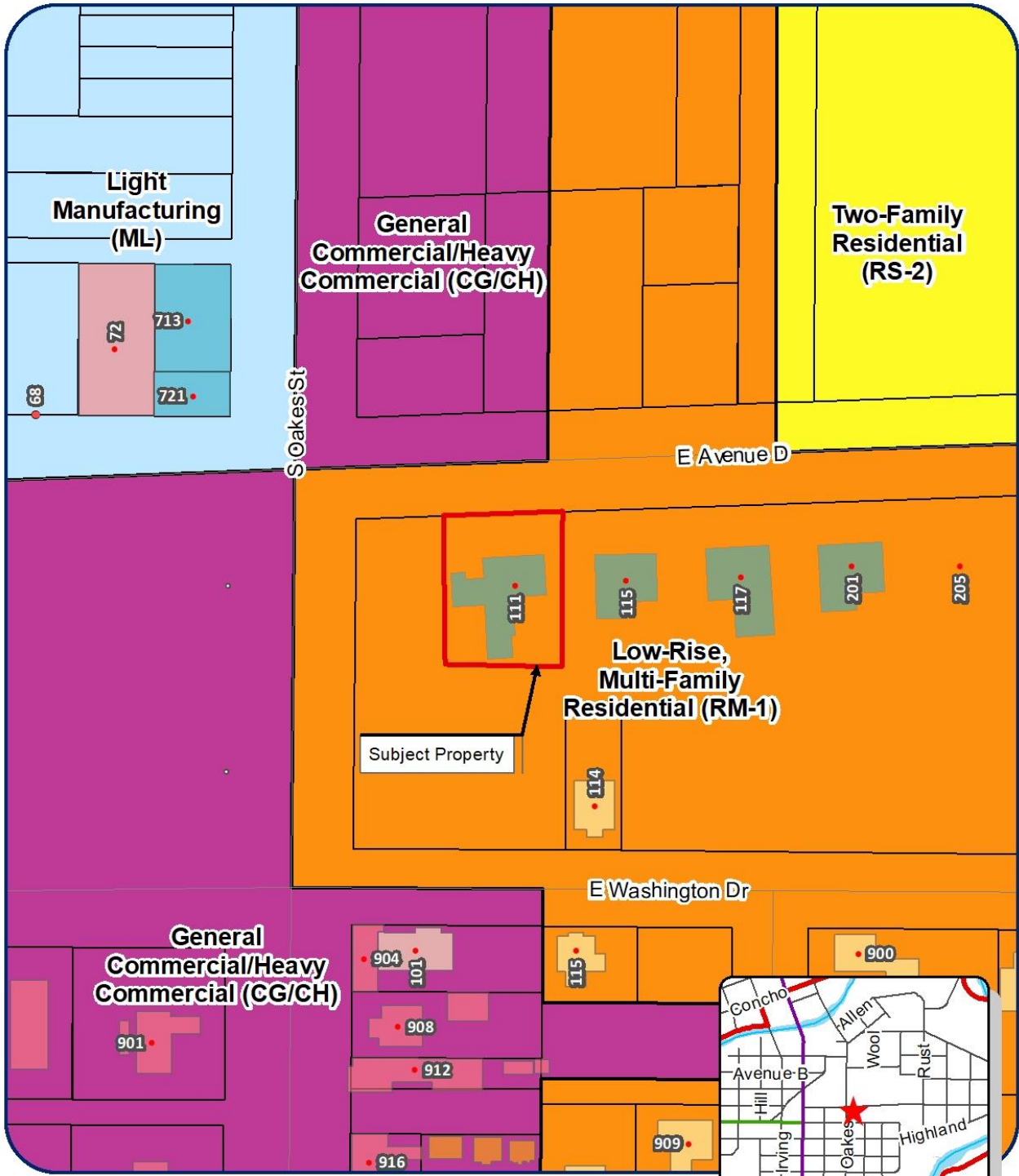
**Legend**  
 Subject Properties: —  
 Current Zoning: **RM-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Campus/Institutional**





**CA18-01: Fort Concho**  
**111 East Avenue D**  
 Council District: SMD #3 - Harry Thomas  
 Neighborhood: Ft. Concho  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties:   
 Current Zoning: **RM-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Campus/Institutional**



**CA18-01: Fort Concho**  
**111 East Avenue D**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Ft. Concho  
 Scale: 1" approx. = 100 ft

**Legend**  
 Subject Properties: —  
 Current Zoning: **RM-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Campus/Institutional**



Photos of Site





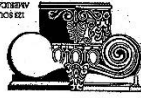






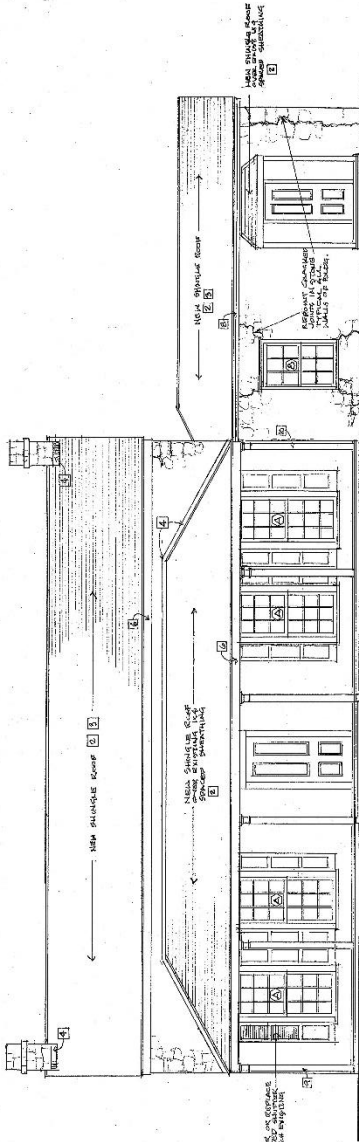


H. SCHMIDT ARCHITECTS  
 220 SOUTH MAIN • SAN ANTONIO, TEXAS 78204 • 210.224.1117

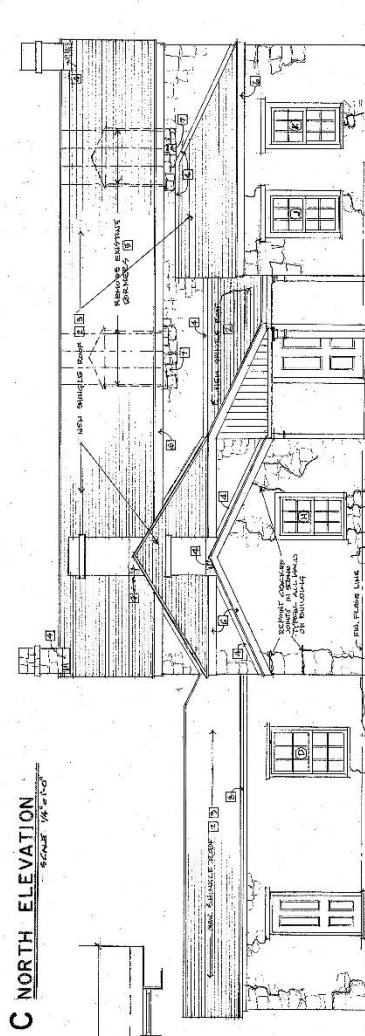


RENOVATION AND REPAIRS  
 OFFICERS' QUARTERS NO. 1  
 FORT CONCHO NATIONAL HISTORIC LANDMARK  
 SAN ANTONIO, TEXAS

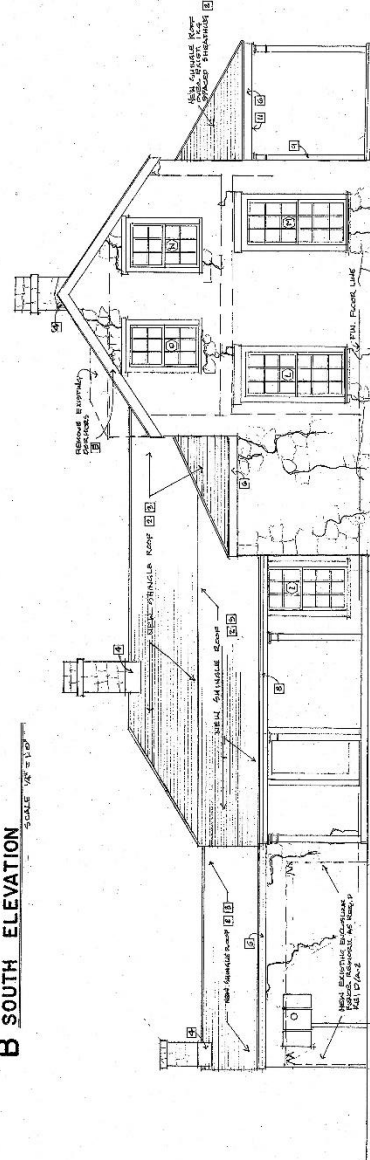
JOB NO. 17102  
 SHEET NO.  
**A-4**  
 DATE: AUG., 2017



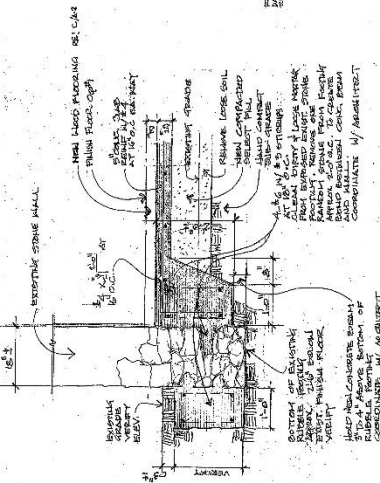
**C NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



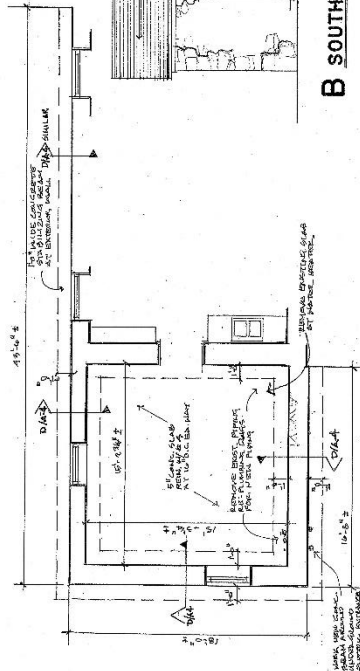
**B SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



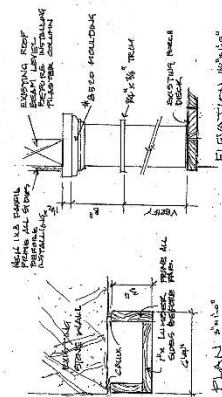
**A WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**D DETAIL**  
 SCALE: 3/16" = 1'-0"



**E FOUNDATION PLAN**  
 SCALE: 3/16" = 1'-0"



**F DETAIL**  
 SCALE: 3/16" = 1'-0"

EXTERIOR CONSTRUCTION NOTES  
 REFER TO SHEET A-5

Effective January 3, 2017



City of San Angelo, Texas – Planning Commission  
 52 West College Avenue  
**Application for Certificate of Appropriateness**



**Section 1: Basic Information**

Name of Applicant(s): Robert F. Bluthardt

Owner       Representative (Notarized Affidavit Required)

630 South Oakes      San Angelo      Texas      76903

Mailing Address      City      State      Zip Code

(325) 234-0316      Director@fortconcho.com

Contact Phone Number      Contact E-mail Address

111 East Avenue D      San Angelo      Texas      76903

Subject Property Address      City      State      Zip Code

Fort Concho Addition Block 55 Lot 1

Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

\_\_\_\_\_

Zoning: Fort Concho Historical District

**Section 2: Site Specific Details**

**Proposed Work:**

- Construction of a new building in the Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- Relocation of an existing building to or from any property in any HO zoning district.
- Demolition of a landmark or any building on any property within a HO zoning district.

Specific details of request: \_\_\_\_\_

Please see attached summaries and info from THC application  
and approved Antiquities Permit

\_\_\_\_\_

\_\_\_\_\_

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: \_\_\_\_\_

The work is necessary to maintain the building's appropriate use and function  
at Fort Concho. It is structurally necessary to preserve its short- and long-term  
stability. The work is consistent with current site and state regulations.

\_\_\_\_\_

- Does the proposed work comply with the following (check all that apply):
- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
  - The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
  - All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
  - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Effective January 3, 2017

**Section 2 Continued: Site Specific Details**

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

**Section 3: Applicant(s) Acknowledgement**

Certificate of Appropriateness may only be approved by the DHRC. Appeals may be directed to City Council.

**I/We the undersigned acknowledge that the information provided above is true and correct.**

  
\_\_\_\_\_  
Signature of licensee or authorized representative  
Robert F. Bluthardt

Jan 10, 2018  
\_\_\_\_\_  
Date

Printed name of licensee or authorized representative  
Site Manager/Fort Concho City of San Angelo  
\_\_\_\_\_  
Name of business/Entity of representative

**FOR OFFICE USE ONLY:**

Description/photograph of site  Sketches, plans, sketches of work  Sample(s) of materials to be used

Verified Complete  Verified Incomplete

Case No.: CA 18 -- 01 Original HO Case No.: \_\_\_\_\_ -- \_\_\_\_\_

Nonrefundable fee: \$ 100 Receipt #: 284611 Date paid: 1 / 18 / 18

Reviewed/Accepted by: H. Bueker Date: 1 / 18 / 18

**TEXAS HISTORICAL COMMISSION**  
**ANTIQUITIES PERMIT: HISTORIC BUILDINGS  
AND STRUCTURES**  
**PERMIT #HS 930**

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This permit is issued by the Texas Historical Commission, hereinafter referred to as the Commission, represented herein by and through its duly authorized and empowered representative. Under authority of the Texas Natural Resources Code, Title 9, Chapter 191, and subject to the conditions hereinafter set forth, this permit is granted for:

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**Rehabilitation**

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To be performed on a designated State Antiquities Landmark known as:

Fort Concho  
Officer's Quarters 1 Rehabilitation  
630 South Oakes  
San Angelo, Tom Green County

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Owned or controlled by (hereinafter known as the Permittee)

Robert Bluthardt  
Fort Concho NHL/City of San Angelo  
630 South Oakes  
San Angelo, TX 76903

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The architect, engineer, or contractor representing the Permittee is:

Henry Schmidt  
H. Schmidt Architects  
123 South David  
San Angelo, TX 76903

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This permit will be in effect for a period of:

1 year

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And will expire on:

September 1, 2018

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Work under this permit shall consist of:

Rehabilitation and interior restoration of Officers' Quarters I. Two non-historic rear dormers will be removed and the structure will be re-roofed in kind with cedar shingles. The rehabilitation activities also include window restoration, porch restoration and leveling, masonry repointing and stabilization where needed, repair or in kind replacement of missing or damaged exterior trim and fascia, and installation of new HVAC, plumbing and electrical systems. One interior room located behind the kitchen will be finished out with a new wood floor and wall and ceiling repair to create a utility room. Currently this space is unfinished and empty.

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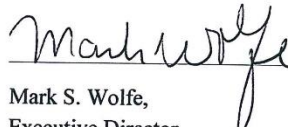
This permit is granted on the following terms and conditions:

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- 1) The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995 and subsequent revisions) have been adopted by the Commission and shall serve as guidelines for appropriateness of all activities carried out under this permit.
- 2) This project must be carried out in accordance with the project application approved by the Commission or their duly authorized and empowered representative. Any proposed deviation from the project application must receive the approval of the Commission prior to implementation.
- 3) If the Permittee fails to comply with any of the Commission's Rules of Practice and Procedure (Texas Administrative Code, Title 13, Chapter 26) or with any of the specific terms of this permit, or fails to properly conduct or complete this project within the allotted time, the Commission may place the permit on hold or cancel the permit. In the case of ongoing projects, work must cease immediately. The Commission will notify the Permittee of such hold or cancellation by certified mail, return receipt requested. Upon notification of cancellation, the Permittee, project sponsor, project architect or engineer, and professional firm shall remove all construction personnel and equipment from the area or site within 24 hours. A permit, which has been canceled, can be reinstated by the Commission if good cause is shown within thirty (30) days.
- 4) The Permittee, Architect, or anyone else under contract to the Permittee in the conduct of the activities hereby authorized, must comply with all laws, ordinances, and regulations of the State of Texas and of its political subdivisions including, but not limited to, the Antiquities Code of Texas.
- 5) Any duly authorized and empowered representative of the Commission may, at any time, visit the site and examine the permit, construction documents, and work.
- 6) This permit may not be assigned by the Permittee in whole or in part to any other individual, organization, institution, or corporation.
- 7) The Permittee shall have a copy of this permit available at the site of the project during all working hours.
- 8) **Hold Harmless:** The Permittee hereby expressly releases the State, and agrees that Permittee will hold harmless, indemnify, and defend (including reasonable attorney's fees and costs of litigation) the State, its officers, agents, and employees in their official and/or individual capacities from every liability, loss, or claim for damages to persons or property, direct or indirect, of whatsoever nature arising out of, or in any connection with, any of the activities covered by this permit.
- 9) **Addendum:** The Permittee will abide by any addenda hereto attached.

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Upon a finding that it is in the best interest of the State, this permit is issued this 11 day of September, 2017.

  
\_\_\_\_\_  
Mark S. Wolfe,  
Executive Director  
Texas Historical Commission



**Fort Concho National Historic Landmark**  
**San Angelo, Tom Green County, Texas**

**Antiquities Permit Application**

**Summary of Project: Repairs & Renovations**  
**to Officers' Quarters 1**

**Fall-Winter/2017-Spring/2018**

**Robert F. Bluthardt/Site Manager**  
**Henry Schmidt/Project Architect**

This project seeks to:

Remove non-fort period dormers (2) from rear roof line and replace missing roof support beams; and re-roof entire structure

Create a floor in the unfinished rear room behind the kitchen; repair and tie walls back to structure; finish our room as a storage/utility room

Repair/replace various exterior features as necessary, including windows, trim boards, columns, and shutters

Replace current HVAC system with several rooms tied to a slim unit system plus one traditional unit with exterior compressor

Re-point exterior walls and stone work as necessary

Reinforce/stabilize exterior walls as necessary

Replace plumbing and electrical features as noted

Interior painting, plastering, patching to walls, floor, and other features as necessary and directed

**DESIGN AND HISTORIC REVIEW COMMISSION – February 15, 2018**

**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC18-01: All About Signs, Inc.	
<b>SYNOPSIS:</b>			
<p>The applicant has submitted a request for a River Corridor Review for a new 24-square foot illuminated wall sign mounted onto the front building façade on the subject property. The purpose of the sign is to identify the company name “Sands Finance Co. Loans” for customers, and replace the previous letters that were damaged by a storm. The new sign will be of acrylic construction with LED letters and mounted onto a white dibond backboard consistent with other historical signs in Downtown San Angelo. The area around the sign logo will not exceed 19 square feet and the total sign area including the dibond board will be 24 square feet. The sign will project approximately 7 inches from the building façade. The “LOANS” portion will have red lettering on a green background, and the “Sands Finance Co.” portion will have black lettering on a yellow background around a white circle.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
9 West Concho Avenue; generally located approximately 115 feet west of the intersection of West Concho Avenue and South Chadbourne Street.		Being the east 25 feet of the north 58 feet of Lot 22, Block B in the San Angelo Addition, comprising a total of 0.03 acres.	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FLU:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
			<b>SIZE:</b>
			0.03 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>West Concho Avenue</b> – Urban Parkway                  Required: 60’ right-of-way, 40’ pavement                  Provided: 100’ right-of-way, 40’ pavement (70’ including on-street angle parking)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for all of the proposed sign on the subject property, <b>subject to three Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<p><i>Property Owner and Applicant:</i>                  Terri Satterwhite, Sands Finance Corporation/State Finance Co. Limited</p> <p><i>Agent:</i>                  Ms. Kathleen Quanz, All About Signs, Inc.</p>			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

### **RCC18-01 Analysis**

#### **River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD):**

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure, including signs. The proposed signs need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and meet the *Historic Preservation Design Guidelines (HPD)* for commercial properties within the Central Business District (CBD) of San Angelo.

#### **Materials and Colors**

The RCMDP policies for signs state that “in the historic city center, pedestrian-oriented signs can be small and the design and uniqueness of the sign can relay the character of the store” and that “signs should be incorporated into the architecture of each building.” The HPD policies also support building façade mounted signs “which can help emphasize the historic details of the façade.” The RCMDP further states that “quality materials promote a sense of permanence and are encouraged” and that “materials and colors should relate to historic precedents.” Finally, the HPD also states that “colors should complement neighboring buildings and reflect a traditional color palette,” “similar to or comparable to the palette adopted by the National Trust for Historic Preservation.”

The Planning Division believes that the proposed mounted sign is consistent with all of the above policies. The proposed dibond backboard will be mounted directly onto the wall, similar to other historically approved signs in the River Corridor, including Tom’s Tire World (RCC10-09) at 15 West Concho Avenue; Lions Club at 25 West Concho Avenue (RCC15-04); Swagitos (RCC16-33) at 204 South Chadbourne Street; Solaris Health Care (RCC17-13) at 9 West Beauregard Avenue; and Man Made Fitness (RCC17-05) at 117 South Chadbourne Street. The dibond aluminum will be of quality construction as well the proposed acrylic sign letters and logo, consistent with industry standards for signs. The proposed sign colors can be found on neighboring buildings in the surrounding area. The Lions Club building and small logo sign, and the commercial building at 12 West Concho Avenue are painted white consistent with the dibond board and sign logo; the red “LOANS” letters match the red found on the Angry Cactus Bar & Grill letters at 1 West Concho Avenue; and the green background stripe on the new Sands sign is consistent with the green canopy already on the building and the previous sign that was damaged by a storm. The City’s historical database indicates that the original building was part of a group of structures erected between 1913 and 1920. The proposed colors are consistent with the historic color palette for the 1900s period up through the 1950s.

#### **Lighting**

The RCMDP policies for signs state that “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light

spill.” The applicant is proposing LED “street fighter” lighting and if necessary, has agreed to install a dimming switch to control any light spill. The property is surrounded by other commercial businesses in the Central Business District, and therefore, the Planning Division is satisfied at the present time that light spillover glare will not be an issue. However, given that the property is located within the CBD Zoning District, which allows residential living by right, the Planning Division recommends an approval condition that dimmers or motion timers be installed if necessary in future between 10:00 p.m. and 7:00 a.m. to mitigate any spillover glare on residential uses.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC18-01 for the proposed sign on the subject property, **subject to the following three Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain Sign Permit(s) for all proposed signage as required.
3. Should there be excessive spillover glare onto adjacent properties, dimmers or motion timers between the hours of 10:00 pm and 7:00 am may be required to be installed on the lights, as determined by the Planning Director.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Surrounding Area Signage  
Renderings  
Lighting Details  
Application



**River Corridor Case File**

**RCC18-01: All About Signs, Inc.**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 50 ft  
 Subject Property: 9 West Concho Avenue

**Legend**

Subject Properties: █  
 Current Zoning: **CBD**  
 Requested Zoning Change: **N/A**  
 Vision: **Downtown**





Source: Esri, DigitalGlobe, GeoEye, USA, USGS, Aero, GeoMapping, User Community



**River Corridor Case File**

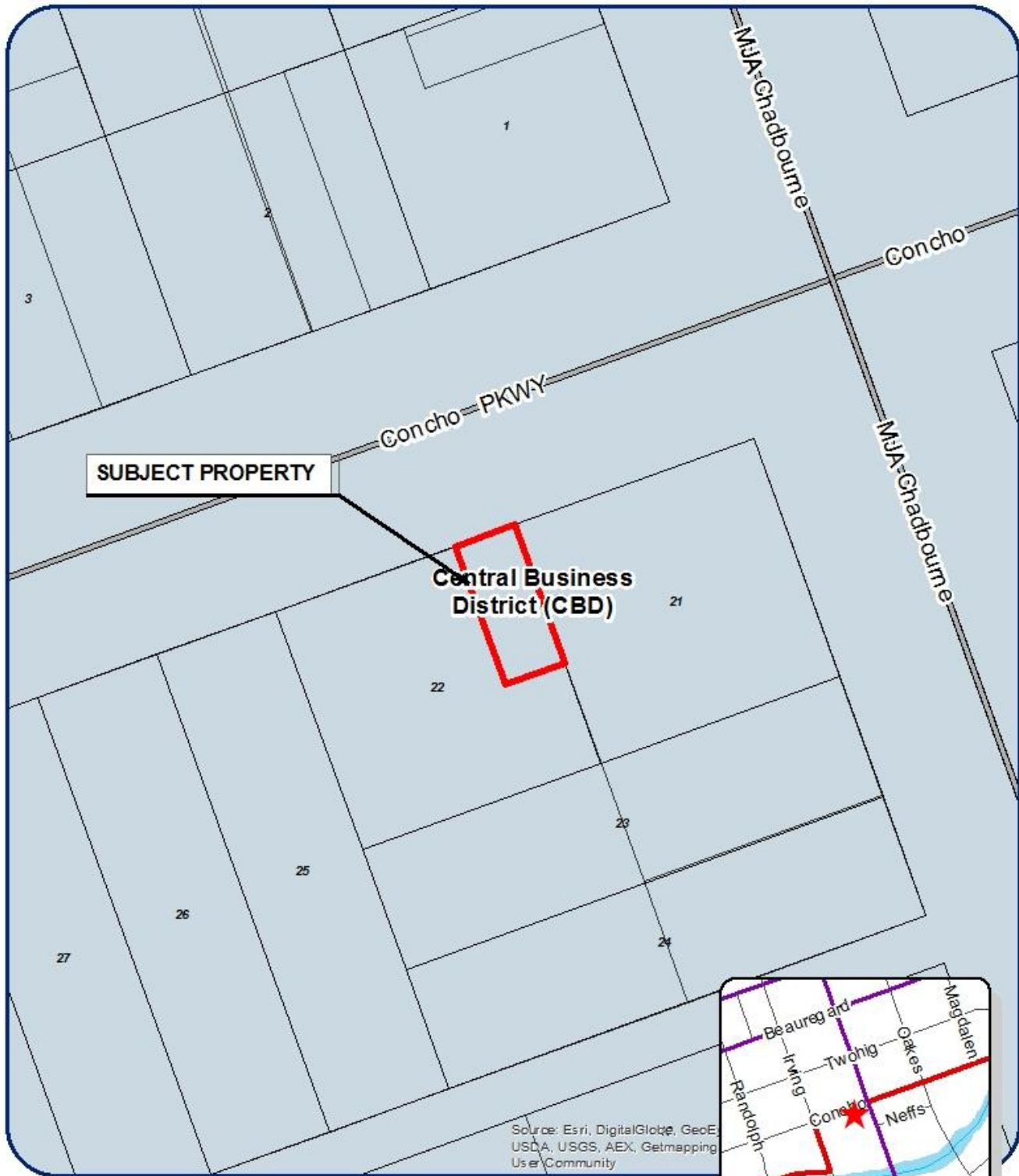
**RCC18-01: All About Signs, Inc.**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 50 ft  
 Subject Property: 9 West Concho Avenue

**Legend**

Subject Properties: █  
 Current Zoning: **CBD**  
 Requested Zoning Change: **N/A**  
 Vision: **Downtown**






**River Corridor Case File**

**RCC18-01: All About Signs, Inc.**

Council District: Harry Thomas (SMD #3)  
Neighborhood: Downtown  
Scale: 1" approx. = 50 ft  
Subject Property: 9 West Concho Avenue

**Legend**

Subject Properties:   
Current Zoning: **CBD**  
Requested Zoning Change: **N/A**  
Vision: **Downtown**



Photos of Site and Surrounding Area

**NORTH**



**EAST**



**WEST**



**SOUTH AT PROPERTY**



**CLOSE-UP OF BUILDING**

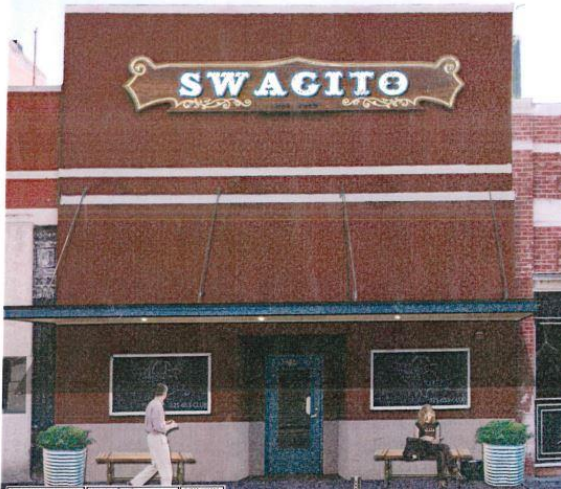


**PROPOSED SIGN  
LOCATION**

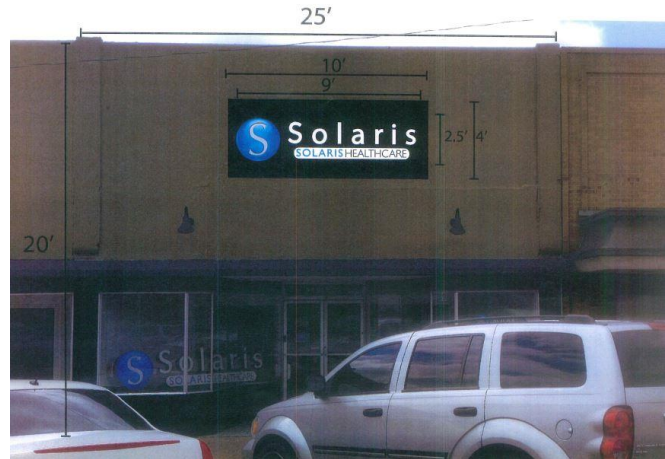


Surrounding Area Signage

**SWAGITOS**  
204 SOUTH CHADBOURNE STREET



**SOLARIS HEALTH CARE**  
9 WEST BEAUREGARD AVENUE



**MAN MADE FITNESS**  
117 SOUTH CHADBOURNE STREET



**FREEDOM FELLOWSHIP CHURCH**  
342 SOUTH CHADBOURNE STREET



Renderings

PROPOSED SIGN LOCATION

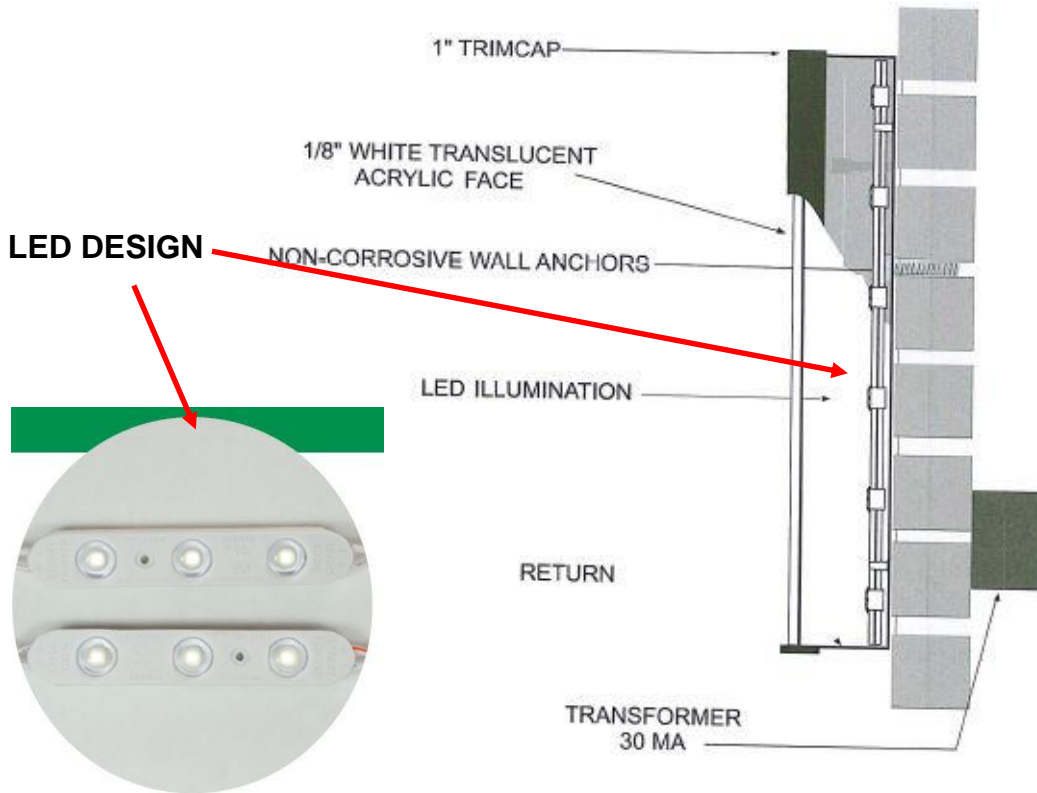


9 W Concho  
Sands Finance Co.  
Wall Face = 18'h x 24.5w = 441 sf  
Allowable Signage = 110.25 sf  
Proposed Signage = 4.5'h x 5.166'w = 23.25 sf

CLOSE-UP OF SIGN



Lighting Details



Standard LED Illuminated  
Channel Letter "Direct Mount"

City of San Angelo, Texas - Planning Division

## Application for River Corridor Review – ADDENDUM NOTES

Name of

Applicant(s): \_\_\_\_\_

Owner  Tenant (Affidavit required)  Representative (Affidavit required)

Mailing Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax/other: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

1/29/2018

### NOTES:

**LED Lights:** The sign will be illuminated with Principal streetfighter LEDs; data sheet attached. All About Signs will install a dimming switch if sign is too bright. Storefront is in a dark area of W Concho St., so lighting could be beneficial.

**Add Backer Panel to Channel Letter Logo:** All About Signs could install a white ¼" dibond backboard, die cut to provide a 3" outline around sign if Committee recommends, however this is outside the scope the customer desired and will result in additional charges to customer. 1 1/2" standoffs will be added and total projection of sign from wall will be 7".

**Historical Aesthetic:** I have attached photos of similar shaped signs which are vintage/historical in design. The only other historical shaped sign on the block is the "37" sign. We respectfully ask that the original design be accepted, as it meets the basic requirements of the River Corridor guidelines.

City of San Angelo, Texas - Planning Division  
**Application for River Corridor Review**

Name of Applicant(s): All About Signs, Inc. for Sands Finance

Owner  Tenant (Affidavit required)  Representative (Affidavit required)

Mailing Address: PO Box 62544 Telephone: 325-650-4230

City/State/Zip: San Angelo, TX 76096 Fax/other: \_\_\_\_\_

Contact Email Address: service@allaboutsigtstx.com

Subject Property Address: 9 W Concho Ave, San Angelo, TX

Proposed Use: Retail/Office

Legal Description\*: BLK B, San Angelo Addn, E 25 ft of N 58 ft of Lot 22

**Proposed Work:**

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Lighted sign in the Corridor - Central Business District
- Request for zone change, conditional/special use, or planned development within the Corridor.
- Request for subdivision approval of any kind within the Corridor.

**Specific Details of Request:**

Replacing storm damaged sign on storefront in CBD with new lighted logo sign. Sign will be a circular aluminum cabinet  
with LED internal lighting, with acrylic face. Colors in the sign are from the Company's logo and coordinate  
with the Forest Green awning on the building. Sign will serve to identify the business and main entry of  
retail/office space. Overall size of sign is 18.66 sf.

\* use attachment, if necessary

**I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below. I/We also understand that this application cannot be processed until all the required items on the attached checklist have been submitted to the satisfaction of the Planning Division.**

  
\_\_\_\_\_  
Signature

1/10/2018  
\_\_\_\_\_  
Date

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.
5. Any encroachments onto City Right-of-Way shall require separate approval from City Council.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor:

The sign serves to identify the business for both street and pedestrian traffic with the Sands Finance Company logo.

The building facade is painted Kilm Beige (Sherwin Williams) with a Forest Green awning, consistent with

historical design of building. Colors in logo coordinate with awning and neighboring businesses in the block.

The sign is less than 50 sf, contains LED lights and meets all permitting requirements within

City Limits and River Corridor Central Business District guidelines.

OFFICE USE ONLY

Case No.: RCC 18 - 01 Nonrefundable Fee: \$ 385.00

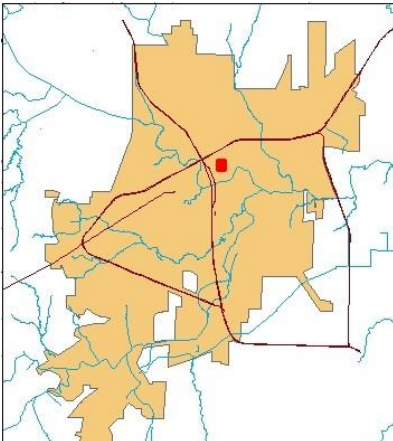
Related Case, if there is one: — Date related case will be heard: 2-15-18

Date Paid: 01-11-18 Received by: kmH

Receipt No.: 284607  All required checklist items completed to satisfaction of Planning Division

**DESIGN AND HISTORIC REVIEW COMMISSION – February 15, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC18-02: Bauman	
<b>SYNOPSIS:</b>			
A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for the construction of a telecommunications facility atop the Wells Fargo Building. Per Section 310 of the Zoning Ordinance, Conditional Use approval from the Planning Commission is required as the use is not permitted outright in the Central Business District.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
36 West Beauregard Avenue		Lots 8-14 & Adjacent Alley Less 152 Sq Ft Being 9' x 9' & 7.9' x 9' Of Lot 8, Block 13, San Angelo Addition, Tom Green County, Texas	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	Downtown	1.60 acre
<b>THOROUGHFARE PLAN:</b>			
West Beauregard Avenue – Urban Major Arterial Street, 80' ROW required (97' Existing), 64' pavement required (70' Provided)			
South Irving Street – Urban Local Street, 50' ROW required (100' Existing), 40' pavement required (68' Provided)			
West Harris Avenue – Urban Minor Arterial Street, 80' ROW required (100' Existing), 64' pavement required (70' Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC17-35, <b>subject to three Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
<u>Property Owner:</u> San Angelo Central Tower Limited			
<u>Agent:</u> Bill Bauman			
<b>STAFF CONTACT:</b>			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			

**RCC18-02 Analysis:**

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of the exterior of an existing structure in the River Corridor. The new telecommunications facilities need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that “all roof-mounted equipment should be screened behind parapets or by other means, so that such equipment is not visible from any of the adjacent streets.” Most of the new telecommunications facility will be at least 10 foot back from the edge of the roof and at least 6 stories high which will not make it visible from any of the adjacent streets.

The RCMDP also states that “Quality materials promote a sense of permanence and are encouraged.” The new facilities will be constructed of quality materials and are designed to withstand the weather elements of this region.

Finally, the RCMDP indicated that “the River Corridor Commission will not recommend a project in violation of city code, ordinance or zoning law.” With approval of the Conditional Use at the Planning Commission, this new tower will be in compliance with the zoning regulations and be required to obtain a building permit.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case RCC18-01** for the construction of a telecommunications facility atop the Wells Fargo Building, **subject to the following three Conditions of Approval:**

1. The plans and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all improvements, as required.
3. The applicant shall ensure the Beta and Gamma Sectors are setback a minimum of 10 foot from the parapet wall. The Alpha Sector will be flush mounted to the north side of building and painted to match the building.



**Attachments:**

Aerial Map

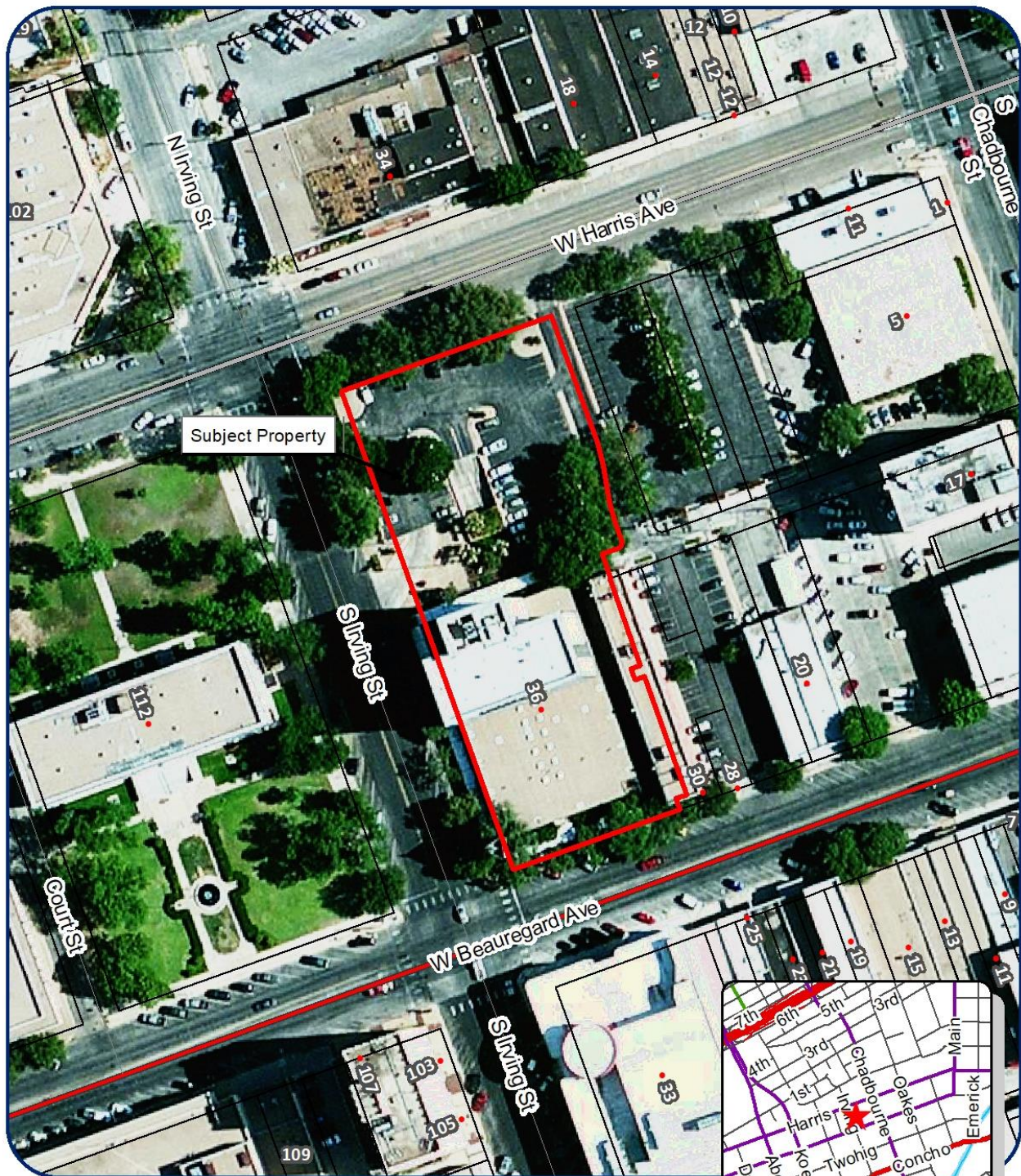
Future Land Use Map

Zoning Map

Photographs


Renderings with Proposed Materials

Application

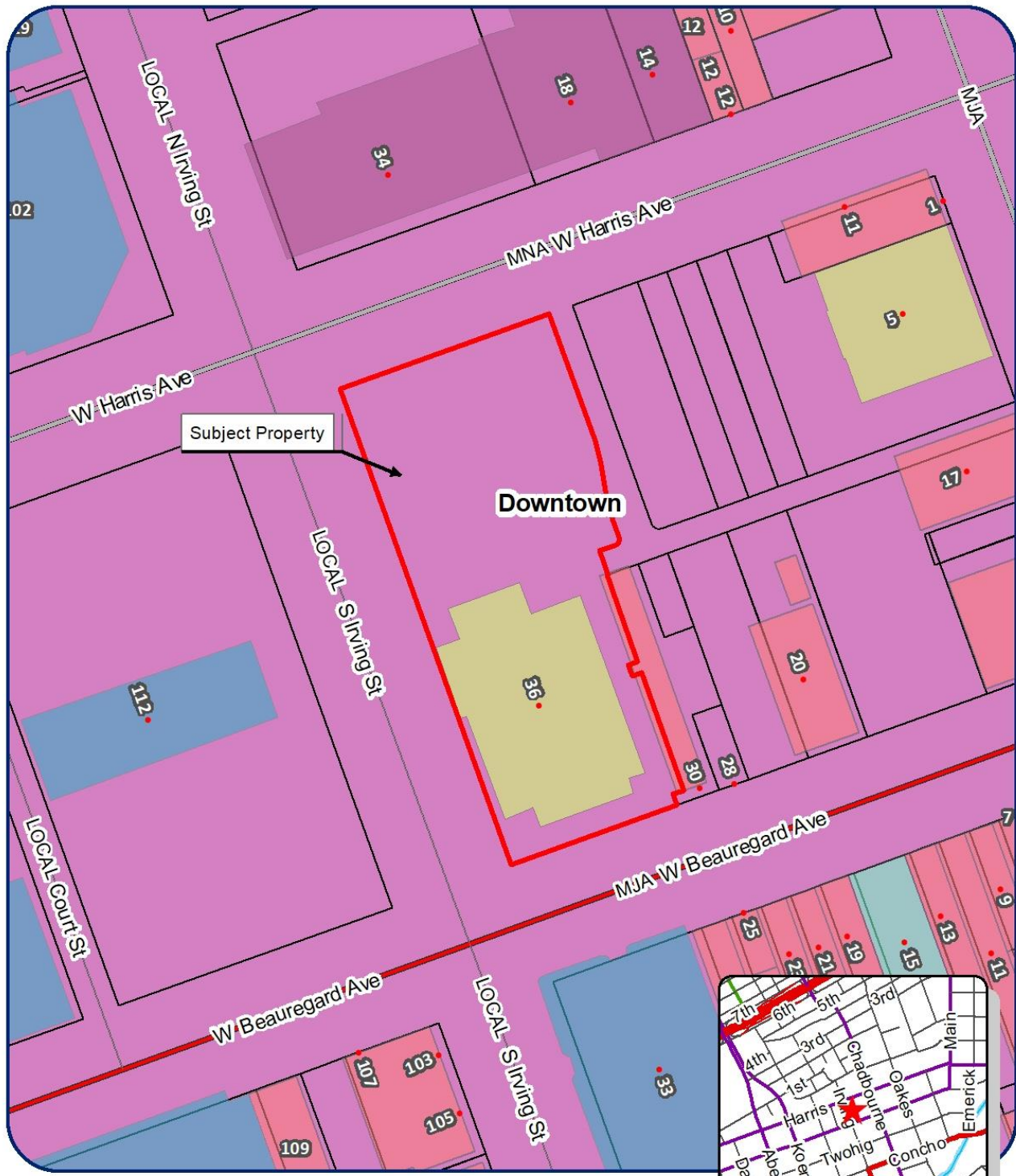


**RCC18-02: Bauman**  
**36 West Beauregard Avenue**

Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft


**Legend**  
Subject Properties:   
Current Zoning: **CBD**  
Requested Zoning Change: **N/A**  
Vision: **Downtown**

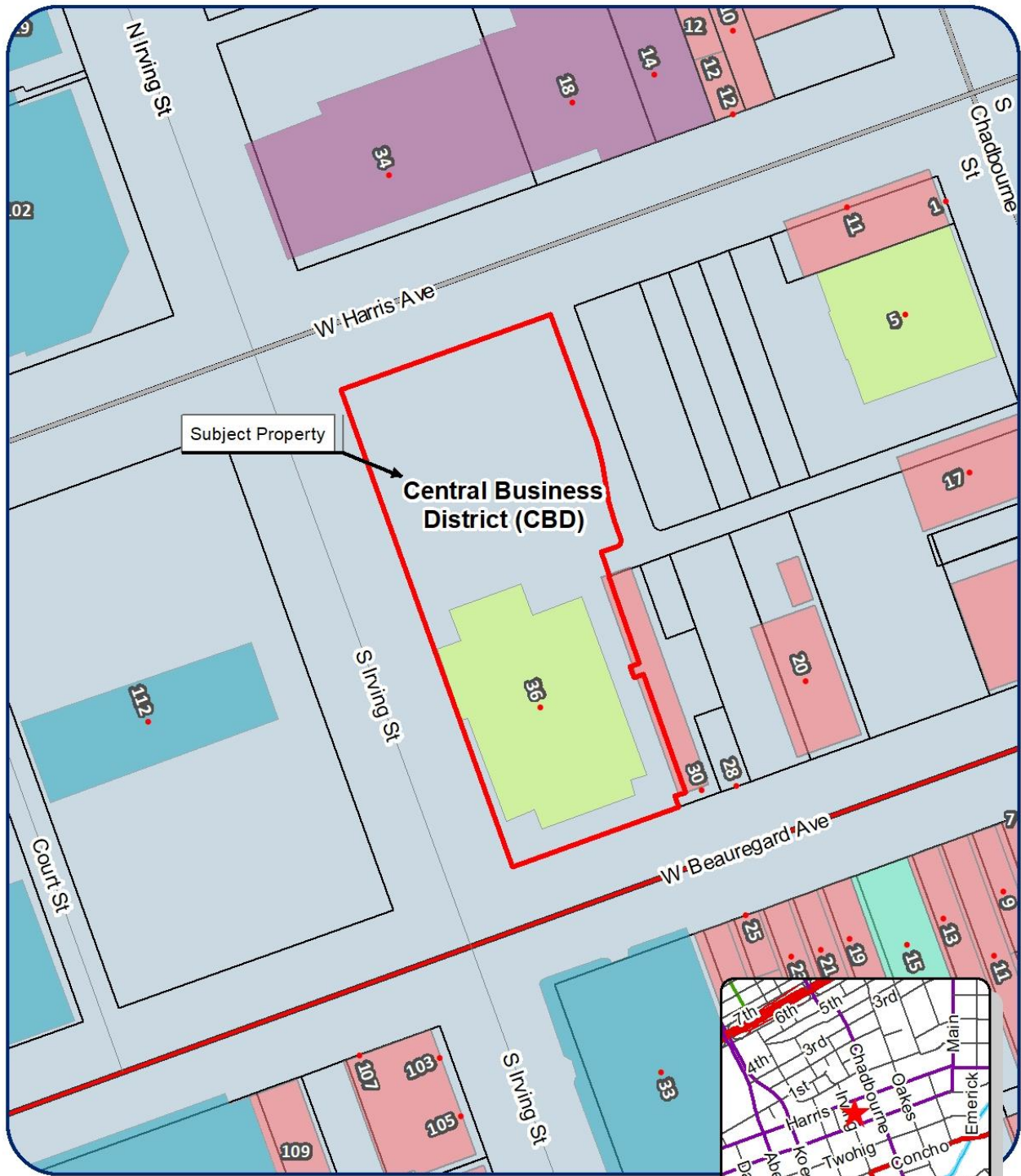




**RCC18-02: Bauman**  
**36 West Beauregard Avenue**  
Council District: SMD #3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

**Legend**  
Subject Properties:   
Current Zoning: **CBD**  
Requested Zoning Change: **N/A**  
Vision: **Downtown**





**RCC18-02: Bauman**


**36 West Beauregard Avenue**

Council District: SMD #3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

**Legend**

Subject Properties: 

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**







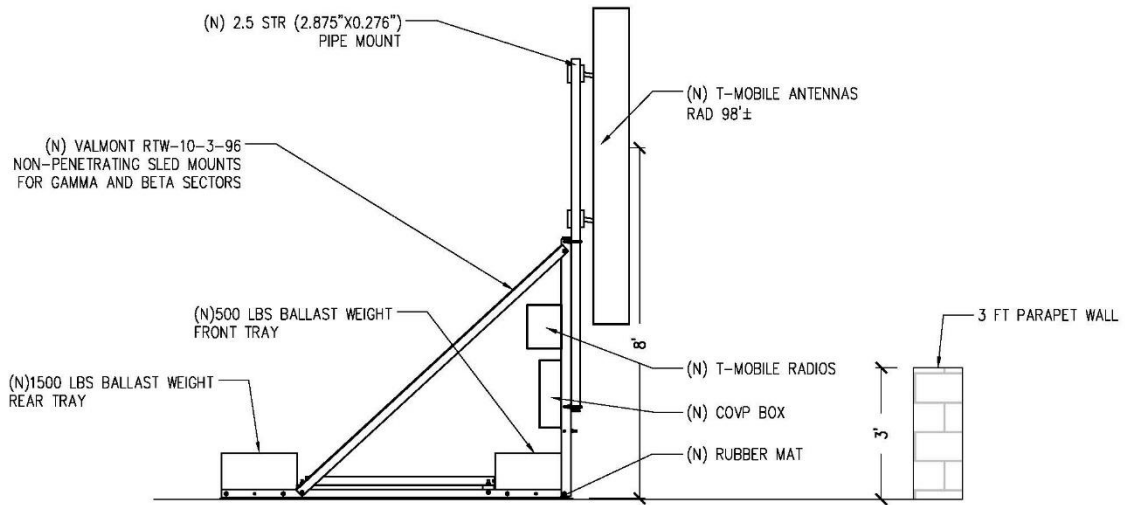






Proposed Elevation





Mounting Detail for Beta and Gamma Sector



Effective January 3, 2017

Section 2 continued: Site Specific Details

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: \_\_\_\_\_

**Continued demand for in-building and data usage has**

~~necessitated the need for this downtown site.~~

**Rooftop installations are generally out of mind and provide**

**acceptable in-building coverage in the needed area.**

Section 3: Applicant(s) Acknowledgement

(By checking the boxes you indicate that you understand below regulations)

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.



Signature of licensee or authorized representative

2/1/2018

Date

Bill Bauman

Printed name of licensee or authorized representative

Bauman Consultants

Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site  Sketches, plans, sketches of work  Sample(s) of materials to be used

Verified Complete  Verified Incomplete

Case No.: RCC 18 -- 02 Related Case No.: CU18 -- 03 Date Related case will be heard: 1/19/18

Nonrefundable fee: \$ 385 Receipt #: \_\_\_\_\_ Date paid: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Reviewed/Accepted by: H. Bueker Date: 2 / 1 / 18

# MEMO



**Meeting**

**Date:** February 15, 2018

**To:** Design and Historic Review Commission

**From:** Jon C. James, AICP  
Director

**Request:** Discussion and possible action for a Text Amendment to Chapter 12, Exhibit "A" Zoning Ordinance, repealing Article 12.06, River Corridor Development Ordinance and the Old Town District; establishing new "River Corridor District," "Downtown District," and "Cultural District" Overlay Zones; and providing a revised application process for buildings and structures located within these Zones

**Background:**

The Planning Division recently undertook a review of the City's River Corridor Development Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts to determine a) changes to the current development review process for River Corridor applications; and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas.

The current River Corridor map and ordinance have been in effect for over twenty years. Our research has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City. Staff believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

**The Planning Division hereby recommends the following changes:**

1. Repeal of the existing River Corridor Development Ordinance and Map, and the Old Town District (Z10-14) and Map;
2. Creation of a new River Corridor Overlay District, Downtown Overlay District and Cultural Overlay District with associated maps to reflect current and anticipated development trends; and,

3. Creation of a new Section 309 of the Zoning Ordinance outlining a revised approvals process for development in the three new Districts

### **Map Changes and New Districts**

Staff believes that the current River Corridor overlay boundary requires revisions to better reflect current development trends, as well as the establishment of new Downtown and Cultural Overlay Districts which act as separate and distinct development areas. The current River Corridor Map includes Downtown San Angelo and parts of the Old Town District which encompass the San Angelo Museum of Fine Arts. Staff believes these areas serve as their own districts and propose removing them from the River Corridor. The new River Corridor Map has been reconfigured, following the river line and encompassing adjacent properties. This will ensure that properties abutting the river from the western to the eastern city limits are subject to higher design standards. The revised map also provides greater physical connectivity between these properties and surrounding trails and parkland, excluding properties that are not visible from the river. The new Cultural District incorporates Fort Concho, Santa Fe Crossing, and a series of art studios and historical buildings into a single district to reflect current activity in this area. The creation of this new Cultural District will facilitate the repeal of the existing Old Town District as it covers most of the same area. Finally, Staff believes that the creation of a new Downtown District will better reflect the actual urban area within the City, including the Central Business District and surrounding urban areas. This area includes a wide range of restaurants, bars, retail, commercial services, and professional offices.

New applications in these overlay districts would continue to be subject to the River Corridor Master Development Plan guidelines until a comprehensive set of design standards are incorporated into the Zoning Ordinance for each of these districts. Historical buildings would continue to require a Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

### **Approval Process**

The current River Corridor Development Ordinance defines construction as one of three basic categories that require a building permit. However, it exempts any exterior improvements that do not require a permit, including exterior painting. This presently allows developers to repaint their building inconsistent with the surrounding neighborhood because of the exemption from a building permit. Planning Staff propose a new Section 309 to the Zoning Ordinance which will clarify and expand the definition of construction to include painting, landscaping, telecommunication facilities, fences and walls of any size, and require a design review for these improvements even where a permit is not required. Under the new provisions, painting and landscaping may be approved administratively by the Planning Director whereas larger structural improvements would still require approval by the Design and Historic Review Commission (DHRC). The new approvals process would also apply to construction in the new Downtown and Cultural Districts. A summary of the proposed changes can be found on the attached table:

**Summary Table of Proposed Changes:  
River Corridor, Downtown and Cultural Overlay Districts**

	<b>Current Ordinances</b>	<b>Proposed Changes</b>
<b>District Overlays and Boundary Maps</b>	<p>Repeal of the River Corridor Development Ordinance and current River Corridor Overlay Map</p> <p>Repeal of the Old Town Historic District (Z10-14) and Old Town District Overlay Map</p>	<p>Creation of new River Corridor Overlay District and Boundary Map</p> <p>Creation of a new Cultural Overlay District and Boundary Map</p> <p>Creation of a new Downtown Overlay District and Boundary Map</p>
<b>When design approval required</b>	<p>Design approval only when a building permit is required</p> <p>Construction definition limited to new construction, remodeling of the exterior of an existing structure, or moving an existing structure onto a lot; includes signs and fences.</p>	<p>Painting, landscaping, and walls and fences under 7 feet exempt from permitting will now require a design review</p> <p>Revised definition of construction to now includes exterior restoration, rehabilitation and reroofing, exterior painting and landscaping.</p>
<b>Administrative approval option</b>	<p>Administrative approvals by Planning Director limited to:</p> <ul style="list-style-type: none"> <li>- Construction under 1,200 sq. ft.</li> <li>- unlit signs under 50 sq. ft.</li> <li>- fences</li> <li>- construction for safety and access</li> <li>- temporary structures and signs for no more than 10 days</li> <li>- reroofing or remodeling which does not materially change the appearance of a structure</li> </ul>	<p>Administrative approvals by Planning Director now include:</p> <ul style="list-style-type: none"> <li>- Construction of any structure, <b>canopy or awning under 1,000 sq. ft.</b></li> <li>- unlit signs under 50 sq. ft. <b>and lit signs under 16 sq. ft.</b></li> <li>- fences <b>or walls without advertising</b></li> <li>- <b>exterior painting</b></li> <li>- <b>telecommunication facilities less than 35 feet in height</b></li> <li>- <b>construction not visible from a public street right-of-way</b></li> <li>- <b>Planning Director may refer any application to DHRC</b></li> </ul>





**Update:**

Proposed Fee Updates: Certificate of Appropriateness Minor vs. Major  
Admin Approval – 1<sup>st</sup> Two Applications \$100  
All other Applications \$195

Food Trucks: City Council has formed a committee to look into this subject – Staff is awaiting direction.

Cultural District Possible Names:

- Mosaic District?
- South Central District?
- The Arts District?

Projecting objects: Changing this would require a code amendment, Staff has forwarded this concern to legal.

Staff has confirmed that San Angelo is Main Street Compliant and has been since 2005.

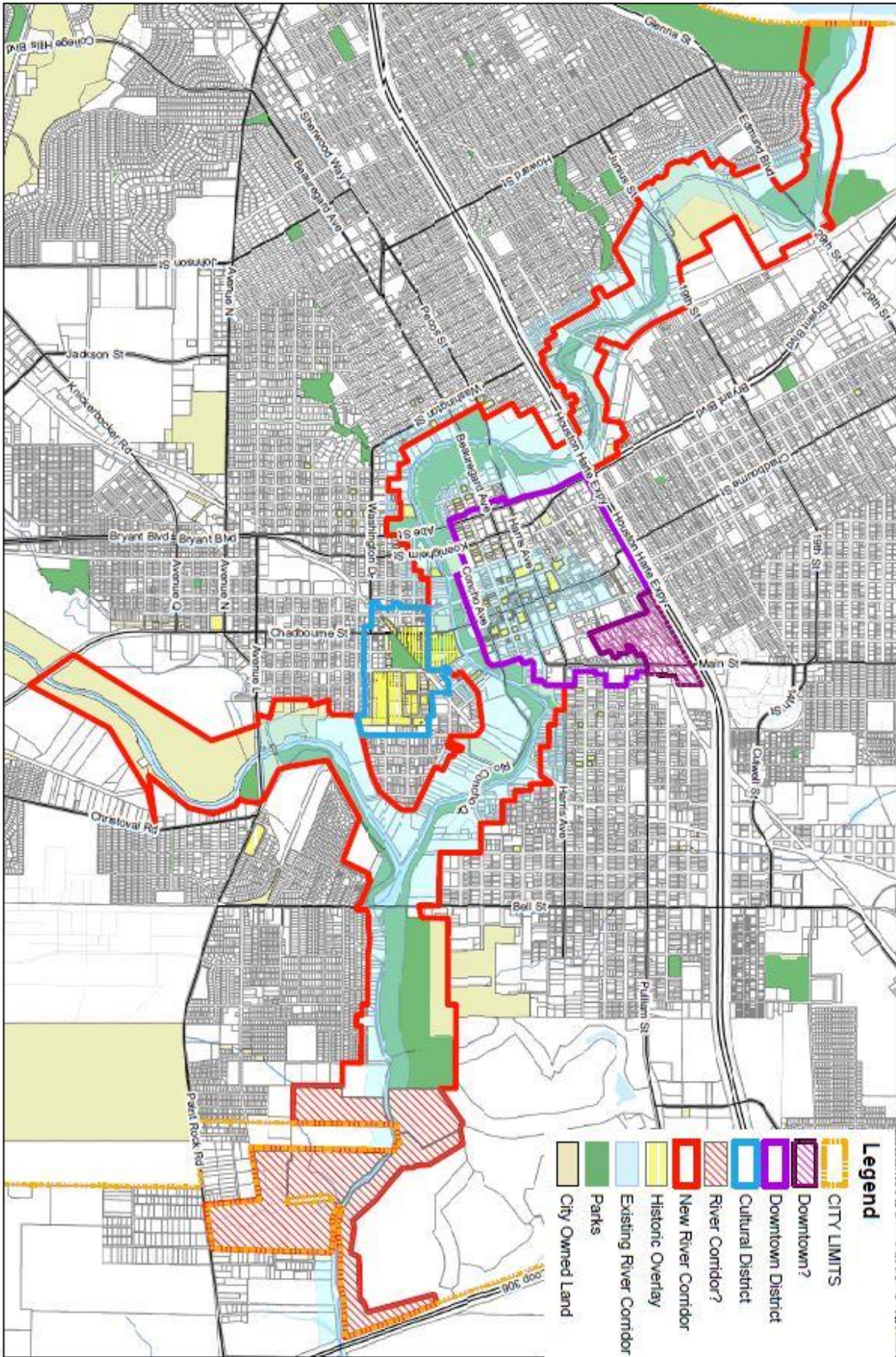
Shipping Crates: This could be addressed in the design standards to come in the next phase

Staff received notification that the City did not receive the grant to update the design standards at this time. Staff will continue to look for other funding options.

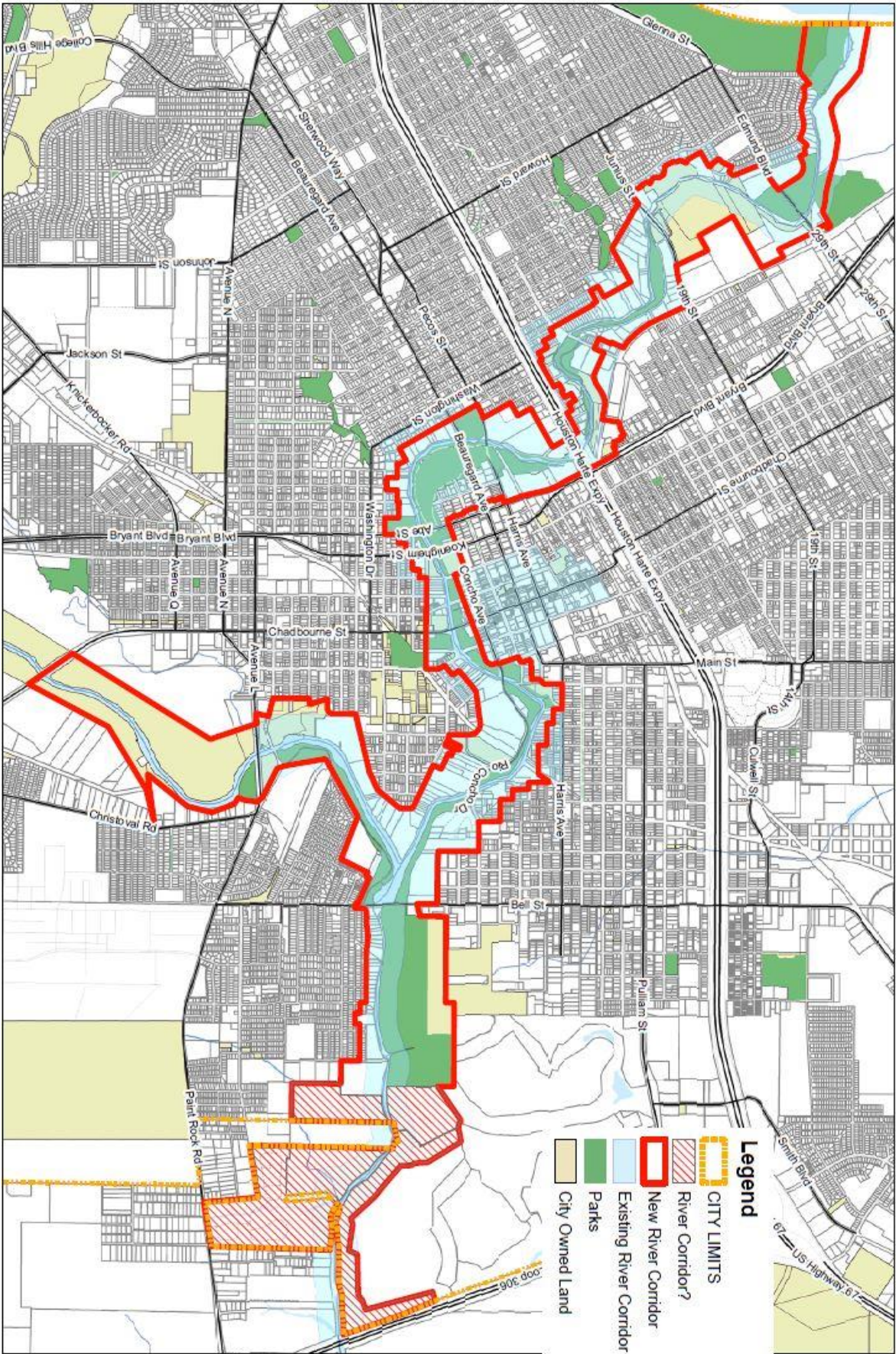
**Attachments:**

- Overall Map
- River Corridor Overlay District Map
- Downtown Overlay District Map
- Cultural Overlay District Map

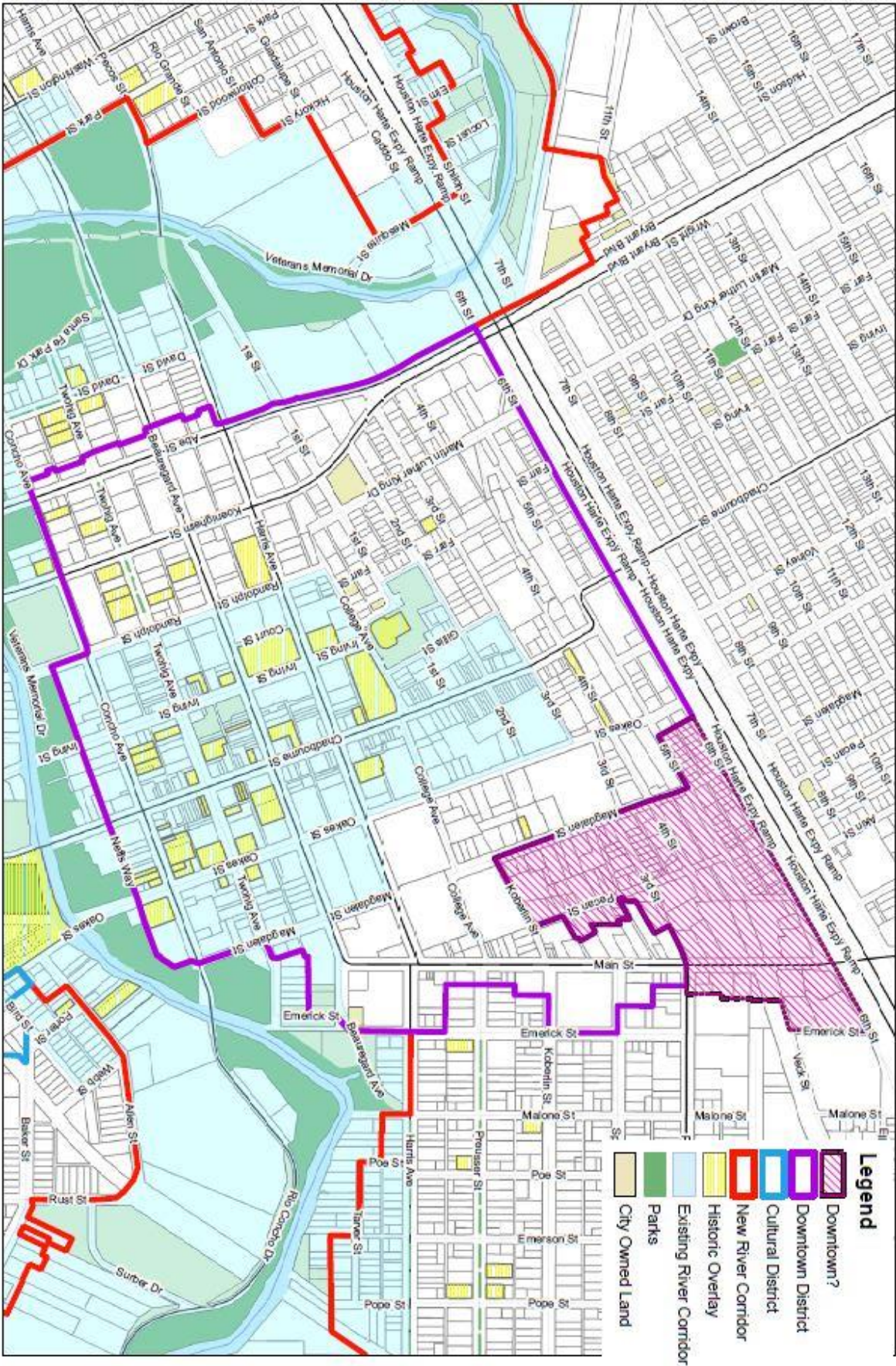
# Overall Map



# River Corridor Overlay Map



# Downtown District Overlay Map



# Cultural District Overlay Map

