

**DESIGN & HISTORIC REVIEW COMMISSION – July 19, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Approval		RCC18-21: Old Central Firehouse Bed and Brew	
SYNOPSIS:			
<p>This is an application for River Corridor Approval for the old firehouse located at the intersection of South Magdalen Street and East Twohig Avenue. The firehouse is being remodeled into a bed and breakfast style hotel. The hotel recently replaced the roof with the current red metal roof and also had their sign approved administratively (RCC18-19). This current request is to complete the façade renovations, which include construction of a new ramp leading to the outdoor patio, installation of new windows and a garage door, as well as painting all new and existing window trim and doors to a red color that will match the red roof.</p>			
LOCATION:		LEGAL DESCRIPTION:	
200 South Magdalen Street; generally located at the intersection of South Magdalen Street and East Twohig Avenue		Being Lot 1, Block 1 in the City Park Subdivision, comprising 0.425 acres, City of San Angelo, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	Central Business District (CBD)	Open Space	0.425-acres
THOROUGHFARE PLAN:			
<p>South Magdalen Street – Local Street, 50’ min. ROW, 36’ paving width required with sidewalk, 40’ without sidewalk. Actual 64’ ROW, 42’ Paving Width without sidewalks</p> <p>East Twohig Avenue– Local Street, 50’ min. ROW, 36’ paving width required with sidewalk, 40’ without sidewalk. Actual: 70’ ROW and 46’ paving width without sidewalks</p>			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the request to construct the ramp, install the two new windows & garage door and paint the window trims & doors red, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner(s):</i> Jody and Michele Babiash</p>			
STAFF CONTACT:			
<p>Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 kristina.heredia@cosatx.us</p>			

Analysis:

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The new improvements need to be consistent with the design guidelines of the River Corridor Master Development Plan (RCMDP).

Commercial Use Outside of the Historic City Center:

Site Design and Layout

The RCDMP states that “development that is viable from or adjacent to the river should have well-designed facades on all sides.” The applicant is painting the trim of all windows and doors a bright red that will match the new red roof. The applicant is also restoring both the northern and western facades. The west façade will have new windows and door and will clearly display the name of the hotel, which is the “Old Central Firehouse Bed & Brew.” The north façade will have the walls of a patio removed to open the patio to the outside, as well as the construction of a ramp which will have the dual purpose of providing secondary egress in the case of an emergency, including ingress to the patio from the outside. From all viewing points, the newly remodeled firehouse will provide an aesthetically pleasing entryway, especially to the Firefighters Memorial City Park, which is directly to the east of the property.

Building Materials and Color

The RCMDP policies state that “high quality durable materials are encouraged.” The applicant is choosing to use an Alumaview garage door, which will not only be aesthetically pleasing, but will also be reminiscent of the original purpose of the building. The trim of the windows and the doors will be painted red to match the new roof. The paint is a ArmorBrite powder coating, number RAL3002, which is designed for outdoor use, specifically to be “corrosion resistance with color retention.”

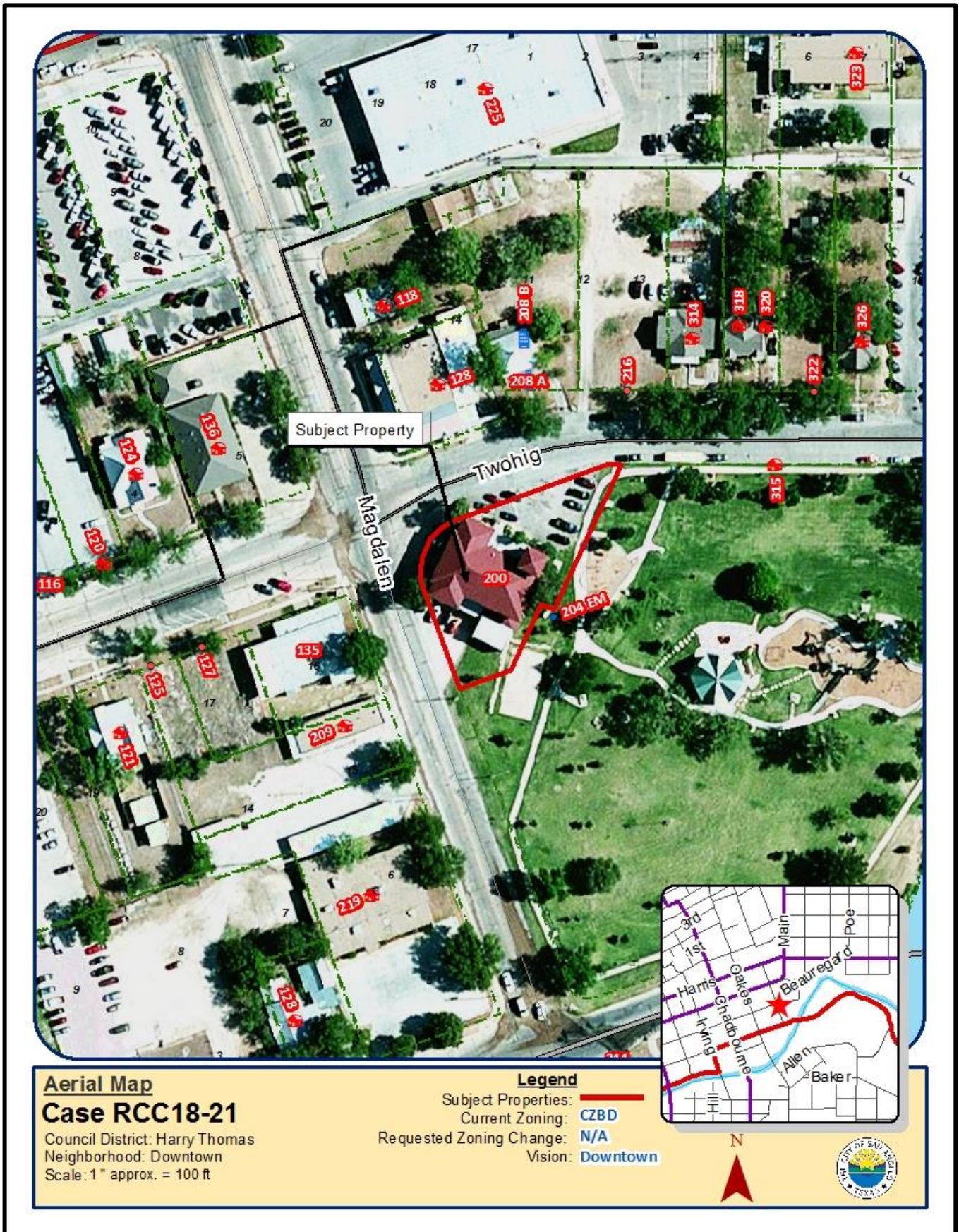
Staff's Recommendation:

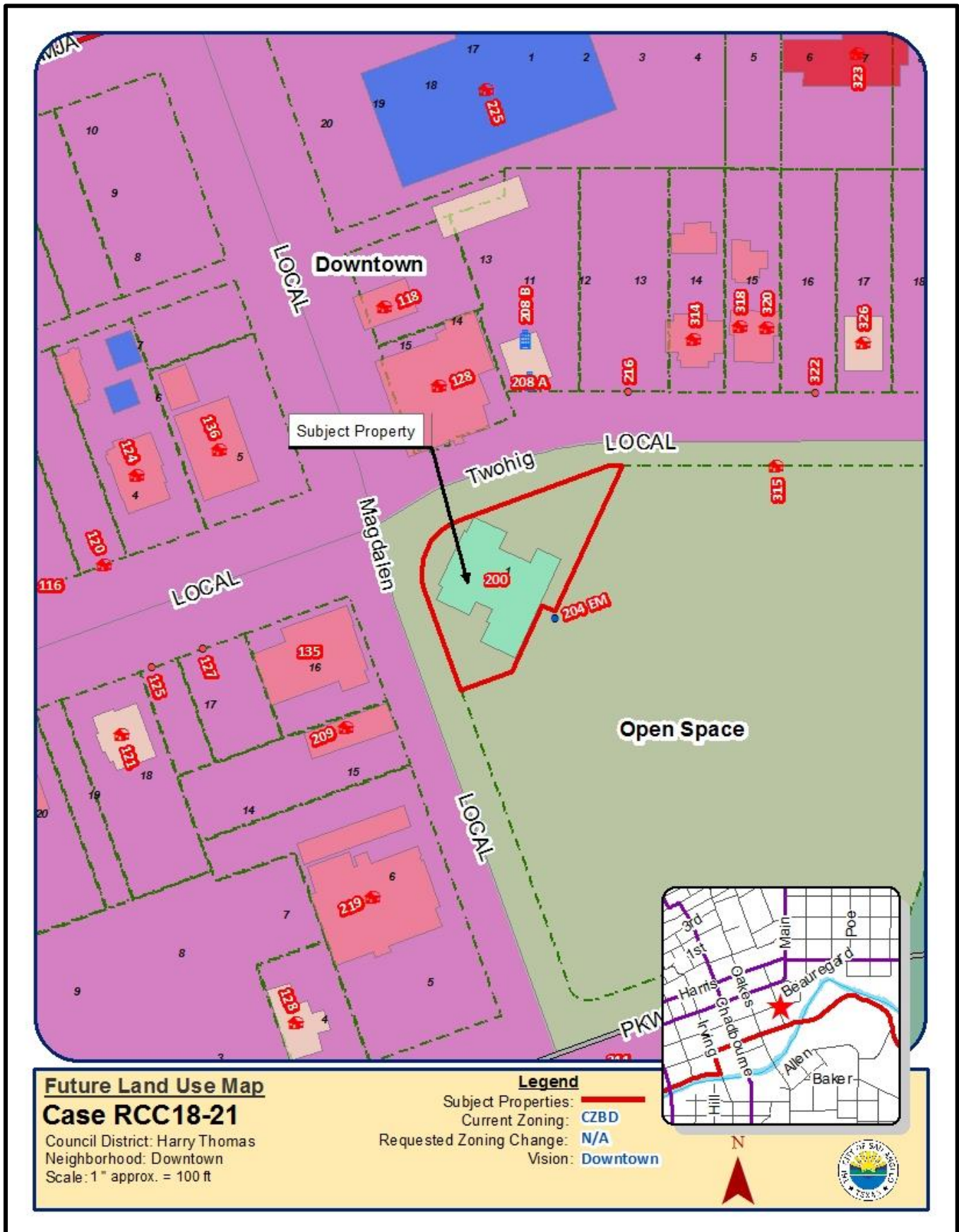
Staff's recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC18-21, **subject to the following two Conditions of Approval:**

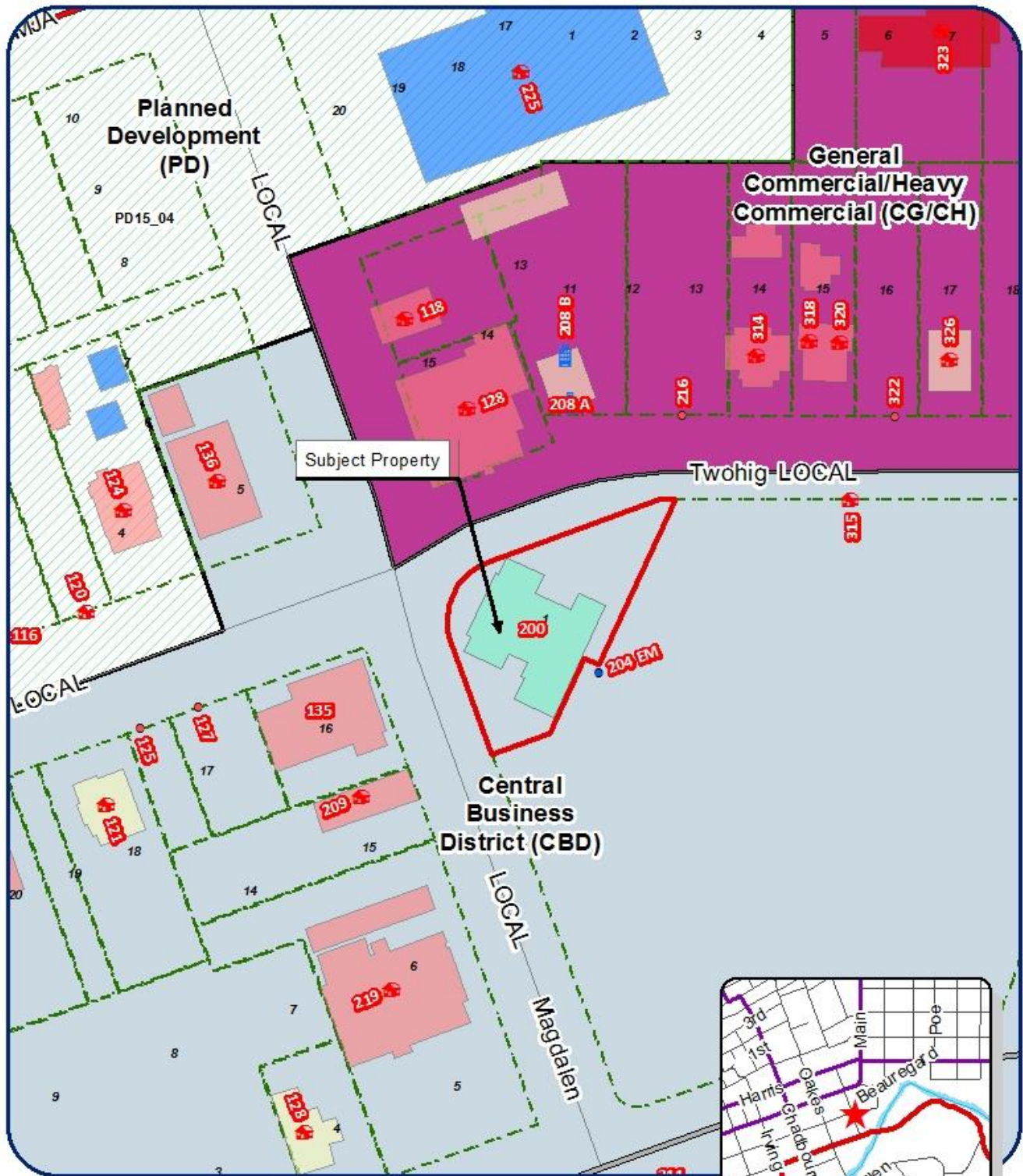
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, or as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all improvements, as required.

Attachments:

1. Aerial Map
2. Future Land Use (FLU) Map
3. Zoning Map
4. Site Plan
5. Sign/Front Façade
6. Building Elevations
7. Site Photos







Zoning Map
Case RCC18-21

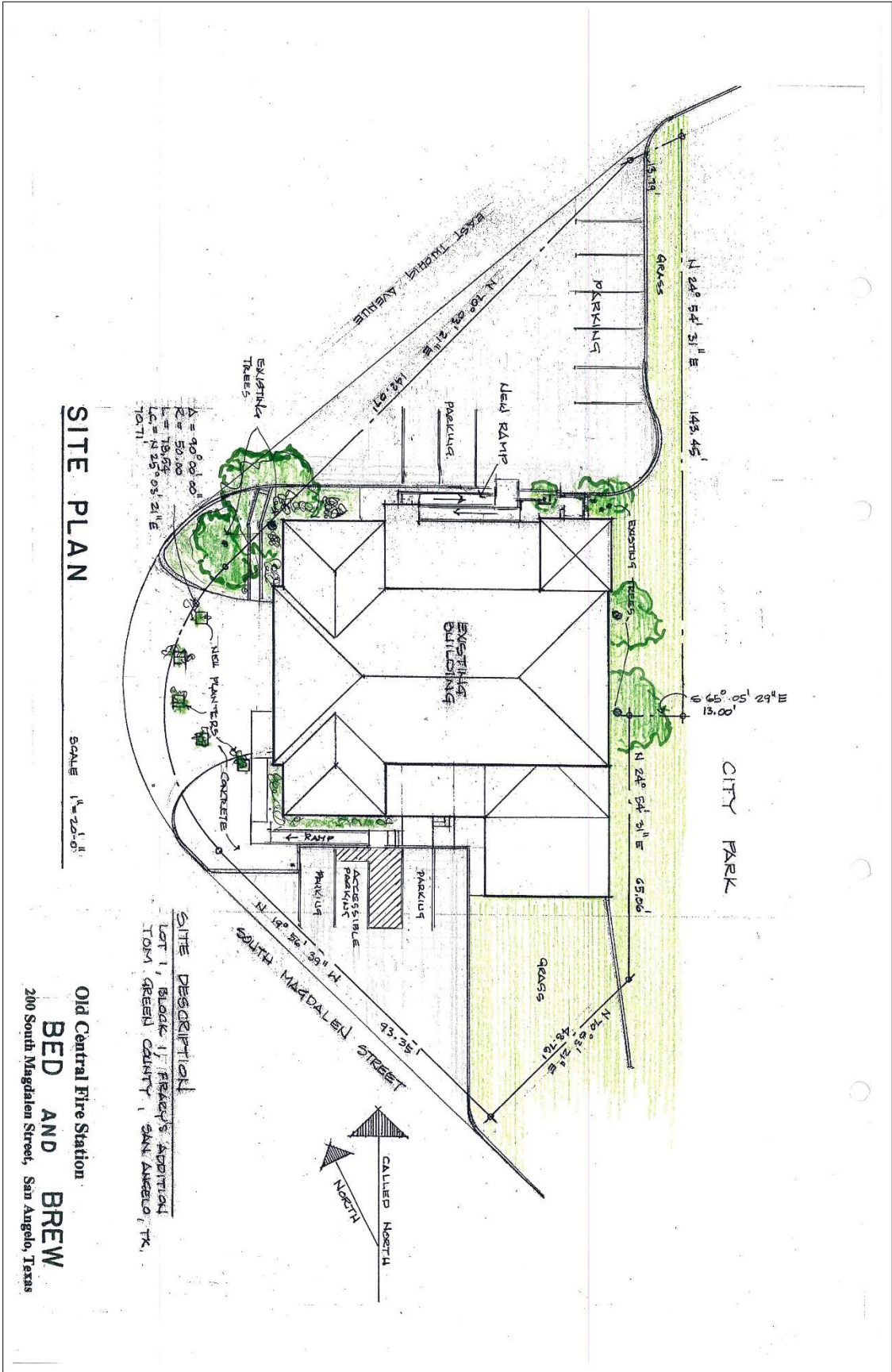
Council District: Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

- Subject Properties: —
- Current Zoning: CZBD
- Requested Zoning Change: N/A
- Vision: Downtown



SITE PLAN



SITE PLAN

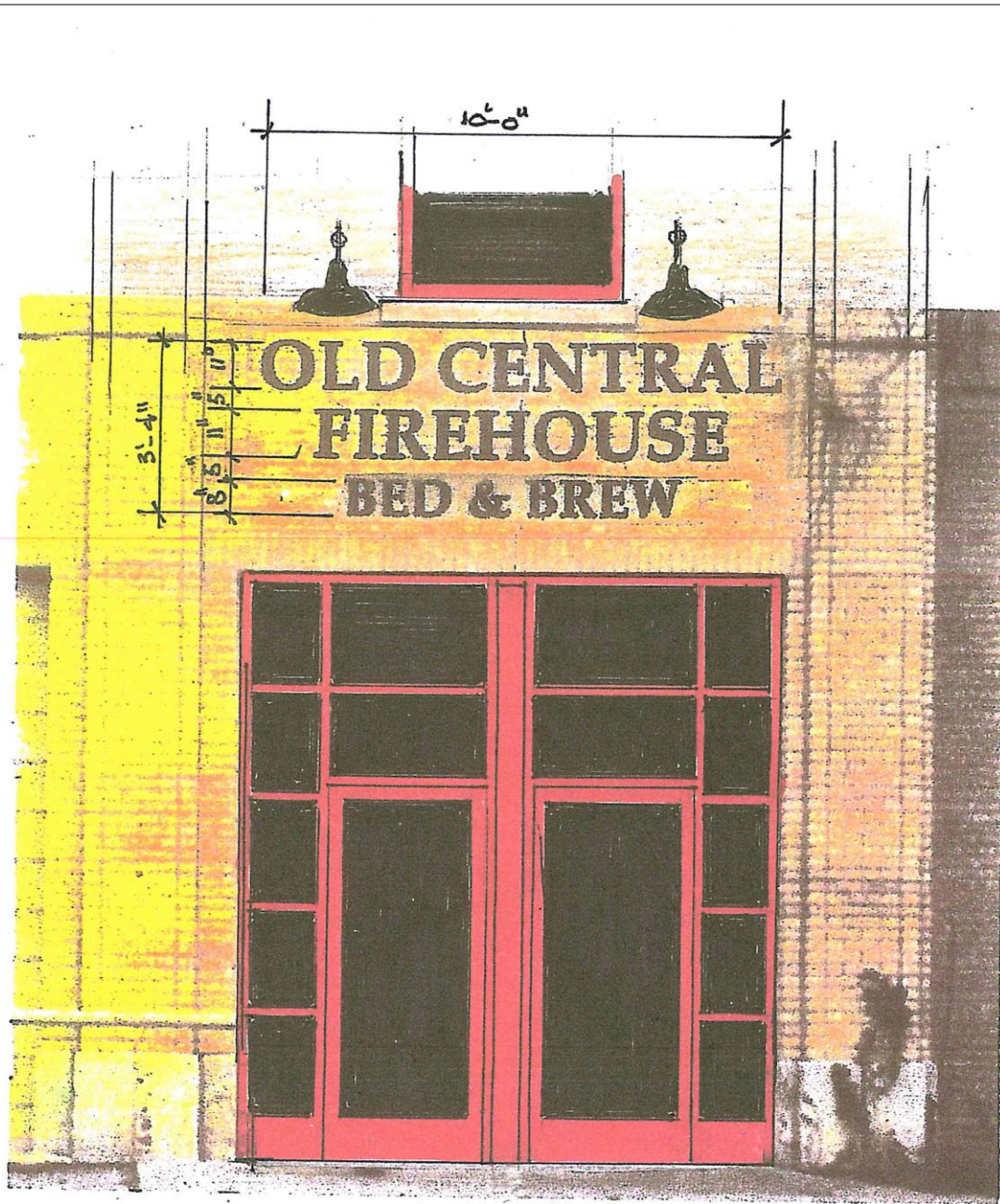
SCALE 1" = 20'-0"

EXISTING TREES
 $\Delta = 90^{\circ} 00' 00"$
 $R = 50.00'$
 $L = 18.00'$
 $LC = N 45^{\circ} 05' 21" E$
 10.71'

SITE DESCRIPTION
 LOT 1, BLOCK 17, FRACY'S ADDITION
 TOWN OF GREEN COUNTY, SAN ANGELO, TX.

Old Central Fire Station
BEW AND BREW
 200 South Magdalen Street, San Angelo, Texas

FRONT FAÇADE/SIGN ELEVATION



SIGN ELEVATION

SCALE 3/8" = 1'-0"

NORTH-WEST ELEVATION (SOUTH MAGDALEN)



NORTH-EAST ELEVATION (EAST TWOHIG)



SITE PHOTOS

NORTH-WEST ELEVATION (SOUTH MAGDALEN)



WEST ELEVATION (SOUTH MAGDALEN & CITY PARK)



NORTH-EAST ELEVATION (EAST TWOHIG)



NORTH-EAST ELEVATION (EAST TWOHIG)



EAST ELEVATION (REAR OF PROPERTY)



FIRETRUCK ART IN ADJACENT PARK



**DESIGN & HISTORIC REVIEW COMMISSION – JULY 19, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA18-04: Fort Concho Elementary (Fast Signs)	
SYNOPSIS:			
<p>This is an application a Certificate of Appropriateness for a new monument sign at Fort Concho Elementary School. The new monument sign will be constructed with architectural grade foam, and will have a digital message board installed on it. This sign will replace the traditional style of message board sign that is already on the property. The sign will be used to announce school events. Since the school is located on the historically designated Fort Concho site, this new sign must get a Certificate of Appropriateness before it can be installed.</p>			
LOCATION:		LEGAL DESCRIPTION:	
310 East Washington Drive; generally located 655 feet east of the intersection of East Washington Drive and South Oakes Street		Being 1.41 acres in the Fort Concho Addition, Lots 1A, Block 55, R/P of parts of Blocks 54, 55 & 84	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood	PD-Planned Development	Campus/Institutional	1.41 acres
THOROUGHFARE PLAN:			
<p>East Washington Drive– Major Local Street, 50’ min. ROW, 36’ paving width required with sidewalks, 40’ without.</p> <p>Actual: 60’ ROW and 36’ paving width with sidewalk.</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends APPROVAL of the Certificate of Appropriateness to place a new monument sign with a digital message board at the Emmanuel Protestant Episcopal Church, subject to 2 Conditions of Approval</p>			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner(s):</i> Fort Concho Elementary</p> <p><i>Agent:</i> Stacy McIntire, Fast Signs San Angelo</p>			
STAFF CONTACT:			
<p>Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 kristina.heredia@cosatx.us</p>			

Analysis:

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 Old Town District of San Angelo.

Design

In regards to signage for buildings with a Historic Overlay, the RCDMP states that “signs should be incorporated into the architecture of each building.” The applicant has proposed to use an architectural grade foam to construct the sign, which mimics brick. The advantage of using the foam is that it can be color-matched to the existing brick, an endeavor which can be hard to do when new bricks are attempted to match older bricks.

Materials and Colors

The RCMDP policies state that “quality finished materials should be used.” The applicant is proposing to construct a Peach Tree colored foam monument sign, which mimics brick and stone. The foam has a lifetime warranty, and is indistinguishable from real stone. The sign itself will be an LED, 15mm Hyoco Brand Digital Display that is designed for outdoor use. The entire sign will have two steel posts supporting it, along with a cement footer.

Recommendation:

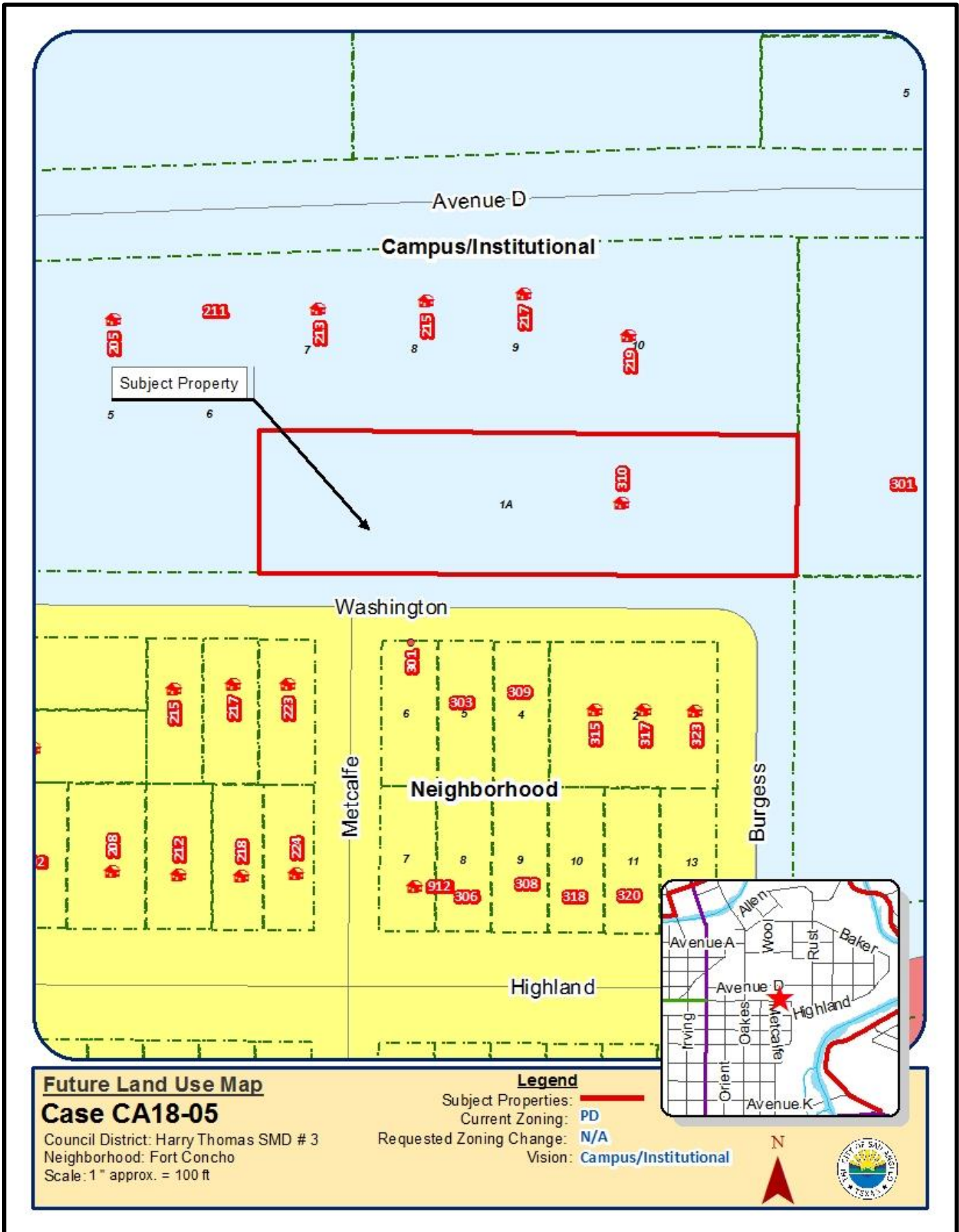
Staff’s recommendation is for the Design and Historic Review Commission to APPROVE the Certificate of Appropriateness for the placement a new monument sign with a digital message board for the property located at 310 East Washington Drive, **subject to the following two Conditions of Approval:**

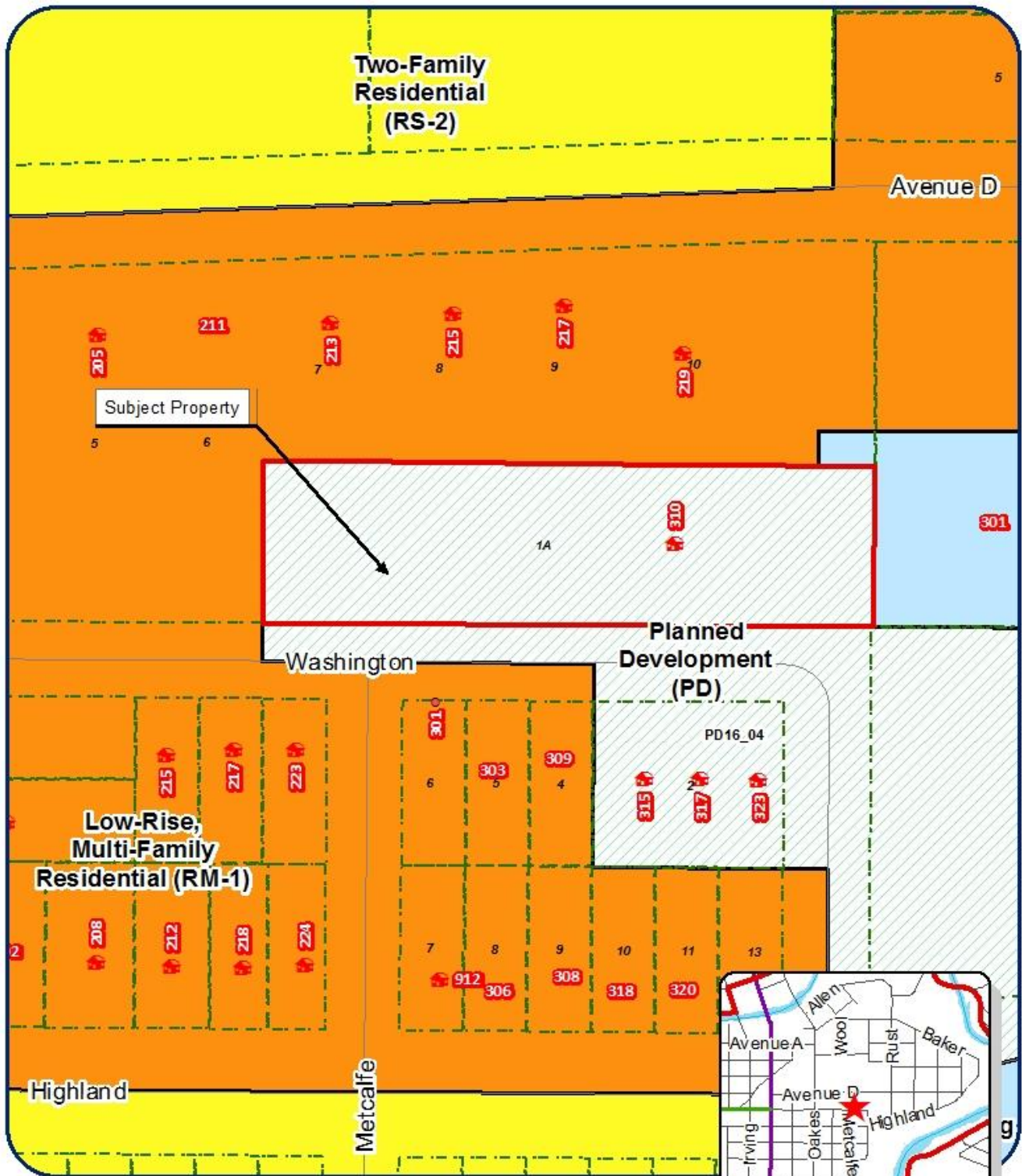
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Sign Permit for the proposed sign, as required.

Attachments:

1. Aerial Map
2. Future Land Use Map (FLU)
3. Zoning Map
4. Site Plan
5. Sign Renderings
6. Material Information
7. Site Photos







Zoning Map
Case CA18-05

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

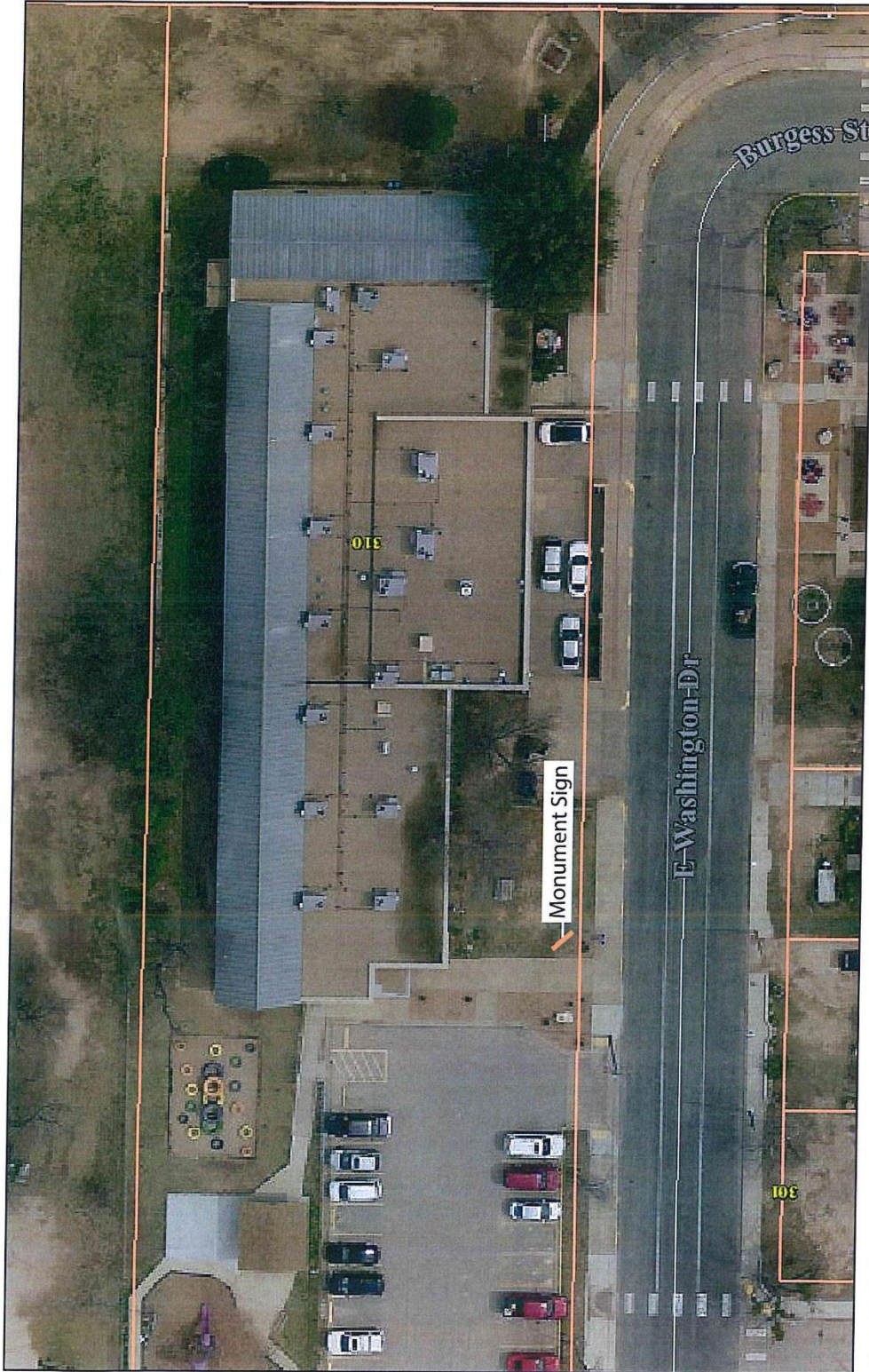
Legend

- Subject Properties:
- Current Zoning: PD
- Requested Zoning Change: N/A
- Vision: Campus/Institutional



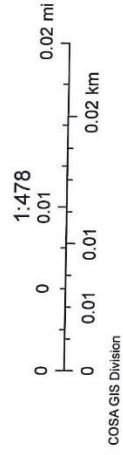
SITE PLAN

ArcGIS Web Map



June 19, 2018

-  cosa.GIS.Parcels
-  Road Centerlines
-  Site Address Points
-  Parcel Popups



SIGN RENDERING



MATERIAL SAMPLES

FT. CONCHO MONUMENT / LED

Fort Concho monument sign is being created using architectural grade foam.

Mounted on a cement footer with 2 poles

Digital board will be inset
Digital sign is a 15mm full color message board with 5 year parts and labor warranty



ARCHITECTURAL GRADE FOAM SAMPLE



SITE PHOTOS

Proposed Location of New Monument Sign



Fort Concho Elementary Parking Lot and Fort Concho



View Looking South at Adjacent Residential Property



View Looking East at School

