

**DESIGN AND HISTORIC REVIEW COMMISSION – AUGUST 20, 2018  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RCC18-22: Roosevelt	
<b>SYNOPSIS:</b>			
A request for approval for an exterior remodel of the existing building on the subject property. The exterior façades will be retaining the current colors and mimicking the original windows. Modern stylized storefronts will replace the old recessed storefronts. The historic Roosevelt Hotel sign will be restored and modified to say Roosevelt Lofts with new LED lighting. New lighting, rooftop terrace, swimming pool, and gated covered parking will enhance the historic buildings appeals to modern residents.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
50 North Chadbourne Street & 16 East College Avenue		Being Lot: 8 & 9, Block: 43, San Angelo Addition; South & East West 10' of Lot 8 & 20' x 140' of the South Part of 6 & 7, Miles Acre Lots Addition; South Part Of Acre Lot 7, Miles Acre Lots Addition; Lot 7, Block 43, 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	0.12 acre
<b>THOROUGHFARE PLAN:</b>			
<u>North Chadbourne Street</u> – Urban Major Arterial Street, 80' ROW required (100' Existing), 64' pavement required (67' Provided)			
<u>East College Avenue</u> – Urban Local Street, 50' ROW required (100' Existing), 40' pavement or 36' pavement with a 4' sidewalk required (50' Provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RCC18-22, <b>subject to Four Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Fireside Partners, LLC Steve Sorrells			
<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>			



**RCC18-22 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 renovations need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that, “The proportions, forms and spacing of windows, doors and other architectural elements should reflect the characteristic proportions and spacing of existing façades found in the historic city center.” The existing building façade has been stripped back to the original structure of the building which appears to reflect the architectural style in form and proportions to other historic buildings. With the addition of modern stylized interpretations of traditional windows, the basic scale and proportions will remain similar to those seen historically in this area. The size and scale of windows will be varied, to define the floors of the building, and existing stone features will emphasize the architectural style.

The RCMDP also states that “Original façade materials or architectural details should be preserved. Brick and stone are historically dominant materials in the historic city center;” “Replacement materials that are similar to the original finish in color and texture should be used.” The new door and windows add visual interest at a pedestrian level to activate the façade and generate interest. Preserved architectural details will add interest and contribute to the unique identity of this building. Since the original light was removed at ground level, historically equivalent lighting will be reflective of the earlier conditions. The previous Roosevelt Hotel sign has been removed and stored, so it can be restored and used as a pattern for the addition of the new LED lighting. Since some of the modern amenities could not be exactly reconstructed as they would have been with the original hotel, a simplified design has been proposed in which form and scale are complimentary of the original architectural style.

Finally, the RCMDP policy states that “Large panes of glass that were a part of an original storefront opening should be preserved, if possible;” “clear, non-reflective glass should be used for all display windows.” The new windows will accent the existing façade features and enhance pedestrian experience while not resulting in negative impacts to the existing building structure.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case RCC18-22** for an exterior remodel of the existing building, **subject to Four Conditions of Approval:**

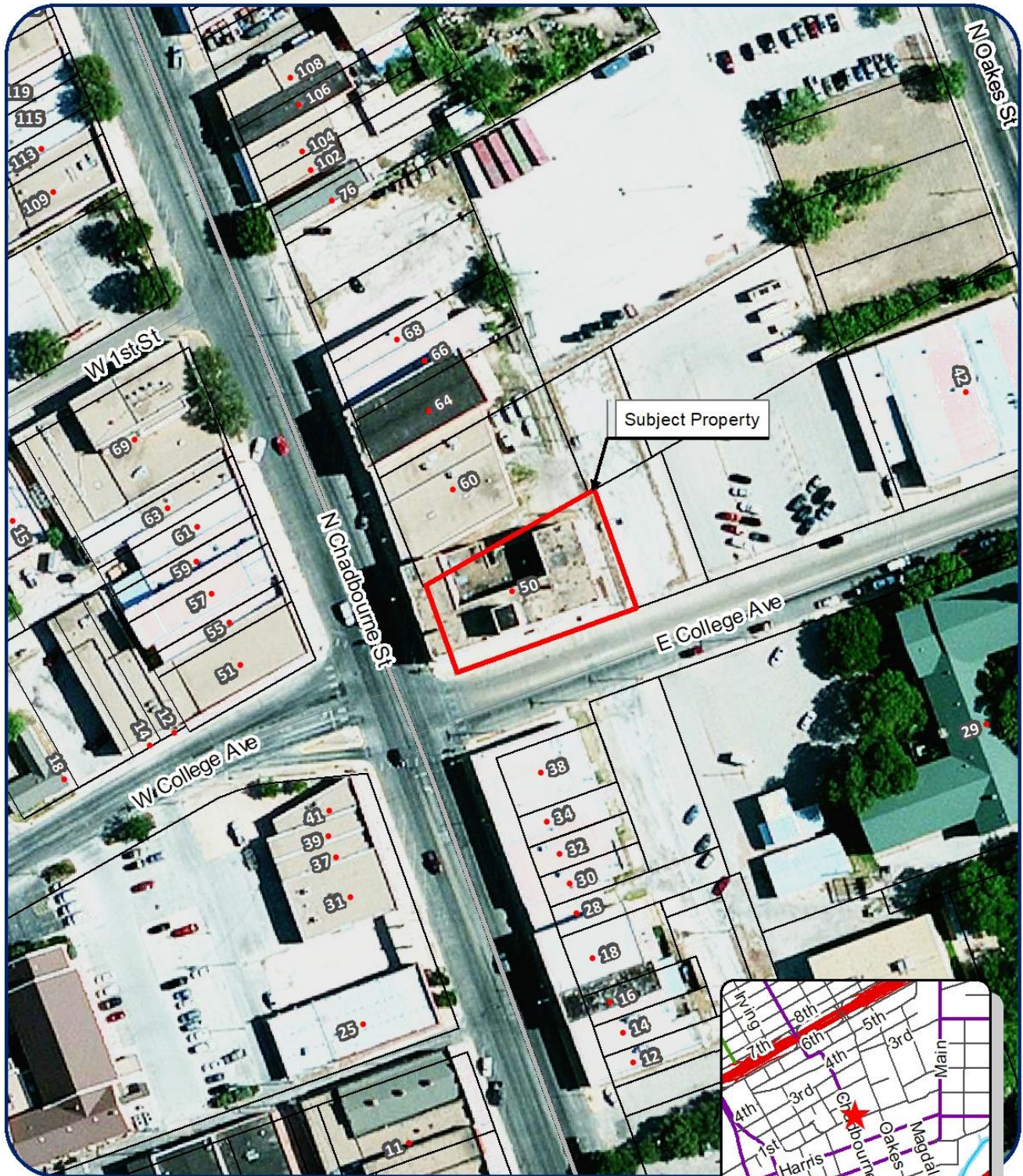
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.

2. The applicant shall obtain a Building Permit for all improvements, as required.
3. All new front façade glass shall be clear non-reflective glass.
4. Any improvements protruding into the right-of-way may require City Council Approval.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Renderings of Proposed Improvements  
Application





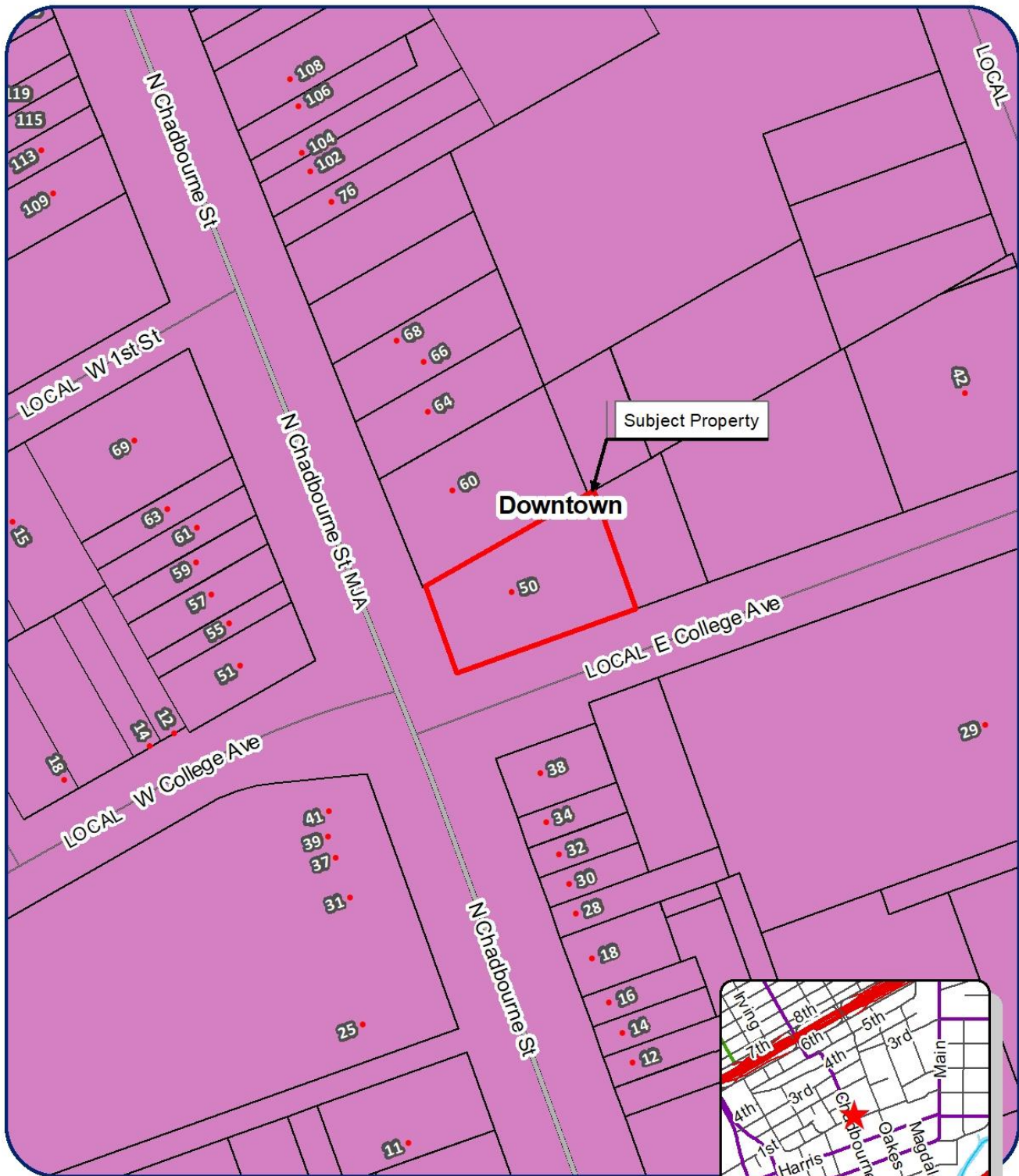
**Roosevelt Hotel**  
**50 North Chadbourne Street**

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**





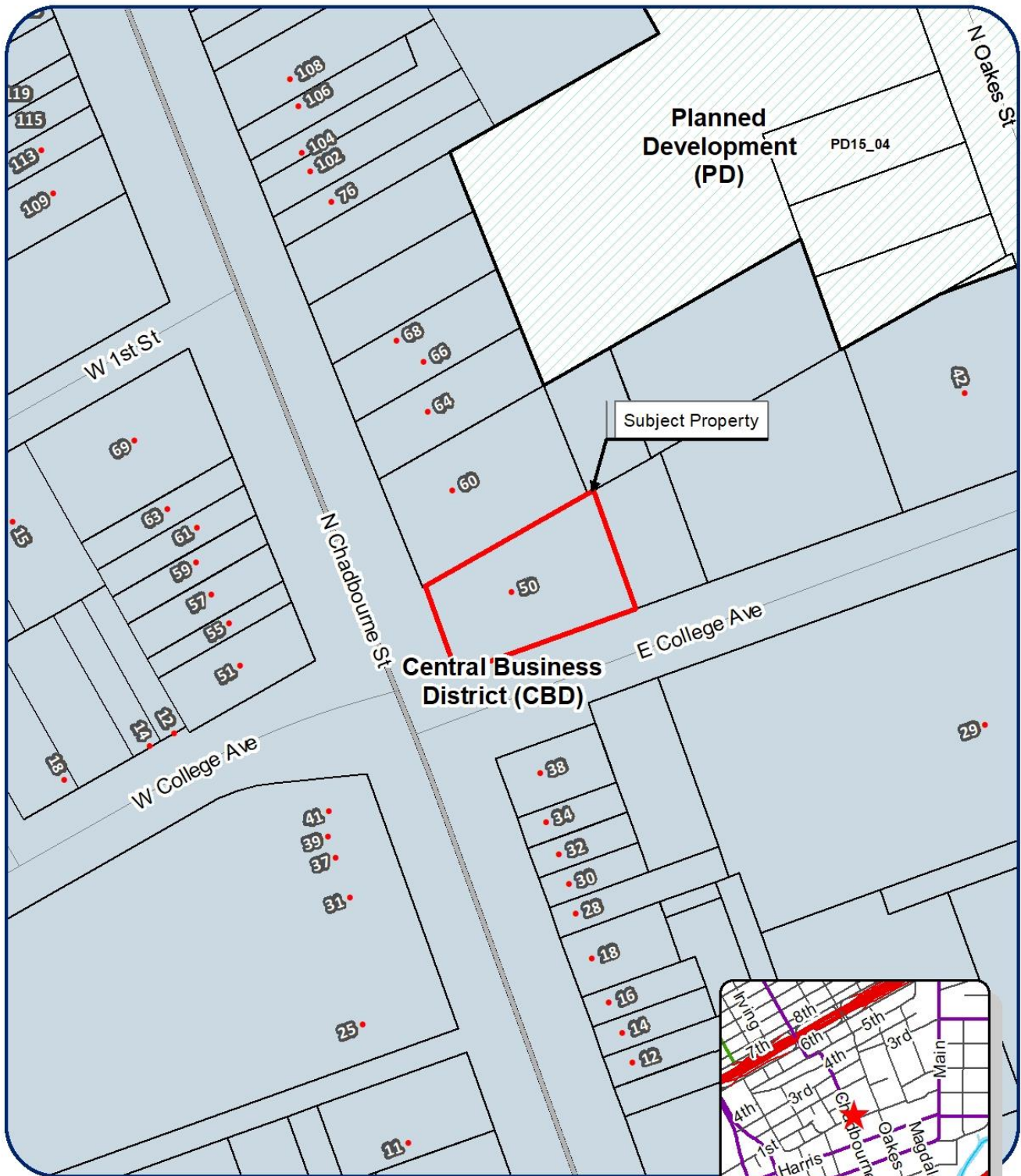


**Roosevelt Hotel**  
**50 North Chadbourne Street**

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**





**Roosevelt Hotel**  
**50 North Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Downtown  
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**Legend**  
 Subject Properties:   
 Current Zoning: **CBD**  
 Requested Zoning Change: **N/A**  
 Vision: **Downtown**





## Proposed Improvements

DOCUMENTS ARE INCOMPLETE AND MAY NOT BE RELEASED FOR REVIEW OR CONSTRUCTION. CONTACT THE ARCHITECT AT 310.407.1017.	<b>ROOSEVELT LOFTS</b> FIRESIDE PARTNERS, LP SAN ANGELO, TX	<b>rbdr</b> Architects PLLC WEED, TEXAS	DATE: JUNE 2018 CHECKED BY: [ ] DATE DRAWN: JUNE 2018 PROJECT #: 17075
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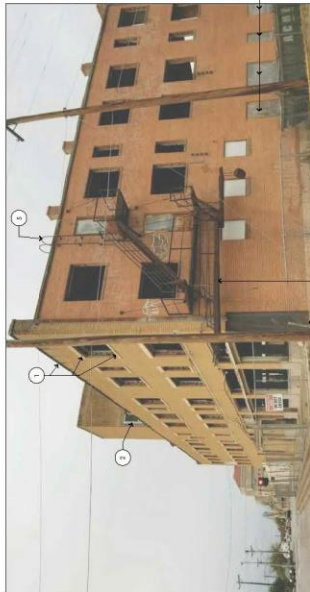
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- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN ANGELO, TEXAS, ACCIDENT PREVENTION STANDARDS.
  2. ALL GENERAL CONTRACTORS SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY OF SAN ANGELO, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) PRIOR TO COMMENCING WORK.
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- KEYED NOTES:**
1. CEILING AND ROOFING SHALL BE REPAIRED TO ORIGINAL CONDITION.
  2. EXTERIOR WALLS SHALL BE REPAIRED TO ORIGINAL CONDITION.
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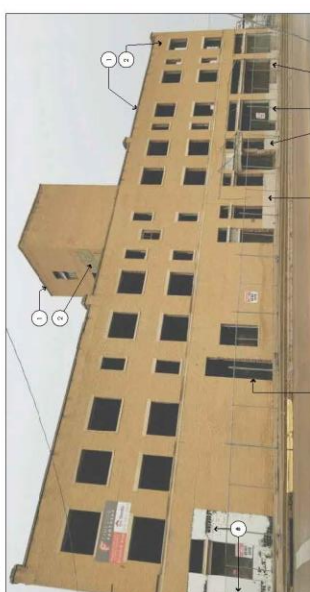
2 "PHOTO" - TYP. INT.



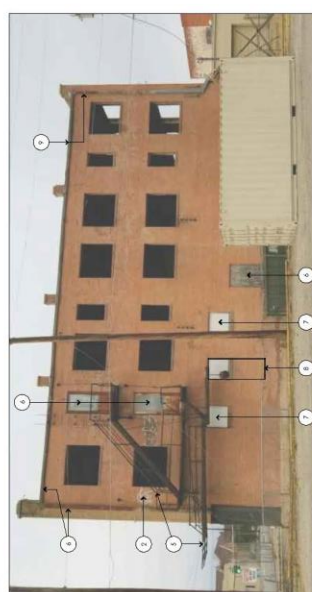
3 "PHOTO" - TYP. INT.



4 "PHOTO" - TYP. INT.



5 "PHOTO" - TYP. INT.



6 "PHOTO" - TYP. INT.





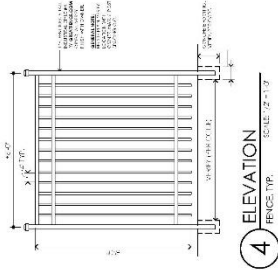
<p style="font-size: 8px;">ROOSEVELT LOFTS                  1000 BUREAU BLVD. SUITE 100                  HOUSTON, TEXAS 77002                  713.441.1111                  WWW.RDRA.COM</p>	<p style="font-size: 24px; font-weight: bold;">ROOSEVELT LOFTS</p> <p style="font-size: 10px;">FIRESIDE PARTNERS, LP                  SAN ANGELO, TX</p>	<p style="font-size: 24px; font-weight: bold;">rbd</p> <p style="font-size: 10px;">PLC Architects                  Wood                  TEXAS</p>	<p style="font-size: 8px;">Drawing No.: A3.3                  Checked By: [ ]                  Date Drawn: 08/14/18                  Project #: 18075</p>	A3.3
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**GENERAL NOTES:**

1. ALL WORK TO BE COMPLETED BY 05/15/2018.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE HOUSTON HISTORIC COMMISSION.
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4 ELEVATION  
 FENCE TYP. SCALE: 1/2" = 1'-0"



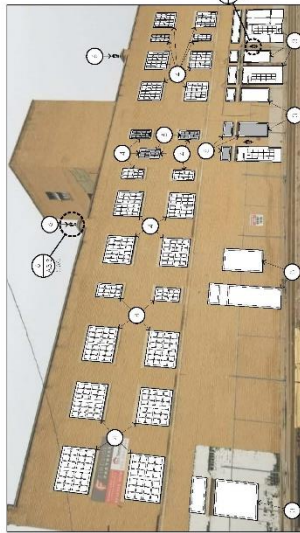
6 ELEVATION  
 LIGHT FIXTURE TYP. SCALE: 1/2" = 1'-0"



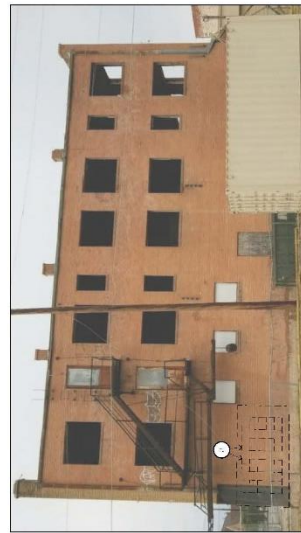
5 ELEVATION  
 LIGHT FIXTURE TYP. SCALE: 1/2" = 1'-0"



1 ELEVATION  
 FACING N. CHABOURNET. SCALE: 1/8" = 1'-0"



2 ELEVATION  
 FACING E. COLLEGE ST. SCALE: 1/8" = 1'-0"



3 ELEVATION  
 SCALE: 1/8" = 1'-0"



8 ELEVATION  
 PROPOSED SIGN SCALE: 1/2" = 1'-0"



7 ELEVATION  
 EXISTING SIGN SCALE: 1/2" = 1'-0"



9 ELEVATION  
 PROPOSED COVERED PARKING SCALE: 1/2" = 1'-0"

GENERAL NOTE:  
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300 MARKET STREET  
 REGULATORY APPROVALS  
 GRANT COUNTY, TN 37021

**ROOSEVELT LOFTS**  
 FIRESIDE PARTNERS, LP  
 541 N. ARNOLD, TX

**rbdr Architects**  
 PLLC  
 1000 W. WARD  
 TEXAS

Project No:	102
Client Name:	June 2018
Project Name:	10015
Sheet No.:	
Scale:	
Date:	
Rev.:	

**A4.0**

**GENERAL NOTES:**

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.
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**KEYED NOTES:**

1. SEE GENERAL NOTE #11.
2. SEE GENERAL NOTE #12.
3. SEE GENERAL NOTE #13.
4. SEE GENERAL NOTE #14.
5. SEE GENERAL NOTE #15.
6. SEE GENERAL NOTE #16.
7. SEE GENERAL NOTE #17.
8. SEE GENERAL NOTE #18.
9. SEE GENERAL NOTE #19.
10. SEE GENERAL NOTE #20.
11. SEE GENERAL NOTE #21.
12. SEE GENERAL NOTE #22.
13. SEE GENERAL NOTE #23.
14. SEE GENERAL NOTE #24.
15. SEE GENERAL NOTE #25.
16. SEE GENERAL NOTE #26.
17. SEE GENERAL NOTE #27.
18. SEE GENERAL NOTE #28.
19. SEE GENERAL NOTE #29.
20. SEE GENERAL NOTE #30.
21. SEE GENERAL NOTE #31.
22. SEE GENERAL NOTE #32.













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: \_\_\_\_\_

SEE ATTACHMENT

**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

6/15/18  
\_\_\_\_\_  
Date

STEVE SORRELLS  
\_\_\_\_\_  
Printed name of licensee or authorized representative

FIRESIDE PARTNERS, LLC  
\_\_\_\_\_  
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 \_\_\_\_\_ -- \_\_\_\_\_ Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_ Date Related case will be heard: \_\_\_\_\_

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

Reviewed/Accepted by: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



518 Austin Avenue, Suite 300 ♦ Waco, TX 76701 ♦ 254-772-9393 ♦  
steve@sorrellsandco.com

---

FROM: FIRESIDE PARTNERS, LLC  
TO: CITY OF SAN ANGELO – PLANNING DIVISION  
DATE: 15 JUNE 2018  
RE: ROOSEVELT LOFTS – 50 N. CHADBOURNE  
ATTACHMENT TO APPLICATION FOR RIVER CORRIDOR REVIEW

**Section 2: Site Specific Details – Proposed Work:**

Fireside Partners, LLC will be undertaking the adaptive reuse of the historic Roosevelt Hotel, located on the corner of N. Chadbourne and College St. in the city's Central Business District. The development will be converted to residential, multi-family housing, with the ability to convert to individual residential condominium units in the future as the downtown residential housing market matures.

The developers are very familiar with buildings of historic nature, and are working in concert with the state and local historic commissions to preserve the building's character. Therefore, great care will be given to preserve the exterior shell, retaining the current colors, and mimicking the original windows. The street level first floor had numerous small shops opening to the street through deep, pass-through shop windows. Since the remaining pieces were in terrible condition, and since these would also too greatly impede into the residential units' living spaces, this was not feasible to retain. Instead, we are following the Texas Historic Commissions suggestion to do more modern stylized storefront glass systems.

The iconic rainbow shaped Roosevelt Hotel rooftop sign has been temporarily removed to be restored and modified to now say Roosevelt Lofts. It will now be lit with state of the art LED lighting, and returned to its original roost atop the raised elevator shaft. Exterior lanterns which once adorned the parapet walls are long gone, but we have located replacement fixtures which honor the original styling. All lighting will be subtle and elegant, to properly bring attention to this beloved landmark.



August 20, 2018

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Interior spaces will be luxurious, and feature gourmet appliances, quartz countertops, very high energy efficient fixtures, and custom trim and cabinetry will feature great craftsmanship and attention to detail. Urban lifestyle amenities will include rooftop terrace, private swimming pool and sun deck, gated and covered parking to the rear, and state of the art access and security systems. The Roosevelt Lofts will simply be downtown living at its finest!

**Section 2: Site Specific Details – Necessity/Consistency with Character of River Corridor:**

The Roosevelt Lofts development is widely viewed by numerous civic leaders as THE catalyst project for the redevelopment of CBD San Angelo. As with our other successful developments across the state with a similar community (Waco, TX), CBD redevelopment is driven first and foremost by the return of urban dwellers living in the downtown area. These urban pioneers bring an around the clock vibrancy back to the community, supplementing the normal 8 to 5 business traffic that currently exists. It offers a quality of living that neighboring doctors, millennials, and retirees alike desire as an alternative to traditional suburban housing. They are willing to pay higher rents, and also invest in permanent housing once these options are made available. The Roosevelt's proximity to Shannon Hospital as well as the city's core will assure this development will succeed, and will drive San Angelo's urban renaissance to greater heights. The developers' significant attention to detail in preserving the historic character of the building will set the bar for future developments within the community.

Sincerely,

Fireside Partners, LLC

Steve Sorrells, CPM®