

**DESIGN AND HISTORIC REVIEW COMMISSION – November 21, 2019
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness and River Corridor Review		CA19-03 / RCC19-19: All About Signs	
SYNOPSIS:			
A request for approval of a Certificate of Appropriateness and River Corridor Approval for the construction of three new signs totaling approximately 45 square feet of signage: 1) a new 32 square foot wall sign, 2) a new 10.48 square foot window sign, and 3) a new 1.65 square feet hanging sign.			
LOCATION:		LEGAL DESCRIPTION:	
506 South Chadbourne Street		Being Lot E, Block 68, Sub Abbott Addition, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Ft Concho	CBD	Downtown	0.07 acre
THOROUGHFARE PLAN:			
<u>South Chadbourne Street</u> –Major Arterial Street, 80’ ROW required (80’ Existing), 64’ pavement required (54’ Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA19-03 / RCC19-19, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: David Mazur Applicant: Todd Smith			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

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

Section 212(D) of the Zoning Ordinance requires the DHRC to review any new construction including signs on any property in the River Corridor. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and the *Historic Preservation Design Guidelines (HPD)* for properties within the River Corridor of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies.

New signage

The HPD requires that “materials shall appear to be similar to those used traditionally” and “colors should complement neighboring buildings and reflect a traditional color palette” and be “similar to or comparable to the palette adopted by the National Trust for Historic Preservation.” The Planning Division believes that the proposed signage meets all of the above policies and guidelines. Each sign is a metal di-bond with vinyl overlay. All three signs are proposed to be black lettering with the logo of “Old Town Books.”

Placement of the sign is necessary in order to identify the establishment. The colors and overall orientation of the signs reflects the logo of Old Town Books. The total square footage for all three signs is approximately 45 square feet. The signs meet all of the standards outlined in Section 12.604 of the Sign Ordinance.

CA19-03 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 di-bond signs along the north wall of the building can be easily removed in the future with minimal alteration to the building. Same could be said for the proposed window sign and hanging sign. Staff is satisfied that the proposed new signs could be removed with minimal alteration which is repairable and doesn't hinder 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 proposed sign on the building is located in the blank wall areas and would not result in the destruction or alteration of any original historic materials or features. The same could be said for the proposed window sign and hanging sign.

- 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 proposed sign material and colors complement neighboring buildings and reflect a traditional color palette.

- 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.**

The proposed signage will blend with the building and the surrounding area. The materials and colors are consistent with both historic and modern trends in Downtown San Angelo.

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

The new signage can be easily removed and not alter or remove any portion of the building.

- 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.**

No major exterior building alterations are being sought as part of this request. The di-bond signs along the north wall of the building can be easily removed in the future with minimal alteration to the building. Same could be said for the proposed window sign and hanging sign.

- 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.**

Erection or removal of the new signage in future would not require sandblasting or other cleaning methods that would damage the building. As indicated, any small holes resulting from removal of the signs could be easily plastered and covered.

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

To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.

- 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** Case CA19-03 /RCC19-19, the construction of three new signs totaling approximately 45 square feet of signage: 1) a new 32 square foot wall sign, 2) a new 10.48 square foot window sign, and 3) a new 1.65 square foot hanging sign, **subject to two Conditions of Approval:**

1. The colors, dimensions, and materials of all signs shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain Sign Permit(s) from the Inspections & Permits Division for all proposed signage as required.

Attachments:


Aerial Map
Future Land Use Map
Zoning Map
Photograph
Renderings of Proposed Sign
Applications



Location Map RCC19-19

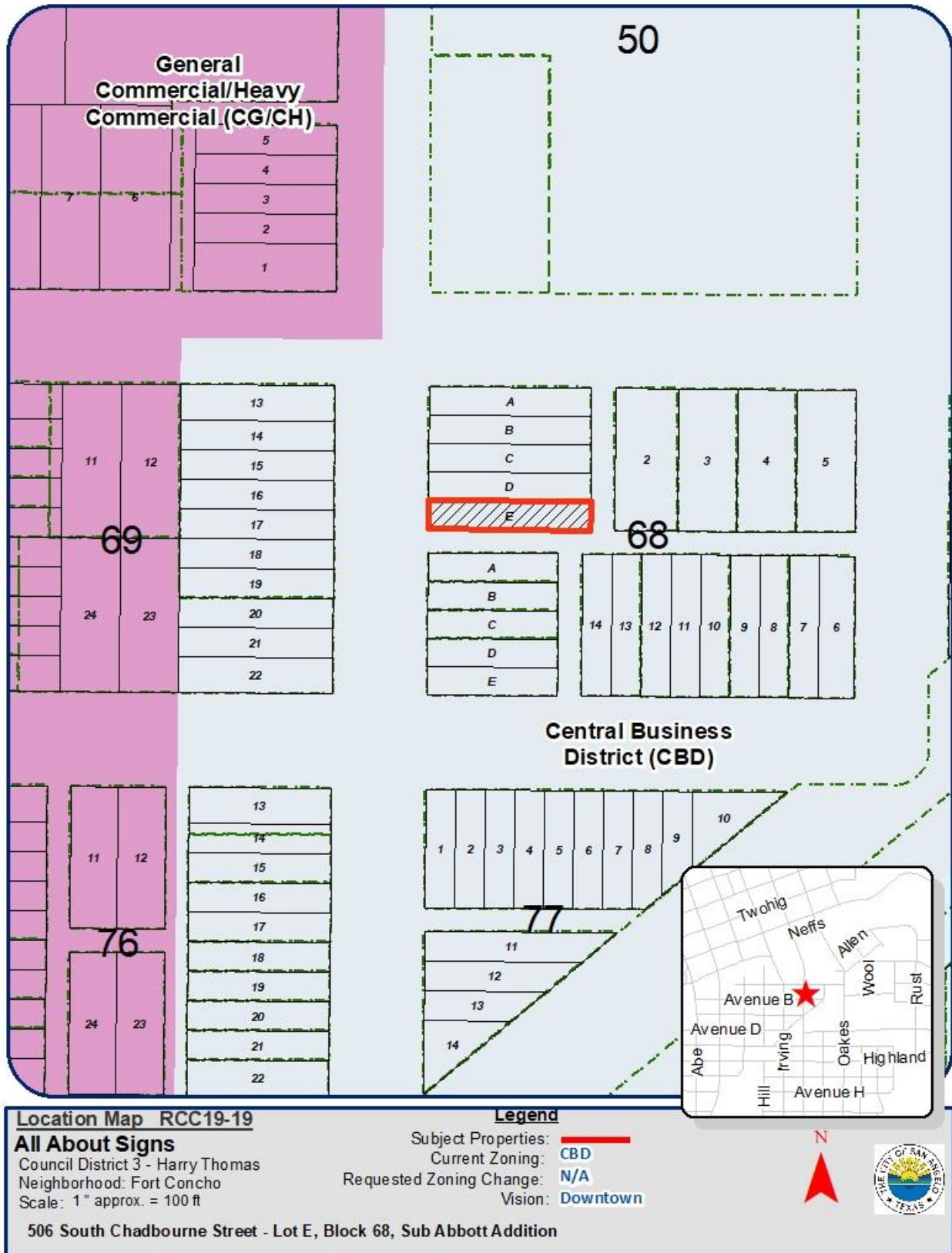
All About Signs
 Council District 3 - Harry Thomas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 100 ft

Legend

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



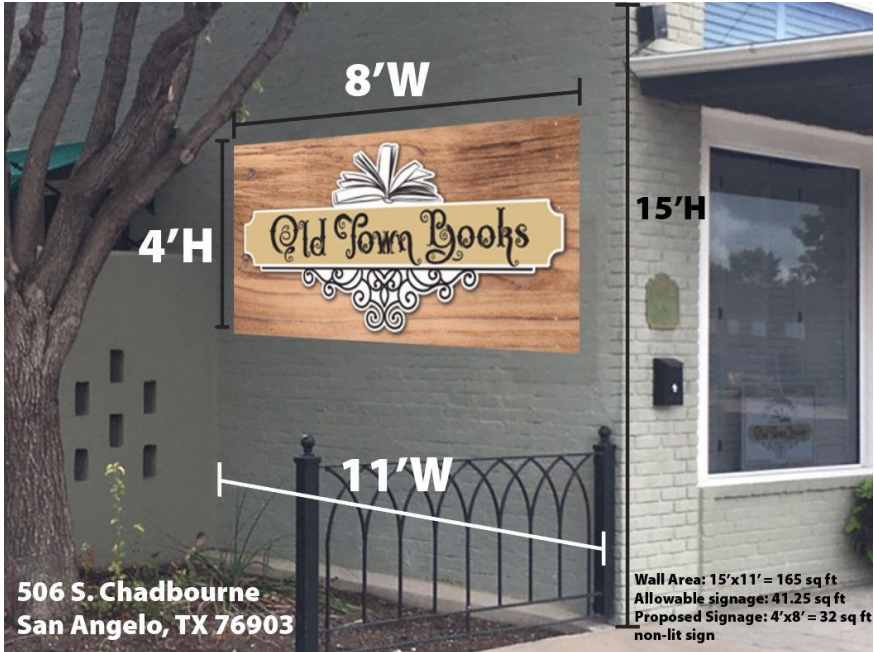
506 South Chadbourne Street - Lot E, Block 68, Sub Abbott Addition



Front of Subject Property



Proposed wall sign



Proposed hanging signs



Proposed window sign



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 clearing 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

10-22-19

Date

Todd Smith

Printed name of licensee or authorized representative

All About Signs

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 19 - 03 Original HO Case No.: _____

Nonrefundable fee: \$ 295 Receipt #: 25629 Date paid: 10/23/19

Reviewed/Accepted by: _____ Date: ____/____/____

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: _____

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.

Todd Smith 10-27-19
 Signature of licensee or authorized representative Date
Todd Smith
 Printed name of licensee or authorized representative
All About Signs
 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 19-19 Related Case No.: _____ Date Related case will be heard: 11-21-19
 Nonrefundable fee: \$ 295.00 Receipt #: 25629 Date paid: 10, 23, 19
 Reviewed/Accepted by: _____ Date: ____/____/____