


**DESIGN AND HISTORIC REVIEW COMMISSION – January 16, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Overlay		DD20-01: Box Hangar Two Ten	
SYNOPSIS:			
A request for approval of an exterior remodel for a property located at 19 West Beauregard Avenue. The applicant plans to transform this building to provide needed office space in Downtown San Angelo. The applicants wish to return the building to its original “glory” by first removing the façade and mezzanine level.			
LOCATION:		LEGAL DESCRIPTION:	
19 West Beauregard Avenue		Being E28’ of N90’ of W53’ of Lot 13 & E28’ of W53’ of Lot 18, Block 8, San Angelo Addition, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.129 acre
THOROUGHFARE PLAN:			
<u>West Beauregard Avenue</u> –Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (69’ Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case DDO20-01, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: Box Hangar Two Ten, LLC Applicant: Molly Waller & David Alexander			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: According to the applicant, in the 1950's and 1960's the building was significantly modified to provide a mezzanine level in the back of the building and a new façade was put in place. Both of these improvements are still in place today. The applicant plans to transform this building to provide needed office space in Downtown San Angelo. The applicants wish to return the building to its original "glory" by first removing the façade and mezzanine level. The building appears to have once provided a front balcony as the access door is still present on the second floor of the building. A few of the proposed improvements include: removal of the existing façade, renovation of main level façade to reflect how it may have looked in the early 1900's, installation of a balcony area over the sidewalk, similar to what has been installed at other downtown buildings that have undergone renovation, replacement of all window and doors to provide improved energy efficiency and a new roof.

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 exterior improvements including alteration and/or restoration or reroofing of any structure within the Downtown District Overlay District. 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.

Purpose of Downtown District Overlay Zone

The purpose of the Downtown District Overlay Zone is to facilitate regeneration of Downtown San Angelo as a principal commercial service and cultural center of the City. This overlay zone is intended to: 1) protect and enhance the City's architectural, historical, and cultural heritage through appropriate design standards; 2) promote economic prosperity within the Downtown Overlay District by encouraging expanded occupancy and use of property and associated improvements; 3) encourage redevelopment of a mixture of uses, neighborhood services, and amenities Downtown that enhance its long term viability and success; 4) protect and enhance the area's attractiveness to visitors by ensuring that new development and redevelopment is consistent with the Downtown District Overlay Zone standards. The proposed renovations is consistent with the above purposes.

Exterior Remodel

The RCMDP states that "ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible." The proposed windows and doors will be transparent. The framing for both the windows and doors is proposed to be wood that will be painted with Sherwin Williams – Polished Mahogany SW2838. This color is within the historic color selection of Sherwin Williams. The proposed new windows and doors will promote increased activity for the business and increase the aesthetic appeal of the entry. The proposed awing will be painted metal and will have a railing on top painted in the same color. The color proposed for the awing is to be Sherwin Williams – Polished Mahogany SW2838. This awing will also promote increased activity for the business and increase the aesthetic appeal of the entry. The applicant doesn't anticipate any physical signage, other than the

company name will be etched onto the entry door. If there is signage in the future, then the proposed signage would have to be reviewed by the Planning Staff. The proposed lighting will be in the form of can lights placed within the balcony. After the slip cover is removed, the applicant is proposing for the stone to be cleaned, patched and left in the original condition/color on the second floor façade. On the first floor façade, the applicant is proposing painted wood. The proposed color of the painted wood is the same Polished Mahogany, as the window trimming.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-01, for an exterior remodel for a property located at 19 West Beauregard Avenue, **subject to three Conditions of Approval:**

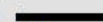
1. The colors, dimensions, and materials of all construction shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain required permits(s) from the Inspections & Permits Division for all proposed construction as required and any portion of the remodel that requires a permit.
3. Improvements projecting into the right of way shall receive approval from City Council, where required.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Renderings of Exterior Remodel
Narrative of Project Provided by Applicant
Application

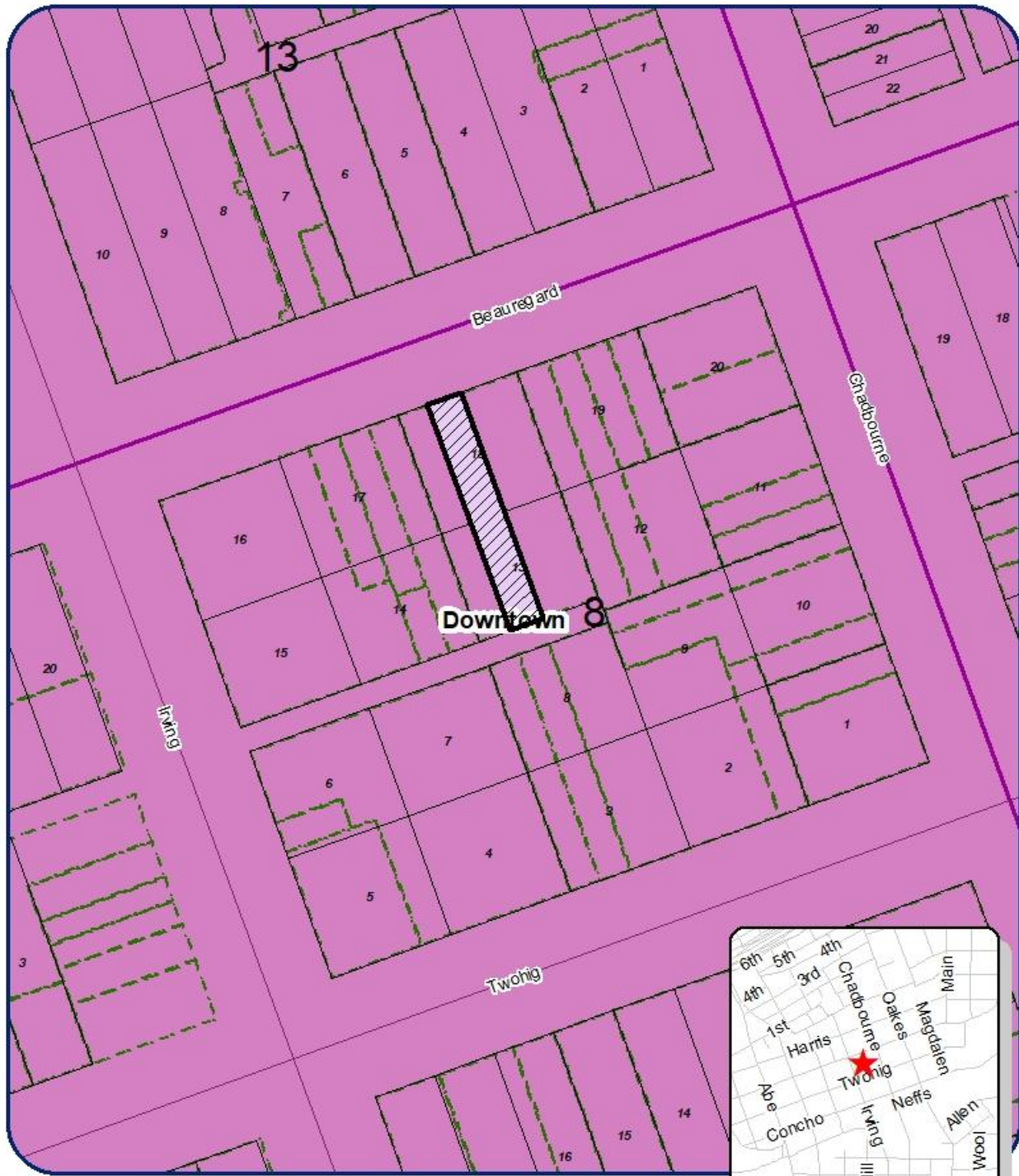


Location Map DDO20-01
19 West Beauregard Ave
Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 100 ft

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



Being E28' of N90' of W53' of Lot 13 & E28' of W53' of Lot 18, Block 8, San Angelo Addition



Location Map DDO20-01
19 West Beauregard Ave
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

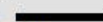
Legend
 Subject Properties:
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**



Being E28' of N90' of W53' of Lot 13 & E28' of W53' of Lot 18, Block 8, San Angelo Addition



Location Map DDO20-01
19 West Beauregard Ave
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

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



Being E28' of N90' of W53' of Lot 13 & E28' of W53' of Lot 18, Block 8, San Angelo Addition

Front of Subject Property



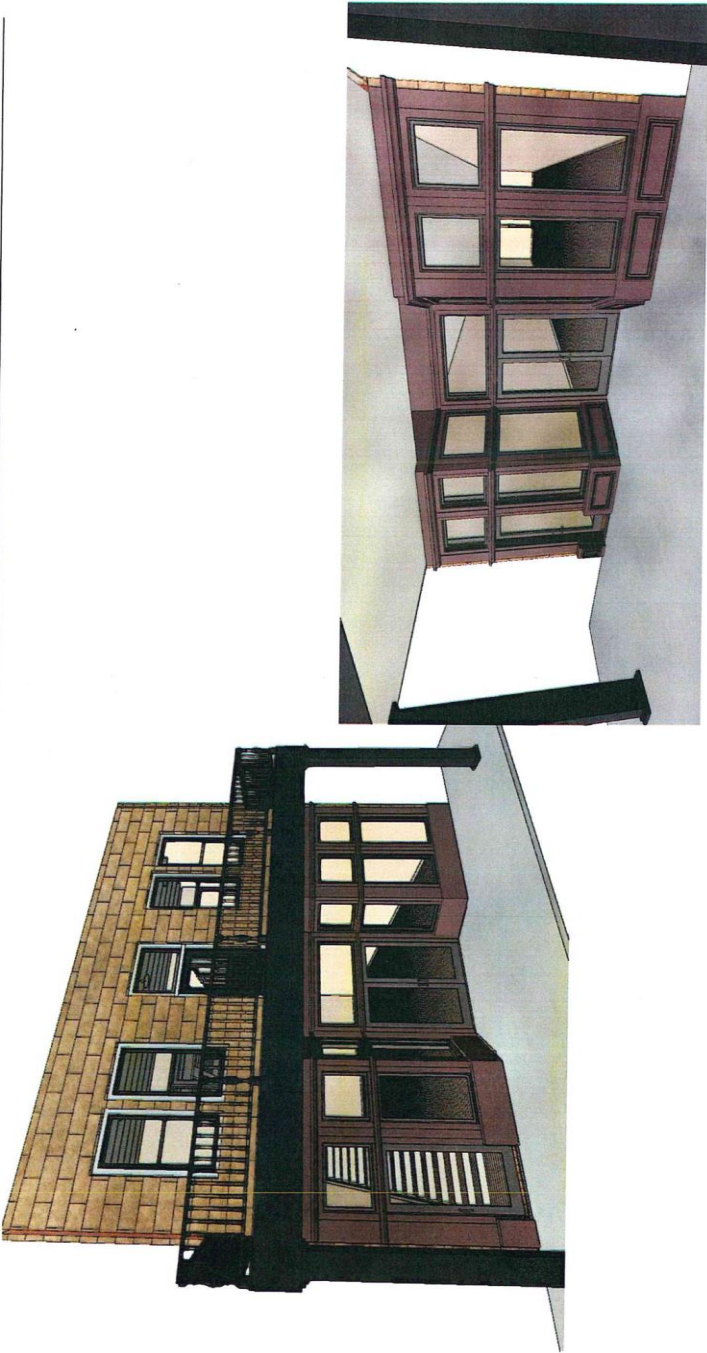
Proposed color to be used



Existing rock in rear of building



Proposed construction



19 W. BEAUREGARD - RENDERINGS/ELEVATION EXTERIOR
Box Hangar TwoTen TIRZ South Application

PROJECT NARRATIVE

Box Hangar TwoTen South TIRZ Application

Project Background. In May 2018 Molly Waller and David Alexander established Centurion Planning & Design, LLC, a San Angelo-based civil engineering and planning consulting firm. Since opening, Centurion has leased space in the City of San Angelo's Business Resource Center (BRC) at 69 N. Chadbourne. The company has grown significantly over the past 16 months and currently occupies all but one office within the BRC.

To provide additional opportunities to grow the Centurion Team in San Angelo, Molly and David began the search for suitable office space in the spring of 2019. At the advice of council, they formed a separate LLC, Box Hangar TwoTen, to facilitate property purchase. Box Hangar TwoTen plans to lease office space to Centurion once complete.

The property search was focused on Downtown San Angelo and 19 W. Beauregard was found to be the ideal property to serve the companies needs. This building requires significant improvement to provide a safe and comfortable working space for the existing Centurion Team as well as potential tenants.

In the near term we plan to house the Centurion offices on the top floor of the property. The main floor will house restroom facilities as well as a break room that will be shared with potential tenants on the main floor. Renovations will be undertaken to allow the main floor to be leased for office space, conversations with Downtown San Angelo leadership indicate there is an immediate and ongoing need for office space in the downtown area.

Current Condition of Property. The property is currently vacant. Box Hangar TwoTen, LLC has agreed to purchase the property from the current owner, Ronnie Harrison, with an anticipated closing date in February 2020. No tenants currently occupy the building.

In the 1950's and 1960's the building was significantly modified to provide a "mezzanine" level in the back of the building and a new façade was put in place. Both of these improvements are still in place.

Most recently the first floor was leased to an individual that provided personal training services, the second floor has remained vacant.

Proposed Building Improvements. Box Hangar TwoTen plans to transform this building to provide needed office space in Downtown San Angelo. Molly and David wish to return the building to its original "glory" by first removing the façade and mezzanine level. The building appears to have once provided a front balcony as the access door is still present on the second floor of the building.

Specific improvements include:

- Removal of existing façade

- Renovation of main level façade to reflect how it may have looked in the early 1900's
- Installation of a balcony area over the sidewalk, similar to what has been installed at other downtown buildings that have undergone renovation.
- Replacement of all windows and doors to provide improved energy efficiency.
- Installation of a second entrance to provide access to second floor office areas.
- Complete renovation of the first and second floor, preserving as many historic architectural features as possible (i.e., flooring, stone walls, bead board and tin ceilings, etc.)
- Installation of ADA accessible restrooms on the main floor along with a shared breakroom facility.
- New roof.
- HVAC improvements to improve energy efficiency.

Specific details regarding to demonstrate how the proposed project meets the applicable criteria from Section 2 of the TIRZ application are detailed below.

Provide or reinforce usable and defined space. The proposed improvements will provide office space for up to 14 employees on the second floor of the building. The main floor will provide approximately 1,600 square feet of additional office space (to be leased to second tenant), ADA accessible restroom facilities and a common break room area for all building tenants. The proposed improvements will provide an attractive alternative for additional Downtown San Angelo office space.

Strengthen the focus area's identity. The proposed building improvements will continue the progress made to renovate and revitalize the Historic Downtown San Angelo. The building will be renovated to reflect it's historic features continuing the efforts of adjacent and nearby businesses including Zero One.

Support the goals of making the area a cultural destination. By restoring the building to its original façade, it is our hope the improvements will continue the ongoing restoration of the area. 19 W. Beauregard will fit perfectly within the "Historic Downtown San Angelo".

Promote Mixed-Use Development. Approximately 3,600 square feet of the 5,200 foot building will be occupied by Centurion Planning & Design. The remaining square footage will be leased to a tenant which is to be determined. Due to the need for office space in Downtown San Angelo we plan to market the remaining space as such; however, we would not be opposed to other uses such as retail or beauty/spa services. It is our hope the end appearance of the building, and the reservation of the main floor lease space for a potential tenant, will promote the area for additional economic growth.

Utilize architectural styles that compliment historic areas already in existence? We plan to continue the feel of the façade improvements already made to historic buildings in Downtown San Angelo. Buildings on Concho Street provide the inspiration for 19 W. Beauregard.

Help to mitigate or eliminate undesirable views or outside storage? The current building reflects the architectural style of the 1950's and 1960's. Unfortunately the windows and doors on the second floor of the building were covered and the façade has not been maintained. Our proposed building improvements will result in a aesthetically pleasing building.

Implement environmentally friendly features such as, green building materials, rainwater harvest, or low-energy heating and cooling? Improvements such as these are typically very costly. To ensure 19 W. Beauregard will include environmentally friendly features **Molly and David plan to participate in the recently promoted PACE program, supported by Tom Green County.** We have already met with necessary program facilitators and plan to provide a building that will be an energy efficient model for future building renovations in the City. **Molly and David are committed to sharing the success of the PACE program and the benefits provided to the building owners and tenants.**

Include an aggressive match by the applicant, in excess of what is minimally required? Molly and David have budgeted \$300,000 for necessary building improvements. The commitment to using energy efficient building materials as well as the desire to restore 19 W. Beauregard to its original "glory" are anticipated to be costly, but very necessary. TIRZ support for the façade, access, and HVAC improvements will go a long way in allowing the project goals to be met.

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Box Hangar Two Ten, LLC (Molly Waller and David Alexander)

Owner Representative (Notarized Affidavit Required)

69 N. Chadbourne St San Angelo Texas 76903
Mailing Address City State Zip Code

325-812-8430 molly@plan.design, david@plan.design
Contact Phone Number Contact E-mail Address

19 W. Beauregard San Angelo TX 76903
Subject Property Address City State Zip Code

Acres: 0.129, Blk: 8, Subd: SAN ANGELO ADDITION, E28' OF N90' OF W53' OF LOT 13 & E28' OF W53' OF LOT 18
Legal Description (*can be found on property tax statement or at www.tomgreencad.com*)

Zoning: CBD

Section 2: Site Specific Details

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.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* See attached narrative

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: _____

The proposed work will strengthen the focus on the area's identity. This will continue the progress made to renovate and revitalize the Historic Downtown San Angelo. The building will be renovated to reflect its historic features continuing the efforts of adjacent and nearby businesses including Zero One. Therefore, by restoring the building to its original facade, it is our hope the improvements will continue the ongoing restoration of the 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.

David A. Alexander
 Signature of licensee or authorized representative

12/11/19
 Date

David A. Alexander
 Printed name of licensee or authorized representative

Box Hangar Two Ten, 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 20 -- 01 Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 385.00 Receipt #: 284772 Date paid: 12, 11, 19

Reviewed/Accepted by: J. Fisher Date: 12, 11, 19

DESIGN AND HISTORIC REVIEW COMMISSION – January 16, 2020
STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review		RC20-01: Carter Fentress Engineering	
SYNOPSIS:			
<p>The applicant has requested approval from the Design and Historic Review Commission (DHRC) for a new 71.5-square foot LED illuminated freestanding sign, a 32-square foot LED illuminated wall sign, and exterior wall lighting for a property located at 909 West Beauregard Avenue. On August 19, 2019, the DHRC approved the main building which included 15,750-square feet of self-service storage and 1,834 square feet of office area, as well as associated fencing and landscaping. Signage and lighting were not part of the request as the applicant was unsure at the time their plans for these improvements. The new 20-foot tall pole sign will be located at the northwest corner of the property parallel to West Beauregard Avenue to allow visibility from this highly travelled arterial street. The wall sign will be located in the middle of the storage portion of the building facing West Beauregard Avenue. Finally, the applicant is proposing a combination of recessed lighting under the roof and canopies, as well as a pendant lantern and sconce lights near the office entrance.</p>			
LOCATION:		LEGAL DESCRIPTION:	
909 West Beauregard Avenue; generally located at the southeast corner of West Beauregard Avenue and South Park Street		Being the north 175 feet on Block 30 in the Angelo Heights Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Santa Rita Neighborhood	PD19-01 – Planned Development	NC – Neighborhood Center	1.47 ac.
THOROUGHFARE PLAN:			
<p>West Beauregard Avenue – Urban Arterial Street, Required: 80’ right-of-way, 64’ pavement, Provided: 100’ right-of-way, 80’ pavement with 5-foot sidewalks on both sides</p> <p>South Park Street – Urban Local Street, Required: 50’ right-of-way, 40’ pavement or 36’ with a 4-foot sidewalk, Provided: 60’ right-of-way, 40’ pavement and no sidewalk (sidewalk to be constructed by applicant)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for all proposed improvements, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner: Siber Investments II LLC (Robert and Amberly Watkins)</i></p> <p><i>Applicant: Erica Carter, P.E. Carter-Fentress Engineering</i></p>			
STAFF CONTACT:			
<p>Jeff Fisher, AICP Principal Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

Additional Information: The applicant has submitted a copy of the approved PD concept plan that includes the location of the proposed freestanding sign and lighting on the building, and building elevations showing the location of the wall sign and light fixtures on the building. The signs will comply with all of the pertinent regulations of the Sign Ordinance. The aluminum freestanding sign will be constructed with a metal frame on a steel pole and will be 20 feet in height, under the maximum allowed of 25 feet in the PD Zoning District which applies the CN zoning standards, and under the maximum of 30 feet in the River Corridor. The sign is located on an 8” pole and within the sight triangle of the West Beauregard Avenue and South Park Street property lines. It has a sign clearance of 13.5 feet from grade, exceeding the minimum clearance of between 3 and 9 feet above grade, and matches the maximum pole width of 8” in the sight triangle. Finally, the sign is located approximately 1 foot south of both properties lines which is allowed as it does not exceed 20 feet in height.

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review signs 50 square feet or greater in sign area. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center* and *The River Front* given its proximity to the Concho River.

Signage

The RCMDP policies outside the Historic City Center state that a “sense of entry should be incorporated within the development, by using signage and landscaping”, that “signage and awnings, which are color coordinated, can be used to introduce brighter, more intense colors”, and “bright corporate colors should be limited in use to signage only”. Major signage near the River Front “should be enhanced through the use of simple but effective landscaping. Landscaping can help draw attention to the sign, and a simple layout will ensure that the sign is the focal point”. The proposed freestanding and wall sign will conform these policies. The metal framed signs will contain a dark brown color close to the burnished slate metal on the building’s roof, door and window trim. The freestanding sign pole will be located within a landscaped area of Salvia plants as part of the previous approved landscape plan (RCC19-12). These plants which grow approximately 3 feet tall at maturity will provide a green buffer along the base of this sign, consistent with the above policies.

Lighting

The RCDMP lighting policies outside the Historic City Center state that “The style and placement of exterior accent lighting should enhance each building’s distinctive architectural elements such as entry features, pilasters, columns, or landscaping” and along the River Front should “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.” The proposed bronze sconce and hanging pendant light at the office entrance is consistent with these policies and other commercial developments along West Beauregard Avenue, including Cano’s at 1016 West Beauregard Avenue and Texas Gun Shop at 1018 West Beauregard Avenue. The other Wall-Pak style sconce lights are also consistent with these policies providing security lighting for the building while also having a bronze color close to the burnished metal slate roof, window and door trim of the building. There are similar sconce lights on the building immediately across South Park Street (101-109 South Park Street). The light fixtures visible from West Beauregard Avenue and South Park Street will have an LED design and the applicant has indicated that these lights

can be dimmed if necessary to avoid any spillover glare onto adjacent properties, consistent with the above policies.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC20-01 for all proposed improvements, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials of the proposed signage and light fixtures 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 permits for the proposed signs and electrical permits for the proposed signs and light fixtures.
3. All lighting shall not spillover onto adjacent properties and dimmers may be installed if necessary.


Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs of Site and Surrounding Area
Site Concept and Lighting Plan
Building Elevations showing signage and lighting
Application

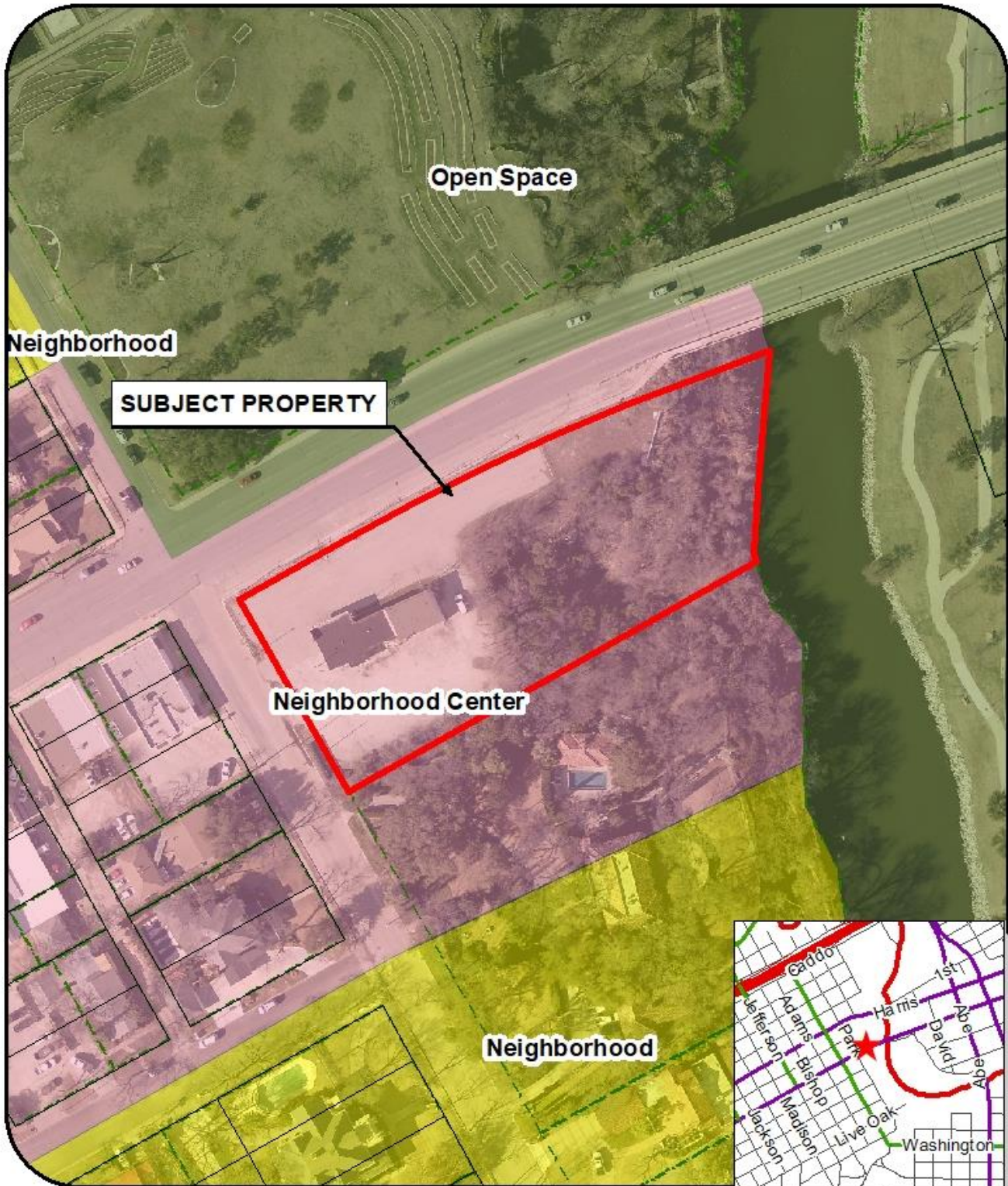


River Corridor Review Case
RC20-01: Carter-Fentress
Council District: Lane Carter (SMD#5)
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft
Subject Property: 909 West Beauregard Avenue

Legend:

Subject Properties: 
Current Zoning: PD19-01
Requested Zoning: N/A
Vision: Neighborhood Center

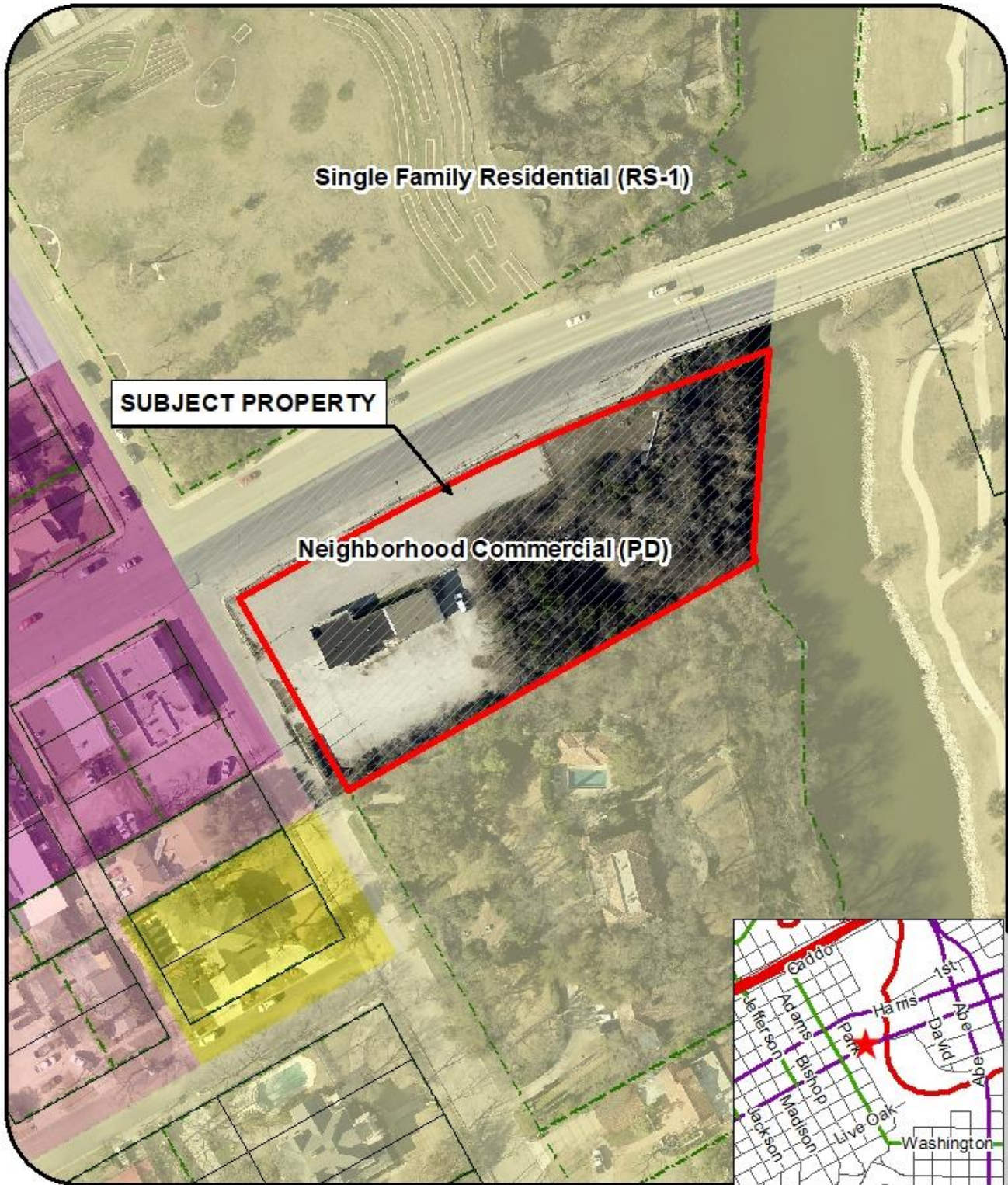




River Corridor Review Case
RC20-01: Carter-Fentress
Council District: Lane Carter (SMD#5)
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft
Subject Property: 909 West Beauregard Avenue

Legend:
Subject Properties: —
Current Zoning: PD19-01
Requested Zoning: N/A
Vision: Neighborhood Center





River Corridor Review Case
RC20-01: Carter-Fentress
Council District: Lane Carter (SMD#5)
Neighborhood: Santa Rita
Scale: 1" approx. = 100 ft
Subject Property: 909 West Beauregard Avenue

Legend:
Subject Properties: 
Current Zoning: PD19-01
Requested Zoning: N/A
Vision: Neighborhood Center



Photos of Site and Surrounding Area

WEST



EAST



NORTH



EAST AT PROPERTY FACING S. PARK STREET



SOUTH AT PROPERTY (STORAGE SIDE)



SOUTH AT PROPERTY (OFFICE SIDE)



Site and Surrounding Area

EXAMPLE OF SIMILAR LIGHT FIXTURES
(101-109 S. PARK STREET)



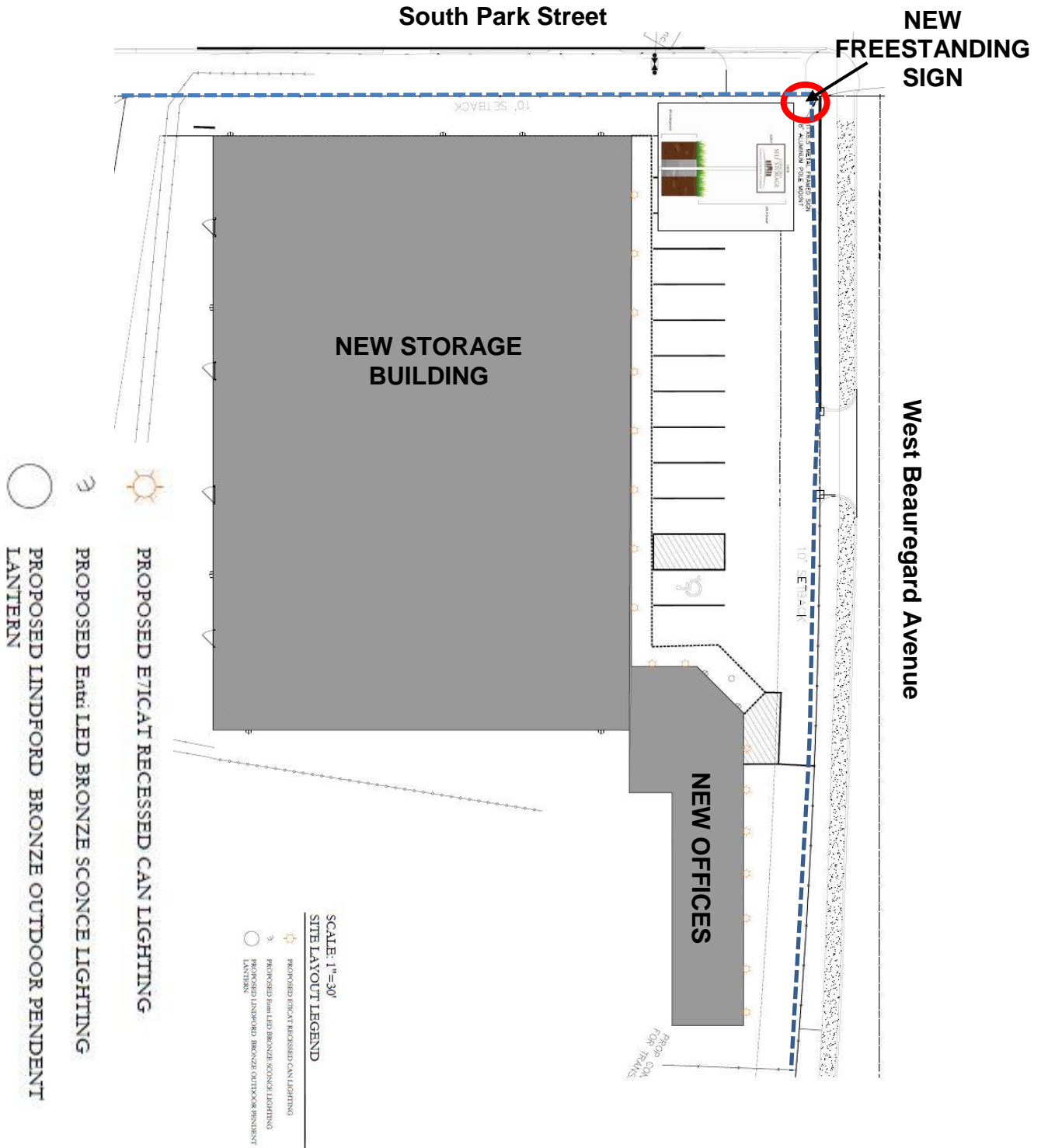
EXAMPLE OF SIMILAR LIGHT FIXTURES
(CANO'S 1016 W. BEAUREGARD AVE)






EXAMPLE OF SIMILAR LIGHT FIXTURES
(TEXAS GUN SHOP 1018 W. BEAUREGARD AVE)



Site Concept and Lighting Plan



-  PROPOSED E71CAT RECESSED CAN LIGHTING
-  PROPOSED E441 LED BRONZE SCENCE LIGHTING
-  PROPOSED LINDFORD BRONZE OUTDOOR PENDENT LANTERN

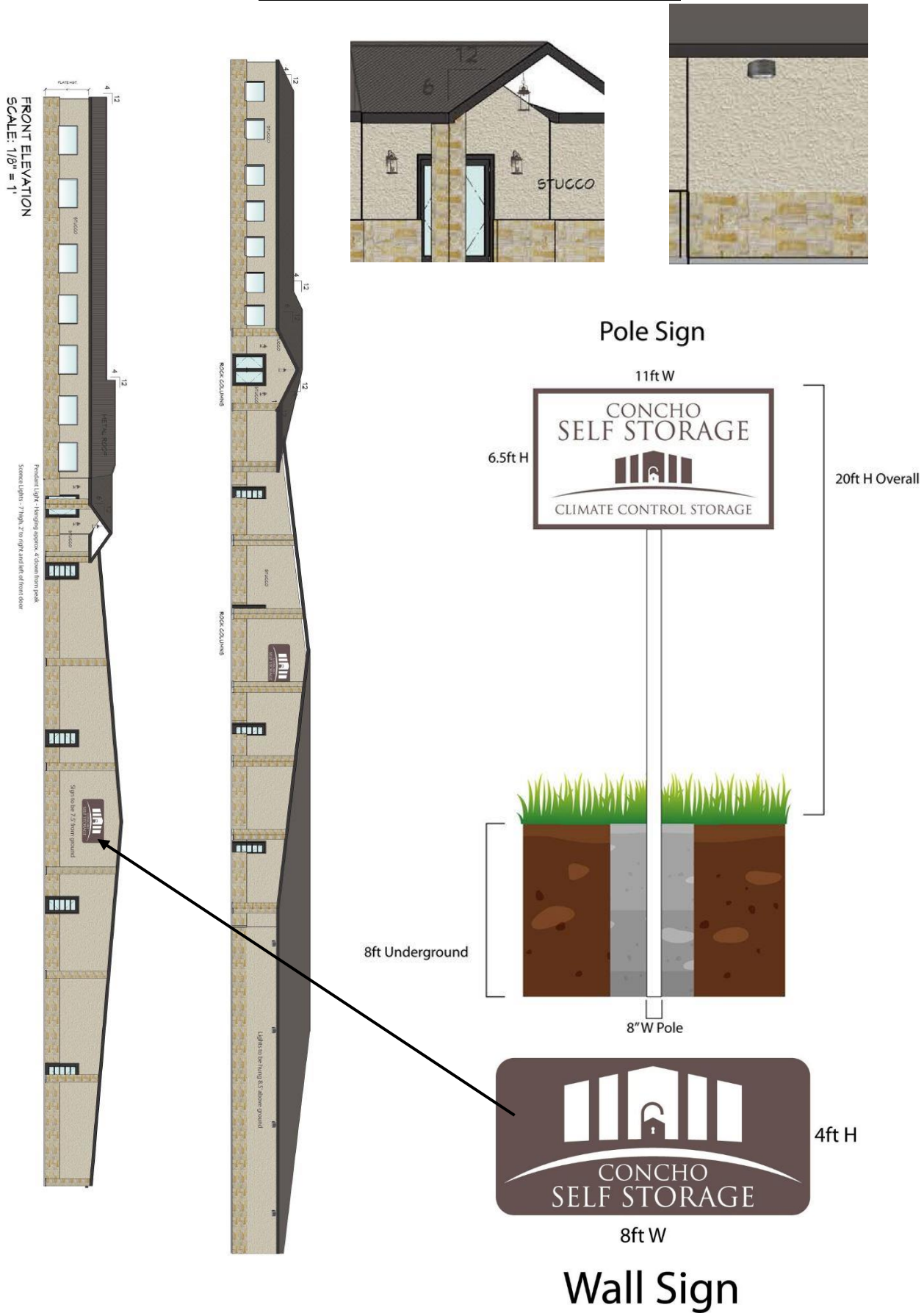
SCALE: 1"=30'
 SITE LAYOUT LEGEND

-  PROPOSED E71CAT RECESSED CAN LIGHTING
-  PROPOSED E441 LED BRONZE SCENCE LIGHTING
-  PROPOSED LINDFORD BRONZE OUTDOOR PENDENT LANTERN

CLIENT:	WEST FORTUNE INC. 300 WEST BEAUREGARD SAN ANGELO, TEXAS 76901 512.838.5000
LIGHTING PLAN	
DESIGNER:	Carter-Fentress Engineering, Inc. 1415 S. WEST ST. SAN ANGELO, TEXAS 76901 512.838.5000
DATE:	JANUARY 1, 2020
PROJECT:	300 WEST BEAUREGARD CITY OF SAN ANGELO TOLSON COUNTY, TEXAS
DESIGNER:	BRIGITTE B. CARTER, P.E. BRIGITTE.B.CARTER@CFENGINEERING.COM
DATE:	JANUARY 1, 2020
PROJECT:	300 WEST BEAUREGARD CITY OF SAN ANGELO TOLSON COUNTY, TEXAS



Elevations – signage and lighting



Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Erica Carter, Carter-Fentress Engineering

Owner Representative (Notarized Affidavit Required)

113 East Twohig San Angelo, Texas 76903
Mailing Address City State Zip Code
325-716-3013 ecarter@fentresseng.com

Contact Phone Number Contact E-mail Address
909 West Beauregard San Angelo, Texas 76901

Subject Property Address City State Zip Code

Blk: 39, Subd: ANGELO HEIGHTS ADDITION, NORTH 175 FEET OF BLOCK 39

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: PD

Section 2: Site Specific Details

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.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* A proposed 17,000 square foot building that will have inside mini storage and offices for Chick Fil A.

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: _____
 The development will provide mini storage areas for the surrounding neighborhood. These homes in this area are older and have very little storage space. This will provide a place for the home owners to store their items.

 The building and landscape will match with the surrounding 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

12/11/2019

 Date

Erica Carter

 Printed name of licensee or authorized representative

Carter-Fentress Engineering, 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 20 -- 02 Related Case No.: _____ Date Related case will be heard: 1-16-20

Nonrefundable fee: \$ 200.00 Receipt #: 81067 Date paid: 12, 12, 19

Reviewed/Accepted by: _____ Date: 12, 12, 19

**DESIGN AND HISTORIC REVIEW COMMISSION – January 16, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA20-01: Fort Concho National Historic Landmark	
SYNOPSIS:			
A request for approval of a Certificate of Appropriateness for temporary signs to promote events for Fort Concho. Each year Fort Concho hosts multiple events and would like to be able to place temporary signage to promote these events throughout the year. These signs will be placed on the property for no more than 30 days at a time.			
LOCATION:		LEGAL DESCRIPTION:	
702 South Oakes Street		Being Lots 1 & 2, Block 58, Fort Concho Addition, San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Ft Concho	CG/CH	Campus/Institutional	0.07 acre
THOROUGHFARE PLAN:			
<u>South Oakes 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 CA20-01, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo			
Applicant: Robert Bluthardt			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

CA20-01 Analysis:

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply. This request is for temporary signage for up to 30 days for very specific events to benefit the Ft. Concho facility. It usually is the Lions Club Breakfast event which happens twice a year. The sign itself is 4ft. X 8ft. on a temporary support base that is two ft. tall. The sign background is black with the lettering and message being appropriate to the event.

- 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 signs will be posted twice a year as part of the events at Fort Concho. The signs promote events such as the Lions Clubs Breakfast which are long standing traditions. The signs will be placed on the vacant lands that are immediately adjacent to the Visitor Center and remain up to advertise the events on a temporary basis every year. These temporary signs will in no way require alternation of the site or environment.

- 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 is located on a self-standing temporary structure and would not result in the destruction or alteration of any original historic materials or features of the site.

- 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 pertain to the message and are designed to attract attention without being garish and with an intent to blend with the 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 the message 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.**

These are temporary signs that are erected for a very short period of time (two weeks to thirty

days) to advertise an event that benefits Ft. Concho and will have no permanent adverse impacts on the character of the site.

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 exterior building alterations are being sought as part of this request. The signs are located along Oakes Street on a vacant lands.

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.**

There is no surface cleaning associated with this request.

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 that would be effected by the temporary placement of these signs.

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 adjoining structures. The entire scope of work is refers to temporary self-standing signs erected for special events at Ft. Concho.

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.**

There are no structures involved in the placement of the temporary signs. The normal time periods are for Christmas at Old Fort Concho and around Easter.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-01,

the temporary placement of 32 square feet of signage to help promote the events at Fort Concho,
subject to two Conditions of Approval:

1. The colors, dimensions, and materials of all signs shall be consistent with the theme of the season and appropriate to the subject while being is keeping with the historic nature of the historic property being served.
2. The applicant shall obtain Sign Permit(s) from the Inspections & Permits Division for all proposed signage as required.

Attachments:

Aerial Map
Zoning Map
Applications



CA for Temporary Sign Permit

CA20-01: Ft. Concho

Council District 3 - Harry Thomas

Neighborhood: Ft. Concho

Scale: 1" approx. = 185 ft

Lots 1 & 2, Blk. 58, Fort Concho Addition

Legend

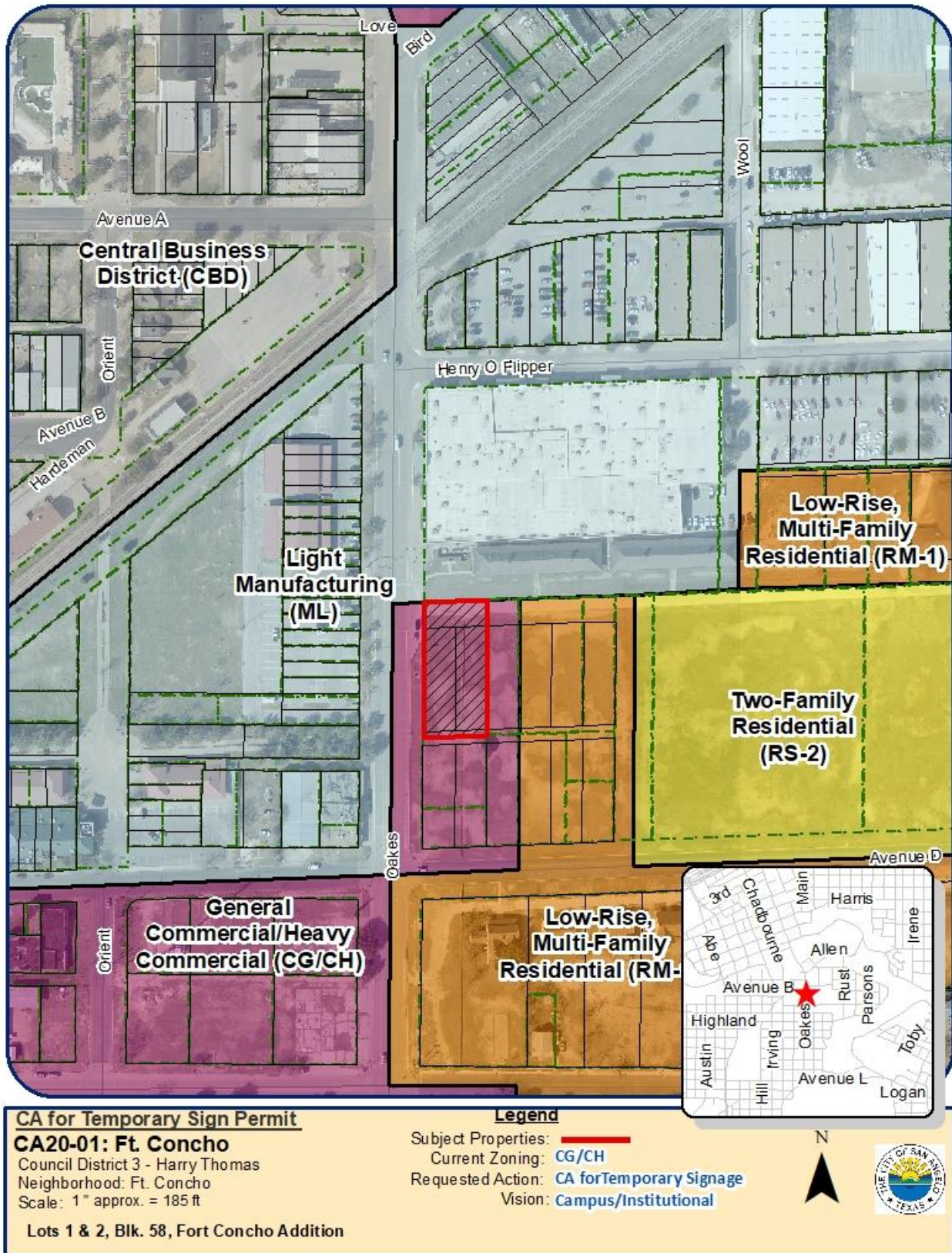
Subject Properties:

Current Zoning: **CG/CH**

Requested Action: **CA for Temporary Signage**

Vision: **Campus/Institutional**





Site Photo



Close-up of sign site



Two vacant Ft. Concho lots for sign placement

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.

R.F. Blumenthal
Signature of licensee or authorized representative
Robert F. Blumenthal
Printed name of licensee or authorized representative
Fort Concho N.H.L.
Name of business/Entity of representative

11-25-19
Date

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 20 - 01 Original HO Case No.: _____


Nonrefundable fee: \$ _____ Receipt #: interfund Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: 12, 13, 19

1/16/20 DHRC

**DESIGN AND HISTORIC REVIEW COMMISSION – January 16, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA20-02: Railway Museum of San Angelo	
SYNOPSIS:			
A request for approval of a Certificate of Appropriateness for temporary signs to promote annual fundraising event for the Railway Museum of San Angelo. Each year the Railway Museum hosts multiple events and would like to be able to place temporary signage to promote these events throughout the year. These signs will be placed on the property for no more than 30 days at a time.			
LOCATION:		LEGAL DESCRIPTION:	
703 South Chadbourne Street		Being Abstract A-0205 S-0173 Survey: Fisher & Miller 3.684 Acres; .957 ac. Passenger Depot Tr. A; San Angelo, Tom Green County, Texas.	
SM DISTRICT /	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Ft Concho	Light Manufacturing (ML)	Downtown	0.957 acres
THOROUGHFARE PLAN:			
<u>South Chadbourne Street</u> –Major Arterial Street, 80’ ROW required (80’ Existing), 64’ pavement required (56’ Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA20-02, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: COSA			
Applicant: Railway Museum of San Angelo			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

CA20-02 Analysis:

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply. This request is for temporary signage for up to 30 days for very specific events to benefit the Railway Museum of San Angelo. Temporary signs would be used for events such as the Santa's Santa Fe Christmas. The sign itself is 3 ft. X 7 ft. on a temporary support base with a message sign of 4 ft. X 8 ft. The sign background is usually a railroad engineer Santa with a red and white message sign advertising the Museum Christmas product inventory available for sale. Events can be used for fundraising for the museum.

- 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 signs will be posted at least once a year as part of the events at the Railway Museum. The signs promote and advertise things such as the Christmas inventory sales event that benefits the Railway Museum. Events such as this are long standing traditions. The signs are placed at the Passenger Depot at the end of the porch, on a temporary basis every year. It is affixed to the porch posts and overhang in a manner that does not jeopardize the building structure.

- 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 location on a self-standing temporary structure and would not result in the destruction or alteration of any original historic materials or features. The character and message relate to the use of the building and are in keeping with the nature of the museum.

- 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 are designed to attract attention without being garish and with an intent to blend with the 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 the message 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.

These are temporary signs that are erected for a very short period of time (thirty days) to advertise events that benefits the Railway Museum.

- 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 exterior building alterations are being sought as part of this request. The signs are located on the exterior of the porch end facing South Chadbourne Street.

- 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.**

There is no surface cleaning associated with this request.

- 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 that would be effected by the temporary placement of these signs.

- 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 adjoining structures. The entire scope of work refers to temporary self-standing signs erected for special event at the Railway Museum encouraging participation in a long standing events.

- 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.**

There are no structures involved in the placement of the temporary signs just the front porch. The normal time period is for Christmas at the Santa Fe Museum.

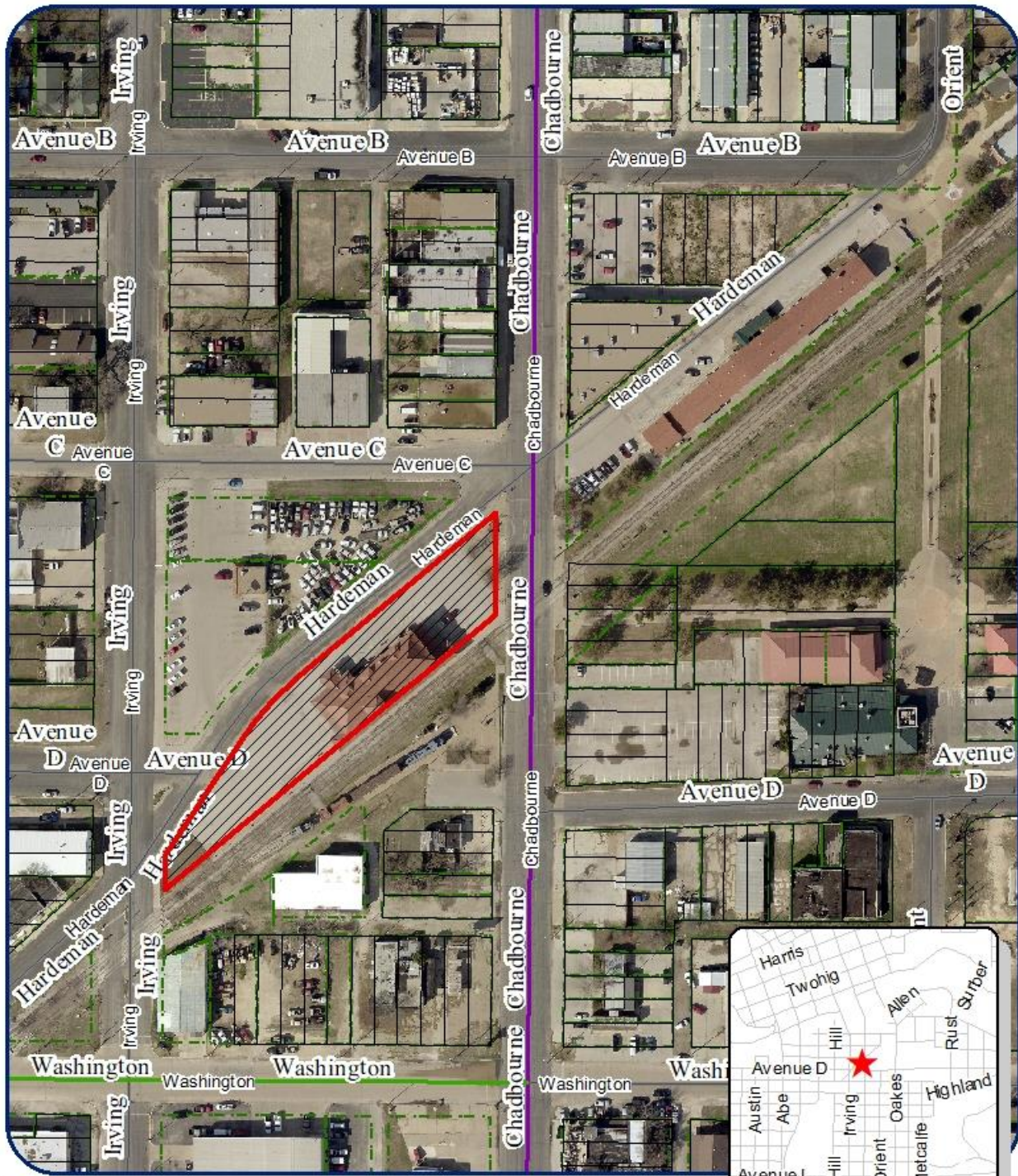
Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-02, the temporary placement of a signage to help promote the event which benefit the programs at the Museum **subject to two Conditions of Approval:**

1. The colors, dimensions, and materials of all signs shall be consistent with the theme of the season and appropriate to the subject while being is keeping with the historic nature of the property being served.
2. The applicant shall obtain Sign Permit(s) from the Inspections & Permits Division for all proposed signage as required.

Attachments:

Aerial Map
Zoning Map
Future Land Use Map
Example Rendering of Temporary Signs
Application



Temporary signage placement

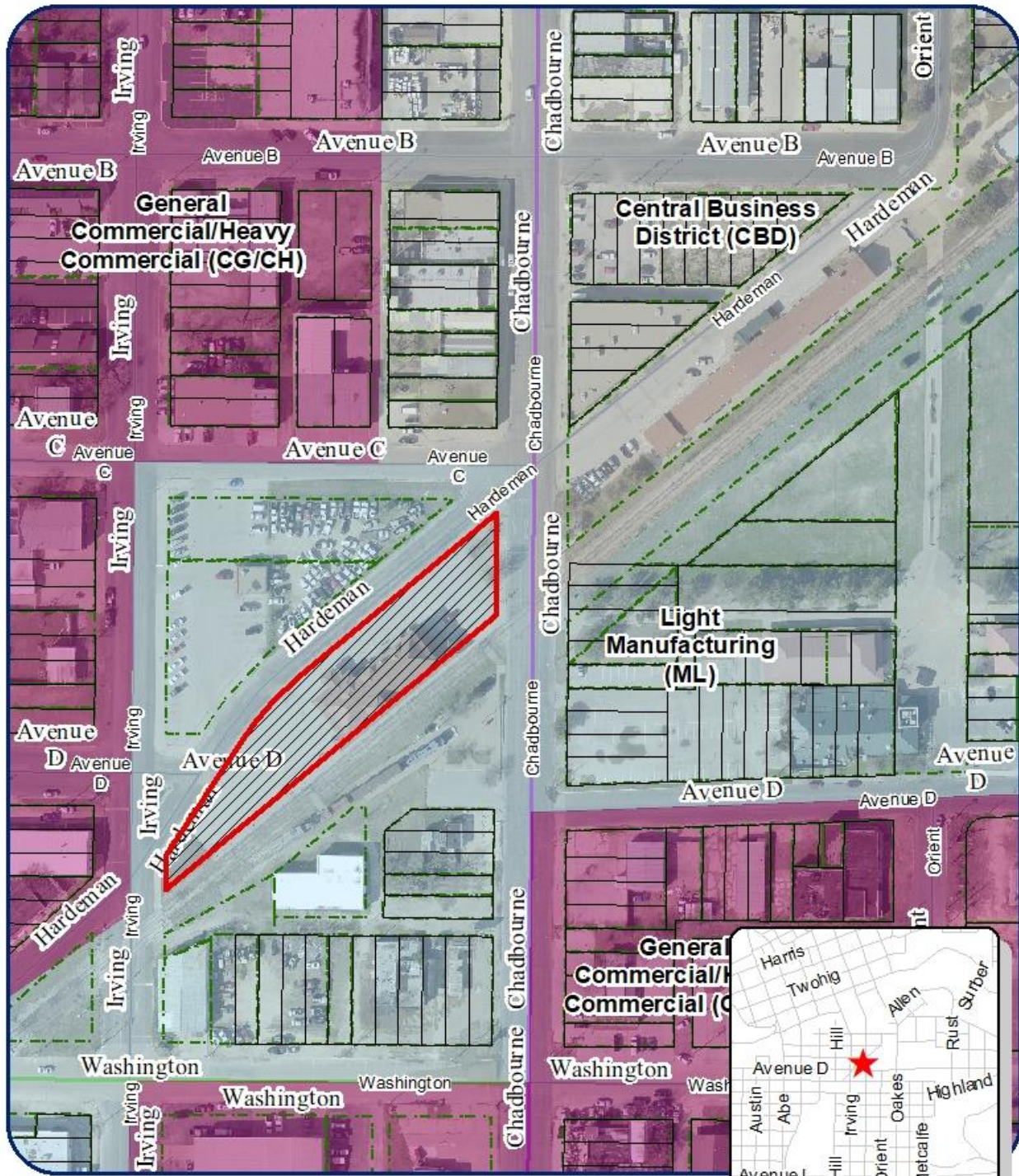
CA20-02: Railway Museum

Council District #3 - Harry Thomas
 Neighborhood: Ft. Concho
 Scale: 1" approx. = 140 ft

Legend

- Subject Properties: █
- Current Zoning: **Light Manufacturing (ML)**
- Requested Action: **Certificat of Appropriateness**
- Vision: **Downtown**





Temporary signage placement

CA20-02: Railway Museum

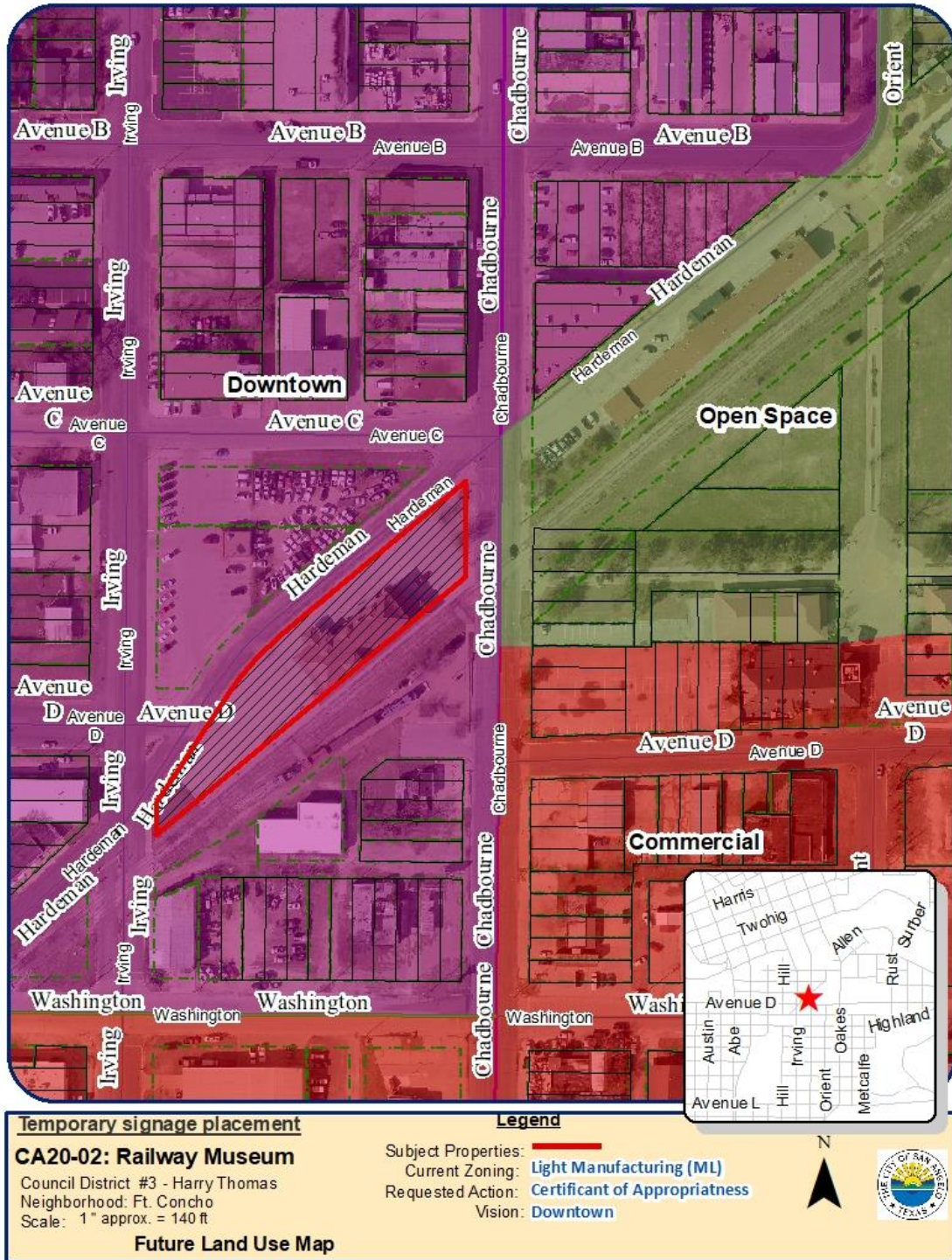
Council District #3 - Harry Thomas
 Neighborhood: Ft. Concho
 Scale: 1" approx. = 140 ft

Existing Zoning Map

Legend

- Subject Properties: —
- Current Zoning: **Light Manufacturing (ML)**
- Requested Action: **Certificat of Appropriatness**
- Vision: **Downtown**







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.
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- 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.

Penny Baker
 Signature of licensee or authorized representative

12-16-19
 Date

Penny Baker
 Printed name of licensee or authorized representative

Railway Museum 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 20 - 02 Original HO Case No.: _____

Nonrefundable fee: \$ 100 Receipt #: 83684 Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: 12, 16, 19

*1/16/20
 DHRC*