


**DESIGN AND HISTORIC REVIEW COMMISSION – June 18, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Review		DD20-11: 109 North Chadbourne Street	
SYNOPSIS:			
The applicant has submitted applications for a Downtown District Review approval for an exterior remodel, new wall mounted lights, a new awning, and a new sign for a property located at 109 North Chadbourne Street. The application is required because the property is located in the City's Downtown District Overlay Zone.			
LOCATION:		LEGAL DESCRIPTION:	
109 North Chadbourne Street		Being the N49.78' of S1/2 of Lot 15 & N49.78' of S1/2 of Lot 16, Miles acre Lots Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.136 acres
THOROUGHFARE PLAN:			
<i>North Chadbourne Street</i> – Major Arterial Street , 80' ROW required (100' Existing), 64' pavement required (69' provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case DD20-11, for an exterior remodel, new wall mounted lights, a new awning, and a new non-illuminated sign, subject to four Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Bangone Long Ramirez			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: According to the applicant, the proposed improvements include: installation of new windows, a new awning, new lantern light fixtures, building to be painted and a new sign. The proposed color of the building is Sherman Williams: HGSW2153 Butcher Paper (dark tan). The application is proposing for the new windows be “smoke tinted.” The proposed trim for the windows and doors will be black to match the awning frame structure. The proposed new small lanterns lights are proposed to be a soft white LED. According the applicant, the new awning is proposed to be a metal frame and with a metal covering. The proposed color for this awning is Autumn Tan to compliment the building color for the top and the frame is proposed to be black in color to match the window trims. The new sign is 18”x137” in size and is not illuminated. The sign will illustrate “CONCHO VENUE” and is proposed to be burgundy in color with a white cloud outlining the letters.

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 new windows will promote the increased activity for the business and aesthetic appeal of the entry. First level windows and doors should be clear and transparent to be consistent with the RCMDP. The current proposal shows, the windows and doors to be tinted and not transparent which would contradict the RCMDP. The framing for both the windows and doors is proposed to be painted black to match the new awning’s frame, which will also be painted black metal and with a metal tan top. This awing will also provide an increased comfort for visitors by sheltering from weather elements and escalate the aesthetic appeal of the entry. The proposed lighting will be 3 small lanterns lights with a soft white LED.

Proposed Signage

Per the RCDMP, “A sense of entry should be incorporated within the development, by using signage and landscaping.” The new signs will allow the public to understand the use contained within the building and drawing attention to the entry. The RCDMP also states, “Signage and awnings, which are color coordinated, can be used to introduce brighter, more intense colors.” The proposed sign’s lettering will be individual letters as “CONCHO VENUE” and will be burgundy in color with a white cloud outlining the letters. This proposed sign is not internally nor externally illuminated. The size of this proposed sign is 18”x137” in size.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-11, approval for an exterior remodel, new wall mounted lights, a new awning, and a new non-illuminated sign, **each subject to four conditions of approval:**

1. The colors, dimensions, and materials of the building remodel, lighting, sign and awning, 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 proposed new windows and doors shall be transparent.
3. The applicant shall obtain building permit(s) from the Inspections & Permits Division for all proposed improvements as required.
4. Improvements projecting into the right of way shall receive approval from City Council, where required.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photograph of Subject Property
Renderings of Proposed Project
Proposed Awning
Proposed Sign, Building Color, and Lantern Lights
Application



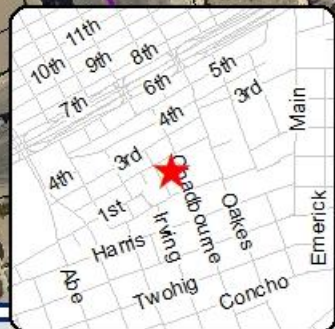
Location Map DD20-11
109 North Chadbourne Street

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 N49.78' of S1/2 of Lot 15 & N49.78' of S1/2 of Lot 16, Miles Acre Lots Addition





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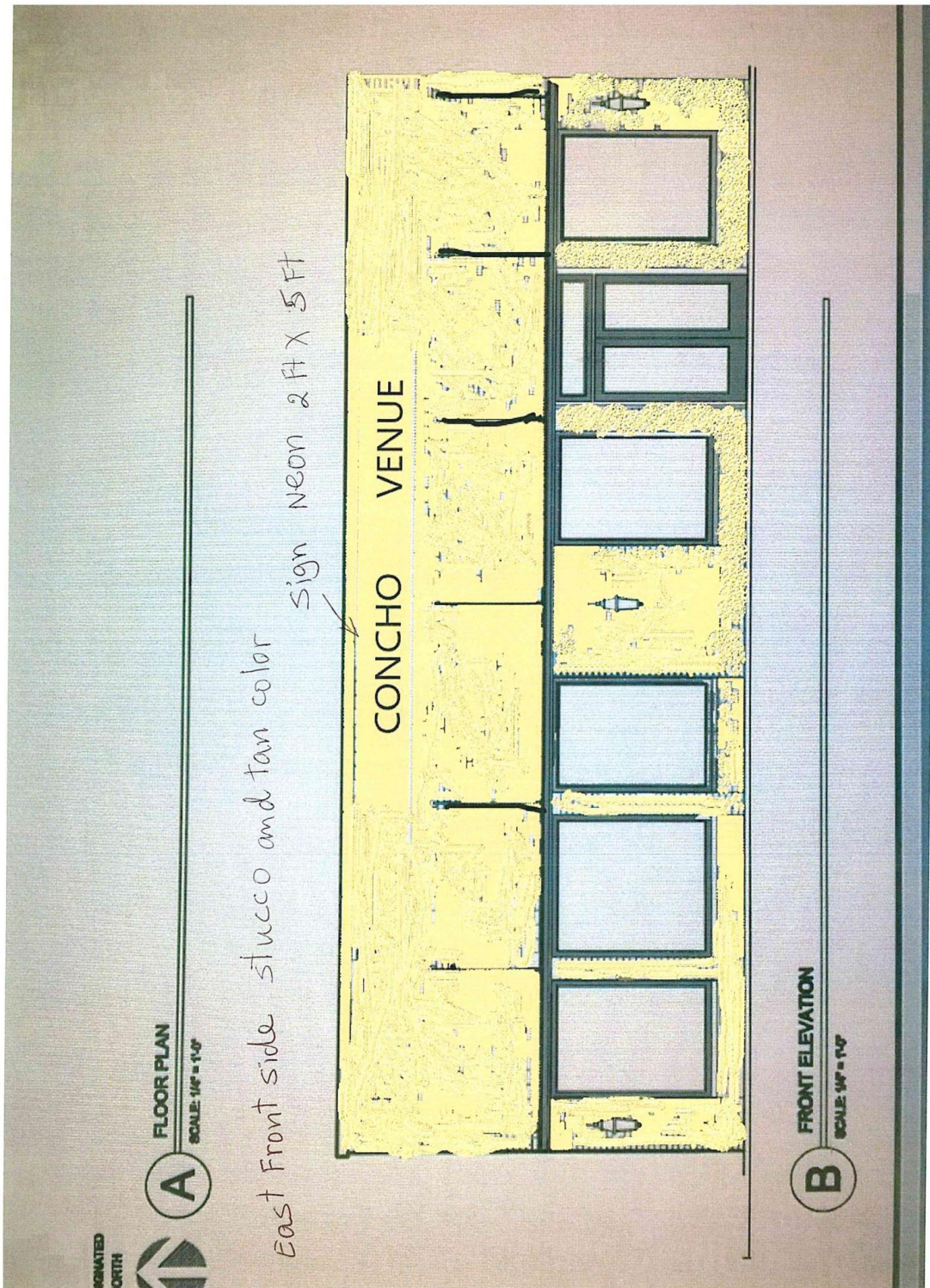
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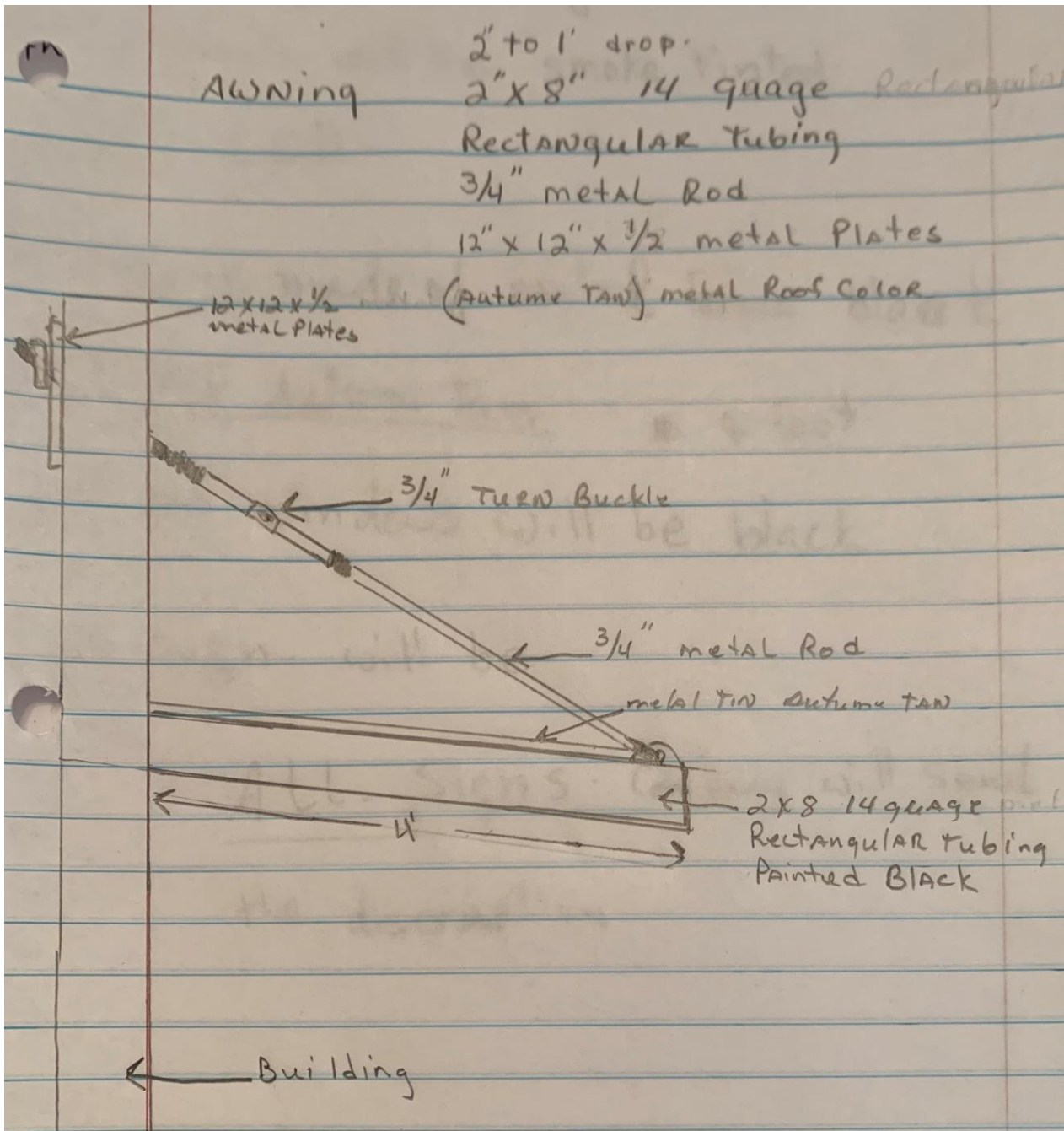
Photo of Site



Proposed Rendering



Proposed Awning



Proposed Sign



Proposed Color of Building



Sherman Williams:
HGSW2153 Butcher Paper (dark tan)

Proposed Lantern Lights



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): Bangone Long Ramirez

Owner Representative (Notarized Affidavit Required)

3510 Grandview Dr San Angelo TX 76904
Mailing Address City State Zip Code

(325) 245-7592 blongramirez@yahoo.com
Contact Phone Number Contact E-mail Address

109 N Chadbourne St San Angelo TX 76904
Subject Property Address City State Zip Code

Subd: Miles Acre Lots Addition, N 49.78' of S 1/2 of Lot 15 & N 49.78' of S 1/2 of Lot 16 lying acre:
Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: Central Business District

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 Awning: frame color- black; 2x8 14ga rectangular tubing; metal roof- sierra tan; 5x 3/4" turnbuckles; 3/4" solid rod (black); 10x 3/8x6x18 mount plate

Lighting: 3x Tayson black outdoor wall-mounted barn lights

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: This work is necessary in order to improve the River Corridor as a whole and to lead the charge in renovations in north end of this district; something that has generally been concentrated in the southern end. This work also matches the style of recent renovations and will provide continuity in the district and will set a model for future work.

**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

Date

Printed name of licensee or authorized representative

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: ____/____/____