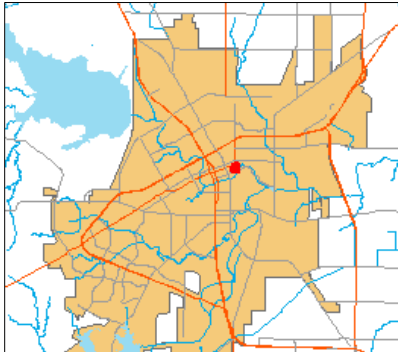


**DESIGN & HISTORIC REVIEW COMMISSION – November 19, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Approval		RCC18-21 (Amended): Old Central Firehouse Bed and Brew	
SYNOPSIS:			
An application for River Corridor approval to add a deck/patio with a canopy and string lights to the rear of the building for the Old Central Firehouse Bed and Brew located at the intersection of South Magdalen Street and East Twohig Avenue.			
LOCATION:		LEGAL DESCRIPTION:	
200 South Magdalen Street;		Being Lot 1, Block 1 in the City Park Subdivision, comprising 0.425 acres, City of San Angelo, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	Central Business District (CBD)	Open Space	0.425-acres
THOROUGHFARE PLAN:			
<p>South Magdalen Street – Urban Local Street, 50’ ROW required (64’ existing), 40’ pavement or 36’ with a 4-foot sidewalk required (42’ provided with no sidewalk)</p> <p>East Twohig Avenue– Urban Local Street, 50’ ROW required (70’ existing), 40’ pavement or 36’ with a 4-foot sidewalk required (46’ provided with no sidewalk)</p>			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the request to construct a deck/patio with a canopy and string lights to the rear of the building, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Jody and Michele Babiash			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Extension 1533 shelly.paschal@cosatx.us			

Additional Information: The property located at 200 South Magdalen has received three approvals in regards to the river corridor. In May 2018 (RCC18-19) this property was approved administratively for an unlit sign and stairs required for public safety. In July 2018 (RCC18-21) the DHRC approved a request for the construction of two new windows, a garage door, a ramp for emergency egress, and painting of the exterior of the building. In March 2019 (RC18-21-Amended) a request for administrative approval for an amendment to the concept plan regarding landscape was approved by the Planning Manager. This current request is to add a deck/patio with a canopy and string lights to the rear of the building next to the park.

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. 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.

The RCMDP states that “development that is visible from or adjacent to the river should have well-designed facades on all sides.” The applicant is wanting to construct a deck/patio with an awning that will be red in color that will match the existing red roof. The color of the roof is a ArmorBrite powder coating, number RAL3002 and the color of the awnings will be of a similar color. The proposed awning will be cloth material. From all viewing points, the addition of this deck/patio with a canopy for the old firehouse will provide an aesthetically pleasing entryway, especially to the Firefighters Memorial City Park, which is directly to the east of the property.

The RCMDP policies state that “high quality durable materials are encouraged.” The applicant is proposing for the canopy structures to be constructed of steel support posts with red polyethylene fabric coverings. The proposed red color is one of the approved accent colors as it is already the color of the buildings roof. Planning staff believes that the proposed awnings are aesthetically please and will also tie in visually to the existing building. However, Staff does not believe that the mesh fabric coverings are of quality construction and the Fire Marshal’s Office prohibits this material as it does not meet the flammability requirements under NFPA 701. However, the Fire Marshal’s Office has discussed to allow this material, if the remainder of the proposed structure, the deck/patio, must be fire retardant and be made of blocks/brick and steel.

The RCMDP indicates that “quality finished materials should be used” and the HPDG states that “materials shall appear to be similar to those used traditionally.” The proposed changes for this building include using blocks around the exterior and back filling with dirt; then adding the flooring comprised of pavers. The applicant is proposing all the railing will be steal pipe with rebar in between and all will be painted black.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC18-21 (Amended) for all proposed improvements, **subject to the following two Conditions of Approval:**

1. The colors, dimensions, and materials of the proposed renovations 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 from the Permits and Inspections Division for the proposed renovations.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Improvement Plans
Photographs
Example of canopy
Application



Location Map RC18-21 (Amended)

Old Central Firehouse Pizzeria

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

- Subject Properties: —
- Current Zoning: **CBD**
- Requested Zoning Change: **N/A**
- Vision: **Open Space**



200 South Magdalen Street; being Lot 1, Block 1, City Park Subdivision



Location Map RC18-21 (Amended)

Old Central Firehouse Pizzeria

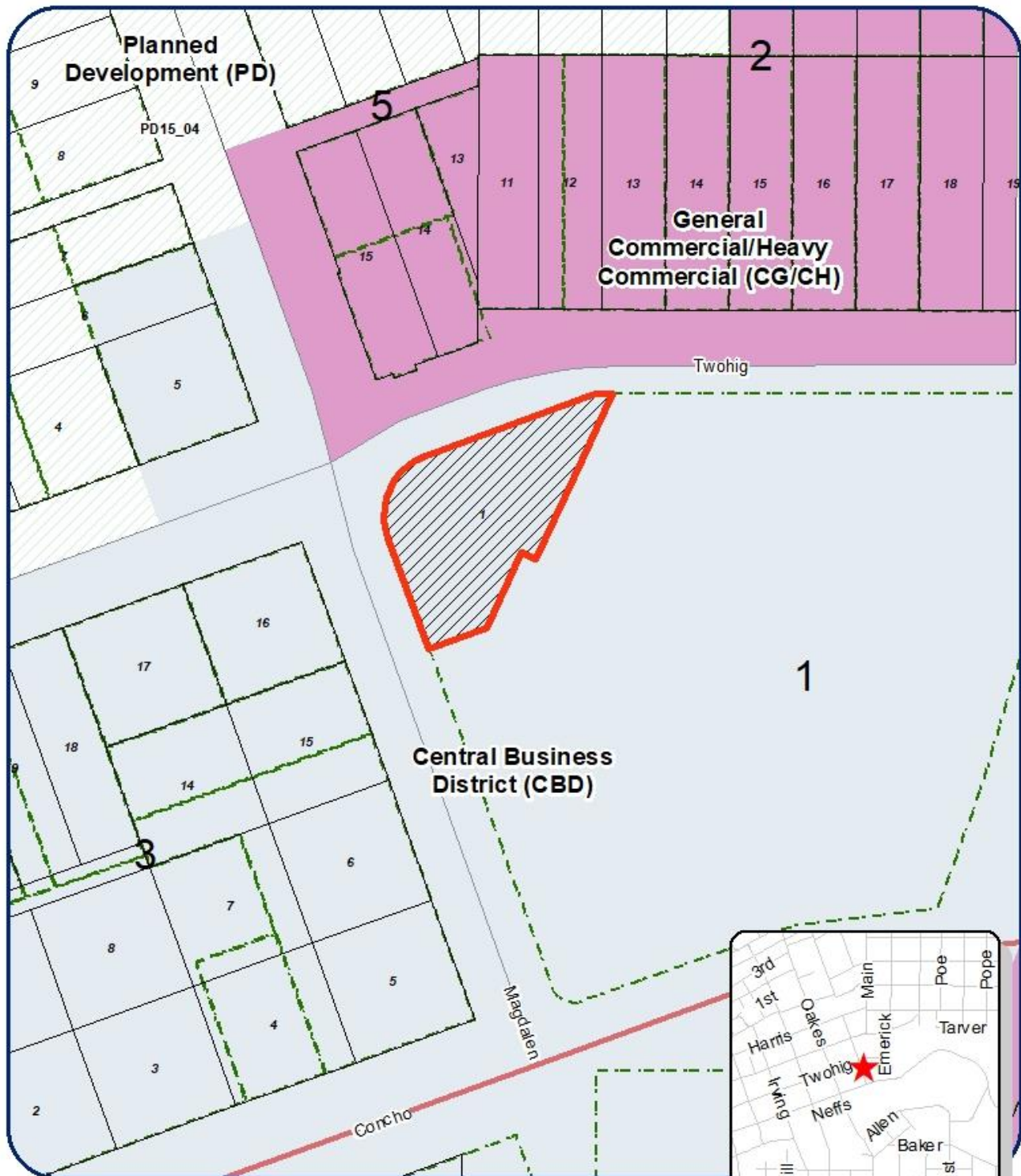
Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

Subject Properties: —
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **Open Space**

200 South Magdalen Street; being Lot 1, Block 1, City Park Subdivision





Location Map RC18-21 (Amended)

Old Central Firehouse Pizzeria

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

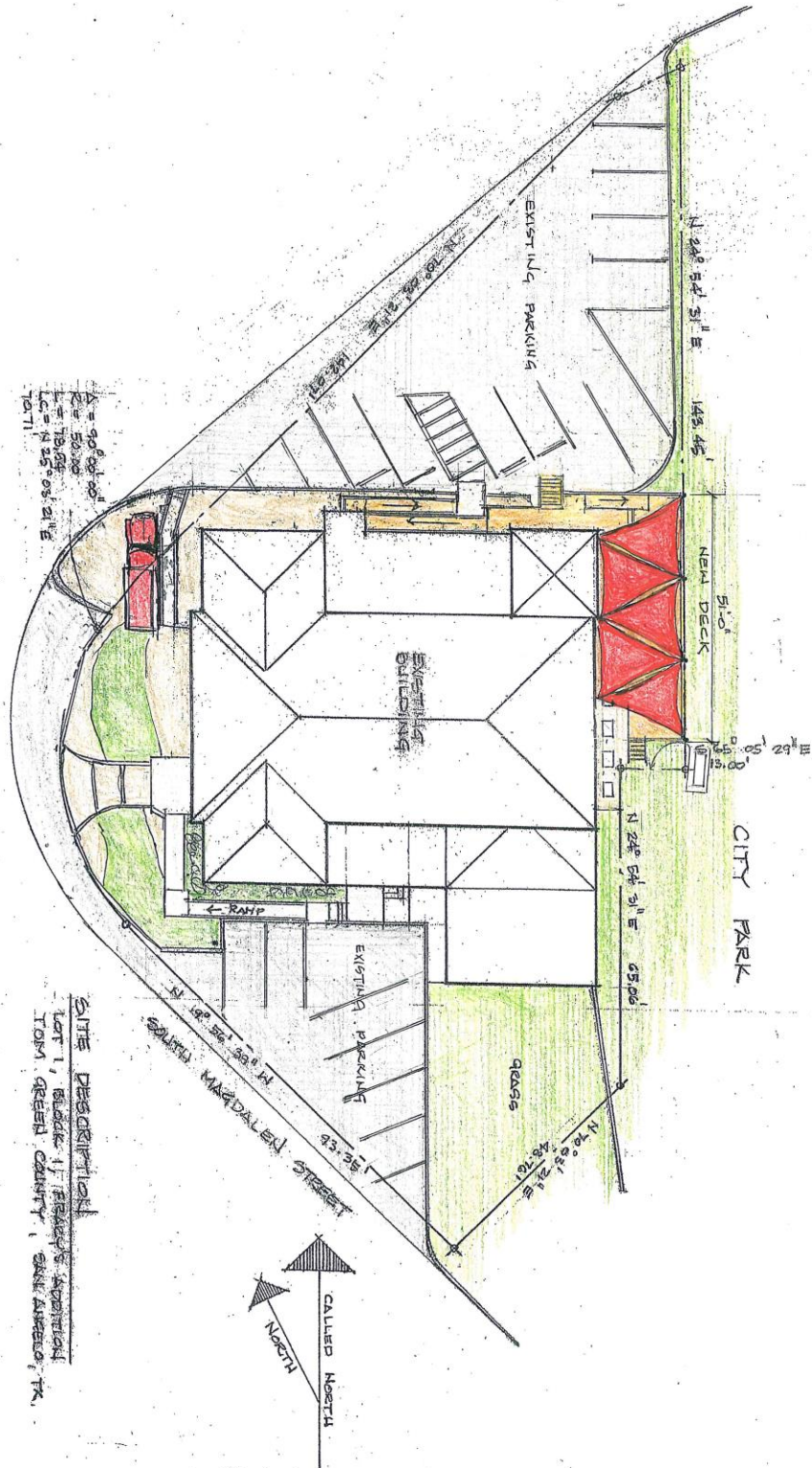
200 South Magdalen Street; being Lot 1, Block 1, City Park Subdivision

Legend

Subject Properties: —
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **Open Space**



Site Plans



SITE PLAN

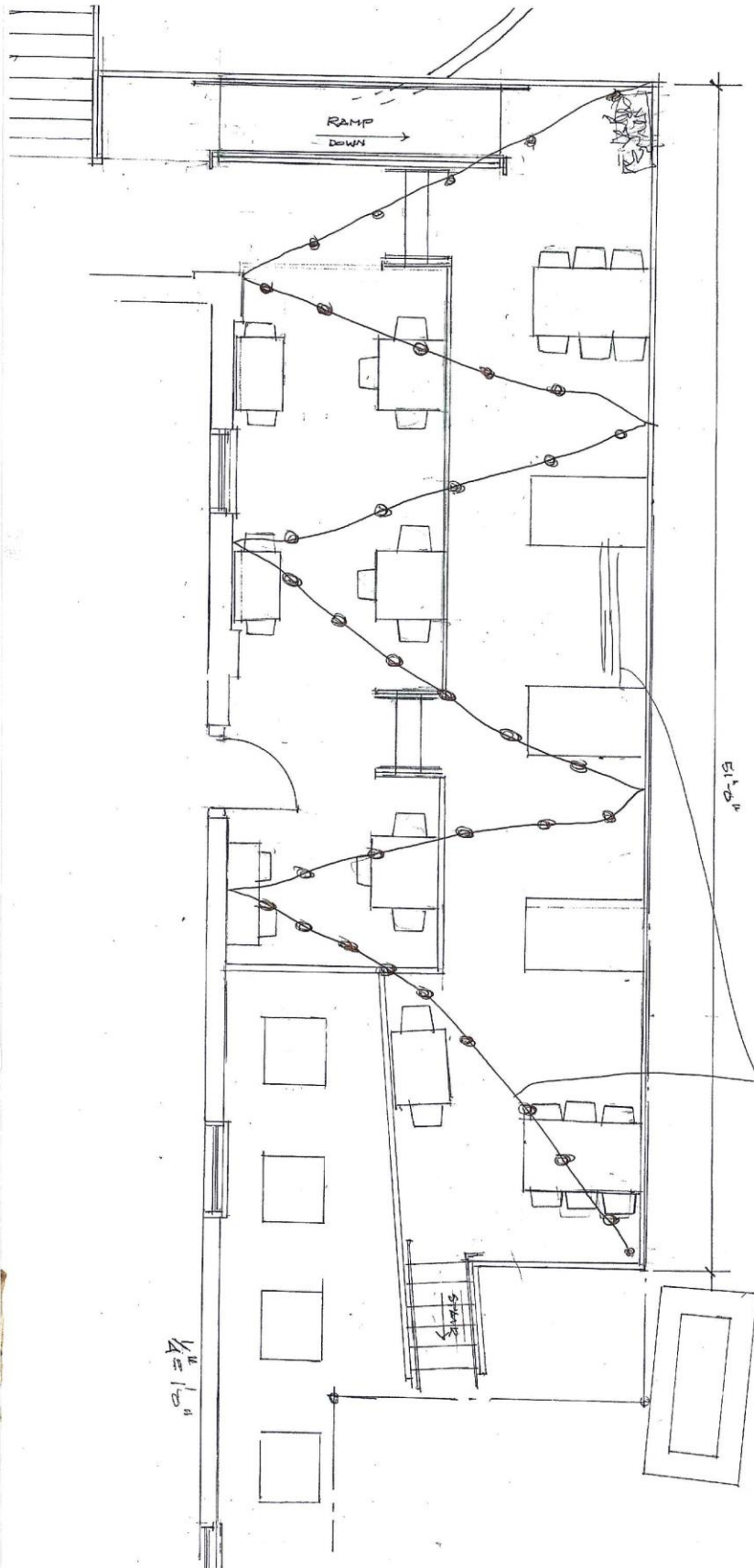
SCALE 1/4"=2'-0"

Area = 906 sq. ft.
Per = 50,000
Lot = 78,000
Lot = N 25° 05' 21" E
TOTL

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

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





1. Outdoor/Indoor Plus in S-14 Bull Led string lights
2. Decking Material Trex Composite Boards - same color as existing patio

Front of the building

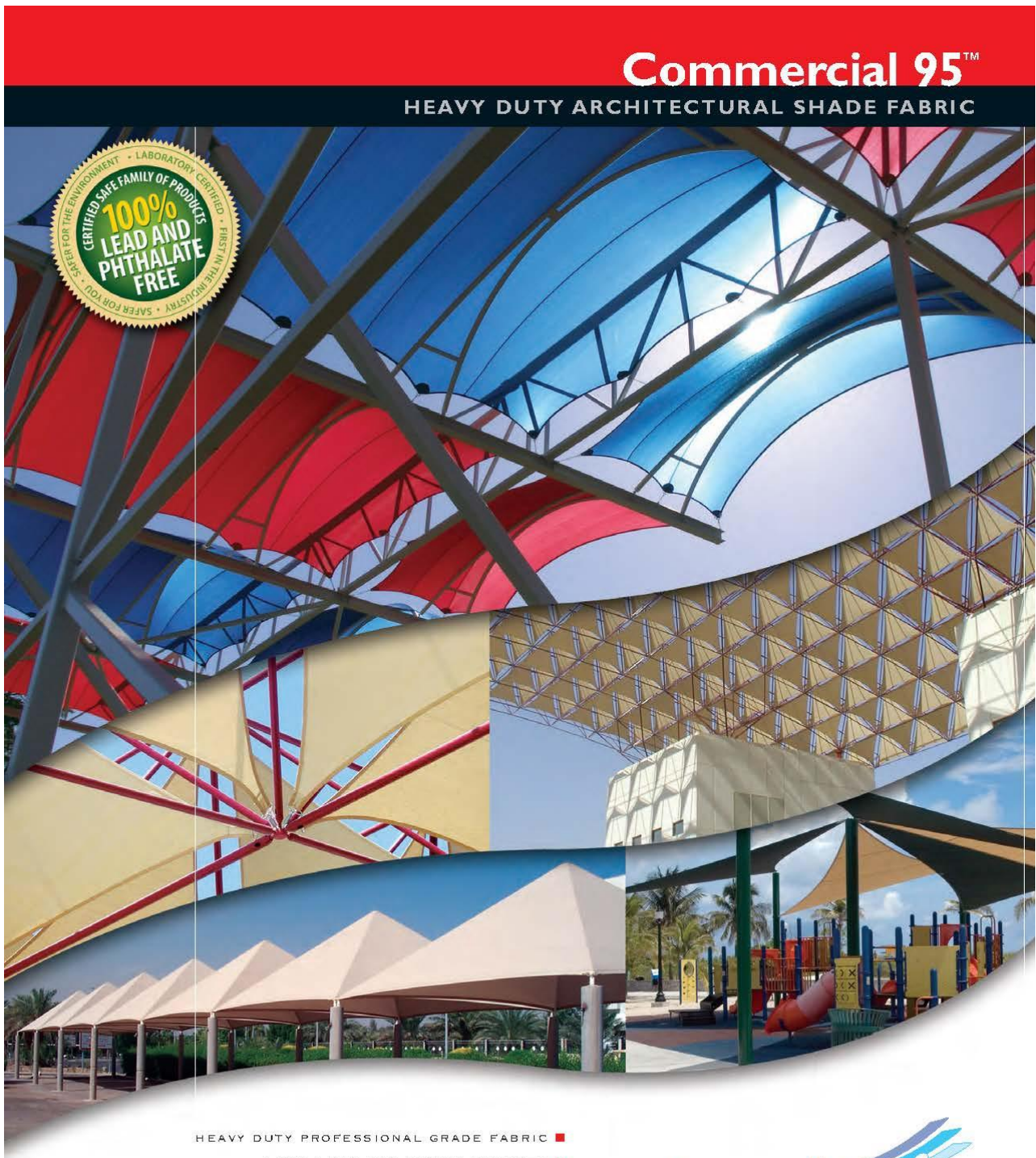


Side of the building



Rear of the building



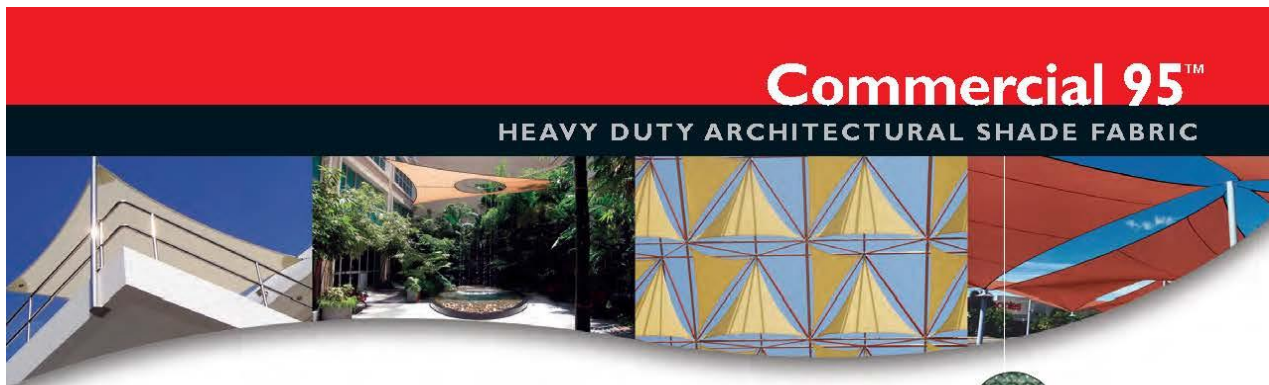


Commercial 95™

HEAVY DUTY ARCHITECTURAL SHADE FABRIC

- HEAVY DUTY PROFESSIONAL GRADE FABRIC ■
- 100% LEAD AND PHTHALATE FREE ■
- BLOCKS UP TO 98.8% OF HARMFUL UV RAYS ■
- RECYCLABLE ■
- 10 YEAR MANUFACTURER'S WARRANTY ■

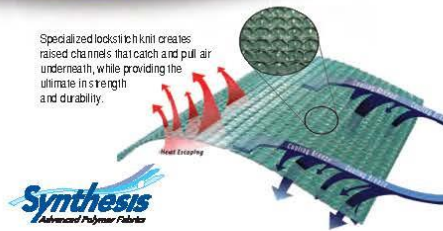




Commercial 95™ – the standard in outdoor durability is now 100% LEAD AND PHTHALATE FREE!

- Heavy duty, professional grade architectural shade fabric for tensioned structures and other shade applications.
- Made from UV stabilized HDPE monofilament and tape yarns.
- Specialized lock stitch knit for more air movement and better channeling of cooling breezeways.
- Constructed to block up to 98.8% of harmful UV sun rays.
- Heat set for ease of fabrication and to limit shrinkage.
- Recyclable, tear resistant and will not crack, rot or fade.
- 10 year manufacturer's warranty against UV degradation.

Specialized lock stitch knit creates raised channels that catch and pull air underneath, while providing the ultimate in strength and durability.



Natural # 445003 **Desert Sand** # 444983 **Yellow** # 445072



Cayenne # 445255 **Deep Ochre** # 444990 **Cherry Red** # 444976



Gun Metal # 445262 **Steel Grey** # 445041 **Navy Blue** # 445010



Turquoise # 445065 **Aquatic Blue** # 444938 **Sky Blue** # 445034



Rivergum # 445027 **Brunswick Green** # 444952 **Black** # 444945

Colors are representative only. Small variations in color should be anticipated and are within commercial tolerances.



Gale Pacific USA Inc.
 285 West Central Parkway, Suite 1704
 Altamonte Springs, FL 32714 USA
 Tel: 1-407-772-7979 • www.synthesisfabrics.com

PHYSICAL PROPERTIES				Lead & Phthalate Tests*		Result
Property	Test Method	US	Metric			
Weight	ASTM D-3776	10.0 oz	340 gsm	Lead – All Colors CPSIA Section 101(a) (2)		PASS Not Detected
Thickness	ASTM D-5199	61 mils	1.6 mm	Phthalate CPSIA Section 103		PASS Not Detected
Tensile Strength	ASTM D-5034 (grab test)	Warp: 208 lbs Weft: 486 lbs	Warp: 925 N Weft: 2161 N	Flammability Tests*		Result
Elongation	ASTM D-5034 (grab test)	Warp: 134% Weft: 94%	Warp: 134% Weft: 94%	ASTM E84, Class A -Flame spread index -Smoke developed index		PASS 25 105
Tear Strength	ASTM D-2261 (tongue test)	Warp: 511 lbs Weft: 52 lbs	Warp: 227 N Weft: 231 N	Specification		US
Burst Pressure (Mulle)	ASTM D-3786 (diaphragm test)	487 psi	3389 kPa	Width**		9 ft 10 in
Burst Strength	ASTM D-3787 (ball burst test)	353 lbs	1570 N	Length		131 ft
Temperature Range		-22°F to +162°F	-30°C to +75°C	Roll Weight		97 lbs
				Roll Diameter		14 in
				Core Diameter		1.4 in
						35 mm

*Test Results available upon request.
 **How product is core folded when packaged.

SHADE AND UVR PROPERTIES							
Color	Code	Cover Factor	Avg % Transmission	Shade Factor	Avg UVR Transmission	Avg PAR Transmission	% UVR Block
Aquatic Blue	444938	96.7%	11.9%	88.2	5.8%	13.8%	94.2%
Black	444945	95.9%	5.1%	94.9	4.9%	5.1%	95.1%
Brunswick Green	444952	97.4%	4.4%	95.6	3.1%	4.8%	96.9%
Gun Metal	445262	97.1%	3.8%	96.2	2.3%	3.9%	97.7%
Cherry Red	444976	94.9%	19.0%	81.0	9.0%	21.9%	91.0%
Deep Ochre	444990	95.4%	5.6%	94.4	3.3%	6.2%	96.7%
Desert Sand	444983	96.5%	15.8%	84.2	5.2%	19.0%	94.8%
Natural	445003	94.5%	21.1%	78.9	4.9%	25.9%	95.1%
Navy Blue	445010	96.4%	4.3%	95.7	3.2%	4.7%	98.8%
Rivergum	445027	95.7%	14.2%	85.8	7.0%	16.3%	93.0%
Sky Blue	445034	95.2%	5.3%	94.7	3.2%	5.9%	96.8%
Steel Grey	445041	97.3%	8.1%	91.9	3.3%	9.5%	96.7%
Cayenne	445255	92.0%	13.0%	87.0	6.0%	11.6%	94.0%
Turquoise	445065	97.6%	10.4%	89.6	4.6%	12.2%	95.4%
Yellow	445072	94.6%	23.0%	77.0	6.7%	27.7%	93.2%

Tested according to AS 4174 synthetic shade cloth: Avg. % transmission – Average % transmission within the 290-770nm spectrum.
 Avg. UVR transmission – Average % transmission within the 290-400nm spectrum.
 Avg. PAR transmission – Average % transmission within the 408-770nm spectrum.


Usage Instructions
 Do not use against flames. Contact with organic solvents, halogens or highly acidic substances may reduce the service life of the fabric and void the warranty.

Biaxial elastic material properties available on request.
 The above results are typical averages from independent testing and quality assurance testing and are not to be taken as a minimum specification nor as forming any contract between Gale Pacific and a other party. Due to continuous product improvement, technical specifications are subject to alteration without notice. Notice: As the use and disposal of this product are beyond Gale Pacific's control, regardless of any assistance provided without charge, Gale Pacific assumes no obligation or liability for the suitability of its products in any specific end use application. It is the customer's responsibility to determine whether Gale Pacific's products are appropriate for the specific application and comply with any legal and patent regulations.


Specification Instructions
 Shade cloth fabric shall be Synthesis Commercial 95™ knitted HDPE monofilament and tape shade fabric offering a UV block up to 98.8%.

Synthesis® and Commercial 95™ are registered trademarks of Gale Pacific Limited. All rights reserved.

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): Jody & Michele Babiash
 Owner Representative (Notarized Affidavit Required)

200 S. Magdalen St San Angelo Tx 76903
Mailing Address City State Zip Code

325-450-8700 ocfirehouse@hotmail.com
Contact Phone Number Contact E-mail Address

200 S. Magdalen St San Angelo TX 76903
Subject Property Address City State Zip Code

Lot 1 Blk 7 Subd City Park Subdivision
Legal Description (can be found on property tax statement or at www.tomsreencad.com)

Prop ID B000629907 Geo 05-18050-0081-001-00

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* we will construct a 51' x 18' - wood deck/patio to match existing deck on North side of building. Exact material will be used to construct new deck. Patio will be covered with Triangle type mesh material - (see specs) Decking will be Trex composite to match existing patio lights will be string lights - string from post to post for light dimmable led lighting.

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: Colors and materials are consistent with other materials in the River Corridor. All materials used will be exact as what was approved in past for existing pattern

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.

Jody Babish 10/20/20
 Signature of licensee or authorized representative Date

Jody Babish
 Printed name of licensee or authorized representative

Old Central Firehouse Pizzeria & Taproom
 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: ____/____/____

**DESIGN AND HISTORIC REVIEW COMMISSION – NOVEMBER 19, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness and Downtown District Review (Amend.)		CA20-03 /DD20-10 (Amendment): 1 E. Twohig Avenue	
SYNOPSIS:			
<p>The applicant has submitted applications for amendments to the approved Certificate of Appropriateness and Downtown District Review approval for 1 E. Twohig Avenue. Both applications are required because the property is located in historical overlay and the City’s Downtown District Overlay. In May 2020, the applicant received approval from the DHRC Commission to “repaint the front door ground floor on 1 E. Twohig Avenue to red to reflect the original building color and match the upper floors. Trim and decorative elements around the doors and windows will be painted generally consistent with the approved colors at 202 South Chadbourne Street (RCC17-17/CA20-01).” However, after examining the door and the access problems it presents, the applicant would like to amend their original applications and construct a simple 42 inch stained wooden door with a wavy clear glass insert in keeping with the historic character of the building. The door will be fitted with an automatic opener to aid access for persons and deliveries.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1 East Twohig Avenue		Being the west ½ of the north 55 feet of Lot 19, and the north 55 feet of Lot 20, Block 1, San Angelo Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.189 ac.
THOROUGHFARE PLAN:			
<i>East Twohig Avenue</i> – Urban Local Street, Required: 50’ right-of-way, 40’ or 36’ with a 4’ wide sidewalk pavement; Provided: 100’ right-of-way, 69’ pavement with an 8’ sidewalk			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA20-03 / DD20-10, amendments, each subject to one Condition of Approval.			
PROPERTY OWNER/PETITIONER:			
One East Twohig Partnership Robert Post			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information: Since receiving the approval of the Commission in May to move forward, the applicant has been consistently working toward achieving the approved changes. This small amendment will facilitate a better entrance into the building that accommodates those with disabilities and deliveries to the building. The two door entrance was a relative new addition to the building (achieved in the 1980's remodeling) and the applicant believes that the single simple stained wooden door with glass that reflects the glazing process consistent with the period of the building will actually better represent the stature and age of the building.

CA20-03 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.**

The applicant is maintaining the existing exterior finishes and only replacing the two double doors on 1 East Twohig Avenue with a single 42 inch simple stained door with a wavy clear glass insert. Staff believes this change should not significantly alter the existing buildings and is more in keeping with the character of 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.**

There will be no destruction or removal of any of the original historical materials on the building. The new door will be of simple construction, stained and with a wavy glass insert that is in keeping with the age and design of the building.

- 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 new change is consistent with historic precedents. The staining is consistent with the historic color palette and original materials and the wavy glass is in keeping with historic glazing materials and patterns.

- 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 double doors were a later 1980's addition to the building so the removal of the doors and the replacement with a single simple door is in keeping with the constructions patterns of a building of this age.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building,**

structure, object, or site shall be kept where possible.

As indicated, there will be no changes to any existing stylistic features of the building. The existing decorative moldings around the doors will be preserved, and painted new colors that maintain historic precedents.

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.** The applicant is still restoring the original red brick color of the building. This proposed change as presented will have a minimal effect on the overall changes that were approved by this Commission.
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.** Staff does not anticipate any rigorous forms of cleaning that would be needed to paint over the existing door framing.
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.** While the new colors and materials reflect historic precedents, staff is confident the new door will enhance curbside appeal of the buildings.
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 addition of the single door will be done in such a way that the integrity of the building and its adherence to historic standards will not be impaired.

DD20-10 Analysis:

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPDG): Section 212.D of the Zoning Ordinance requires the construction of any part of a structure,

canopy, or awning visible from a public right-of-way to obtain approval from the Design and Historic Review Commission (DHRC). The proposed improvements shall be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) for Commercial and Mixed Use in the Historic City Center and the Historic Preservation Design Guidelines (HPDG) for the Central Business District.

Colors

The RCMDP policies indicate that “materials and colors should relate to historic precedents apparent in the immediate environment” including the use of “subtle yet rich colors rather than intense, bright colors” and “contrasting colors for architectural details, awnings, and at entrances”. In this case the cleanness of the door design, the subtleness of the staining and appropriateness of the single wavy glass insert are all appropriate to the building and do not distract from its character. The historic character of the building will be maintained while meeting the needs of the building owners and the use by the public.

Materials

The RCMDP also indicates that “quality finished materials should be used” and the HPDG states that “materials shall appear to be similar to those used traditionally”. Again, staff believes that the new door will enhance the curbside appeal of the existing building which maintaining its integrity, using quality material and colors indicative of historic precedents.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-03 and Case DD20-10 amendment for each case, for the replacement of the double door entrance on 1 East Twohig Avenue with a single simple stained 42 inch door with a clear wavy glass insert, **subject to the following one Conditions of Approval for each case:**

1. The colors, dimensions, and materials of the building and canopies, 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.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs of Site
Current Buildings and Improvements
Renderings
Applications




Location Map 1 East Twohig Avenue

Legend

CA20-03 /DD20-10 (Amendments)

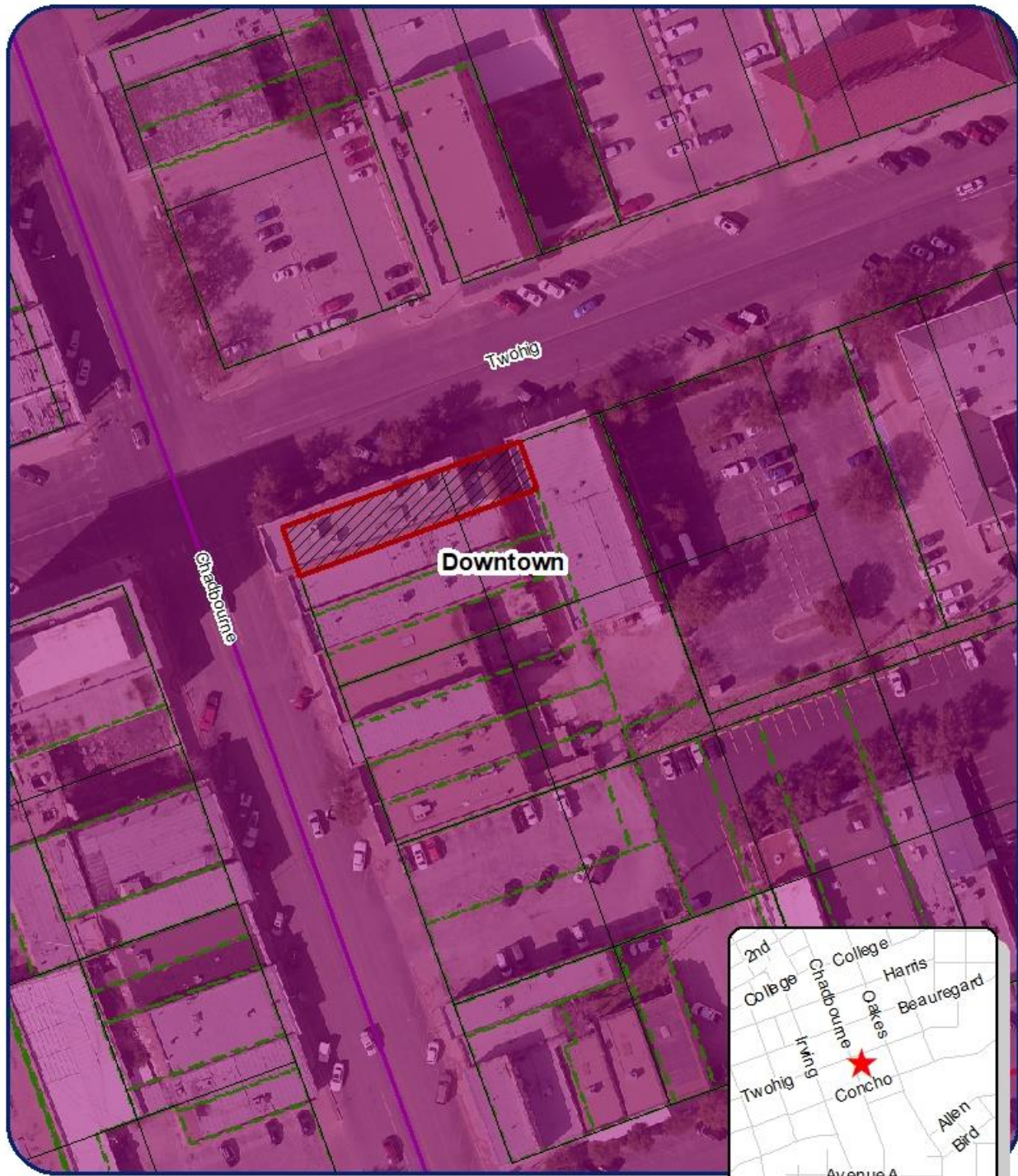
Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 75 ft

Subject Properties:	
Current Zoning:	CBD
Requested Action:	DHRC Amendments
Vision:	NDowntown

N 30 Ft. of W1/2 of Lot 19 & N 30 Ft. of Lot 20 San Angelo Addition

Aerial Map





Location Map 1 East Twohig Avenue

Legend

CA20-03 /DD20-10 (Amendments)

Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 75 ft

Subject Properties:	
Current Zoning:	CBD
Requested Action:	DHRC Amendments
Vision:	NDowntown

N 30 Ft. of W1/2 of Lot 19 & N 30 Ft. of Lot 20 San Angelo Addition



Future Land Use Map



Location Map 1 East Twohig Avenue

Legend

CA20-03 /DD20-10 (Amendments)

Council District 3 - Harry Thomas
Neighborhood: Downtown
Scale: 1" approx. = 75 ft

Subject Properties:	
Current Zoning:	CBD
Requested Action:	DHRC Amendments
Vision:	NDowntown

N 30 Ft. of W1/2 of Lot 19 & N 30 Ft. of Lot 20 San Angelo Addition

Zoning Map



Photo of Site and Surrounding Area

1 E. TWOHIG AVENUE FROONTAGE



Twohig Avenue View - Rendering Presented in May, 2020



PROPOSED 1 EAST TWOHIG AVENUE DOOR CHANGE



Attachment B

Attachment C

The owners of One East Twohig wish to change the front door on the building. The existing door was placed in the 1980s when the building was remodeled by Monarch Tile. The front door is composed of two doors, neither of which are 36 inches in width. Their size makes it extremely hard for a disabled person or a delivery person to come through the doors into the building.

After evaluation of the architectural features of the building, it was deemed reasonable to construct a simple, stained wood door, with a wavy glass, that harkens back to early glass windows. The width of the door will be 42 inches with an automatic opener to assist disabled persons and deliveries.

Amendment CA 20-03 Effective January 3, 2017
 DD20-10



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



Section 1: Basic Information

Name of Applicant(s): Robert Post, One East Twohig Partnership
 Owner Representative (Notarized Affidavit Required)

1 East Twohig San Angelo TX 76903
 Mailing Address City State Zip Code
352-658-1175 rpost@suddenlinkmail.com
 Contact Phone Number Contact E-mail Address

1 East Twohig San Angelo TX 76903
 Subject Property Address City State Zip Code

1 East Twohig
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)
Acres: 0.103, Blk: 1, Subd: SAN ANGELO ADDITION, N30 of W1/2 of Lot 19 & N 30 of Lot 20

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*
See attachment.

See attachment A and attachment B and attachment C and Attachment D.

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: _____

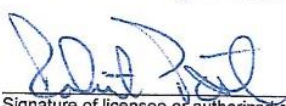
See attachment.

The simple natural wood panel door with Flemish glass, which is naturally way, is consistent with the building's early days.

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

11/19/2020
 Date

Robert Post
 Printed name of licensee or authorized representative

One East Twohig Partnership
 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: 11/19/20

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

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

Effective January 3, 2017

CHECKLIST FOR RIVER CORRIDOR (RCC) REVIEW

General Requirements for New Construction, Renovation, Remodel, or Redevelopment

- Proposed use of property
- Specific details of request
- Site Plan drawn to scale showing the entirety of the property, including proposed layout of buildings (existing and proposed) as well as other site improvements, parking areas, outdoor patios, awning/canopy and/or building encroachments, property lines, setbacks, easements, and right-of-ways. *A separate survey, drawn to scale, shall be submitted for any encroachments onto a City Right-of-Way, showing the area to scale of the proposed encroachments in relation to the property and existing and proposed buildings/additions, with a legal description of the encroachment area. Any encroachment shall require separate approval from City Council prior to construction or improvements.*
- Building Elevations showing all elevation views of proposed development or redevelopment, in full, accurate color, including any accessory structures, walls, fences, signage, and lighting, and its relation to adjacent buildings, including fencing, walls, drawn to scale, including samples of all materials and colors to be used for all buildings and structures.
- Fencing and Lighting Plan including details, elevations, materials, colors, and graphics on a separate drawing(s), *if part of proposal*, drawn to scale.
- Landscape Plan including details on a separate drawing(s), *if part of proposal*, drawn to scale.
- Signage including details, elevations, materials, colors, and graphics in full, accurate color, on a separate drawing(s), *if part of proposal*, drawn to scale.
- Other details that will assist the Commission to understand the request, such as photographs, etc.
- A completed application form.
- A notarized Affidavit from the property owner, if different from the applicant

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.


Applicant

10/14/2021
Date

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for Certificate of Appropriateness



Section 1: Basic Information

Name of Applicant(s): Robert Post, One East Twohig Partnership
 Owner Representative (Notarized Affidavit Required)

<u>1 East Twohig</u>	<u>San Angelo</u>	<u>TX</u>	<u>76903</u>
Mailing Address	City	State	Zip Code
<u>325-658-1175</u>	<u>rpost@suddenlinkmail.com</u>		
Contact Phone Number	Contact E-mail Address		
<u>1 East Twohig</u>	<u>San Angelo</u>	<u>TX</u>	<u>76903</u>
Subject Property Address	City	State	Zip Code

Acres: 0.103, Blk: 1, Subd: SAN ANGELO ADDITION, N30 of W1/2 of Lot 19 & N30 of Lot 20
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: See attachment.

- Construction of a new building in the Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- Relocation of an existing building to or from any property in any HO zoning district.
- Demolition of a landmark or any building on any property within a HO zoning district.

Specific details of request: Request to change the front door on Twohig Street.
See attachment.

Attachment A: Drawing of Twohig Street Elevation

Attachment B: Detailed drawing of proposed front door.

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: The existing double doors, installed when the building was remodelled in the 1980s, are extremely hard for disabled and for deliveries coming to the building. The colors and patterns of the stained glass are not consistent with the historic elements of the building. A single 42"-wide door with an automatic opener will make entry for disabled and deliveries easier.

- 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.
- 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.
- 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.
- 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.

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.


Signature of licensee or authorized representative

10/14/2020
Date

Robert P. Post
Printed name of licensee or authorized representative

One East Twohig Partnership
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 _____ -- _____ Original HO Case No.: _____ -- _____

Nonrefundable fee: \$ 200.00 Receipt #: _____ Date paid: 10 / 14 / 20

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

Amendment to CA 20-03
DD 20-10

**DESIGN AND HISTORIC REVIEW COMMISSION – November 19, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness and Downtown District Review		Amendment to CA18-26/DD20-20: 130 S. Oakes Street	
SYNOPSIS:			
On August 16, 2018, the applicant received River Corridor and Certificate of Appropriateness approvals from the Design and Historic Review Commission (DHRC) for new building signage, decorative fencing along the front and rear of the outdoor courtyard, and trees on the subject property (RCC18-26/CA18-06). The applicant has submitted requests to amend the Certificate of Appropriateness and Downtown District approval (formerly in the River Corridor) for 1) new decorative fence to enclose the north property line next to a recently demolished building, 2) three new cabana shade structures, 3) a performance stage, 4) a mobile food unit (hot dog cart) with signage, and 5) a freestanding flag sign.			
LOCATION:		LEGAL DESCRIPTION:	
130 South Oakes Street; generally located at the immediate northeast corner of South Oakes Street and East Twohig Avenue		Being Lot 1 in Block 6 of the San Angelo Addition, comprising a total of 0.23 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Downtown	0.23 ac.
THOROUGHFARE PLAN:			
<p>South Oakes Street – Urban Local Street Required: 50’ right-of-way, 40’ pavement, or 36’ pavement with a 4-foot sidewalk Provided: 100’ right-of-way, 70’ pavement with a 5’ sidewalk</p> <p>East Twohig Avenue – Urban Local Street Required: 50’ right-of-way, 40’ pavement, or 36’ pavement with a 4-foot sidewalk Provided: 100’ right-of-way, 70’ pavement with a 5’ sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an Amendment to CA18-26 and APPROVAL of DD20-20, each subject to six Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Alexandra Cunningham Cunningham Entertainment Group, LLC			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

DD20-20 Analysis:

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPDG): Section 212.D of the Zoning Ordinance requires the construction of any part of a structure, canopy, or awning visible from a public right-of-way and a food truck without a temporary permit to obtain approval from the Design and Historic Review Commission (DHRC). Section 212.C of the Zoning Ordinance allows the Planning Director to administratively approve the fencing and signage, but the staff is bringing the improvements forward to the board as a complete project. This will eliminate a second fee for the applicant and allows the Commission to review all of the improvements. All improvements shall be consistent with the respective design guidelines of the River Corridor Master Development Plan (RCMDP) for Commercial and Mixed Use in the Historic City Center and the Historic Preservation Design Guidelines (HPDG) for the Central Business District.

New Cabana Shade Structures and Stage

The three new cabana shade structures and performance stage will be located in the courtyard next to the main building, Backbeat Music Company (formerly the Masonic Temple). Each shade structure will be 10 feet by 16 feet with a vertical clearance of 8 feet and the stage will be the same dimensions on the ground. The shade structures will be constructed of natural pine wood support posts with green polyethylene fabric coverings. The stage will be constructed of natural wood. The proposed wood will be of quality construction as required by the RCMDP and HPDG policies and can be found on the trellis structure at the rear of RAW 1899 at 38 North Chadbourne Street (RCC16-14). The solid neutral green fabric covers can be found on similar shade structures approved across the street (Heritage Park at 202 S. Oakes St. RCC16-20) and is one of the approved accent colors during the period the main building was constructed (1900-1950). However, Staff does not believe that the mesh fabric coverings are of quality construction and the Fire Marshal's Office prohibits this material as it does not meet the flammability requirements under NFPA 701. Staff has communicated this to the applicant and recommends an alternative product of quality construction is used, similar to the canopies at Heritage Park or the Cactus Hotel building, and that meet current flammability requirements. Staff recommends that this alternative product be submitted to the Planning Director to be approved administratively.

Decorative Fence Extension

Shannon Medical Center recently demolished their building immediately north of the subject property, leaving an opening between the front and rear fence on the subject property that was approved by the DHRC (RCC18-26/CA18-06). The new fence will close this opening and match the existing black six-foot tall aluminum fencing with posts topped with round finials. This is consistent with the RCMDP policies that fences should be designed with unique patterns, textural differences or offsets.

Mobile Food Unit (hot dog cart) and new signage

The new hot dog cart will be 4 feet by 7 feet and will be placed on a paved concrete pad located in the courtyard behind the front fence. Section 419.D.2 of the Zoning Ordinance requires that a mobile food unit located at its commissary be parked on a paved surface and the concrete pad will satisfy this requirement. Two magnet signs each under 2.5 square feet will be placed on either side of the cart to advertise the business. The HPDG policies indicate that signage colors should complement neighboring

buildings and reflect a traditional color palette. The signs on the historic building approved in 2018 were carefully scrutinized for conformity with the Art Deco period of the original building construction. The cart signs, while still worthy of aesthetic considerations, have more flexibility given their small size on a mobile food unit that is not a permanent building. Staff believes that the solid neutral colors of the sign allow for some creativity to support the applicants' business while not overpowering the site. The new freestanding flag sign is 9 feet tall by 18 inches wide, 13.5 square feet. The gold yellow and dark brown colors are consistent with the approved building signage, historic placards, and RCMDP and HPDG policies.

Original Improvements to be restored (CA18-26/RCC18-26)

Staff conducted a site visit on November 4, 2020, and observed that the original approved front and rear fencing north of the front gate, and the three cedar trees north of the front gate, were removed during demolition of the adjacent building. These improvements are required to be restored and have been made a condition of the new approval.

Amendment to CA18-26 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.** The new canopies, stage, flag sign, and mobile food unit are separate from the main building and will not significantly alter the property and can be moved if necessary.
- 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.** There will be no removal of any historic material or architectural features on the property.
- 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 new improvements will complement the historic character of the building and the recent DHRC approval in 2018.
- 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.** Staff believes the improvements will be consistent with the recent approval and complement the original building.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.** There are no proposed changes to 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. There are no proposed changes to the building.**
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.** Staff does not anticipate any surface cleaning of the original structure.
7. **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.
8. **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.** The new improvements will be compatible with the existing building and surrounding area. The shade structures and food truck will enhance the site allowing outdoor venue space for occasional music and special events.
9. **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.** If the improvements were removed, the existing site would be unimpaired.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** an Amendment to CA18-26 and **APPROVE** DD20-20, **each subject to the following six Conditions of Approval:**

1. The colors, dimensions, and materials of all improvements 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 a food service permit for the new mobile food unit from the City's Health Services Department.


3. The applicant shall obtain building permits from the Building Permits and Inspections Division, as required.
4. An alternative material for the new cabana shade structures shall be submitted that meets the flammability requirements of the City Fire Marshal, and is consistent with the policies of the River Corridor Master Development Plan and the Historic Preservation Design Guidelines to the satisfaction of the Planning Director.
5. That all original approved property fencing is restored and all missing trees are replanted to the satisfaction of the Planning Director, per cases RCC18-26 and CA18-06.
6. The banner sign attached to the front railing in the public right-of-way and not part of this request shall be removed from the property.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs of Site and Surrounding Area
Concept Plan
Courtyard Elevation
Cabana Shade Structures
Mobile Food Unit and Signage
Applications




Downtown District/Certificate of Appropriateness
DD20-20/Amend. CA18-06: 130 S. Oakes
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
Subject Property: 130 S. Oakes St.

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

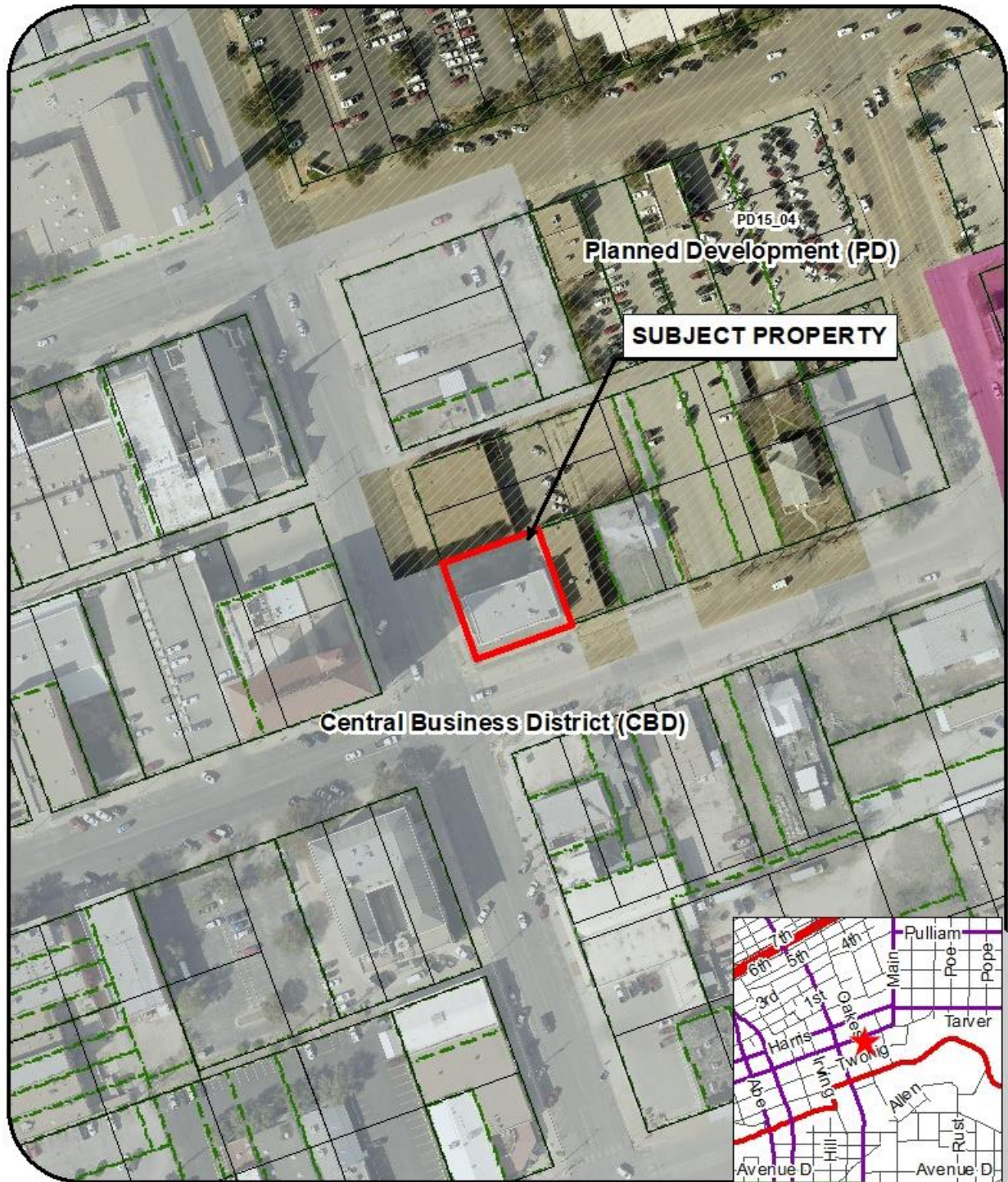





Downtown District/Certificate of Appropriateness
DD20-20/Amend. CA18-06: 130 S. Oakes
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
Subject Property: 130 S. Oakes St.

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





Downtown District/Certificate of Appropriateness
DD20-20/Amend. CA18-06: 130 S. Oakes
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
Subject Property: 130 S. Oakes St.

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



Photos of Site and Surrounding Area

FRONT OF BUILDING



COURTYARD AREA (PROPOSED IMPROVEMENTS)



CLOSE-UP OF COURTYARD



INSIDE COURTYARD



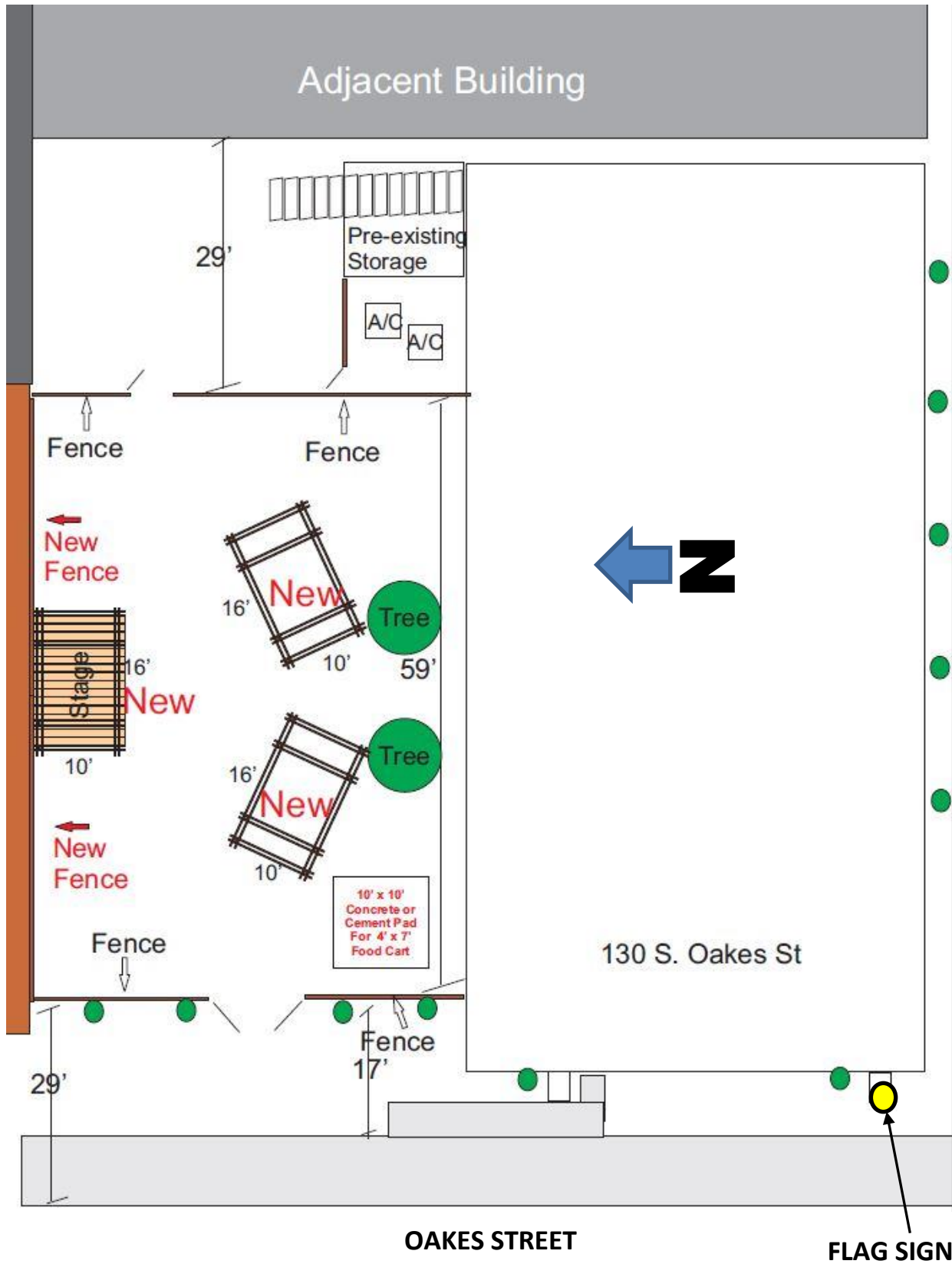
HERITAGE PARK (CANOPY EXAMPLE)



CACTUS HOTEL (CANOPY EXAMPLE)



Concept Plan



Courtyard Elevation



Fence Width: 57' with no gate
Fence Height: 6'
Fence Material: Aluminum

Cabana placement shown, please see photos provided for detail

Cabana Shade Structures



Mobile Food Unit and Signage



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): ALEXANDRA CUNNINGHAM
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 717 N. ADAMS ST. SAN ANGELO TX 76901
City State Zip Code

Contact Phone Number: 408-348-5744
Contact E-mail Address: BACKBEATMUSIC@EARTHLINK.NET

Subject Property Address: 130 S. OAKES ST SAN ANGELO TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tamarenced.com):
ACRES: 0.23 LOT: 1 BLK 6 SUBD: SAN ANGELO ADDITION

Zoning: CBD

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor over 1200 square feet. CABANAS FOR SHADE - 1 w/ FLOOR
- 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* INSTALL ADDITIONAL FENCING TO ENCLOSE VENUE SPACE. ERECT CABANAS FOR SHADE, 1 w/ A FLOOR. CABANAS CONSTRUCTED OF 4X4 & 2X6 PINE, STAINED AND SEALED CEDAR IN COLOR w/ SHADE FABRIC COVERING THE TOP. PUT TOGETHER w/ THROUGH BOLTS AND 2" DECKING SCREWS. (SEE PICTURES PROVIDED FOR DETAILS)
ALSO A 10'X10' CEMENT OR CONCRETE PAD TO PARK 4X7' FOOD CART

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:

SIMPLE CONSTRUCTION, CLEAN LINES, NEUTRAL
 COLORS. PLANNED LANDSCAPING TO SOFTEN
 THE AREA FROM THE SURROUNDING STONE/CONCRETE
 BUILDINGS. ALSO ABSORBS SOUND, HELPING TO
 DECREASE NOISE BOUNCEBACK IN THIS AREA
 CONCRETE PAD FOR FOOD CART AS DIRECTED BY CITY
 ORDINANCE / CODE

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.

Alexandra Cunningham
 Signature of licensee or authorized representative

9/22/2020
 Date

ALEXANDRA CUNNINGHAM
 Printed name of licensee or authorized representative

CUNNINGHAM ENTERTAINMENT GROUP, LLC / BACKBEAT MUSIC COMPANY
 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: ____/____/____

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
 52 West College Avenue

Application for Certificate of Appropriateness



Section 1: Basic Information ALEXANDRA CUNNINGHAM
 Name of Applicant(s): CUNNINGHAM ENTERTAINMENT GROUP, LLC
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 130 S. OAKES ST SAN ANGELO TX 76903
City State Zip Code

Contact Phone Number: 408-348-5744
 Contact E-mail Address: BACKBEATMUSIC@EARTHLINK.NET

Subject Property Address: 130 S. OAKES ST SAN ANGELO TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tomorrencad.com): ACRES: 0.230, LOT# 6, SUBD: SAN ANGELO ADDITION

Zoning: CBD

Section 2: Site Specific Details

Proposed Work:

Construction of a new building in the Historic Overlay (HO) zoning district. CABANAS FOR SHADE w/ STAGE/FLOOR
 Addition to or expansion of an existing building.
 Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
 Relocation of an existing building to or from any property in any HO zoning district.
 Demolition of a landmark or any building on any property within a HO zoning district.

Specific details of request: INSTALL ADDITIONAL MATCHING FENCE TO SUPPLEMENT WHAT IS ALREADY ON SITE. INSTALL/ERECT CABANAS FOR SHADE & AESTHETIC VALUE

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:
NECESSARY TO ENCLOSE & SECURE PROPERTY AFTER DEMOLITION OF BUILDING ADJACENT CREATED SECURITY ISSUE. CABANAS TO PROVIDE SHADE & "SOFTEN" THE LOOK OF THE SPACE
FLOOR/STAGE FOR PERFORMANCES OR EVENTS
CEMENT PAD FOR FOOD TRUCK

Does the proposed work comply with the following (check all that apply):

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.
 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.
 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.
 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.

Hours of Operation: 8 AM - 12 PM & 1PM - 5 PM 325-657-4210, #2 www.cosatx.us/planning

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.

Alexandra Cunningham
 Signature of licensee or authorized representative

9/22/2020
 Date

ALEXANDRA CUNNINGHAM
 Printed name of licensee or authorized representative

CUNNINGHAM ENTERTAINMENT GROUP
 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 _____ Original HO Case No.: _____

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

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