


**DESIGN AND HISTORIC REVIEW COMMISSION – January 21, 2021**  
**STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Review		DD20-22: 29 East Concho Avenue (Jessie Rose Mercantile)	
<b>SYNOPSIS:</b>			
The applicant has submitted an application for a Downtown District Review of three signs totaling approximate 73-square feet, a 71.04-square foot car panel sign and two existing door decals each being 1-square foot, located at 29 East Concho Avenue. This application requires approval because the property is located in the City’s Downtown District Overlay. This was tabled at the 12-17-20 meeting.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
29 East Concho Avenue		Being the west 49.2’ of the east 80.5’ of Lots 24 & 27, Block C, San Angelo Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.23 acres
<b>THOROUGHFARE PLAN:</b>			
<i>West Concho Avenue</i> – Major Arterial Street , 80’ ROW required (100’ Existing), 64’ pavement required (70’ provided)			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>DENIAL</b> of a 71.04-square foot car panel sign and <b>APPROVAL</b> of two existing door decals each being 1-square foot for case DD20-22.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Alfred Strain Representative: All About Signs, Kathleen Quanz			
<b>STAFF CONTACT:</b>			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 <a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>			

**Additional Information:** The proposed two window signs already exist on the doors. The existing door/window signs are 1 foot by 1 foot. These two smaller signs are elegant and are consistent with the architecture of the building. The sign above the doors will be removed. The proposed new large wall sign is a salvaged part from a 1960's Ford Ranchero. The size of this car panel sign is 15.5 feet long and 4.583 feet tall totaling approximately 71.04 square feet.

**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 signs, within the Downtown District Overlay. 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 Downtown District 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; and 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.

Staff does not believe the proposed large sign is consistent with the above statements. The proposed sign could visually overpower and would be a distraction, taking away from neighboring businesses and character of the area. According to intent #1, the City's architecture should be protected and enhanced with appropriate design standards. The proposed design for the sign for this building is definitely unique. However, it is large and does not fit with the character of this street. Per the RCMDP, the historic Block One of Concho Avenue offers a wonderful opportunity to preserve and restore the character of the city in one of the earliest stages of its development. The subject property is within this historic area of Concho Avenue and the proposed sign would not preserve the character of this area, due to its extravagant design and colors. The River Corridor Master plan also discourages "inappropriate renovations that hide the original façades and introduce materials that are out of context for a particular building." Staff believes this car sign could hide the building's original features and is out of context with the building's historic features.

**Proposed Signage**

According to the River Corridor Master Development Plan (RCMDP), signs are an important element that can be an integral component of the building. In the historic city center, pedestrian-oriented signs can be small, and the design and uniqueness of the sign can relay the character of the store. Hanging

signs perpendicular to the building are attractive and easily read by pedestrians.

Per the RCDMP, “signs should be incorporated into the architecture of each building.” The proposed large sign will not tie into the architecture of the building nor with the character of surrounding properties. This subject property is within the historic city center and includes elegant and attractive building features. The proposed large sign will detract from these features. The proposed smaller window signs are in keeping with the character of the building and area and, therefore, staff believes they comply with this criteria.

The RCDMP states that “the design and uniqueness of the sign can relay the character of the store.” While this subject property’s store is unique, staff does not believe that the proposed sign relays the character of the store. The large sign will be a car panel that is a salvaged part from a 1960’s Ford Ranchero. The large sign is proposed to be mostly turquoise in color with features of leopard print and roses. The design of the sign is not complementary to the design of the building, and it doesn’t satisfy this criteria of the RCDMP. The size of this large proposed sign is 15.5 feet long and 4.583 feet tall. The proposed door/window signs that are existing are 1 foot by 1 foot and will be white lettering.

Since this structure was designed by an engineer, the Permits and Inspections Division would also require an engineer’s signature regarding placement of this sign onto the structure.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **DENY** a 71.04-square foot car panel sign and **APPROVE** two existing door decals each being 1-square foot for Case DD20-22.

If the Commission chooses to approve the request, staff recommends the following **two Conditions of Approval**:

1. The colors, dimensions, and materials of the sign, 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 building permits for the new signs from the City’s Permits and Inspections Division, as required.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photograph of Subject Property  
Proposed New Signs  
Application





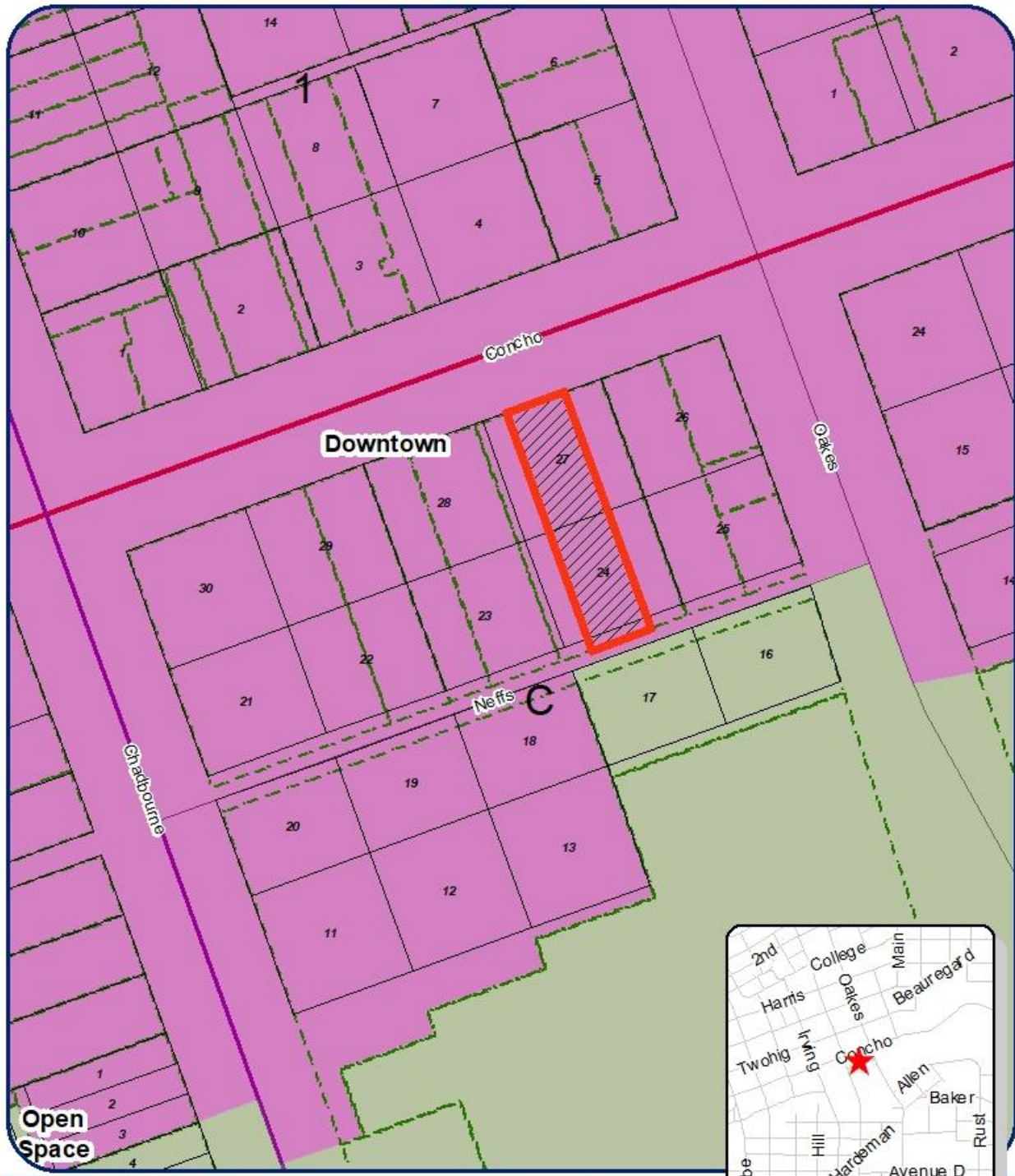
**Location Map DD20-22**  
**29 East Concho Avenue**  
Council District 3 - Harry Thoms  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

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

Being W49.2' of E80.5' of Lots 24 & 27, San Angelo Addition





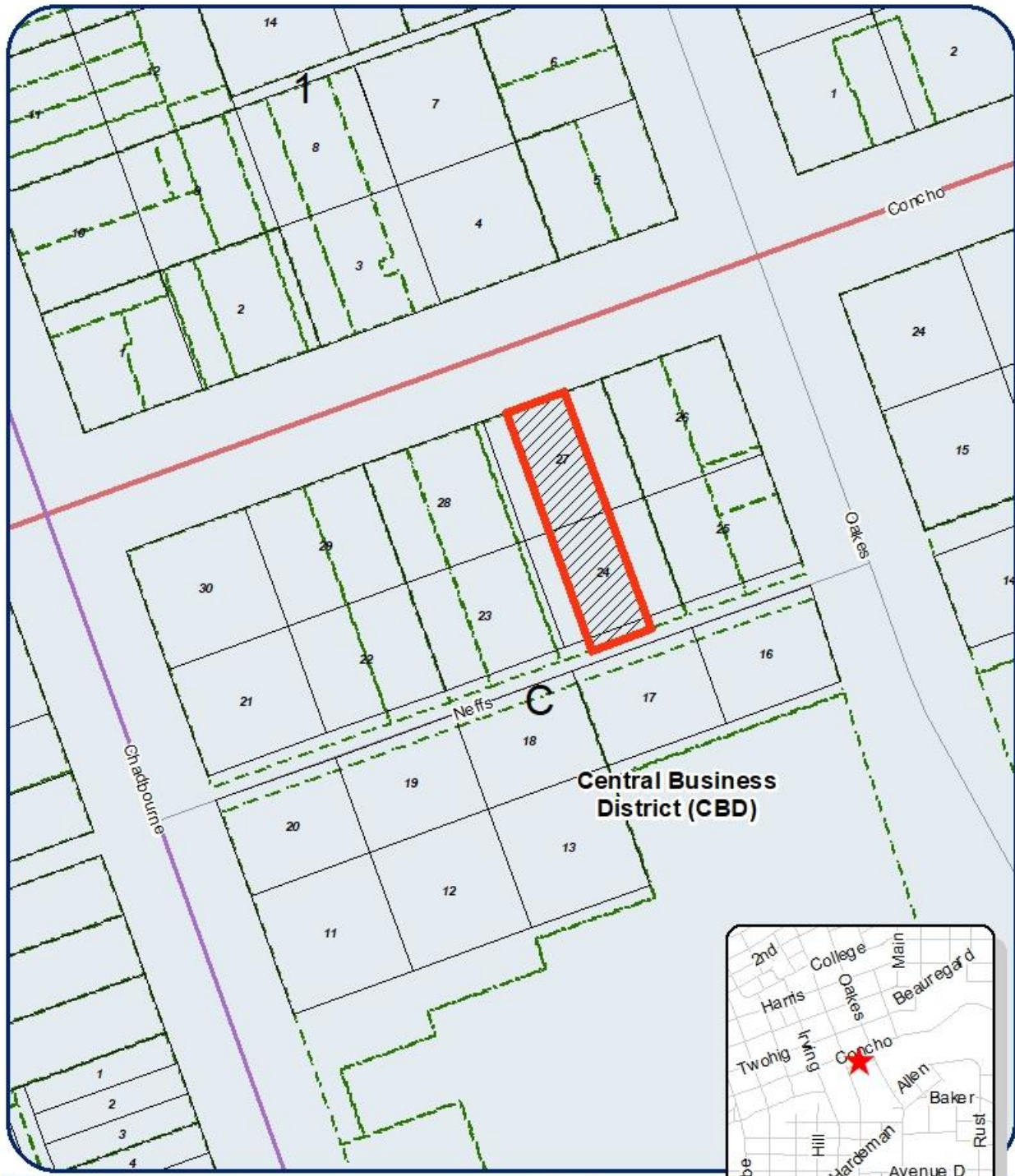


**Location Map DD20-22**  
**29 East Concho Avenue**  
 Council District 3 - Harry Thoms  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

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



Being W49.2' of E80.5' of Lots 24 & 27, San Angelo Addition



**Location Map DD20-22**  
**29 East Concho Avenue**  
Council District 3 - Harry Thoms  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

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

Being W49.2' of E80.5' of Lots 24 & 27, San Angelo Addition





## Proposed Sign



Allowable Signage = 266.89 sf

Proposed Signage = 15.5' x 4.483' = 71.04 sf

Existing door decals = 10" x 14" ea x 2 = 2 sf



Total Proposed Signage = 73.02 sf



**Photos of Subject Property**



Effective January 3, 2017

	<p>City of San Angelo, Texas – Planning Division          52 West College Avenue  <b>Application for River Corridor Review</b></p>	
<b>Section 1: Basic Information</b>		
Name of Applicant(s): <u>All About Signs for Jessie Rose Mercantile (Alfred Strain -owner 325-716-1196)</u>		
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative (Notarized Affidavit Required)		
PO Box 62544	San Angelo TX	76906
Mailing Address	City State	Zip Code
325-212-3496 Kathleen Quanz	ksquanz@gmail.com or service@allaboutsingstx.com	
Contact Phone Number	Contact E-mail Address	
29 E Concho	San Angelo TX	76901
Subject Property Address	City State	Zip Code
Blk: C, Subd: SAN ANGELO ADDITION, W49.2' OF E80.5' OF LOTS 24 & 27 (29-31 E CONCHO)		
Legal Description (can be found on property tax statement or at <a href="http://www.tomgreencad.com">www.tomgreencad.com</a> )		
Zoning: <u>CBD</u>		
<b>Section 2: Site Specific Details</b>		
<b>Proposed Work:</b>		
<input type="checkbox"/> New construction in the Corridor over 1200 square feet. <input type="checkbox"/> Remodeling the exterior of an existing building in the Corridor. <input type="checkbox"/> Moving of an existing building to a lot within the Corridor. <input checked="" type="checkbox"/> Signs over 50 square feet in the Corridor. <input type="checkbox"/> Request for subdivision approval of any kind within the Corridor. <input type="checkbox"/> Illuminated sign in the Corridor (any size)		
Specific details of request: *use separate attachment if necessary* <u>Replacing existing 96" x 49.5" storefront sign</u>		
<u>with custom Car Side Panel sign with vinyl graphics to be mounted with steel tubing frame to existing balcony railing.</u>		
<u>Car panel measures 15.5' L x 4.583' H = 71.04 sf</u>		
<u>Storefront measurements are 46.083' L x 23.166' H = 1067.56 sf</u>		
<u>Allowable signage (25%) = 255.89 sf</u>		
<u>Proposed sign = 71.04 sf + 2 existing door decals @ 2sf = 73.04 sf</u>		
 <u>Car Panel is a salvaged part from a 1960's Ford Ranchero.</u>		



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: \_\_\_\_\_

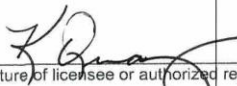
Unique vintage style sign will add character and enhance visibility of successful store in Historic District.

Artistic flair is in keeping with other downtown business signs, murals and sheep statues which add to the vibrant atmosphere of our Art and Tourism sector.

**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

11/12/2020  
\_\_\_\_\_  
Date

Kathleen Quanz  
\_\_\_\_\_  
Printed name of licensee or authorized representative

All About Signs  
\_\_\_\_\_  
Name of business/Entity of representative

**FOR OFFICE USE ONLY:**

Description/photograph of site    Sketches, plans, sketches of work    Sample(s) of materials to be used

Verified Complete    Verified Incomplete

Case No.: RCC \_\_\_\_\_ -- \_\_\_\_\_   Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_   Date Related case will be heard: \_\_\_\_\_

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

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



**DESIGN AND HISTORIC REVIEW COMMISSION – January 21, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
River Corridor Review		RC20-13: 402 West 3 <sup>rd</sup> Street	
<b>SYNOPSIS:</b>			
The applicant has submitted for a River Corridor Review of a new 60-square foot freestanding sign, located at 402 West 3 <sup>rd</sup> Street. This proposed sign is a new gateway sign to help welcome visitors to San Angelo. This application requires approval because the property is located in the City’s River Corridor Sign Overlay.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
402 West 3 <sup>rd</sup> Street		Being triangle property within TXDOT ROW; north of 3 <sup>rd</sup> Street and between North Abe Street and North Koenigheim Street	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Neighborhood – Downtown	CG & CG/CH	Downtown	0.16 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>North Abe Street - TXDOT</b> – Major Arterial Street , 80’ ROW required (85’ Existing), 64’ pavement required (62’ provided)</p> <p><b>North Koenigheim Street - TXDOT</b> – Major Arterial Street , 80’ ROW required (85’ Existing), 64’ pavement required (62’ provided)</p> <p><b>West 3<sup>rd</sup> Street</b> – Urban Local Street, 50’ ROW required (61’ existing), 40’ pavement or 36’ with a 4-foot sidewalk required (45’ provided)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of case RC20-13, a request for a new 60-square foot freestanding sign, <b>subject to two Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Alfonso Torres, City of San Angelo			
<b>STAFF CONTACT:</b>			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 <a href="mailto:shelly.paschal@cosatx.us">shelly.paschal@cosatx.us</a>			

**Additional Information:**

The proposed new sign is a new gateway sign welcoming visitors to San Angelo. It is located at the existing Working Cowboy statue located on a TXDOT owned triangle of land north of West 3rd Street between North Abe Street and North Koenigheim Street. The project includes landscaping, that includes reworking the rock wall around the statue and extending it north along with new boulders, meant to make the area appear like a natural rock outcropping. The entire triangle will also have new decomposed granite, river rock, turf and tall grasses and other plantings. The sign will be 6' tall x 10' wide rock wall with metal letter on both sides. The wording on the sign will be "WELCOME TO SAN ANGELO FOUNDED 1867" on three lines on each side of the sign. The sign will have Corten steel cut out letters. The steel has a rusted look to it. The dark rust color should contrast with the light stone behind it.

**River Corridor Master Development Plan (RCMDP):**

Section 212(D) of the Zoning Ordinance requires the DHRC to review any exterior improvements including signs within the River Corridor Overlay. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* 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.

**Proposed Signage:**

The RCMDP states that "a sense of entry should be incorporated within the development, by using signage and landscaping." The new gateway sign into our city center absolutely provides a sense of entry for our downtown. This sign will be large and located in a triangle of land between two major entry roadways for San Angelo. The proposed sign will give a full indication that you are now entering into San Angelo's Downtown area by this welcoming sign. The size of this proposed sign is 6' tall and 10' wide, and will be made of rock with steel lettering. It will tie into the existing Working Cowboy status already existing in this triangle piece of property.

Per the RCDMP, "signage 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 placement of this proposed sign is located within a xeriscape/landscaped area with decomposed granite, river rock, turf and tall grasses and other plantings. The simple layout of the proposed sign will ensure that the sign is the focal point.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RC20-13, a request for a new 60-square foot freestanding sign, **subject to two conditions of approval:**

1. The colors, dimensions, and materials of the sign, 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 building permits for the new sign from the Building Permits and Inspections Division, as required.

**Attachments:**

Aerial Map

Future Land Use Map

Zoning Map

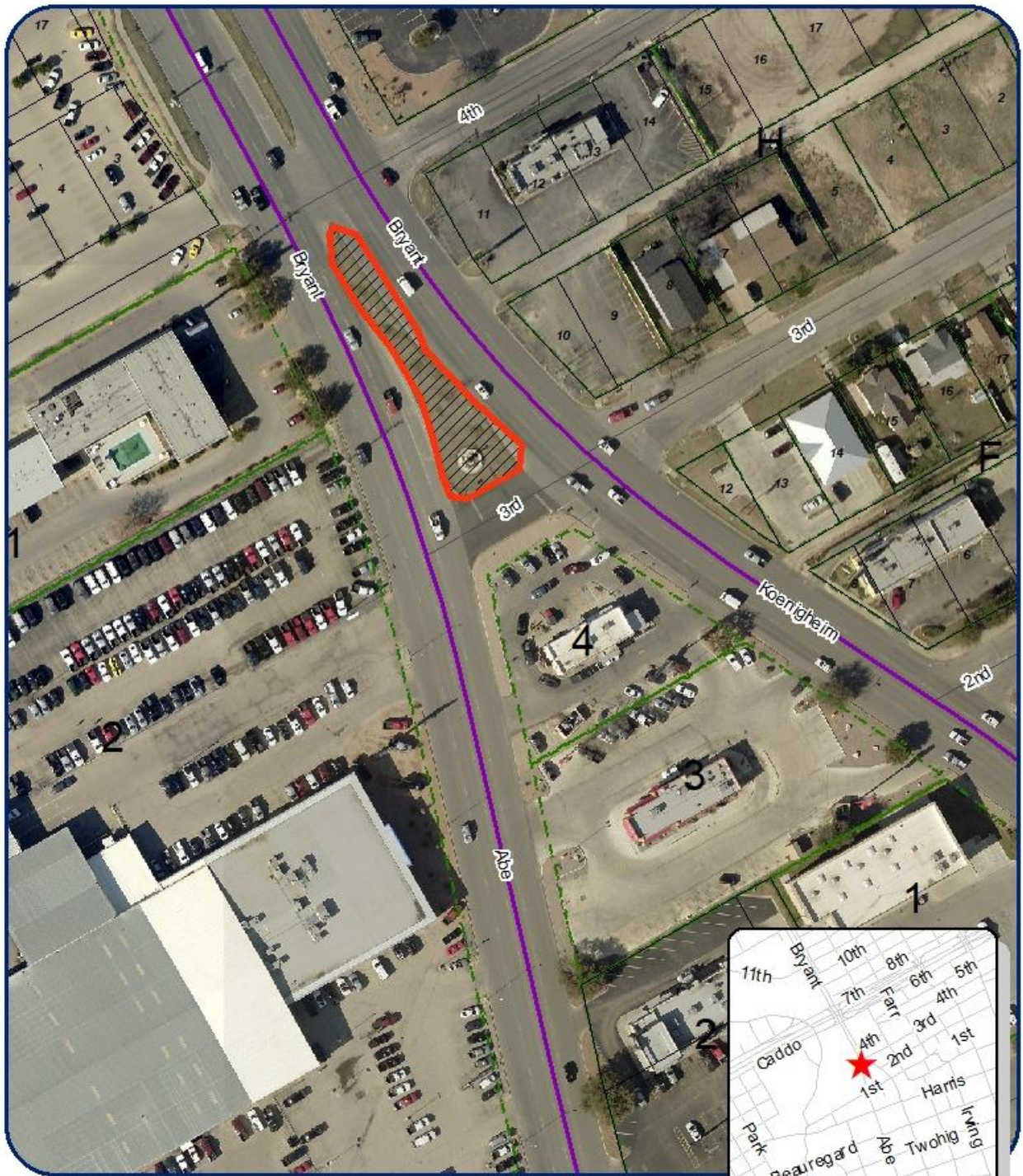
Photograph of Subject Property

Proposed New Sign

Site Plans

Application






**Location Map RC20-13**

**402 West 3rd Street**

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

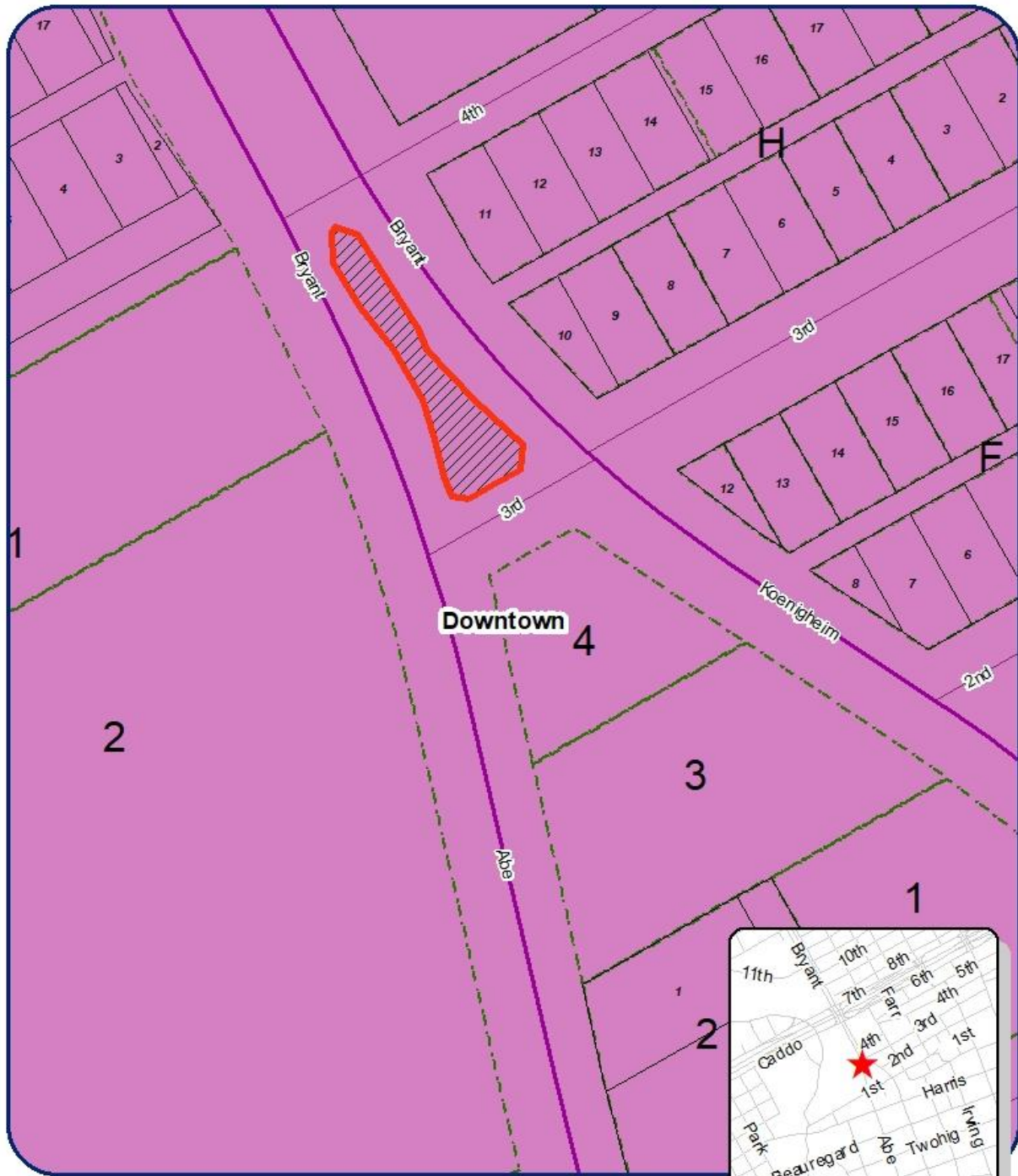
402 West 3rd Street



**Legend**

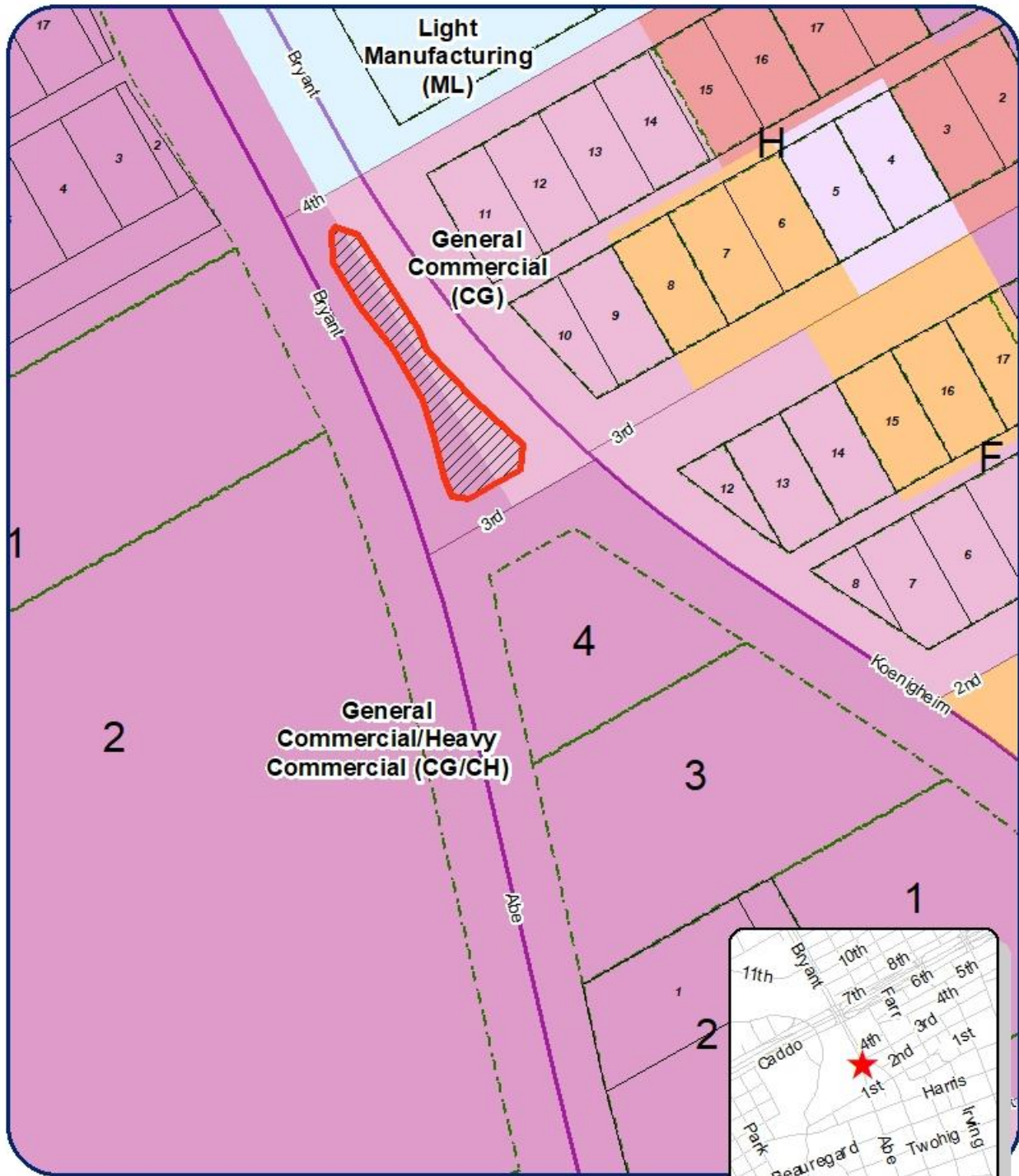
Subject Properties:   
Current Zoning: **CG/CH & CH**  
Requested Zoning Change: **N/A**  
Vision: **Downtown**








<p><b>Location Map RC20-13</b>  <b>402 West 3rd Street</b>          Council District 3 - Harry Thomas          Neighborhood: Downtown          Scale: 1" approx. = 100 ft  <b>402 West 3rd Street</b></p>	<p><b>Legend</b></p> <p>Subject Properties: <span style="color: red;">▬</span>          Current Zoning: <span style="color: blue;">CG/CH &amp; CH</span>          Requested Zoning Change: <span style="color: blue;">N/A</span>          Vision: <span style="color: blue;">Downtown</span></p>	<p>N</p>  



**Location Map RC20-13**  
**402 West 3rd Street**  
Council District 3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft  
402 West 3rd Street

**Legend**  
Subject Properties:   
Current Zoning: CG/CH & CH  
Requested Zoning Change: N/A  
Vision: Downtown





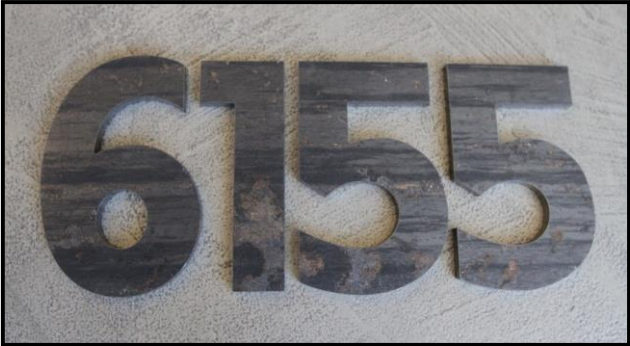
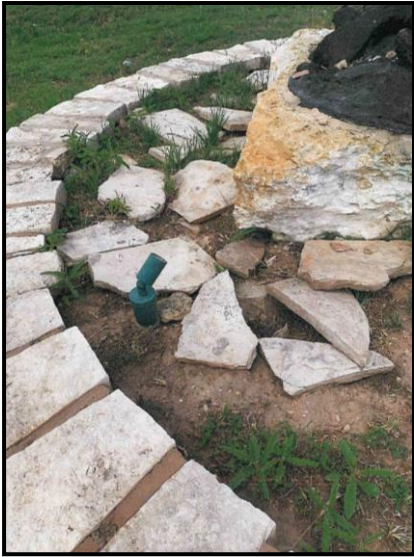
Photos of Subject Property



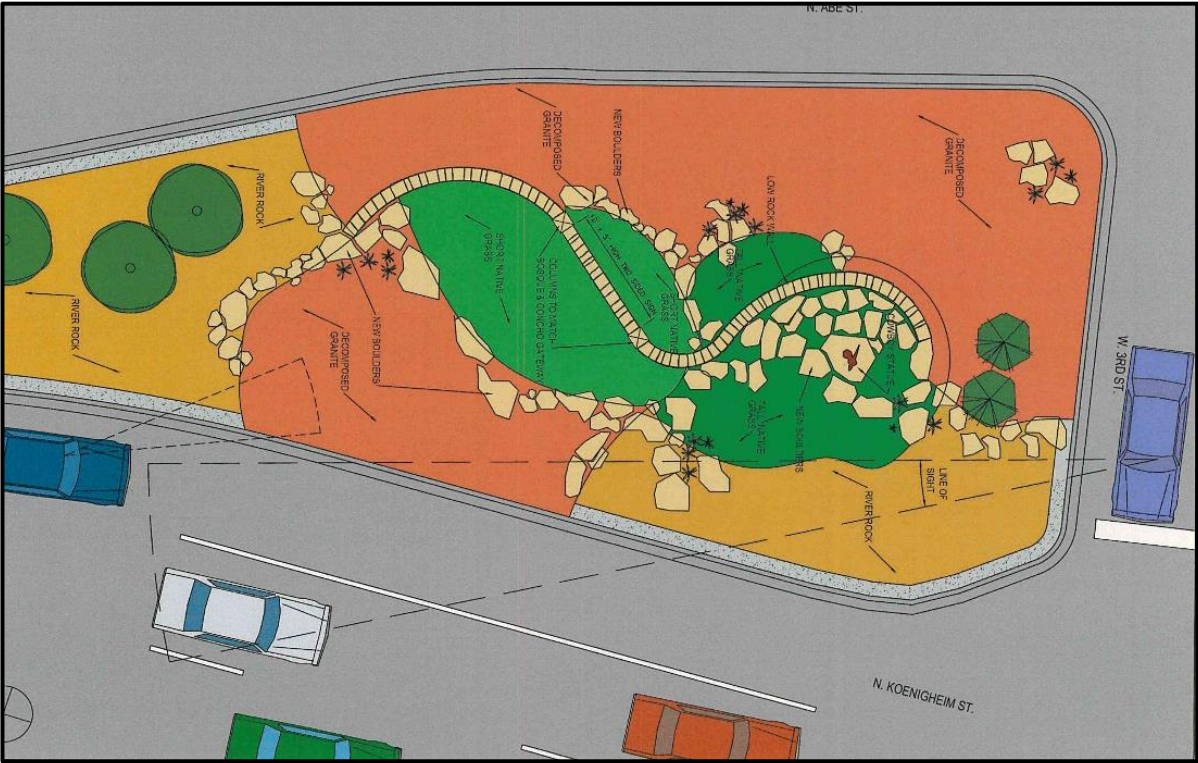
Proposed Sign

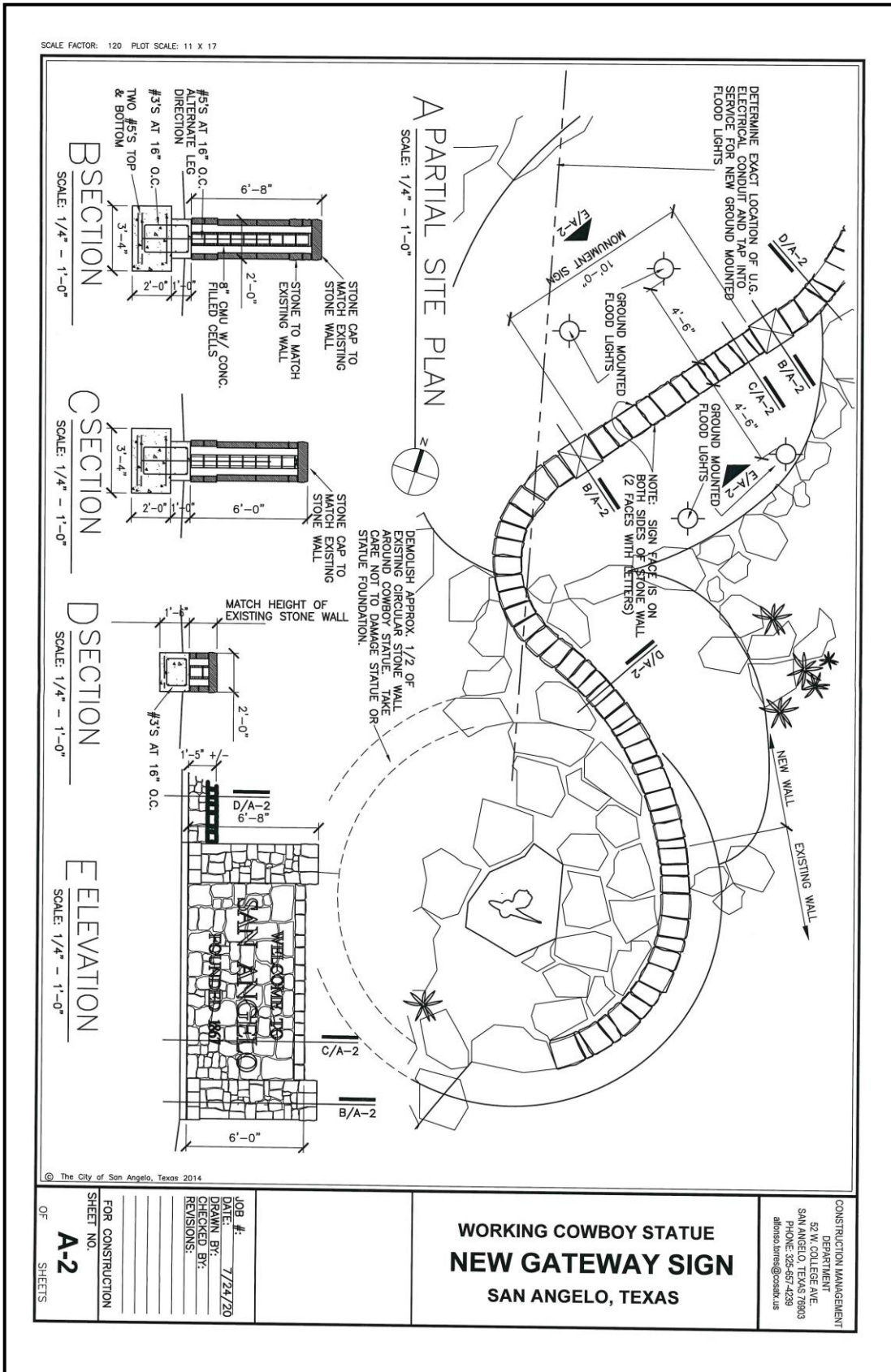


Proposed Rock Sample and Lettering Color







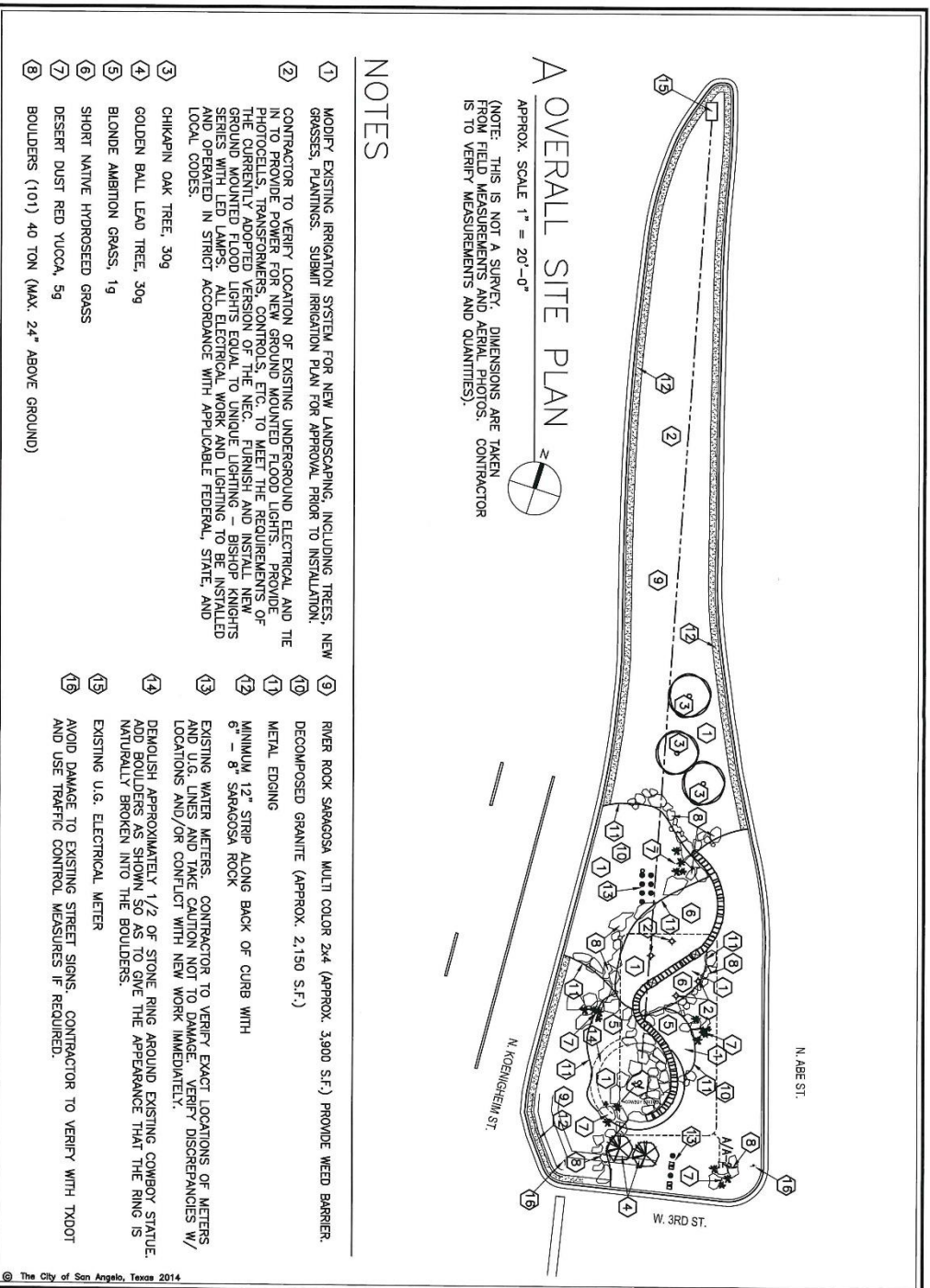


**WORKING COWBOY STATUE  
 NEW GATEWAY SIGN  
 SAN ANGELO, TEXAS**

CONSTRUCTION MANAGEMENT  
 DEPARTMENT  
 52 W. COLLEGE AVE.  
 SAN ANGELO, TEXAS 76903  
 PHONE: 325-651-4229  
 alio@sanangelo.org

JOB #:  
 DATE: 7/24/20  
 DRAWN BY:  
 CHECKED BY:  
 REVISIONS:  
 FOR CONSTRUCTION  
 SHEET NO. **A-2**  
 OF SHEETS





**A OVERALL SITE PLAN**

APPROX. SCALE 1" = 20'-0"  
 (NOTE: THIS IS NOT A SURVEY. DIMENSIONS ARE TAKEN FROM FIELD MEASUREMENTS AND AERIAL PHOTOS. CONTRACTOR IS TO VERIFY MEASUREMENTS AND QUANTITIES).

**NOTES**

- ① MODIFY EXISTING IRRIGATION SYSTEM FOR NEW LANDSCAPING, INCLUDING TREES, NEW GRASSES, PLANTINGS. SUBMIT IRRIGATION PLAN FOR APPROVAL PRIOR TO INSTALLATION.
- ② CONTRACTOR TO VERIFY LOCATION OF EXISTING UNDERGROUND ELECTRICAL AND THE IN TO PROVIDE POWER FOR NEW GROUND MOUNTED FLOOD LIGHTS. PROVIDE PHOTOCELLS, TRANSFORMERS, CONTROLS, ETC. TO MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED VERSION OF THE NEC. FURNISH AND INSTALL NEW GROUND MOUNTED FLOOD LIGHTS EQUAL TO UNIQUE LIGHTING – BISHOP KNIGHTS SERIES WITH LED LAMPS. ALL ELECTRICAL WORK AND LIGHTING TO BE INSTALLED AND OPERATED IN STRICT ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- ③ CHIKAPIN OAK TREE, 30g
- ④ GOLDEN BALL LEAD TREE, 30g
- ⑤ BLONDE AMBITION GRASS, 1g
- ⑥ SHORT NATIVE HYDROSEED GRASS
- ⑦ DESERT DUST RED YUCCA, 5g
- ⑧ BOULDERS (101) 40 TON (MAX. 24" ABOVE GROUND)
- ⑨ RIVER ROCK SARAGOSA MULTI COLOR 2x4 (APPROX. 3,900 S.F.) PROVIDE WEED BARRIER.
- ⑩ DECOMPOSED GRANITE (APPROX. 2,150 S.F.)
- ⑪ METAL EDGING
- ⑫ MINIMUM 12" STRIP ALONG BACK OF CURB WITH 6" – 8" SARAGOSA ROCK
- ⑬ EXISTING WATER METERS. CONTRACTOR TO VERIFY EXACT LOCATIONS OF METERS AND U.G. LINES AND TAKE CAUTION NOT TO DAMAGE. VERIFY DISCREPANCIES W/ LOCATIONS AND/OR CONFLICT WITH NEW WORK IMMEDIATELY.
- ⑭ DEMOLISH APPROXIMATELY 1/2 OF STONE RING AROUND EXISTING COMBOY STATUE. ADD BOULDERS AS SHOWN SO AS TO GIVE THE APPEARANCE THAT THE RING IS NATURALLY BROKEN INTO THE BOULDERS.
- ⑮ EXISTING U.G. ELECTRICAL METER
- ⑯ AVOID DAMAGE TO EXISTING STREET SIGNS. CONTRACTOR TO VERIFY WITH TXDOT AND USE TRAFFIC CONTROL MEASURES IF REQUIRED.
- ⑰
- ⑱

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JOB #:	
DATE:	7/24/21
DRAWN BY:	
CHECKED BY:	
REVISIONS:	
FOR CONSTRUCTION SHEET NO.	A-1
OF SHEETS	

**WORKING COWBOY STATUE  
 NEW GATEWAY SIGN  
 SAN ANGELO, TEXAS**

CONSTRUCTION MANAGER  
 DEPARTMENT  
 521 W. COLLEGE AVE  
 SAN ANGELO, TEXAS 76903  
 PHONE: 325-657-4239  
 alfonso.brenes@csatx.us



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): Alfonso Torres

Owner       Representative (Notarized Affidavit Required)

52 W. College Ave.      San Angelo TX      76903  
 Mailing Address      City      State      Zip Code

325-657-4239      alfonso.torres@cosatx.us  
 Contact Phone Number      Contact E-mail Address

402 W. 3rd St.      San Angelo, TX 76903  
 Subject Property Address      City      State      Zip Code

None  
 Legal Description (can be found on property tax statement or at [www.tomgreencad.com](http://www.tomgreencad.com))

Zoning: CG and CG/CH

**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\* \_\_\_\_\_  
This is a new Gateway Sign welcoming visitors to San Angelo. It is located at the existing Working Cowboy statue located on a TxDot owned triangle of land north of 3rd St. and between N. Abe and N. Koenigheim.  
The project includes landscaping that includes reworking the rock wall around the statue and extending it north along with new boulders meant to make the area appear like a natural rock outcropping. The entire triangle will also have new decomposed granite, river rock, turf and tall grasses and other plantings as shown. The sign itself will be a 6' tall x 10' wide rock wall with metal letters on both sides that say:  
WELCOME TO SAN ANGELO FOUNDED 1867 on three lines on each side of the sign.

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 sign will be welcoming visitors to San Angelo. The materials are consistent with much of the older structures  
in San Angelo and will match the stonework already existing on this site around the Working Cowboy statue.

**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

12/18/2020  
\_\_\_\_\_  
Date

Alfonso Torres  
\_\_\_\_\_  
Printed name of licensee or authorized representative

City 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.: RCC \_\_\_\_\_ -- \_\_\_\_\_    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: \_\_\_\_\_

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

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

**DESIGN AND HISTORIC REVIEW COMMISSION – JANUARY 21, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown District Review		DD20-24: 29 North Oakes Street	
<b>SYNOPSIS:</b>			
<p>The applicant has submitted applications for Downtown District approval for removing two metal buildings; relocating existing playground; reconfiguring parking to 90 degrees; developing a plaza entrance with covered walkway; re-fencing chiller yard; adding two new signs to define main entrance and outdoor event plaza with string lights, seat walls and porch swings; painting existing brick and changing existing doors for accessibility purposes for a church located at 29 North Oakes Street. The First Christian Church was built in the 1950's. Its design and exterior finishes are indicative of that period. It has been a pillar of the Downtown religious center. <a href="http://fccsanangelo.org">FCC of San Angelo   Capital Campaign (fccsanangelo.org)</a> the attached link displays their building design approach that is part of a whole redesign in purpose.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
29 North Oakes Street		Lot: 10 S&E S13.5' of W8.35' & LOTS 11 Thru 18, Harris Bock, San Angelo Subdivision	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	1.773 ac.
<b>THOROUGHFARE PLAN:</b>			
<p><b>Oakes Street</b> – Urban Local Street, Required: 50' right-of-way, 40' paving; Provided: 100' right-of-way, 68' pavement with an 6' sidewalk</p> <p><b>College Street</b> –Urban Local Street, Required: 50' right-of-way, 40 paving; Provided: 60 right-of-way, 50' paving.</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of <b>DD20-24</b> with the <b>with the exception of the painting of the church wall</b> at 29 N. Oakes Street, subject to one Condition of Approval.			
<b>PROPERTY OWNER/PETITIONER:</b>			
First Christian Church - Owner Regina Thompson – Studio Design Director			
<b>STAFF CONTACT:</b>			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 <a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a>			



**Additional Information:** The items before you today are phase one of a larger vision for the church campus. These changes center on the west entrance to the church from the parking lot and the creation of the “Backyard” area concept which includes a covered entrance awning, covered walkway area, relocation of the playground, an event area with seat walls and porch swings, and a gathering area. There are three sign areas which identify the “Backyard” area and welcome the public to the gathering area. We will examine the changes and additions as we move through the staff report.

The applicant is generally maintaining the existing exterior finishes while adding to the area structures that complement the overall design of the church. The addition of the covered walkway drawing one into the Backyard area is intended to be a standalone addition with the only connection physically to the church at the entrance area that will have a flashing connection from the walkway to the church to protect the visitors from the elements. The Board can see the placement of the covered walkway on the site plan, it is the purple area.

One issue with the proposal has drawn staff’s concern. It is the intent of the plan to paint the brick face that forms the backdrop of the Backyard area. The color proposed for the one wall to be painted is a medium grey (as shown on the storyboard). The color is not the issue, but painting the brick face is an action that cannot be undone. *The Downtown Design Guidelines* from the River Corridor Master Development Plan –Central Business District 2006— Section Two, Alteration Guidelines states: “The brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible. Buildings were painted to protect poor quality brick or to improve the appearance where brick was not matched.” Staff understands the design is to provide a backdrop to the design changes, to focus one’s eyes, however our concern is that the integrity of the original brick is still good and painting will forever change the look of this building.

The other changes are consistent with historic precedents. The fence staining is consistent with the historic color palette and proposed materials are complimentary to the original material and colors. The fencing that separates the chilling equipment from the covered walkway supports the “Welcome” sign at the entrance and is the same dark stain that is offset by the off white sign color and balances the darker green color of the covered walkway. All three signs, the “Backyard” sign which is internally lit, the “The Table Entrance” sign is painted on the fence and the “Welcome” are the three signs before this Board as a package. The proposed additions are distinctively separate from the church proper but complementary while adding a more modern appeal. These changes are not the slipcover changes that older buildings usually experience but are complementary and respective of the existing building. *Again, the only major proposal that staff believes is not in keeping with the City Master Development Plan Guidelines is the painting of the brick on the one building wall.*

As indicated, there will be no changes to any existing stylistic features of the building. The existing decorative moldings remain untouched. Where necessary, the applicant may repair areas around doors etc. that are disturbed or impacted. However, the changes being proposed are generally separate and apart from the original structure. Their intent is to modernize and identify the west entrance without impacting the exterior structure.

The new colors and materials reflect historic precedents while at the same time modernize the west approach to the church and provide a more welcoming entrance and a sense of familiarity to anyone entering the area for the first time. The addition of the covered entry and the backyard gathering area to the west entrance, though modern in design, does not detract from the church or try to change the church into anything else. It gives the feel of its name, a backyard that is welcoming, familiar not stoic and forbidding without changes to the structure itself.

**DD20-24 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 depth of the walkway color along with the dark rich but subtleness of the staining 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. The two signs that are internally lit and the sign painted on the fence are off white in color enough to not be stark but more inviting.

**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”. In this case, although the materials are very different than the building materials, they are complementary in color and intent and except for the one small area at the entrance into the church, do not attach to the building. The one area of major concern is the painting of the brick wall of the church, which once done will forever have an impact on that wall.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD20-24 **with the exception of the painting of the church wall** at 29 N. Oakes Street, subject to the following **one Conditions of Approval:**

1. The colors, dimensions, and materials of the building and covered walkway, 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  
Zoning Map  
Overhead schematic  
Site plans  
Sign exhibit  
Photographs of Site  
Applications






**Location Map 29 North Oakes Street**

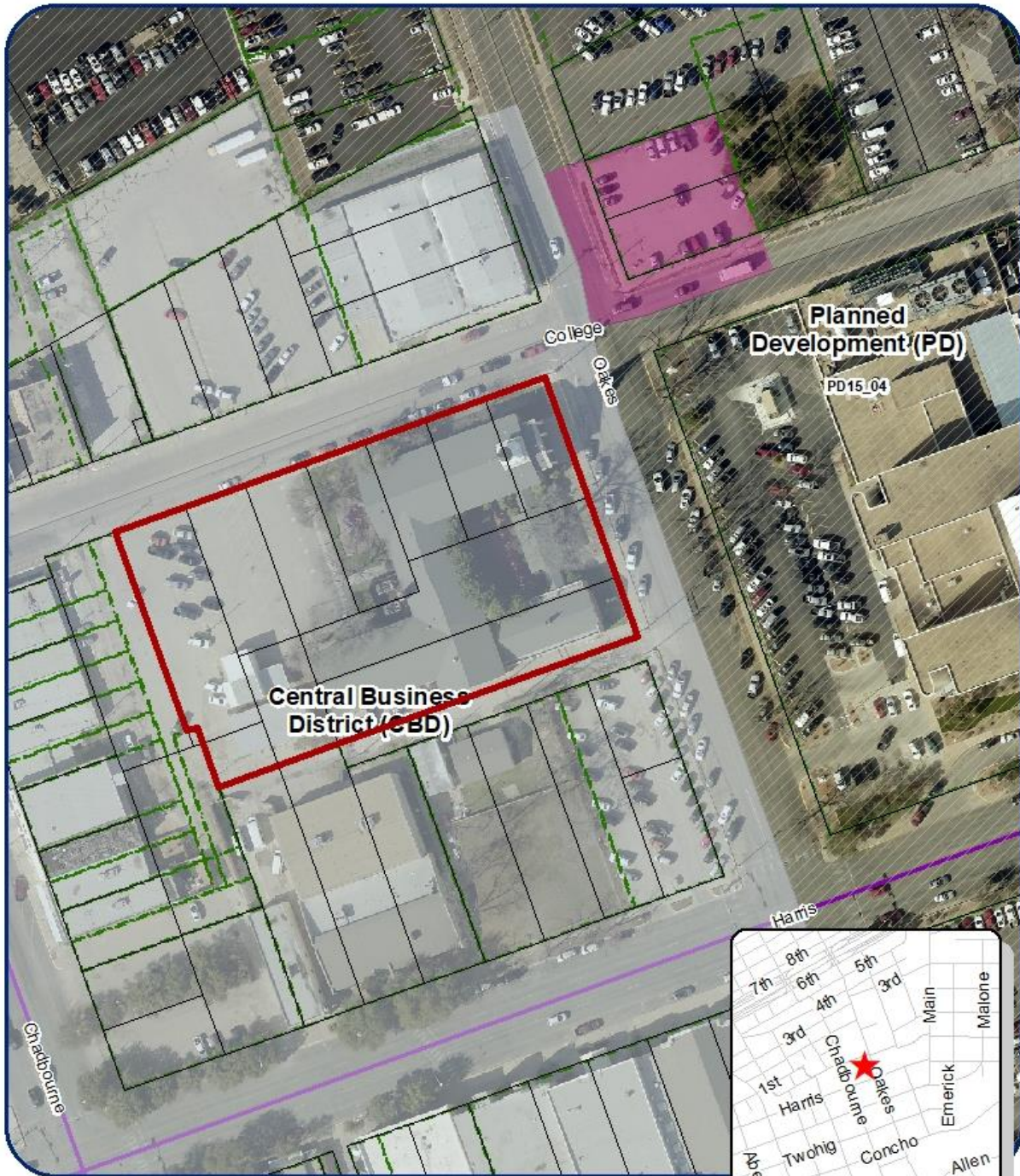
**CA20-10/DD20-24**  
Council District 3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft  
Lot: 10 S&E S13.5' of W8.35' & LOTS 11 Thru 18, Harris Bock, ; San Angelo Subdivision

**Legend**  
Subject Properties:   
Current Zoning: **Central Business Dist. (CBD)**  
Requested Zoning Change: **DHRC Review**  
Vision: **Downtown**

N 







**Location Map 29 North Oakes Street**

**CA20-10/DD20-24**  
Council District 3 - Harry Thomas  
Neighborhood: Downtown  
Scale: 1" approx. = 100 ft

**Legend**  
Subject Properties: **Central Business Dist. (CBD)**  
Current Zoning: **DHRC Review**  
Requested Zoning Change: **Downtown**  
Vision: **Downtown**

Lot: 10 S&E S13.5' of W8.35' & LOTS 11 Thru 18, Harris Bock, ; San Angelo Subdivision

N



VISIONERING STUDIOS Architecture  
2050 Main St, Suite 400  
Farmingdale, CA 92314  
www.visionerystudios.com

DHRC SUBMISSION

DATE 12-18-20  
PROJECT CODE 20037

Sheet No. **-CB-**

COLOR BOARD  
RENOVATION PHASE 1

FIRST CHRISTIAN CHURCH - SAN ANGELO  
29 N. OAKES ST., SAN ANGELO, TX 76903



The rendering shows an outdoor dining area with a brick building in the background. The building has a sign that says "The Backyard" and "ENTRANCE". A red arrow points to a section of the brick wall. To the right of the rendering are five color swatches with labels: "EXISTING BRICK", "PAINT FOR SIGNAGE", "STAIN FOR FENCE AND ENTRANCE", "PAINT FOR EXISTING BRICK", and "PAINT FOR WALKWAY CANOPIES".

EXISTING BRICK

PAINT FOR SIGNAGE

STAIN FOR FENCE AND ENTRANCE

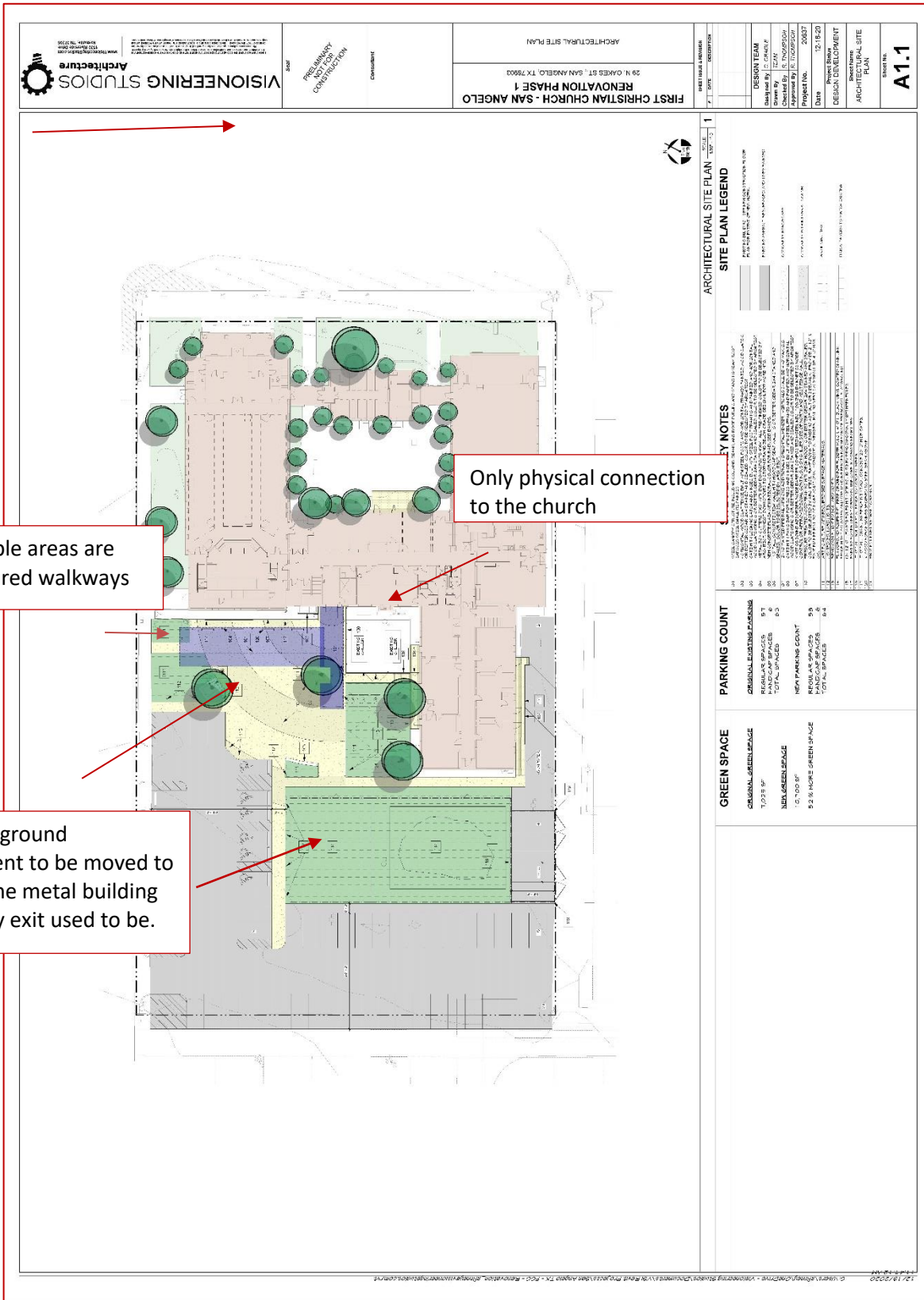
PAINT FOR EXISTING BRICK

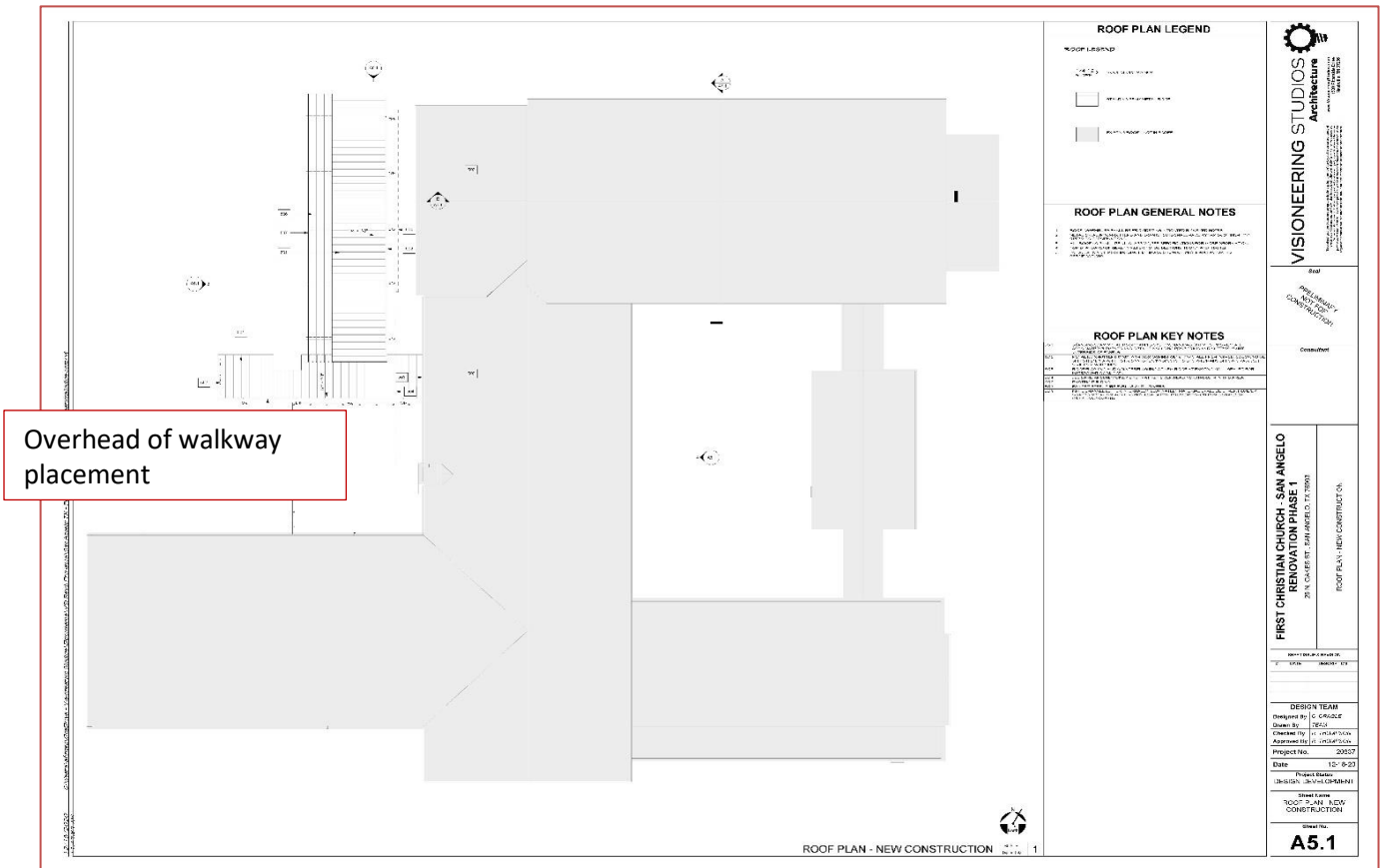
PAINT FOR WALKWAY CANOPIES

12/18/2020 11:13:11 AM

Church wall to be painted.







Overhead of walkway placement



Three signs, two internally lit one painted on the fence. White in color (check storyboard at beginning of exhibits) varying sizes to be discussed at presentation.





Play equipment and fencing to be moved for walkways and Backyard gathering area. Wall to be painted.




Chiller fencing to be replaced, "The Table" sign painted on fence.





Metal buildings to be removed for reconfiguration of parking lot and playground placement next to church.

Effective January 3, 2017

		City of San Angelo, Texas – Planning Division 52 West College Avenue <b>Application for River Corridor Review</b>			
<b>Section 1: Basic Information</b>					
Name of Applicant(s): <u>First Christian Church</u>					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative (Notarized Affidavit Required)					
<u>29 N Oakes St.</u>		<u>San Angelo</u>	<u>TX</u>	<u>76903</u>	
Mailing Address		City	State	Zip Code	
<u>(432) 703-1088</u>		<u>tjshoopYork@fccsanangelo.org</u>			
Contact Phone Number		Contact E-mail Address			
<u>Same as above</u>					
Subject Property Address		City	State	Zip Code	
<u>Acres: 1.773, Lot: 10 S&amp;E S13.5'OF W8.35'&amp; LOTS 11 THRU 18, Blk: HARRIS BLK, Subd: SAN ANGELO HARRIS BLOCK</u>					
<u>Legal Description (can be found on property tax statement or at <a href="http://www.tomgreencad.com">www.tomgreencad.com</a>)</u>					
<u>Zoning: Central Business District (CBD)</u>					
<b>Section 2: Site Specific Details</b>					
<b>Proposed Work:</b>					
<input type="checkbox"/> New construction in the Corridor over 1200 square feet.					
<input checked="" type="checkbox"/> Remodeling the exterior of an existing building in the Corridor.					
<input type="checkbox"/> Moving of an existing building to a lot within the Corridor.					
<input checked="" type="checkbox"/> Signs over 50 square feet in the Corridor.					
<input type="checkbox"/> Request for subdivision approval of any kind within the Corridor.					
<input checked="" type="checkbox"/> Illuminated sign in the Corridor (any size)					
Specific details of request: *use separate attachment if necessary*					
<u>The exterior improvements include removing two existing metal storage buildings, relocating the owner's existing playground, reconfiguring their parking to 90 degree parking, developing a plaza entrance with covered walkways, and re-fencing the owner's chiller yard. The covered walkways and chiller fence will have signage to help define the main entrance on this west side of the building. The plaza provides an area for outdoor events. String lights will be used to provide a warm, inviting feel. Seat walls around the existing mature trees and porch swings will be provided for exterior seating.</u>					
<u>As part of the design there are plans to paint the existing brick on the lower portion of the building that faces west toward the plaza. Painting this brick will update and modernize this facade and provide a new identity to this side of the building.</u>					
<u>The new green space in this design will be artificial turf to provide a safe, low maintenance surface for community use. New exterior doors with accessible egress paths will be added to the existing preschool room to allow the owner to use these rooms for daycare.</u>					

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: \_\_\_\_\_  
 Most people enter First Christian Church through the west facing door. It is challenging for a first time guest to find this entry door as there are fences, gate, and playground that block your view toward this entrance. By removing the fences and gate that are barriers to getting to the entry door, we are improving appearance and flow. By changing to 90 degree parking and removing the metal storage buildings, we have increased the pervious surface on the property without losing any parking spaces. We have a sidewalk that connects to the entry plaza that will help separate pedestrians and vehicles. Since this entrance was not originally design to be a main entrance, the scale of this side of the building does not address pedestrian scale. Providing covered canopies and walkways and painting a small portion of this side of the building will bring this facade down to a scale that relates to the occupants. The before and after images show how this new design revitalizes this side of the building and provides an environment that the whole community can appreciate.

**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

12-14  
 \_\_\_\_\_  
 Date

Timothy York  
 \_\_\_\_\_  
 Printed name of licensee or authorized representative

First Christian Church  
 \_\_\_\_\_  
 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 – January 21, 2021  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness		CA21-01: 630 S. Oakes Street	
<b>SYNOPSIS:</b>			
<p>The applicant, Fort Concho National Historic Landmark, has submitted this Certificate of Appropriateness request to reconstruct two buildings, Barracks and Mess Hall 3 (BMH3), and Barracks and Mess Hall 4 (BMH4) that were built in the 1870s and have been gone for over 100 years. The two new buildings would serve as a library/archives/research center for the Historic Fort Concho Museum. The buildings are shown on the Fort Concho Master Development Plan and would be located immediately west of Barracks and Mess Hall Buildings 5 and 6 south of Henry O' Flipper Street. BMH3 is approximately 3,900 square feet and BMH4 is approximately 4,250 sq. ft. (see Additional Information).</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
630 South Oakes Street; generally located southwest of Burgess Street and Henry O' Flipper Street		Being Lots 1-5, 13, and 14 in Block 60 and adjacent abandoned alleys in Fort Concho Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Fort Concho Neighborhood	RM-1	Campus/Institutional	1.9 ac.
<b>THOROUGHFARE PLAN:</b>			
<p><b>Henry O' Flipper</b> – Urban Local Street                  Required: 50' right-of-way, 40' pavement, or 36' pavement with a 4-foot sidewalk                  Provided: 60' right-of-way, 36' pavement with no sidewalk (complied at time of platting)</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of CA21-01, <b>subject to three (3) Conditions of Approval.</b>			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: City of San Angelo Petitioner: Robert Bluthardt, Fort Concho National Historic Landmark			
<b>STAFF CONTACT:</b>			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 <a href="mailto:jeff.fisher@cosatx.us">jeff.fisher@cosatx.us</a>			

**Additional Information:** The proposed buildings will closely match the colors and materials of surrounding Fort Concho buildings in particular BMH5 and BMH6 located immediately to the east:

- The roofs will be constructed of the same hardwood shingles and will be extended to protect the wood columns below from deterioration;
- The walls will be constructed of the same cut limestone veneer;
- The new wood roof lantern, window trim, and wood columns and trim supporting the overhanging canopies will be painted white consistent with the adjacent buildings;
- The wood doors will be painted a dark brown, and the doors and new clear laminated windows will match the surrounding buildings;
- The small glass panel area on the east and west elevation of the barracks portion of BMH 3 will have clear structural glass with a slight tint for energy efficiency

These buildings will be located within Block 60 of the Fort Concho Addition and the Special Permit 91-11 which recognizes the Fort Concho Museum properties. This block is zoned Low Rise Multifamily Residential (RM-1), formerly R-3, which requires a 20-foot rear yard setback and the buildings are shown built to the rear property line. The applicant has submitted a rezoning to a “Planned Development”, which will remove this setback requirement. This rezoning will need to be approved prior to construction.

**CA21-01 Analysis:**

The subject property is part of the Fort Concho Historic Landmark approved by City Council on July 5, 1994 through a Historic Overlay Zone (Z94-07). All exterior new construction within a historic landmark or district shall require approval of a Certificate of Appropriateness. 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.** Historic information provided by Fort Concho and the architect indicated that the proposed building materials will closely reflect the original BMH3 and BMH4 buildings built by the Buffalo Soldiers including the stone pattern and color.
- 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.** This is a reconstruction and no historic material is being removed or destroyed.
- 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 buildings will reflect the original character and design of the original BMH3 and BMH 4 buildings built in the early 1870s. The materials and colors will closely reflect the other barracks buildings to the east, and other historic Fort Concho buildings.

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 that the new buildings reflect the originals but also reflect modern precedents for functionality. The new windows and glass panel area on the east and west elevation of the barracks portion of BMH3 will have clear structural glass with a slight tint for energy efficiency. It is noted that the new shingled roofs will be characteristic of surrounding buildings that underwent rehabilitation and restoration of their roofs in 2019 (CA19-02).
5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.** As indicated, the stone work on the new buildings will closely reflect the original stone work by the Buffalo Soldiers who built the original barracks and mess hall buildings.
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 proposed request is for new construction only so there are no deteriorated features. The extension of the canopies will protect the wood columns underneath from deterioration.
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 is not aware of any future surface cleaning of these buildings. However, the Fort Concho Museum and Board maintains guidelines for preservation consistent with requirements reflecting its National Historic site designation.
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 proposed designs will reflect historic precedents and, other than the energy efficient windows, which will still reflect the historic appearance, staff is not aware of any contemporary changes.
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.** The request is for new construction only.



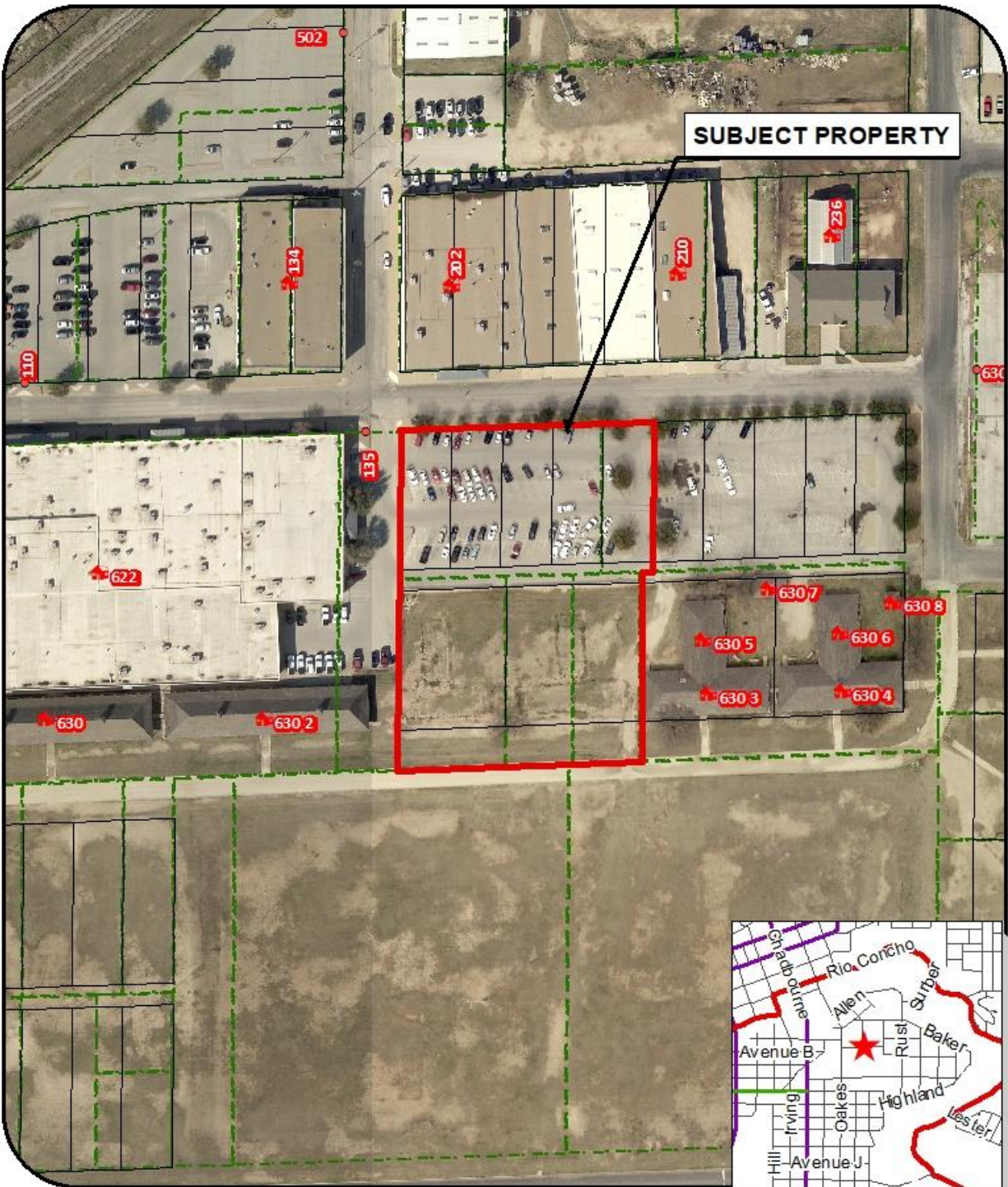
**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** CA21-01, **subject to the following three (3) 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 required permits from the Building Permits and Inspections Division, as required for new buildings.
3. No construction shall take place until the associated Planned Development rezoning and/or a subdivision replat of Block 60 is approved that enables the new buildings to comply with the required setbacks and development standards of the associated zoning district.

**Attachments:**

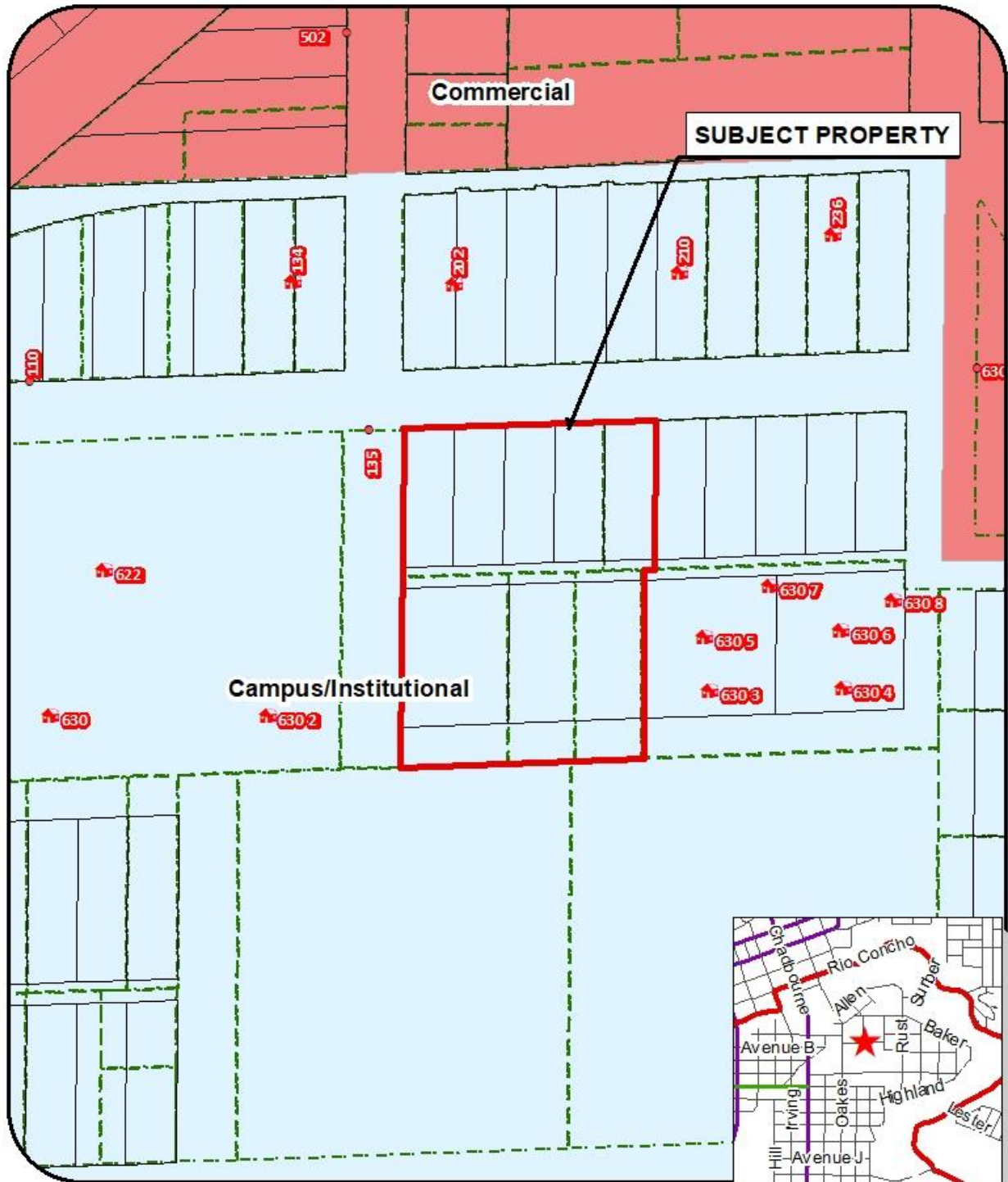
Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs of Site and Surrounding Area  
Concept Plan  
Proposed Elevations  
Proposed Colors and Materials  
Application





**Certificate of Appropriateness**  
**CA21-01: 630 S. Oakes St.**  
Council District: Harry Thomas (SMD#3)  
Neighborhood: Fort Concho  
Scale: 1" approx. = 125 ft  
Subject Property: 630 S. Oakes St.

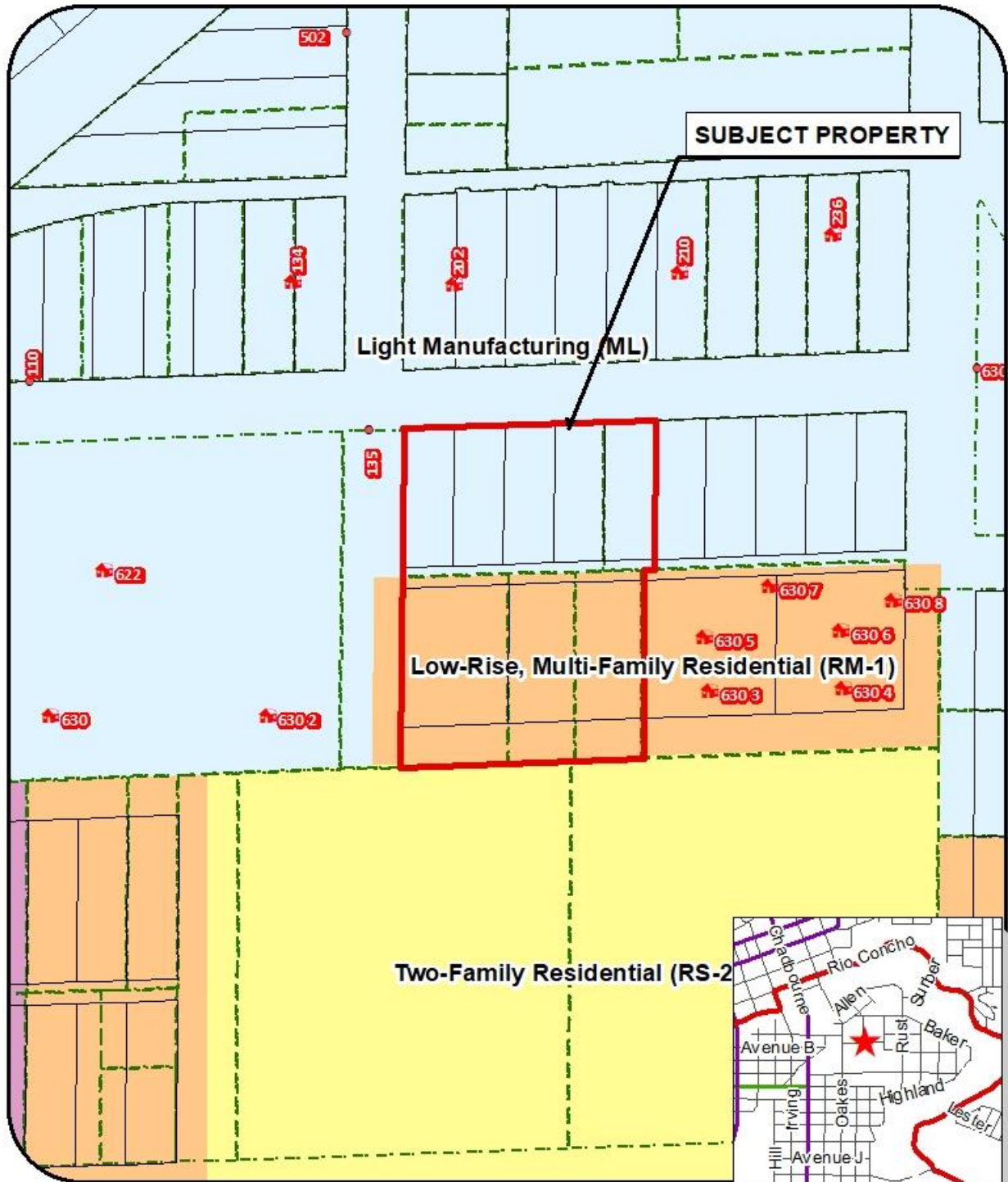
**Legend:**  
Subject Properties:   
Current Zoning: **RM-1, ML**  
Requested Zoning: **N/A**  
Vision: **Campus/Institutional**





<b>Certificate of Appropriateness</b> <b>CA21-01: 630 S. Oakes St.</b> Council District: Harry Thomas (SMD#3) Neighborhood: Fort Concho Scale: 1" approx. = 125 ft Subject Property: 630 S. Oakes St.	<b>Legend:</b> Subject Properties: <span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px;"></span> Current Zoning: <b>RM-1, ML</b> Requested Zoning: <b>N/A</b> Vision: <b>Campus/Institutional</b>	 
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**Certificate of Appropriateness**  
**CA21-01: 630 S. Oakes St.**  
Council District: Harry Thomas (SMD#3)  
Neighborhood: Fort Concho  
Scale: 1" approx. = 125 ft  
Subject Property: 630 S. Oakes St.

**Legend:**  
Subject Properties:   
Current Zoning: **RM-1, ML**  
Requested Zoning: **N/A**  
Vision: **Campus/Institutional**





**Photos of Site and Surrounding Area**

BMH6 LOOKING SOUTH



BMH5 LOOKING SOUTH



LOOKING SOUTH  
(LOCATION OF PROPOSED BUILDINGS)



LOOKING EAST  
(LOCATION OF PROPOSED BUILDINGS)



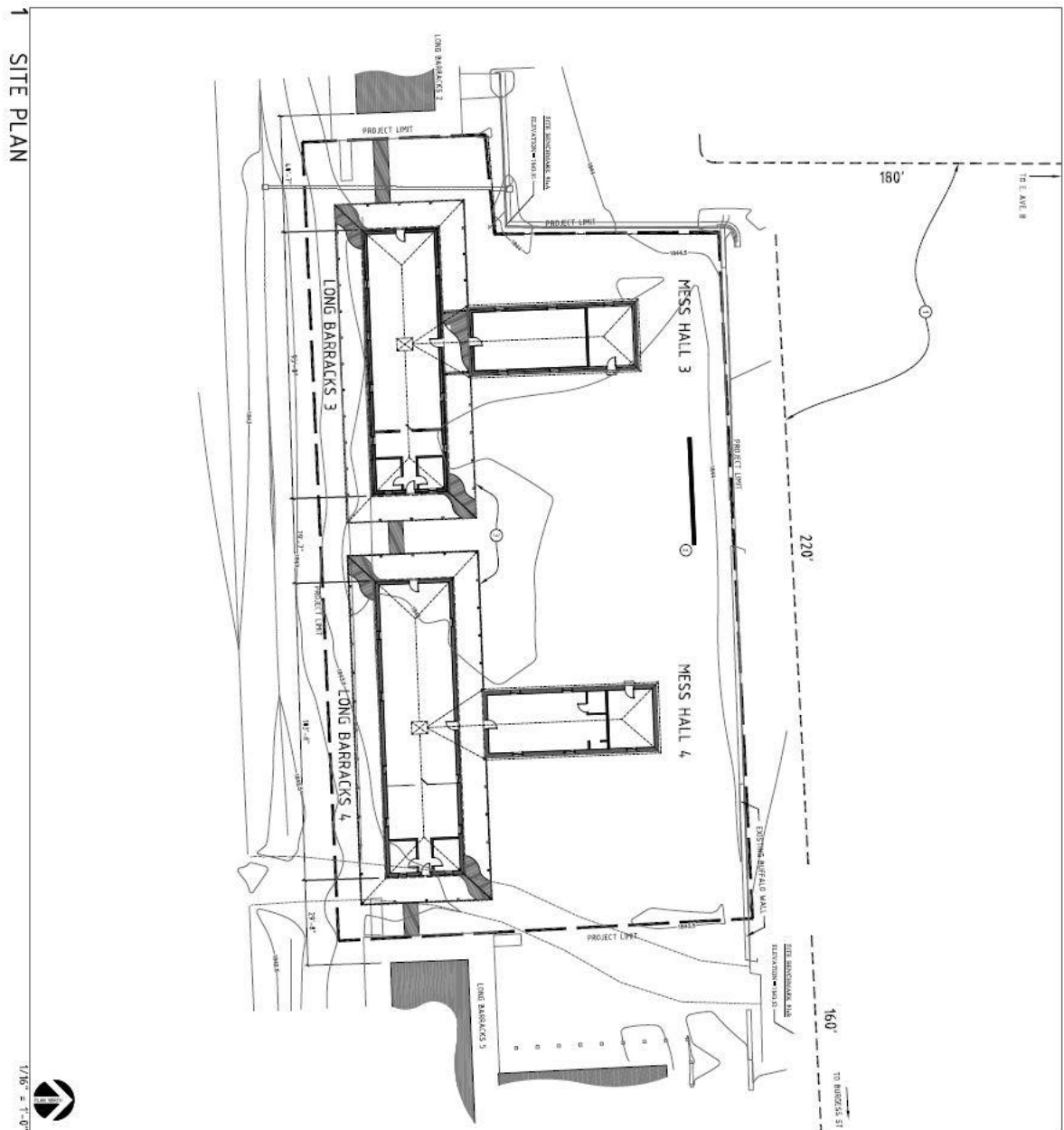
LOOKING WEST AT BARRACKS 2  
(COLORS AND MATERIALS TO MATCH)



LOOKING NORTH FROM BMH6  
(COLORS AND MATERIALS TO MATCH)



**Concept Plan**



**KEYED NOTES**

1. CONSULT CHANGES FOR SET AND ACCESS DETAILS  
 2. FINISHES - FINISHES ON A-0.00 ON BARRACKS, MESS HALLS  
 3. FINISHES - FINISHES ON A-0.00 ON MESS HALLS  
 4. FINISHES - FINISHES ON A-0.00 ON MESS HALLS  
 5. FINISHES - FINISHES ON A-0.00 ON MESS HALLS

**LEGEND**

1. SPECIAL DRAWING TO CORRELATE FINAL FINISHED AS-BUILT ELEVATION WITH ONE  
 2. SPECIAL DRAWING TO CORRELATE FINAL FINISHED AS-BUILT ELEVATION WITH ONE  
 3. SPECIAL DRAWING TO CORRELATE FINAL FINISHED AS-BUILT ELEVATION WITH ONE

**GENERAL NOTES**

**KILLIS ALMOND ARCHITECTS**  
 ARCHITECTURE - HISTORIC PRESERVATION - PLANNING  
 342 WILKINS, SAN ANTONIO, TEXAS 78210  
 (210) 512-5100 FAX (210) 512-5118  
 WWW.KILLISALMONDARCHITECTS.COM

**FORT CONCHO RECONSTRUCTION**  
 LONG BARRACKS AND MESS HALL 3 & 4  
 SAN ANGELO, TEXAS

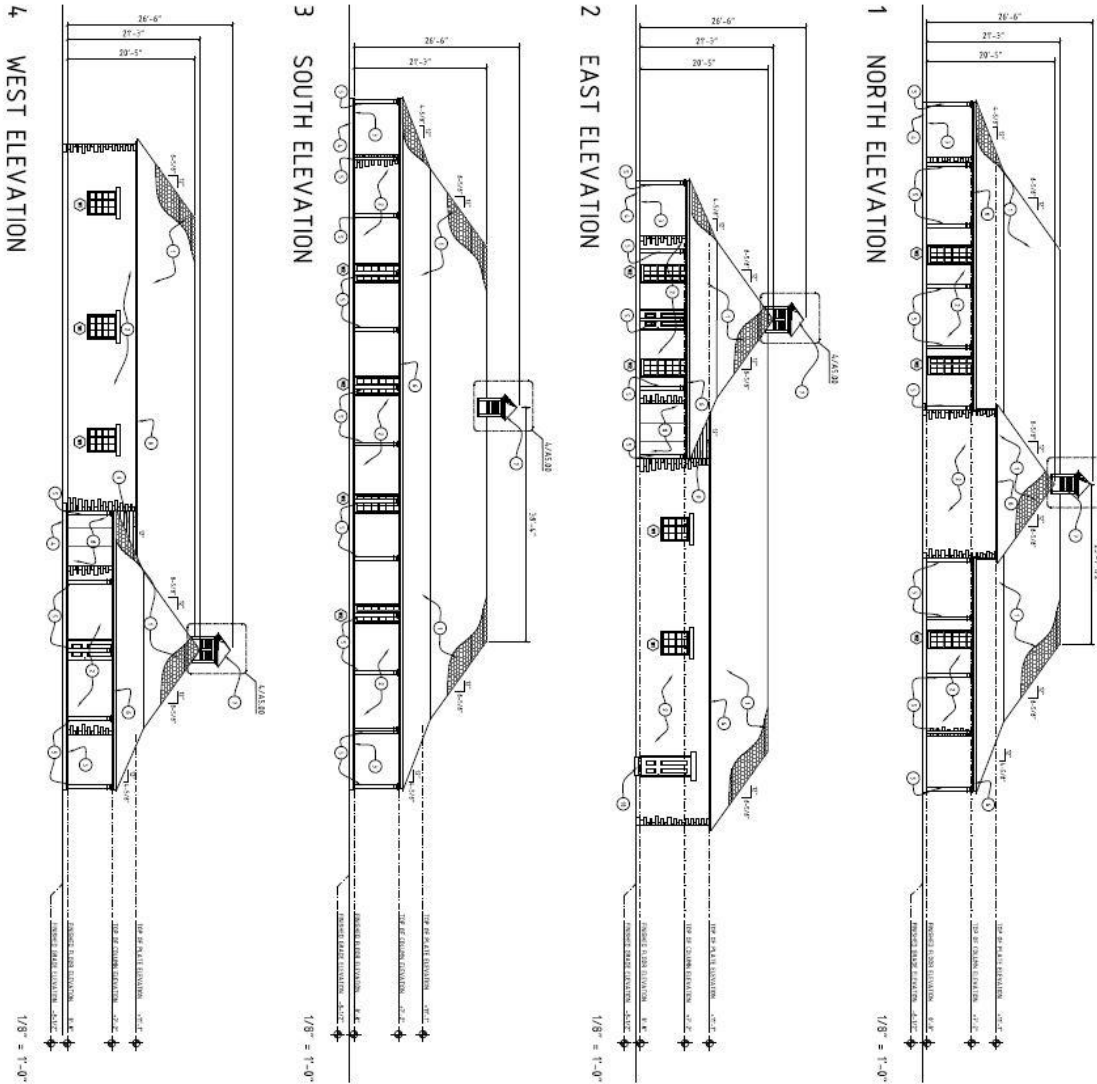
**BID SET**  
 01.22.2018

**A-0.00**  
 SHEET 4 OF 19

**SITE PLAN**



**Proposed Elevations – BMH 3**




- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED BY THE ARCHITECT.
- 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
- 3. 1/8" = 1'-0" - THE SCALE OF THE SHEET IS TO BE MAINTAINED THROUGHOUT THE PROJECT.
- 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.
- 10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

**KEYED NOTES**

1. GENERAL CONTRACTOR TO VERIFY FINISHES AND MATERIALS WITH ARCHITECT AND OWNER.

**GENERAL NOTES**



**BID SET**  
01222018

**FORT CONCHO RECONSTRUCTION**  
**LONG BARRACKS AND MESS HALL 3 & 4**  
 SAN ANGELO, TEXAS

**EXTERIOR ELEVATIONS**  
**LONG BARRACKS AND MESS HALL 3**

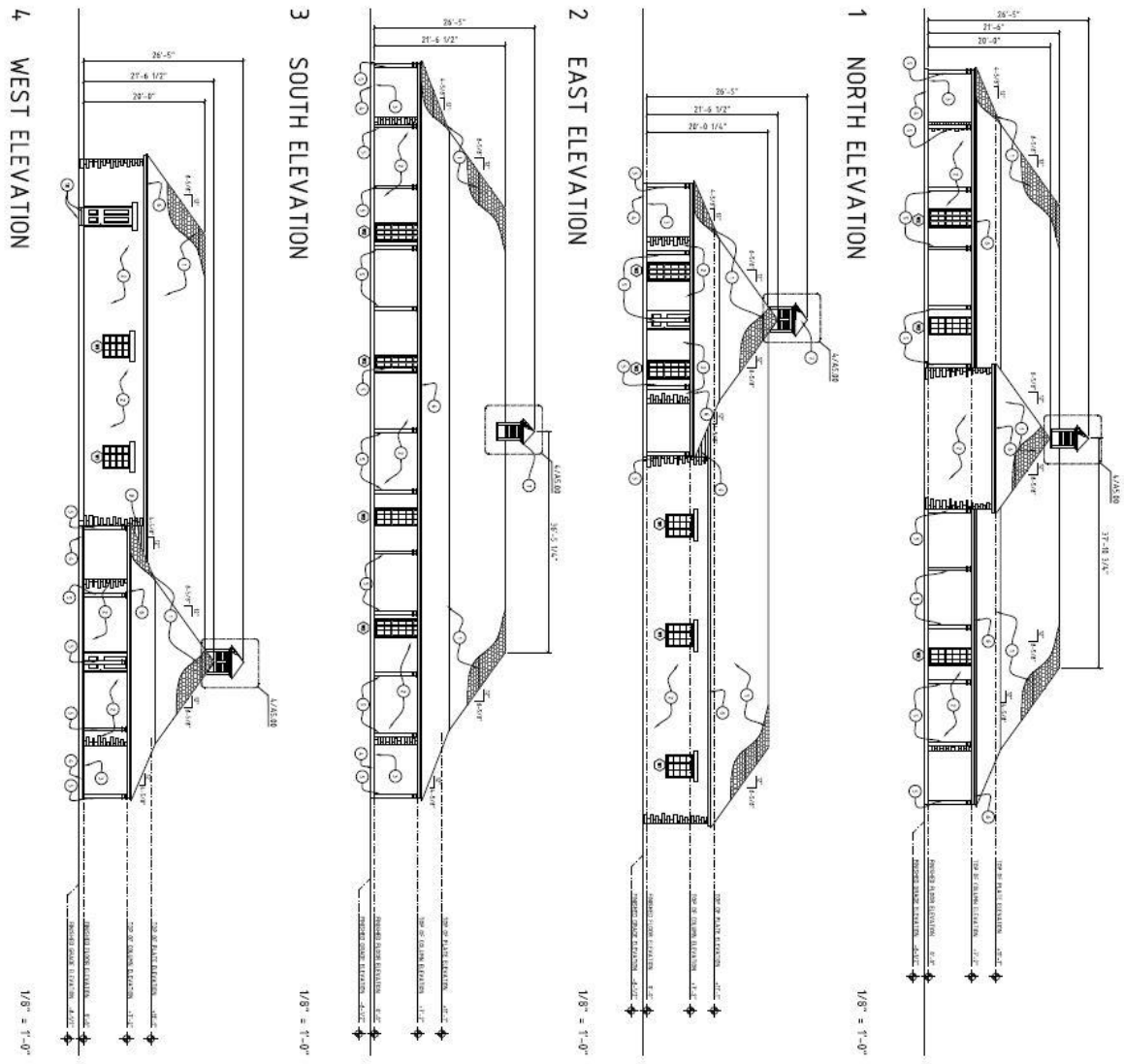
**KILLIS ALMOND ARCHITECTS**  
 ARCHITECTURE - HISTORIC PRESERVATION - PLANNING

142 WILKENS, SAN ANTONIO, TEXAS 78209  
 (210) 532-2112 FAX (210) 532-9919  
 WWW.KILLISALMONDARCHITECTS.COM

**A2.00**

SHEET 7 OF 19

# Proposed Elevations – BMH 4



MATERIALS SHOWN ON THESE ELEVATIONS TO BE IDENTICAL TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS.  
 "1" LIGHTING SYMBOL AS SHOWN BY ARCHITECT.  
 "3/8" X 1/8" IN SQUARE BE SET IN 1/2" DEEP GASKET - PAID COSTS OF BUILDING ON THE "A" REPAIR PROVISIONS.  
 DOOR OPERATOR AND HANDLE AS SHOWN BY ARCHITECT.  
 WINDOW HANDLE AS SHOWN BY ARCHITECT.  
 DOOR AND WINDOW HANDLE TO BE IDENTICAL TO THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS.  
 "1" "1/2" X 1/2" SQUARE BE SET IN 1/2" DEEP GASKET - PAID COSTS OF BUILDING ON THE "A" REPAIR PROVISIONS.  
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**KEYED NOTES**

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**GENERAL NOTES**

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**A2.01**  
 SHEET 8 OF 19  
 PROJECT NUMBER: 01-04-04  
 DATE: 01-21-2021

**KILLIS ALMOND ARCHITECTS**  
 ARCHITECTURE - HISTORIC PRESERVATION - PLANNING  
 147 WILKINS, SAN ANTONIO, TEXAS 78201  
 (210) 532-3212 FAX (210) 532-9519  
 www.killisalmond.com

**FORT CONCHO RECONSTRUCTION**  
 LONG BARRACKS AND MESS HALL 3 & 4  
 SAN ANGELO, TEXAS  
 EXTERIOR ELEVATIONS  
 LONG BARRACKS AND MESS HALL 4

**BID SET**  
 0122 2018





## Proposed Colors and Materials



WEATHERED WOOD SHINGLE ROOF



AN EXCELLANT EXAMPLE OF STONE COLOR AND SMALLER STONE PATTERN USED WHICH WOULD HAVE BEEN USED BY THE BUFFALO SOLDIERS WHEN CONSTRUCTING BARRACKS 3 AND 4



PAINT COLORS WILL MATCH EXISTING COLORS AND PAINT LOCATIONS. ROOF OVERHANGS ARE BEING EXTENDED TO MATCH HISTORIC PHOTOGRAPHS AND HELP TO PROTECT THE WOOD COLUMNS



BARRACKS 3 AND 4 WHEN BARRACKS 3 WAS A POST OFFICE  
THIS PHOTO SHOWS THE STONE WORK OF THE ORIGINAL WALLS

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): Fort Concho National Historic Landmark

Owner  Representative (Notarized Affidavit Required)

630 South Oakes San Angelo Texas 76903

Mailing Address City State Zip Code

325-234-0316 robert.bluthardt@cosatx.us

Contact Phone Number Contact E-mail Address

630 South Oakes San Angelo Texas 76903

Subject Property Address City State Zip Code

Fort Concho Addition Block 60 Lots 1-5, 13-14

Legal Description (can be found on property tax statement or at [www.tamgreencad.com](http://www.tamgreencad.com))

Zoning: National Historic Landmark

#### 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\* Fort Concho National Historic Landmark seeks to reconstruct the missing Barracks and Mess Hall 3 and possibly the missing Barracks and Mess Hall 4 in 2021. These original fort structures were erected in the early 1870s and have been gone for over 100 years. A private donor has given funds to a local foundation to cover the design and construction costs. Fort Concho and the foundation officials believe there are sufficient funds to cover the costs for the reconstruction of Barracks/Mess Hall 3 and the project seeks to commission that work in 2021, pending all city and state reviews and approvals. Barracks/Mess Hall 4 would be done at a later date, pending additional fundraising. All buildings would be part of a new library/research center at Fort Concho featuring a large, privately donated book collection dedicated to the frontier/pioneer/military trans-Mississippi West. Archaeological surveys for the sites of all buildings were completed in several stages with the latest survey done a few years ago. The design and construction documents have been completed by Killis Almond of San Antonio, a noted preservation architect. The buildings would become part of the Fort Concho complex of buildings and grounds.



Effective January 3, 2017

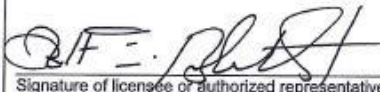
**Section 2 continued: Site Specific Details**

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: This project to reconstruct Barracks and Mess Halls 3 and 4 follows the site's ongoing Master Plan for Development that calls for the eventual full restoration of the core historic site. It also follows the site's continued commitment to research and public service in providing a new facility for expanded resources, better access for researchers and the public, and room for future growth. The current library/archives at Officers' Quarters 7 reached capacity ten years ago and recent donations have forced staff to house materials in separate, non-accessible locations. Based on recent and anticipated donations to the fort's library/archives these reconstructed buildings can more professionally house our resources and plan for the next generation of service and donations. Project architect Killis Almond researched these buildings through photographs and materials to ensure their exterior appearance would accurately reflect their original design. Of course, both building construction techniques and interiors will reflect current engineering and construction codes plus functional/aesthetic needs. The ultimate goal is that these buildings fit the overall authentic appearance of the site while supporting the mission of public service and research at the highest levels.

**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  
 Robert Bluthardt  
 Printed name of licensee or authorized representative  
 Fort Concho National Historic Landmark  
 Name of business/Entity of representative

November 30, 2020  
 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.: RCC \_\_\_\_\_ -- \_\_\_\_\_    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: \_\_\_\_\_

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

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