


**DESIGN AND HISTORIC REVIEW COMMISSION – March 18, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Review		DD21-02: 121 North Chadbourne Street	
SYNOPSIS:			
<p>The applicant has submitted an application for a Downtown District Overlay approval for new building façade improvements on the subject property. The proposed improvements include an exterior remodel, including installation of a new front door, installation of lights, a new 21-square foot sign, and repairs to the roof's decorative crowning, located at 121 North Chadbourne Street.</p>			
LOCATION:		LEGAL DESCRIPTION:	
121 North Chadbourne Street		Being S24.6' of Lot 4 & N8' of Lot 3, Block 1, Schwartz-Mosbacher Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.096 acres
THOROUGHFARE PLAN:			
<p>North Chadbourne Street – Urban Arterial Street, 80' ROW required (100' existing), 64' pavement required (70' with 15' sidewalk on both sides provided)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case DD21-02 for all proposed improvements, subject to two conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Melissa & Jarrod Minton			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: The window on the left, when facing the building, will remain. The door and the window on the right will be replaced by a recessed door. The area around the left window will be painted black with white trim around the window. The recessed door is proposed to be black metal and recessed walls be painted black. The applicant is also proposing a new sign that is 3'x7' that will be a metal sheet with the words "Studio 121 Events" cut out of the metal. Three proposed lamps will be used to illuminate this sign. The applicant also proposes to paint the horizontal cornice to break up the visual appearance of the building and to repair the roof's decorative crowning.

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.

New Door and Repainting of Exterior

The RCMDP in the Historic City Center states that "patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features." The HPDG Guidelines further indicate that such ornamentation "are original components that dress up a building and give it a sense of style and character" and that "features important to the character of a door include the door itself, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights." The new recessed door will enhance visual appeal, break up the wall expanse, and the black metal iron will provide an attractive contrast to the tan colored brick. Both color choices are solid, neutral colors consistent with the historic color palette, and the white window trim and horizontal cornice will match the façade. Also the recessed sides will match the color of the doors. This recessed area will provide pedestrians with protection from the weather and they help to define business entrances.

Window Trim, Repair of Roof's Decorative Crowning

The RCMDP policies indicate that “the size and proportion of window and door openings should be similar to those found on adjacent buildings in the area.” The existing window on the left will remain. The only change to that window will be painted black around the window and the trim will be painted white. The existing window will be consistent with the buildings in the surrounding area. Per the RCMDP, “Restoring ornamental cornices at the top of façades is strongly encouraged, because such cornices provide a “finished” look to the façade of a building.” At some point in the past years, the ornamental cornice was damaged and the applicant is wanting to repair that portion that was damage back as close as possible to its original look.

New Sign and Lights

According to the River Corridor Master Development Plan (RCMDP), signs are an important element that can be an integral component of the building. The RCDMP states that “the design and uniqueness of the sign can relay the character of the store.” The applicant is also proposing a new sign that is 3’x7’ that will be a metal sheet with the words “Studio 121 Events” cut of out the metal. Per the RCDMP, “A sense of entry should be incorporated within the development, by using signage and landscaping.” The new signs will allow the public to understand the use contained within the building and drawing attention to the entry.

Per the RCMDP, “Exterior lighting can be used in a subtle manner to emphasize distinctive architectural elements on a building, the building entrances, and individual storefronts.” The proposed lamps will be used to light both the building entrance and the proposed new sign. The three proposed lamps will be also be black in color and will be metal.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD21-02 for all proposed improvements, subject to the following **two 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 all required permits from the Building Permits and Inspections Division.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photograph of Site
Proposed Improvements
Application



Location Map DD21-02
121 North Chadbourne Street
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

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

Bening S 24.6' of Lot 4 and N 8' of Lot 3, Block 1, Schwartz-Mosbacher Subdivision





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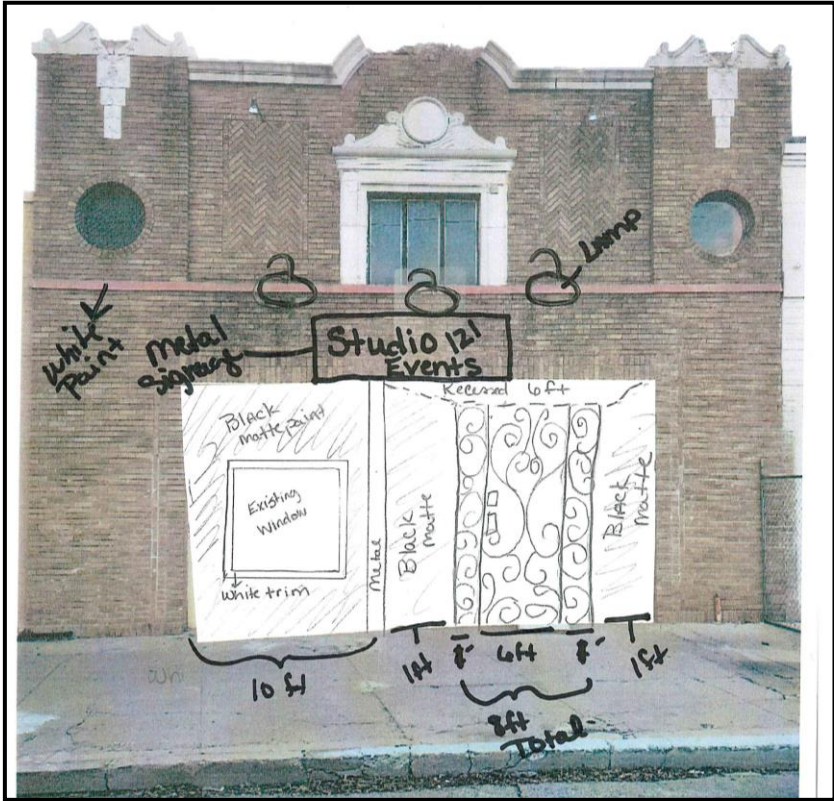
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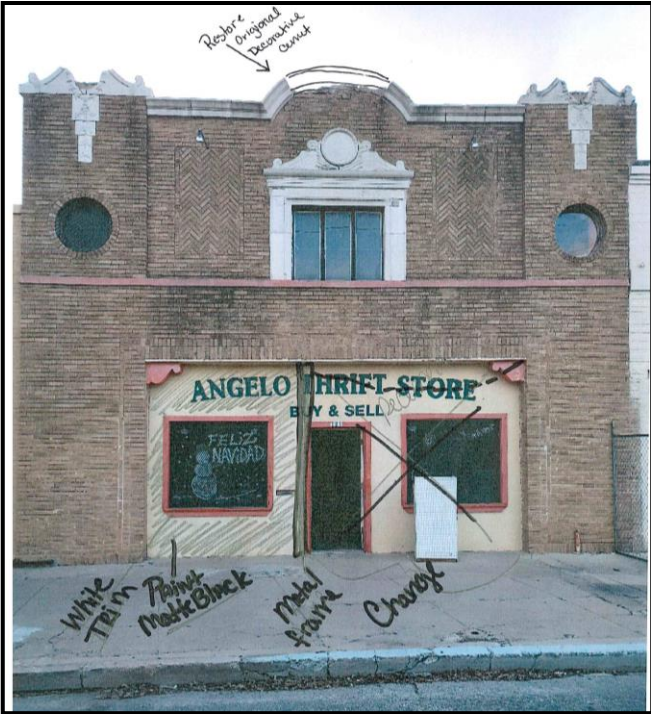
Photo of Site



Proposed elevations



Proposed elevations



Proposed door



Sample sign



Sample lamp

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): Melissa Minton, Jarrod Minton
 Owner Representative (Notarized Affidavit Required)

Mailing Address: PO Box 187 Water Valley TX 76958
City State Zip Code

Contact Phone Number: 325-939-1113
 Contact E-mail Address: Jarrod418@gmail.com

Subject Property Address: 121 N. Chadbourne San Angelo TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com): BLK:1, Subd: SCHWARTZ - MOSBACKER S/D, 524.66 Ft of Lot 4 + NB Ft of 3

Zoning: _____

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 would like to powerwash the brick and restore top decorative cement to original form. As shown in Pictures we will divide existing entrance with metal framing. The existing window will have white trim with matte black painted around it. The right side per code must be recessed 2 ft where we will allow for a glass door with decorative metal. Door is 8' wide with 1 ft framing around it that will also be matte black. Door will open towards street (Chadbourne)

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: We would like to paint top trim white, Add 3 light fixtures to illuminate metal signage. We would like signage to be metal sheet w/ Studio 121 Events cut out. The lamps will be matte black also cut out light to signage. The sign will be 3'x7'

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.

Melissa Minton
Signature of licensee or authorized representative

2/12/2021
Date

MELISSA MINTON
Printed name of licensee or authorized representative

Studio 121 Events
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: ____/____/____