


**DESIGN AND HISTORIC REVIEW COMMISSION – April 15, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Review		DD21-02: 121 North Chadbourne Street	
SYNOPSIS:			
<p>This case was tabled at the March 18, 2021 meeting, requesting more specific details regarding the exterior remodel and new sign. 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, a new 16-square foot sign, and repairs to the roof's decorative crowning, located at 121 North Chadbourne Street. Based on the discussion at the last meeting, the applicants have modified their proposal by centering the door, keeping both windows, not installing lamp lights and redesigned the new sign.</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 three 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 windows will remain. The door will be replaced with a decorative metal door. The area around the windows will be painted black (which will be BEHR ECC-10-2, Jet Black), with white trim (being BEHR HDC-MD-06, Nano White), around the window. The applicant is also proposing a new sign that is 4'x4' internally illuminate sign with the words "Studio 121 Events" on the sign. The applicant also proposes to paint the horizontal cornice white, also the Nano White, to break up the visual appearance of the building and to repair the roof's decorative crowning. The applicant is also proposing to repair the ornamental cornice at the roof of the building that is damaged.

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 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 area around the windows will match the color of the door. This door will provide pedestrians a with defined business entrance.

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 windows will remain and will be transparent. The only change to that windows will be that they will painted black (Jet Black) around the windows and the trim will be painted white (Nano White). The existing windows 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

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 4’x4’ that will be an internally illuminated sign with the words “Studio 121 Events”. Per the RCDMP, “A sense of entry should be incorporated within the development, by using signage and landscaping.” The new sign will allow the public to understand the use contained within the building and drawing attention to the entry.

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 **three 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. All glass within the windows and doors shall be transparent.
3. 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





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



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



Photo of Site



Proposed elevations



Proposed elevations



BEHR Premium



BEHR ECC-10-2, Jet Black



HDC-MD-06, Nano White

Proposed sign



4'x4' internally illuminated sign

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: ____/____/____

**DESIGN AND HISTORIC REVIEW COMMISSION – April 15, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Review		DD21-04: South Chadbourne Street, at the intersection with West Concho Avenue	
SYNOPSIS:			
The applicant has submitted an application for a Downtown District Overlay approval for a new Washington Four Dial Street Clock, located in the public right-of-way at northwest corner of South Chadbourne Street and West Concho Avenue.			
LOCATION:		LEGAL DESCRIPTION:	
South Chadbourne Street with the intersection of West Concho Avenue		Being in the public ROW at the northwest corner of South Chadbourne Street and West Concho Avenue	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	N/A
THOROUGHFARE PLAN:			
<p>South Chadbourne Street – Urban Arterial Street, 80’ ROW required (100’ existing), 64’ pavement required (70’ with 15’ sidewalk on both sides provided)</p> <p>West Concho Avenue – Parkway, 50’ ROW required (100’ Existing), 40’ pavement required (70’ provided)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case DD21-04 for the new clock, subject to three conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Owner: Addison Lee Pfluger			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			

Additional Information: This proposal is a Washington Four Dial Street Clock that will be placed in the right-of-way near the intersection of South Chadbourne Street and West Concho Avenue. This proposed clock is 16’7” tall. The four face design lends itself to multiple vantage points and the header plaques showing “TOWN SQUARE” makes great signage. The post is aluminum with a 36” translucent acrylic dials backlighted with LEDs. *The specific color of the post has yet to be determined. The applicant’s plan is for a dark finish such as dark bronze, matte black, or forest green with special consideration given to matching the other installations, e.g., street lights, traffic lights, and benches installed at that intersection.*

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 redevelopment and renewal 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 Clock

The RCMDP states that as “San Angelo consistently strives to make the River Corridor more beautiful, we can build something that adds dollar value to the whole community as well as to each specific development project.” The placement of this clock is within the heart of Downtown. It is also located within the current Chadbourne Street upgrade/reconstruction project. The new clock will enrich not only this specific location, but will give decorative enhancement to this entire area. This will be welcoming to both visitors and citizens of San Angelo.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD21-04 for all proposed improvements, subject to the following **three conditions of approval:**

1. The colors, dimensions, and materials of the clock 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. Allowing the Director to approve the chosen

color of finish of dark bronze, matte black, or forest green based on consistency with design elements of the Chadbourne Street improvement project.

2. Improvements in the right-of-way shall receive approval from City Council, where required.
3. The applicant shall obtain all required permits from the Building Permits and Inspections Division.

Attachments:

Aerial Map

Future Land Use Map

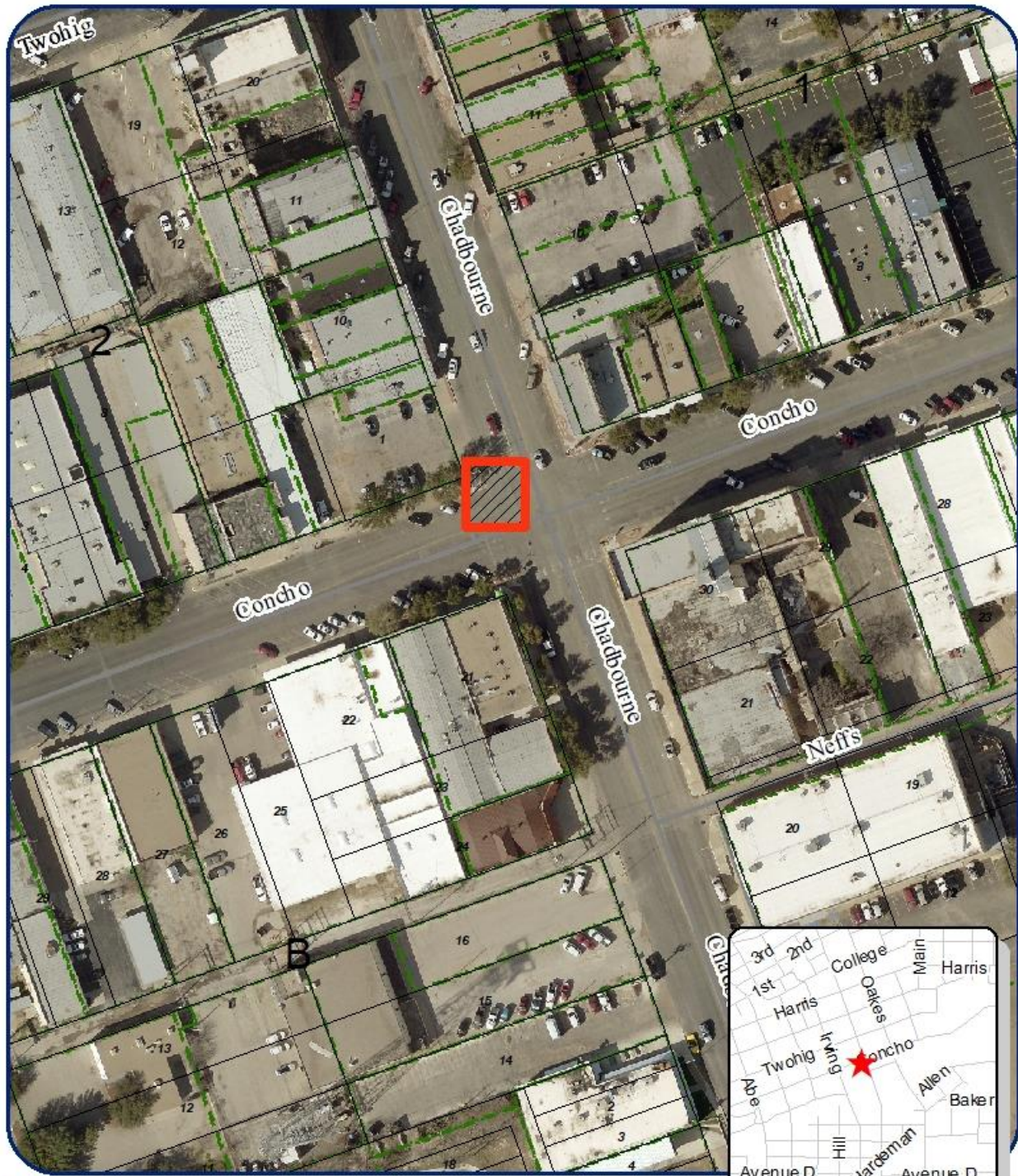
Zoning Map

Photograph of Site

Proposed Clock

Color Chart

Application



Location Map DD21-04


Washington Four Dial Street Clock

Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

Legend

Subject Properties: 

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**



Being at the northwest corner of South Chadbourne Street and West Concho Avenue in the public right-of-way



Location Map DD21-04


Washington Four Dial Street Clock

Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 100 ft

Legend

Subject Properties: 

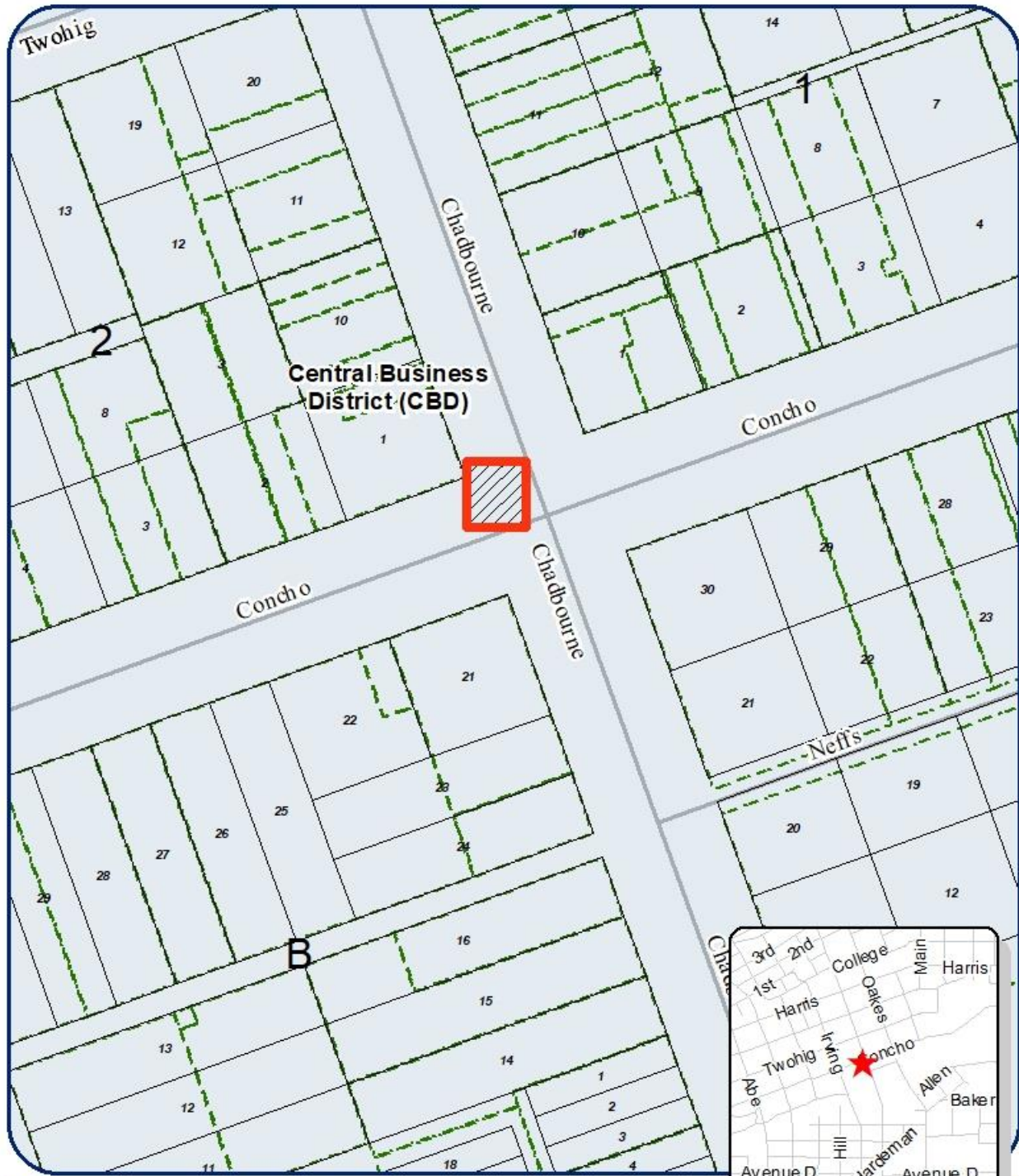
Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**



Being at the northwest corner of South Chadbourne Street and West Concho Avenue in the public right-of-way




Location Map DD21-04

Washington Four Dial Street Clock

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

Legend

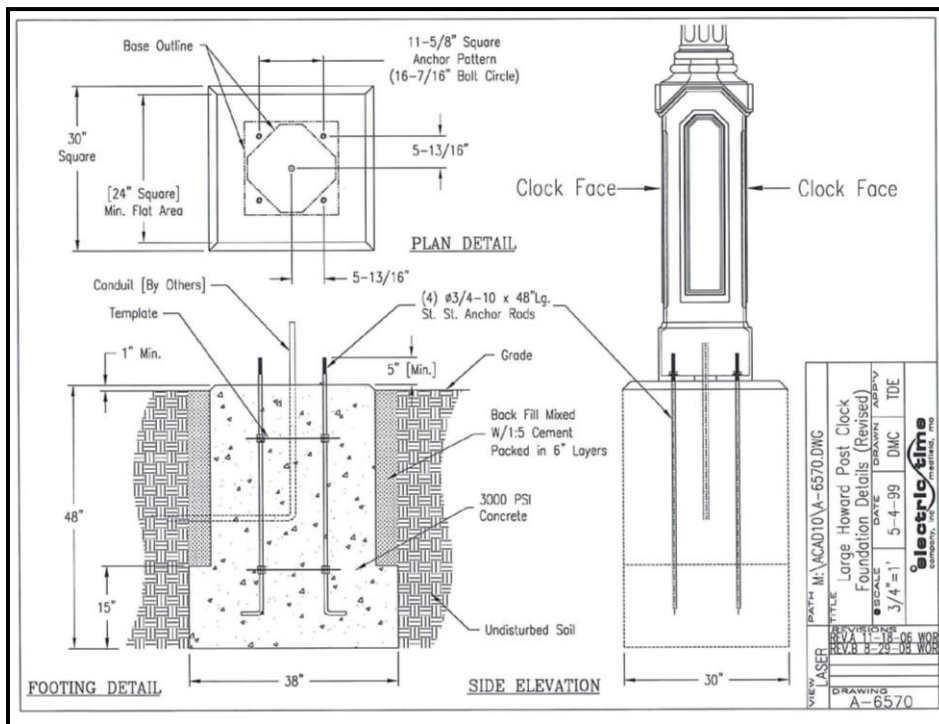
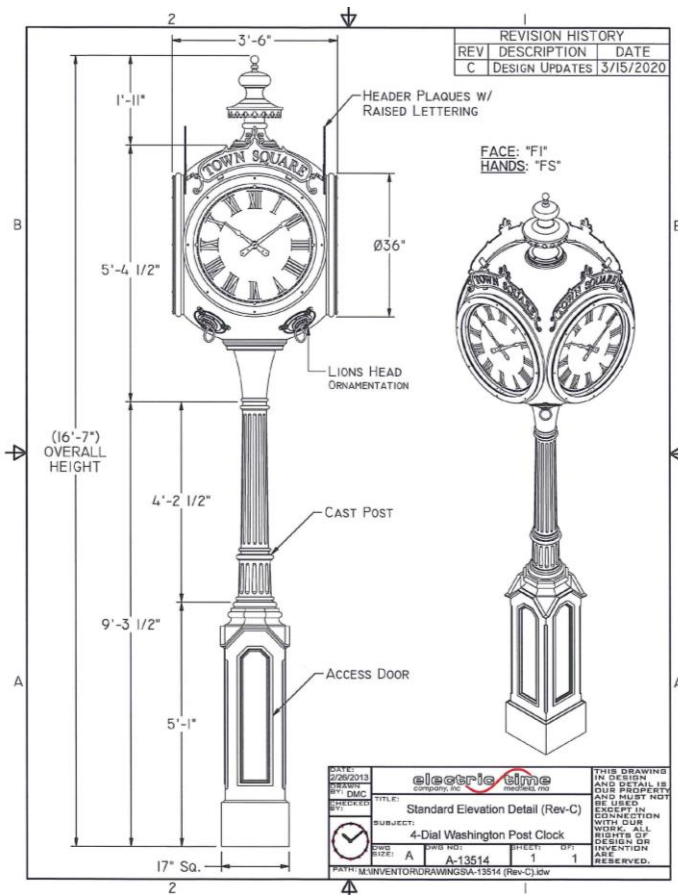
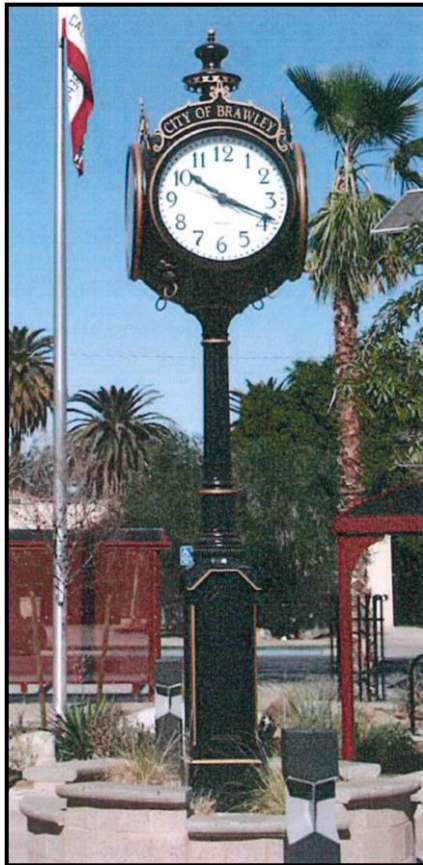
Subject Properties:	
Current Zoning:	CBD
Requested Zoning Change:	N/A
Vision:	Downtown



Being at the northwest corner of South Chadbourne Street and West Concho Avenue in the public right-of-way

Photo of Site





www.electrictime.com

LG4WAS REV 4/2019

LARGE WASHINGTON FOUR DIAL DESIGN


LARGE WASHINGTON FOUR DIAL STREET CLOCK 16' 7" (505CM) HEIGHT (PSTCLK-LG4WASHINGTON)

Electric Time Company's Large Four Dial Washington Street Clock is the perfect decorative clock to enhance a public park, transportation center or University. The four face design lends itself to multiple vantage points and the header plaques make great signage. The design is customizable with your choice of colors, dial markings, hands, lettering and accents.

FEATURES

- Aluminum Post, Saddle & Header Plaques
- Nominal 36" Dial
- Automatic 99B-MI Control
- GPS satellite synchronization
- Style "MI" Clock Movements made by Electric Time
- Translucent Acrylic Dials backlit with LEDs
- Clear Tempered Glass Crystals
- Photocell Controlled Lighting
- Aluminum Header Plaques with raised 3/16" thick aluminum lettering - not vinyl
- UL & CUL Listed
- Weatherproof
- Wide Range of Dial Markings and Hand Designs
- Acid etched primer with Polyurethane top coat. Finish system tested and passed UV and Salt Spray ASTM test
- Wide Range of colors including Forest Green and Black
- Gold Highlighting
- Stainless Steel Anchor Rods with Templates included
- 3 Year Warranty
- 80 Years Serviceability

SPECIFICATIONS

- "Green" Lighting
- Standard Power Requirements 115VAC/60HZ
- 240 VAC/50HZ on request
- 



City of Brawley, Brawley, CA

OPTIONS

- Custom Color Match
 - Fake Finishes
- Gold Leaf Highlighting
- Custom Dial Graphics and Logos
 - Local Installation and Service
 - Polycarbonate Crystals
- Aluminum Saddle Plaques with raised 3/16" thick aluminum lettering - not vinyl
 - Cast Bronze Plaques

REFERENCE

- Drawing A-13514 Rev C Elevation
- Drawing A-6570 Foundation

 electric time company, inc.

97 West Street, Medfield, MA, USA 02052 p: 508.359.4396 508.359.4482
 e: sales@electrictime.com 1.800.531.2562 (USA and Canada only)

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Electric Time Company



Data Sheet 467D

97 West Street, Medfield, MA 02052

p: 508.359.4396 f: 508.359.4482

www.electrictime.com

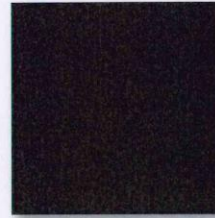
Available Finishes



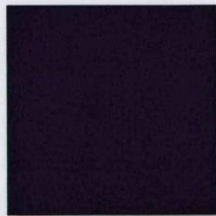
Medium Bronze
(#312)



Off-White



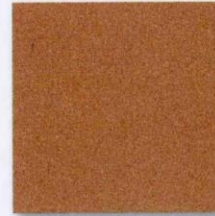
Dark Bronze
(#313)



Matte Black



Satin Aluminum



Gold



Forest Green



Bright White



Red



Blue

For additional cost we can offer: Verde Green, Copper Patina, Gold Leaf, and brushed, circle-line or polished finishes over the base material. If you have a special finish not listed here please contact the factory.

NOTE: Specifications subject to change without notice.

© 11/2018

Designing Time®

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 addition of the Classic Street Clock in downtown will enhance the Historic atmosphere of San Angelo's Historic City Center

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.

Addison Lee Pflugger
Signature of licensee or authorized representative

6 April 2021
Date

Addison Lee Pflugger
Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

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

Verified Complete Verified Incomplete

Case No.: RCC _____ -- _____ Related Case No.: _____ -- _____ Date Related case will be heard: 4-15-21

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

Reviewed/Accepted by: _____ Date: 4 / 6 / 21

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.

Addeison Lee Buegu
Applicant

6 April 2021
Date