


**DESIGN AND HISTORIC REVIEW COMMISSION – May 20, 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 and at the April 15, 2021 meeting, requesting more specific details regarding the exterior remodel and new sign. The applicant has submitted an amended application for a Downtown District Overlay approval for new building façade improvements on the subject property. This proposal has the door being recessed into the building directly centered under the decorative medallion on the building. The interior of the recessed area will be a light taupe color. There will be a recessed light and the six foot door will be the center of the entrance. A new 16-square foot sign, will be centered under the building medallion and the single trim line will be painted the taupe color also. The window frames will be painted a matte black. New proposal on page 4 and 5.</p>			
LOCATION:		LEGAL DESCRIPTION:	
121 North Chadbourne Street		Being S24.6' of Lot 4 & N8' of Lot 3, Block 1, Schwartz-Mosbacker 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**:

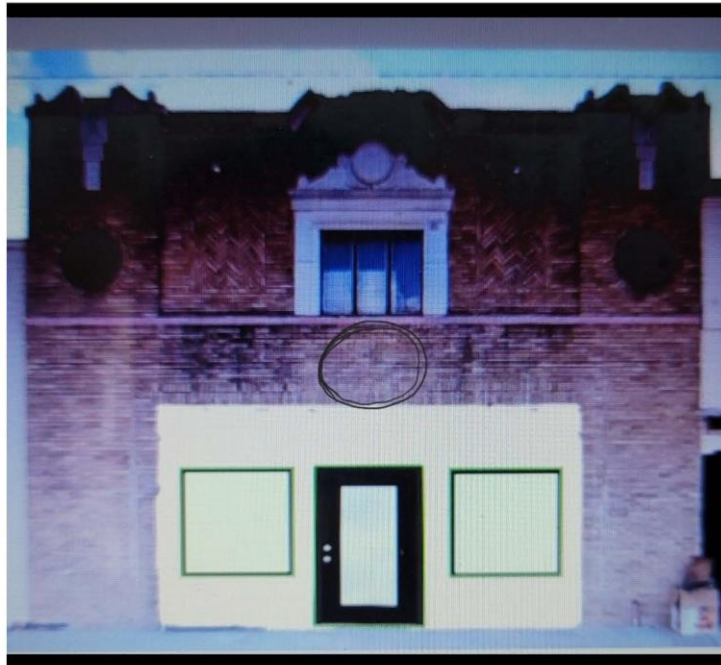
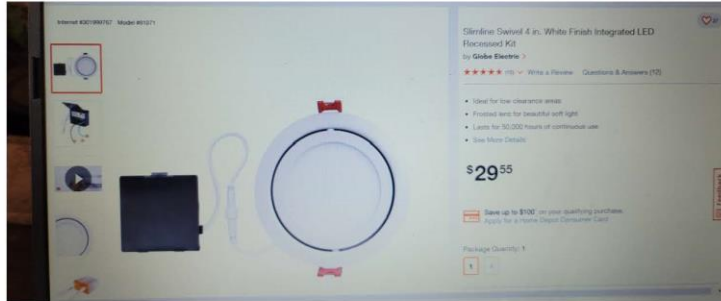
1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. All glass within the windows and doors shall be transparent.
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

↩ Reply ▾ 🗑 Delete 🚫 Junk 🚫 Block ⋮

Re: Studio 121 Events



We propose to center the decorative door (dimensions 6ft wide x 8ft tall) to be recessed 6ft into the building. This will allow for a 2ft clearance above the door. The walls on either side shall be composed of 2x4 with sheetrock then covered in stucco. The stucco will be painted a Tavern Taupe color to match the swatch provided. There will be an entryway light above the recessed door in the ceiling also provided. The door shall open outward into the street per fire code. The windows shall remain where they are and trim shall be painted a matte black. The proposed sign for the building shall be 4'x4' and shall be centered beneath the top windows and above the recessed door. The exterior remaining surrounding windows and doors shall all be covered in a fresh coat of stucco in Tavern Taupe color swatch to even up the outside of the building.

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary,

We propose to center the decorative door (dimensions 6ft wide x 8ft tall) to be recessed 6ft into the building. This will allow for a 2ft clearance above the door. The walls on either side shall be composed of 2x4 with sheetrock then covered in stucco. The stucco will be painted a Tavern Taupe color to match the swatch provided. There will be an entryway light above the recessed door in the ceiling also provided. The door shall open outward into the street per fire code. The windows shall remain where they are and trim shall be painted a matte black. The proposed sign for the building shall be 4'x4' and shall be centered beneath the top windows and above the recessed door. The exterior remaining surrounding windows and doors shall all be covered in a fresh coat of stucco in Tavern Taupe color swatch to even up the outside of the building.



Sign will be 4ft. X 4ft.



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**

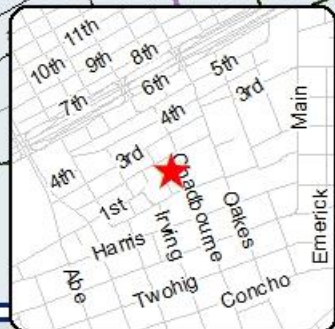


Bening S 24.6' of Lot 4 and N 8' of Lot 3, Block 1, Schwartz-Mosbacher Subdivision



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 left 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 – May 20, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC19-17 Amendment: 16 East Beauregard Avenue (Peaceful Office Properties)	
SYNOPSIS:			
A request for approval of an amendment to RCC19-17 a new awning at 16 East Beauregard Avenue. This is part of an approved renovation project that consists of a new awning.			
LOCATION:		LEGAL DESCRIPTION:	
16 East Beauregard Avenue		Being S114.9 feet of Lot 25 & S114.9 feet of Lot 24, Block CC, San Angelo Catholic Block in San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.1 acre
THOROUGHFARE PLAN:			
<u>East Beauregard Avenue</u> – Major Urban Arterial – Required: 80’ right-of-way, 64’ pavement; Provided: 97’ right-of-way, 70’ pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC19-17 Amendment, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<u>Property Owner:</u> Peaceful Office Properties			
<u>Applicant:</u> Grey Estes			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information: The subject property is a professional office building. The proposed new awning will be metal and will span between the brick on each side of the windows. The original approved awning was a shed roofed shape with base bronze scroll support. The replacement awning will now be a flat roofed dark metal with a ribbed metal undercarriage supported by two diamond shaped metal fixtures with twisted metal line reaching from the diamond shaped fixtures to the center or corner of the flat awning structure in a triangle configuration. The lines are more classic and are appropriate to overall building age. The awning will span the door opening.

RCC19-17 Analysis:

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The new façade renovations need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that “ground level uses should be retail, entertainment, customer services, and other uses that generate activity. Large clear windows, prominent entryways, awnings and canopies should be used, where possible.” The new metal awning will promote increased activity through future business and increase the aesthetic appeal of the entry.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC19-17Amendment for the construction of a new awning within the River Corridor, **subject to three Conditions of Approval:**

1. The colors, dimensions, and materials of all signs 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 permit(s) from the Inspections & Permits Division for all proposed improvements as required.
3. Improvements projecting into the right of way shall receive an encroachment approval as required.

Attachments:

Aerial Map

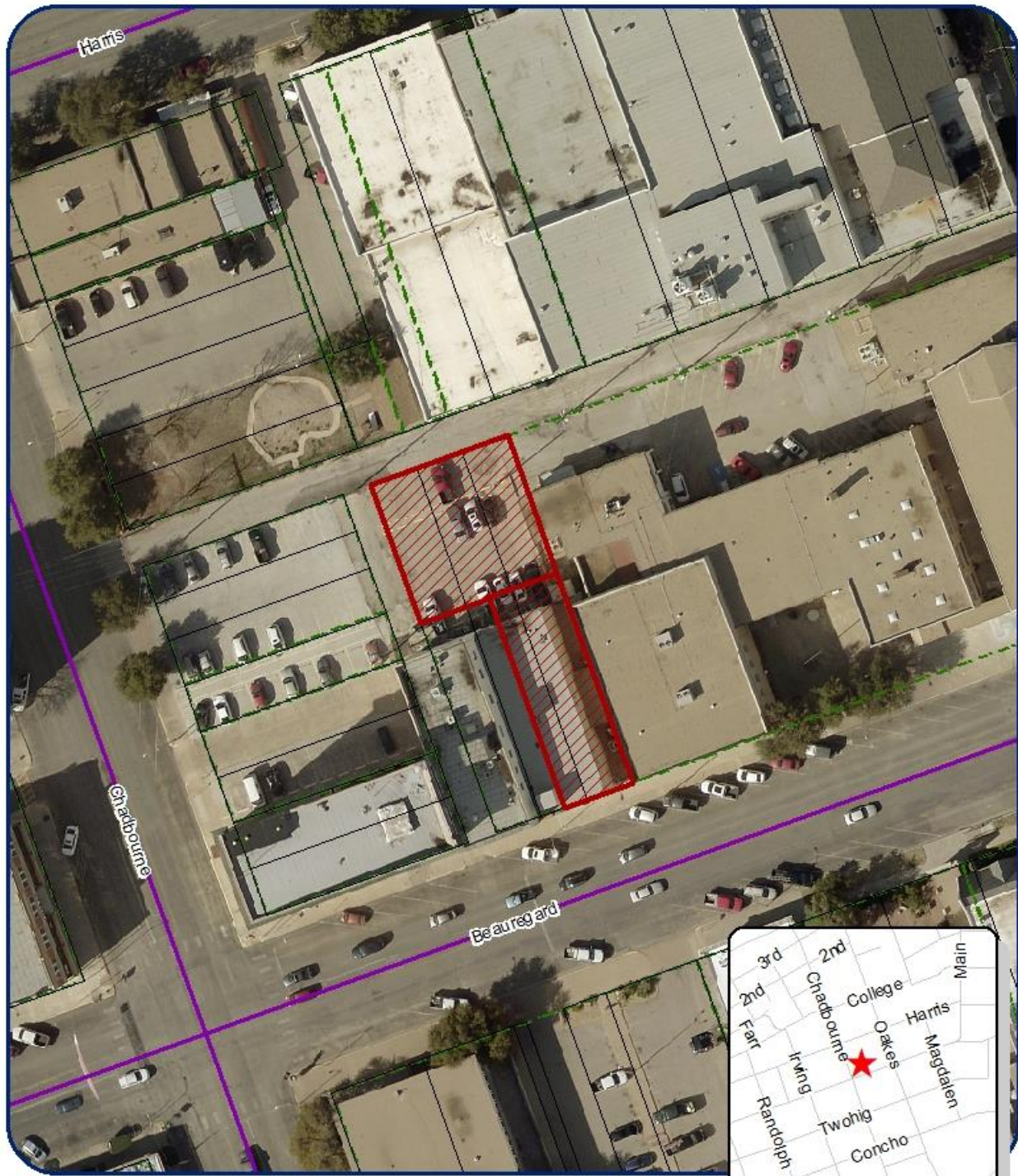
Future Land Use Map

Zoning Map

Photographs

Renderings of Proposed Awning

Application



Location Map RCC19-17 Amendment

16 East Beauregard Avenue


Council District 3 - Harry Thomas

Neighborhood: Downtown

Scale: 1" approx. = 65 ft

Being S114.9 feet of Lot 25 & S114.9 feet of Lot 24, Block CC, San Angelo Catholic Block in San Angelo, Tom Green County, Texas.

Legend

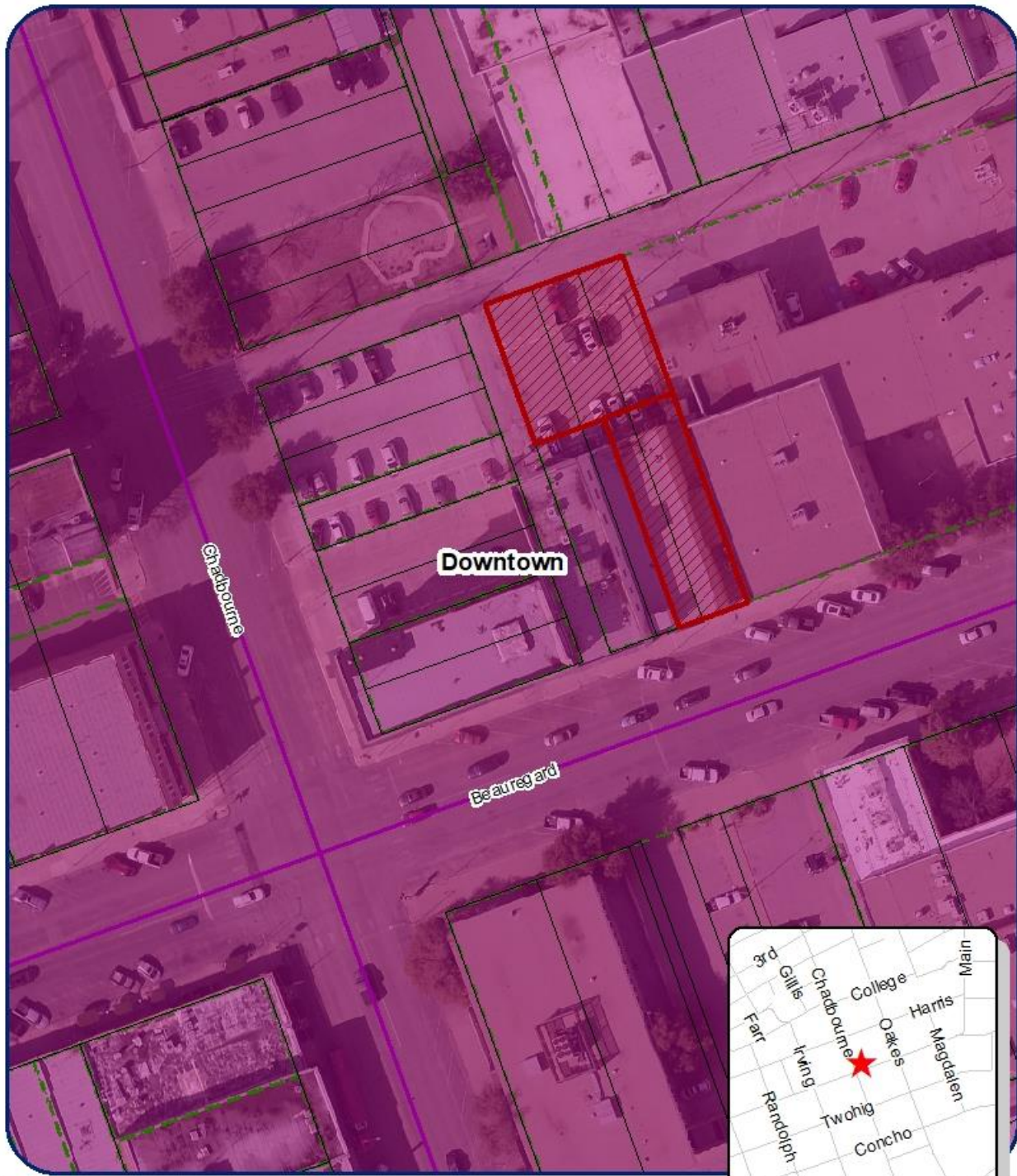
Subject Properties: 


Current Zoning: **CBD**



Requested Zoning Change: **DHRC**

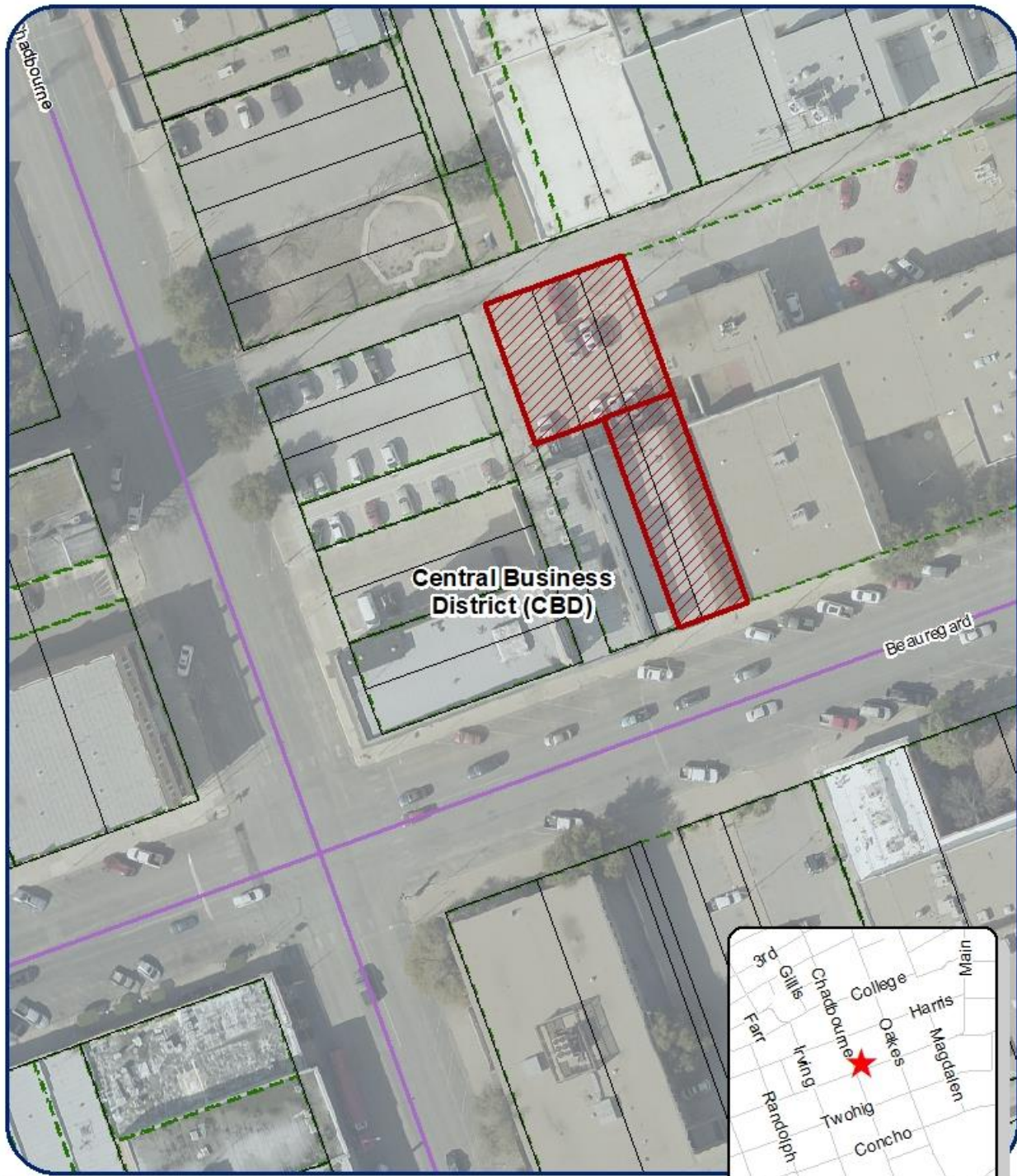
Vision: **Downtown**





Location Map RCC19-17 Amendment		Legend	
16 East Beauregard Avenue		Subject Properties: 	
Council District 3 - Harry Thomas		Current Zoning: CBD	
Neighborhood: Downtown		Requested Zoning Change: DHRC	
Scale: 1" approx. = 65 ft		Vision: Downtown	
Being S114.9 feet of Lot 25 & S114.9 feet of Lot 24, Block CC, San Angelo Catholic Block in San Angelo, Tom Green County, Texas.			





Location Map RCC19-17 Amendment

16 East Beauregard Avenue
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 65 ft
 Being S114.9 feet of Lot 25 & S114.9 feet of Lot 24, Block CC, San Angelo Catholic Block in San Angelo, Tom Green County, Texas.

Legend

Subject Properties:
 Current Zoning: **CBD**
 Requested Zoning Change: **DHRC**
 Vision: **Downtown**

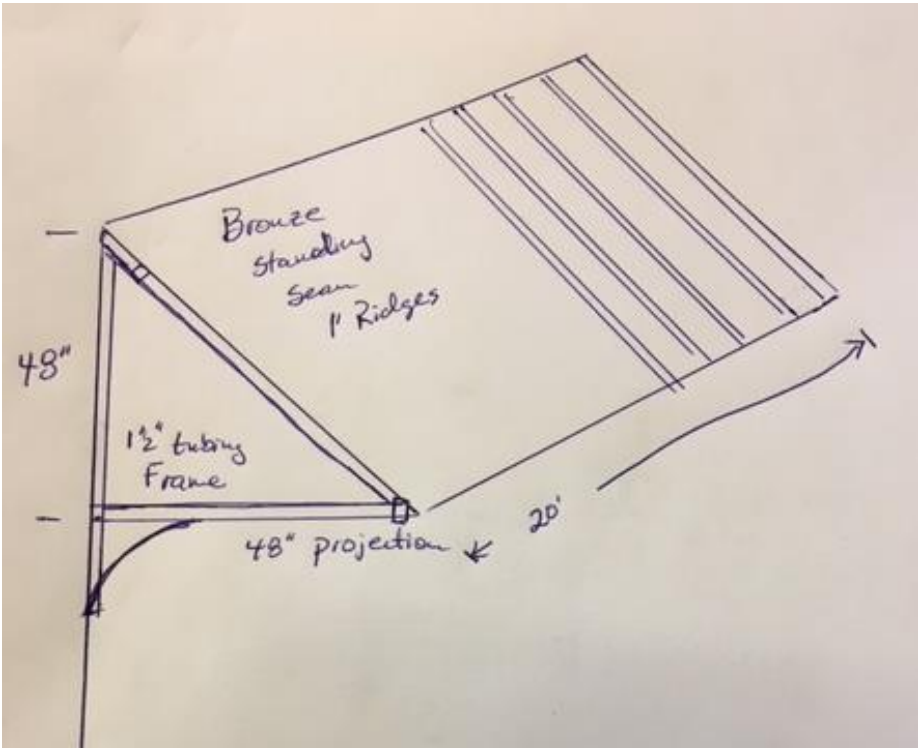
N




Front of Subject Property



Original Proposed Awning



Original example Awnings

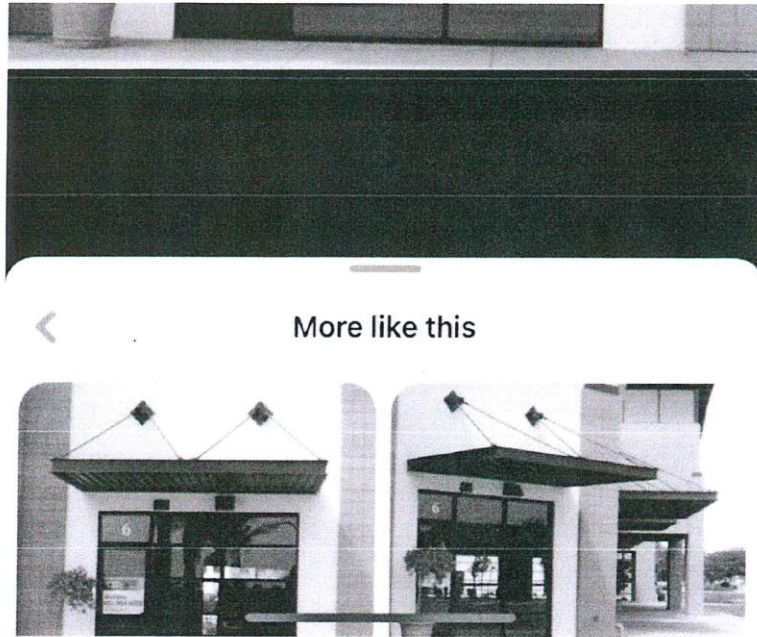


NEW REPLACEMENT PROPOSAL

From: dtounget@hotmail.com,
To: dtounget@verizon.net,
Subject: Awning
Date: Wed, Apr 21, 2021 12:11 pm
Attachments:

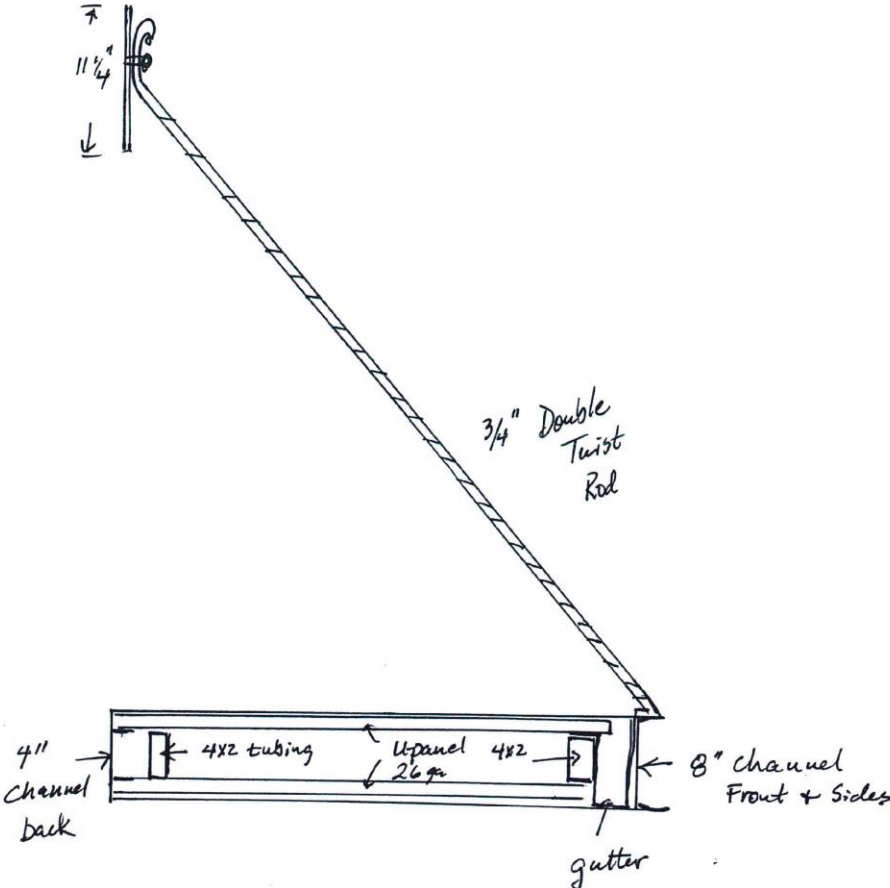


EXAMPLES OF PROPOSED NEW AWNING





Sent from my iPhone

DESIGN



Amendment to

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): <i>Peaceful Office Properties, LLC</i>					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Representative (Notarized Affidavit Required)					
Mailing Address		City	State	Zip Code	
<i>16 E. Beauregard Ave</i>		<i>San Angelo, TX</i>		<i>76903</i>	
Contact Phone Number		Contact E-mail Address			
<i>325-655-9060</i>		<i>Moneyma1@wcc.net</i>			
Subject Property Address		City	State	Zip Code	
<i>16 E. Beauregard Ave</i>		<i>San Angelo, TX</i>		<i>76903</i>	
Legal Description (can be found on property tax statement or at www.tcmgreencad.com)					
<i>San Angelo Catholic Block, Blk: CC, 5114.9 FT of Lot 25 & 5114.9 FT of Lot 24</i>					
<i>Acres: 0.899</i>					
Zoning: <i>CBD</i>					
Section 2: Site Specific Details					
Proposed Work:					
<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 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* <i>See ATTACHMENT A</i>					

Effective January 3, 2017

Section 2 continued: Site Specific Details

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: _____

SEE ATTACHMENT B

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.

Greg Estes
Signature of licensee or authorized representative

8/7/19
Date

Greg Estes
Printed name of licensee or authorized representative

Peaceful Office Properties
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 19 - ~~#017~~ Related Case No.: _____ Date Related case will be heard: 5/20

Nonrefundable fee: \$ 385.00 Receipt #: 342892 Date paid: 8/22/19

Reviewed/Accepted by: Shelly Roschal Date: ____/____/____

Attachment A

The plan for 16 E. Beauregard Ave is to spruce up the building's façade. The building is a Professional Office Building. Our plan is to replace the existing front doors with High Quality Commercial doors that are very attractive and durable. As well as replacing existing windows with a high quality Low E rated commercial windows. Also, there is weather rotted wood that needs to be replaced around windows. I am proposing to have windows installed on the 2nd floor above the existing windows as well the same size and shape as the windows on the first floor.

The building currently has painted brick on each side of the windows spanning up from the sidewalk to the roof. The paint is no longer attractive. I am proposing to have a stone coat applied to the facing. This would restore a masonry appearance to the building. The stucco above the doors is to be repainted a neutral type color that will accent the stone coat around it. There is a decorative stucco bump out above the door that we are proposing to make a rectangular shape by increasing the two lower sides equally to the height of the center level. This is the area the awning was attached to. The awning is also to be replaced as the canvas material was damaged in a storm. The proposed awning will be metal and will have a pitch. The proposed awning will span between the brick on each side of the windows.

It is my desire to improve the appearance of the building's façade at 16 E. Beauregard. Over the next several weeks before meeting with the committee I will be preparing sketches, photographs and color samples of selections too help portray the work to be done.

Attachment B

I believe that the improvements will enhance the appearance of the building and the appearance of our downtown. The current finishes are old and look tired. The proposed changes will be both aesthetically appealing and protect the building from weather. The type of doors and windows and paint are similar to many of the buildings that have been worked on over the past few years.

**DESIGN AND HISTORIC REVIEW COMMISSION – May 20, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA21-02: 3 S. Randolph Street	
SYNOPSIS:			
<p>The applicant, Emmanuel Episcopal Church, requires this Certificate of Appropriateness to replace their existing DaVinci slate tile roof with the same like material due to hail damage. The original church was built in 1929 and received historic designation in the National Register of Historic Places on November 25, 1988, and is also identified as a City historic overlay property. The National Register identifies the original roof as a flat tile roof, and photographs going back to 1988 identify the same slate material as what the applicant is proposing to replace. A new education wing was added in 2002 with the same roof tile. No other changes are being requested at this time.</p>			
LOCATION:		LEGAL DESCRIPTION:	
3 S. Randolph Street; generally located southwest of W. Harris Avenue and S. Randolph St.		Being Lots 14-20 in Block 17 of the San Angelo Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Downtown	1.54 ac.
THOROUGHFARE PLAN:			
<p>W. Harris Ave. – Urban Arterial Street (100’ right-of-way, 70’ paving with a 5’ sidewalk) S. Randolph St. – Urban Arterial Street (100’ right-of-way, 70’ paving with a 5’ sidewalk)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CA21-02, subject to two (2) Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner and Petitioner: Emmanuel Episcopal Church, Jesse E. Stanford, Junior Warden			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

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.** The proposed DaVinci slate tile is identical to the tile prior to hail damage, and closely mirrors the photos taken in 1988 when the church was historically designated. No other alterations are taking place to the building.
2. **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.** The original qualities of the building will not be 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 new roofing will match the existing roofing, a “like-for-like” replacement.
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 roof material which is identical to the previous roof material, closely resembles the original material shown in the attached photos.
5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.** The church had no choice but to replace the existing roof damaged by inclement weather. No other portions of the building will be changed or replaced.
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.** Staff believes that the new roof closely matches the original, and is identical to the most recent roofing.

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 this building.
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.** There are no contemporary alterations to the church roof. The roof reflects historic precedent.
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 essential form and integrity of the building would remain intact if the roof was removed or replaced again.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** CA21-02, **subject to the following two (2) Conditions of Approval:**

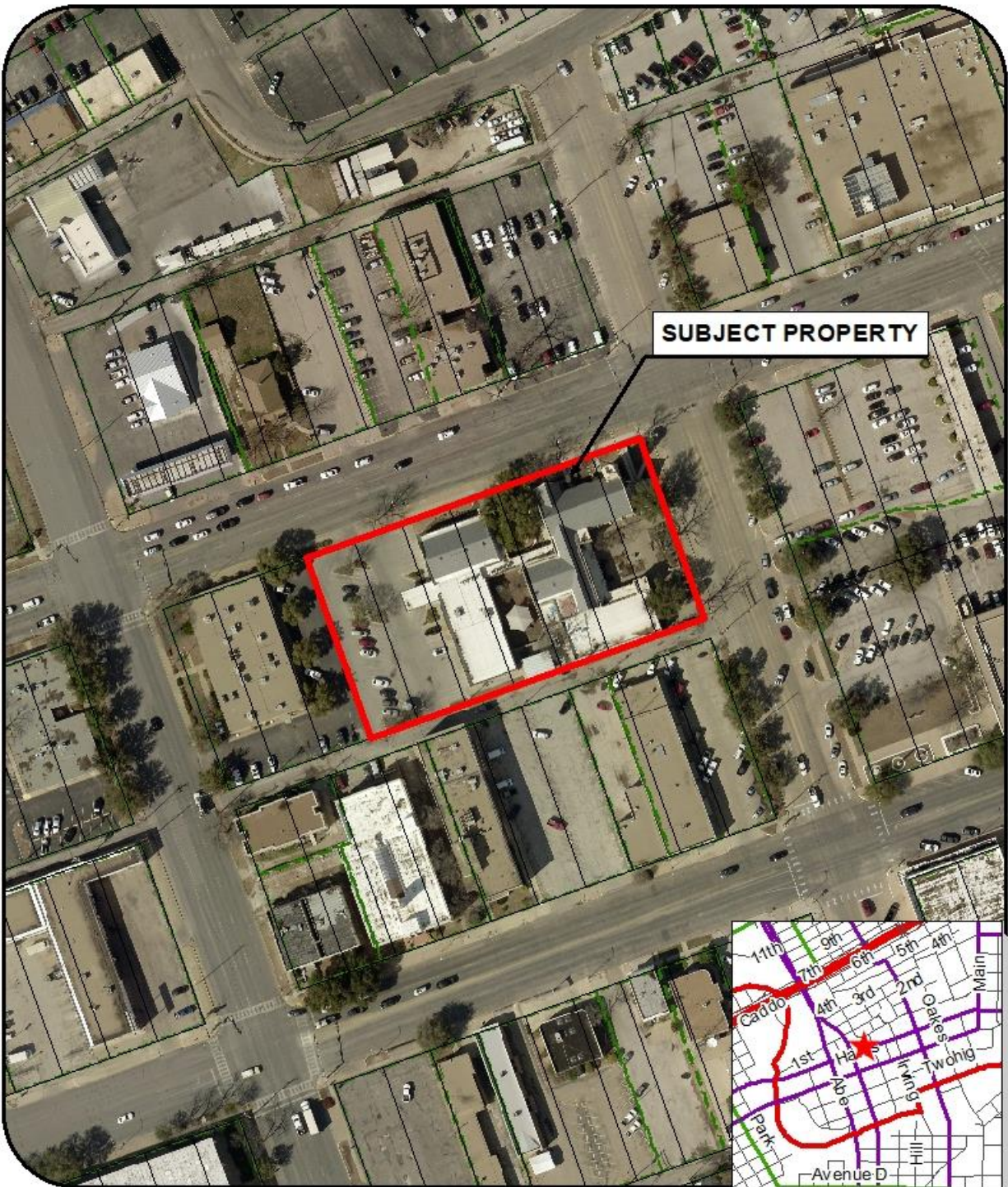
1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission.
2. The applicant shall contact the Permits and Inspections Division and register their roofing contractor.

Note:

1. Roof installation should meet all manufacturing specifications.

Attachments:

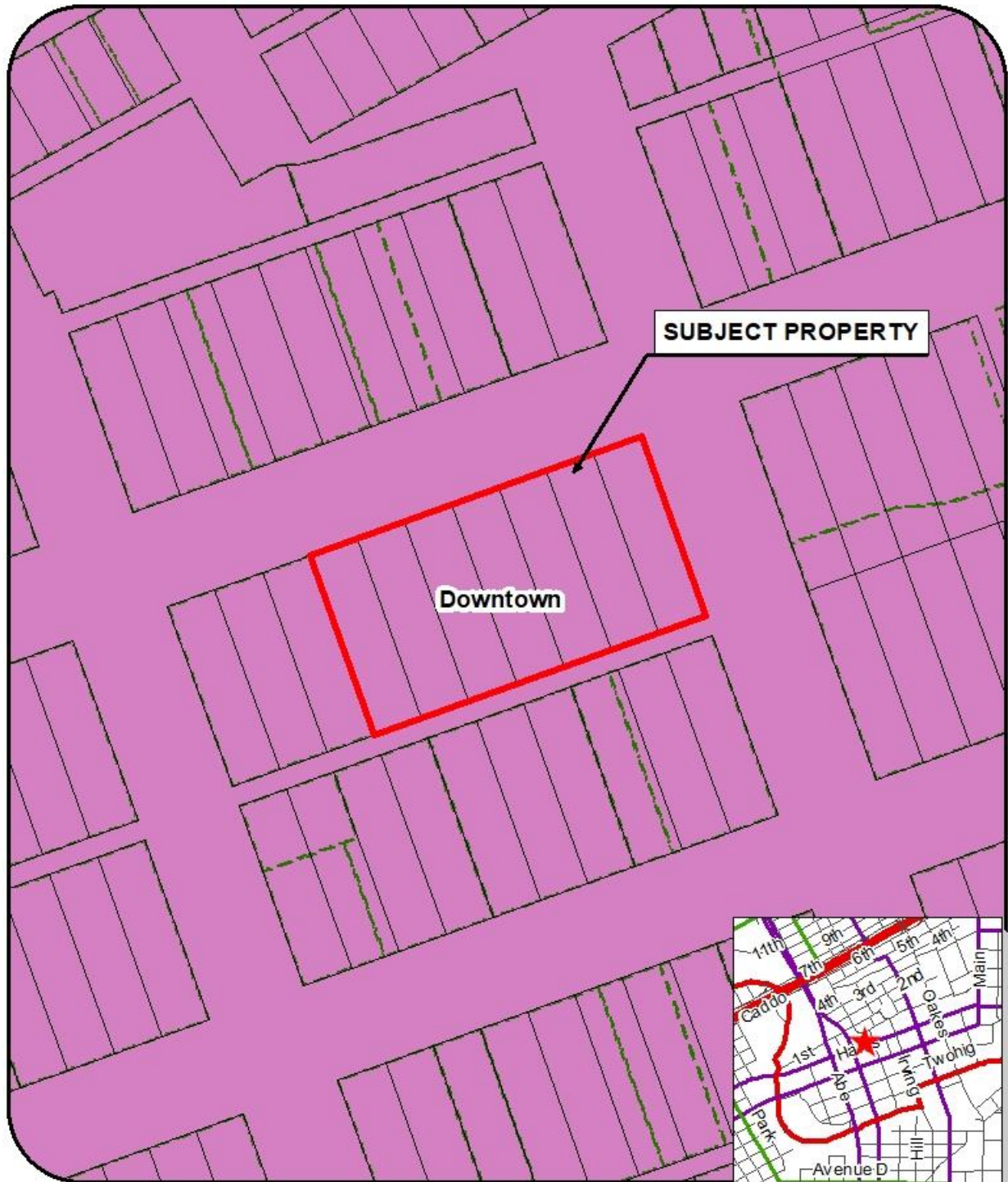
Aerial Map
Future Land Use Map
Zoning Map
Current Photos with Tile Sample (2021)
National Historic Registry Photos and Info (1988)
Application






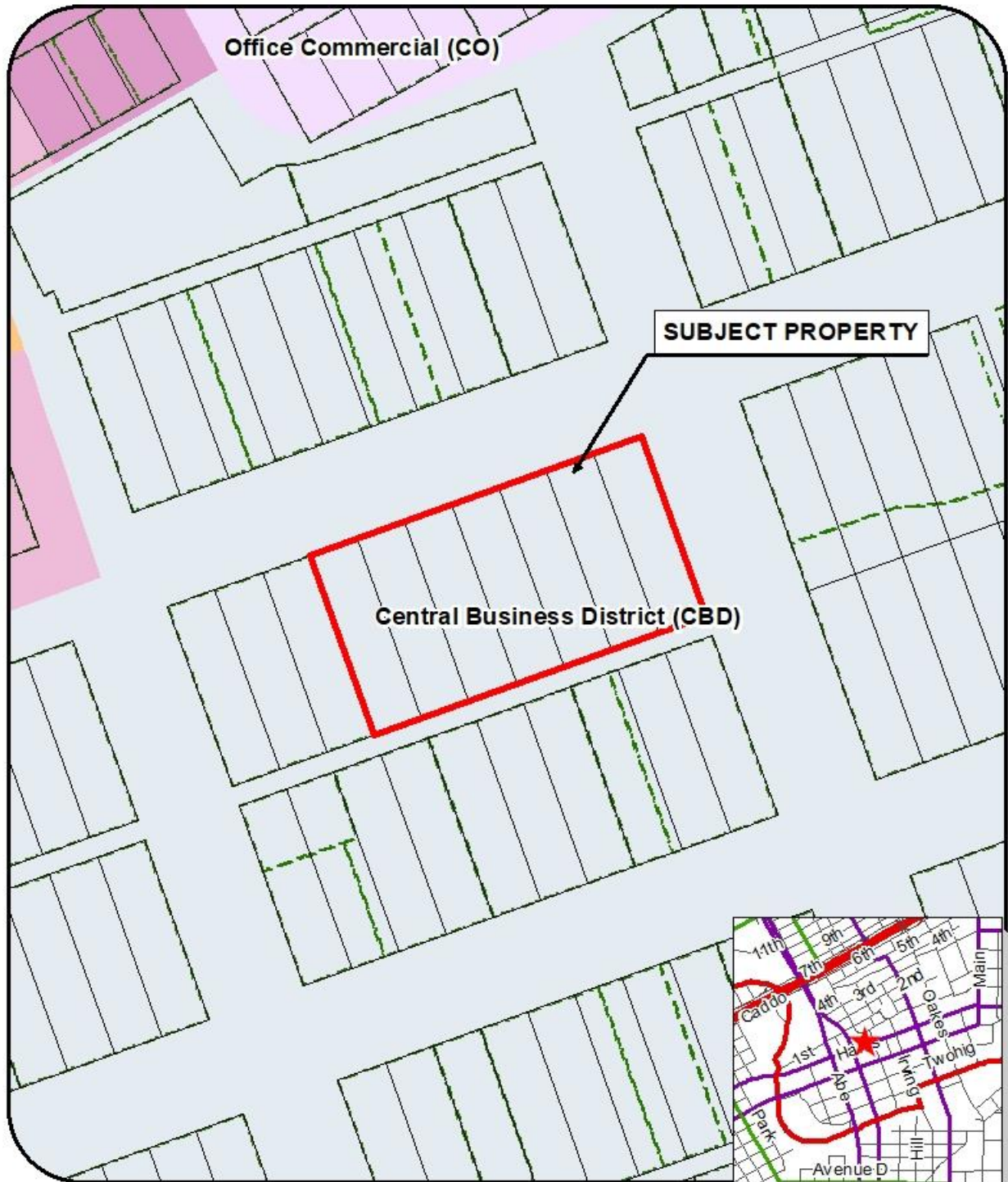
Certificate of Appropriateness
CA21-02: 3 S. Randolph St.
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
Subject Property: 3 S. Randolph St.

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








Certificate of Appropriateness CA21-02: 3 S. Randolph St. Council District: Harry Thomas (SMD#3) Neighborhood: Downtown Scale: 1" approx. = 125 ft Subject Property: 3 S. Randolph St.	Legend: Subject Properties:  Current Zoning: CBD Requested Zoning: N/A Vision: Downtown	 
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Certificate of Appropriateness
CA21-02: 3 S. Randolph St.
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
Subject Property: 3 S. Randolph St.

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

Looking north at church



Looking south at church



Looking north at education building



Looking east at church



DaVinci slate roof tile sample



National Historic Registry Photos (1988)



NPS Form 10-900-a
(3-82)

OMB NO. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

OCT 11 1989

date entered

Continuation sheet

Item number all

Page 50

SITE NO. 48

NAME Emmanuel Episcopal Church
ADDRESS 3 South Randolph

COUNTY Tom Green
CITY San Angelo
UTM 14/363120/3481540
BLOCK/LOT 17/lots 18-20
Original Town

ARCHITECT: John G. Becker
BUILDER: H.F. Templeton

OWNER Emmanuel Episcopal Church
3 South Randolph
San Angelo, TX 76903

DATE: 1929
STYLE: Eclectic/Modern Gothic

DESCRIPTION

Well-detailed quarry-faced, ashlar stone church with cruciform plan and stepped corner tower near a narrow narthex flanked by buttresses. The steeply pitched roof has flat tile roof material and parapeted stone gables, each topped by a cross. The Gothic arched entry is cast stone with a stained glass rose window above. The lancet windows in the nave, tower, and gable ends are all finely crafted and stained glass. In the late 1950, a sympathetic education wing was built featuring stone walls, gable roof with gable parapet, a crenellated loggia with buttressed walls and Gothic arches. Later this was enlarged, again sympathically, with a flat-roofed structure terminated by a short corner tower.

Physical condition very good Site: original
Alterations sympathetic additions moved ___ date

SIGNIFICANCE

The Episcopal Church first established a congregation in San Angelo in 1885-87 and in 1929 built this building for \$49,500 designed by architect John G. Becker. Becker's design was chosen over one submitted by El Paso architect Henry Trost, whose proposal drawings exist in El Paso. This structure used stone salvaged from the 1885 Tom Green County courthouse demolished in 1927. The courthouse bell was donated to the church as well. This church is an exceptional eclectic example and has retained its integrity. Because of the sympathetic nature of the additions, the entire complex is nominated.

Area of Significance architecture Level of Significance local

DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER

ACREAGE/BOUNDARY DESCRIPTION less than one acre

BIBLIOGRAPHY Historic Inventory of San Angelo, Texas Tech University
Texas General Contractors Monthly Bulletin, March 1929

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): EMMANUEL EPISCOPAL CHURCH
 Owner Representative (Notarized Affidavit Required)

3 SOUTH RANDOLPH SAN ANGELO TEXAS 76903
Mailing Address City State Zip Code

(325) 234-9064 j.g.stanford@wcc.net
Contact Phone Number Contact E-mail Address

3 SOUTH RANDOLPH SAN ANGELO TEXAS 76903
Subject Property Address City State Zip Code

LOT 14 - 20 BLK 17 SUBDIVISION SAN ANGELO ADDITION
Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: _____

Section 2: Site Specific Details

Proposed Work:

- Construction of a new building in the Historic Overlay (HO) zoning district.
 - Addition to or expansion of an existing building.
 - Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
 - Relocation of an existing building to or from any property in any HO zoning district.
 - Demolition of a landmark or any building on any property within a HO zoning district.
- Specific details of request: REPLACING ROOF WITH SAME EXISTING MATERIAL

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: _____
DAMAGE DUE TO HAIL DAMAGE

- Does the proposed work comply with the following (check all that apply):
- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
 - The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
 - All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Effective January 3, 2017

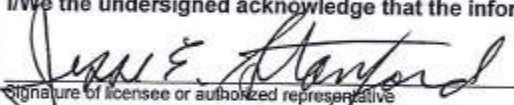
Section 2 Continued: Site Specific Details

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Section 3: Applicant(s) Acknowledgement

Certificate of Appropriateness may only be approved by the DHRC. Appeals may be directed to City Council.

I/We the undersigned acknowledge that the information provided above is true and correct.


Signature of licensee or authorized representative

5/4/2021
Date

JESSE E. STANFORD, JUNIOR WARDEN
Printed name of licensee or authorized representative

EMMANUEL EPISCOPAL 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

5-20-21

Case No.: CA 21 - 02 Original HO Case No.: _____

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: 5, 4, 21

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