


**DESIGN AND HISTORIC REVIEW COMMISSION – July 1, 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 is almost complete.			
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 powder coated metal and will span between the brick columns on each side of the windows. The original approved awning had 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 rope 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 the overall building age. The awning will be 20 feet in length and 4 feet wide and will almost cover the front window array and span the door opening. There should be about a foot on either side of the awning between the brick decorative areas and the start of the awning. The awning will be 4 inches thick between the top plate and the bottom plate. The awning will be 9 feet 1 inch above the sidewalk and about 12 inches above the entry window grouping.

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 are 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. It will also provide shade in the early morning and protection from rain when that occurs.

Recommendation:

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

1. The colors, dimensions, and materials of all items 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

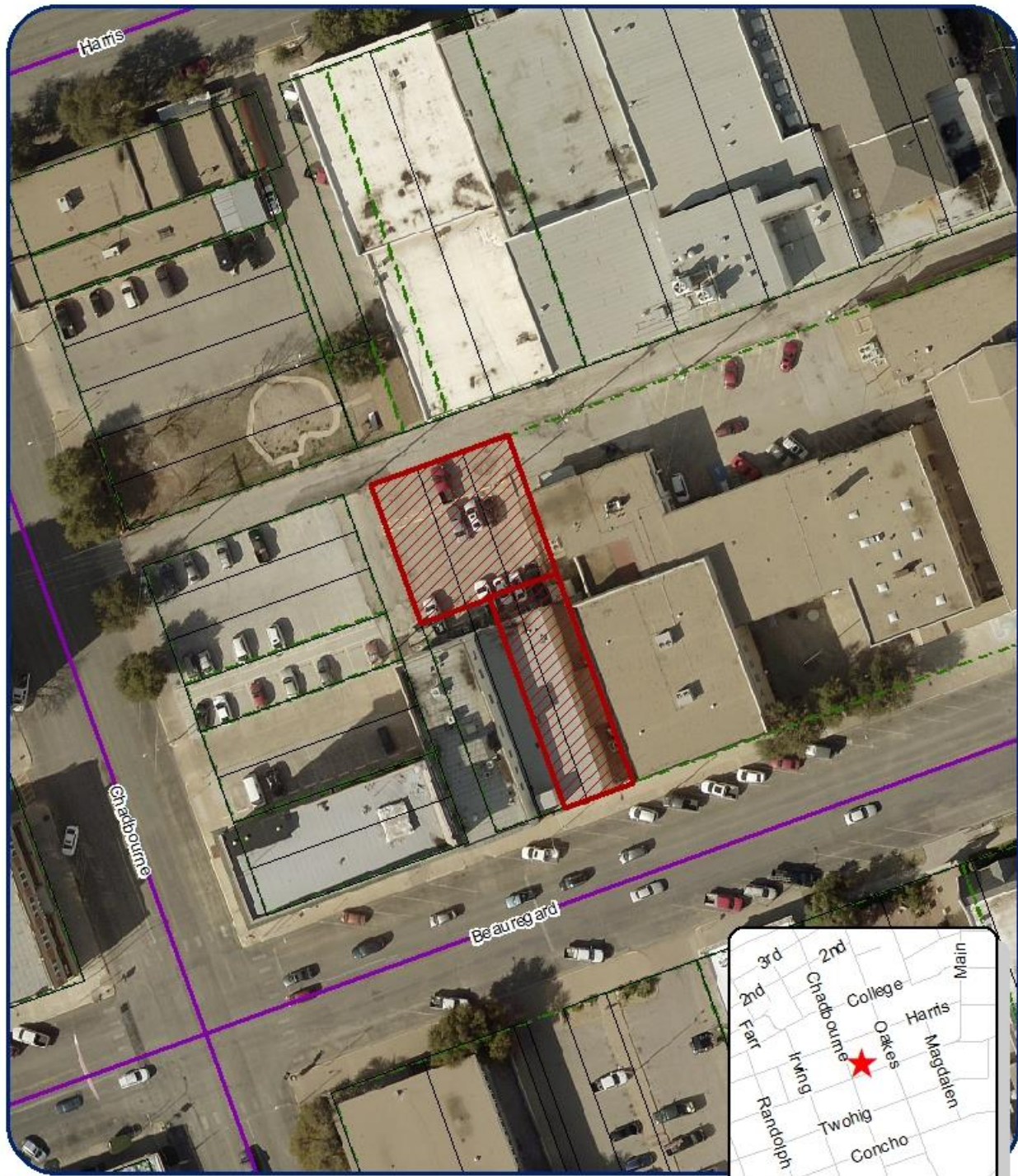
Zoning Map

Photographs

Future Land Use Map

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

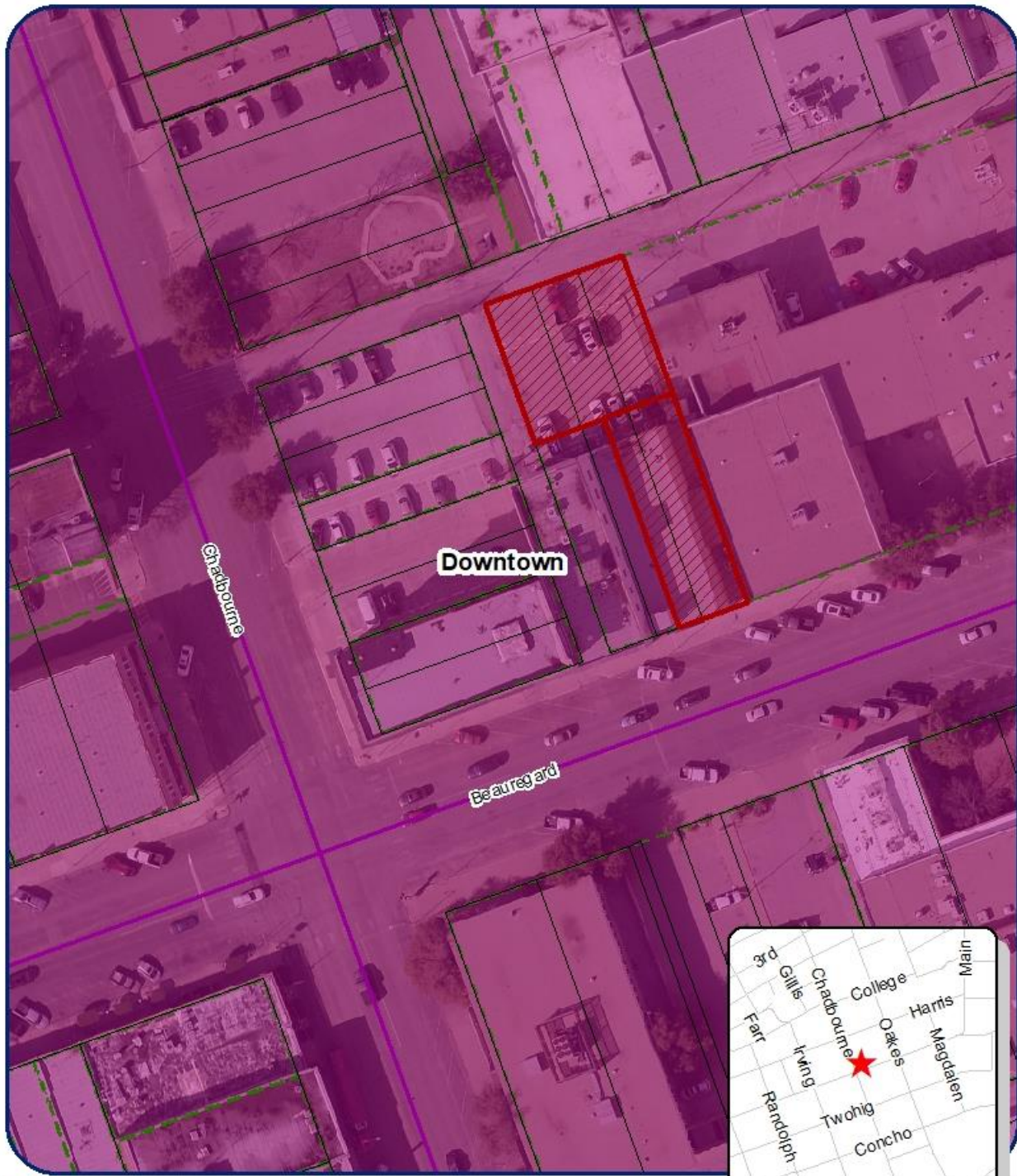
Subject Properties: 

Current Zoning: **CBD**

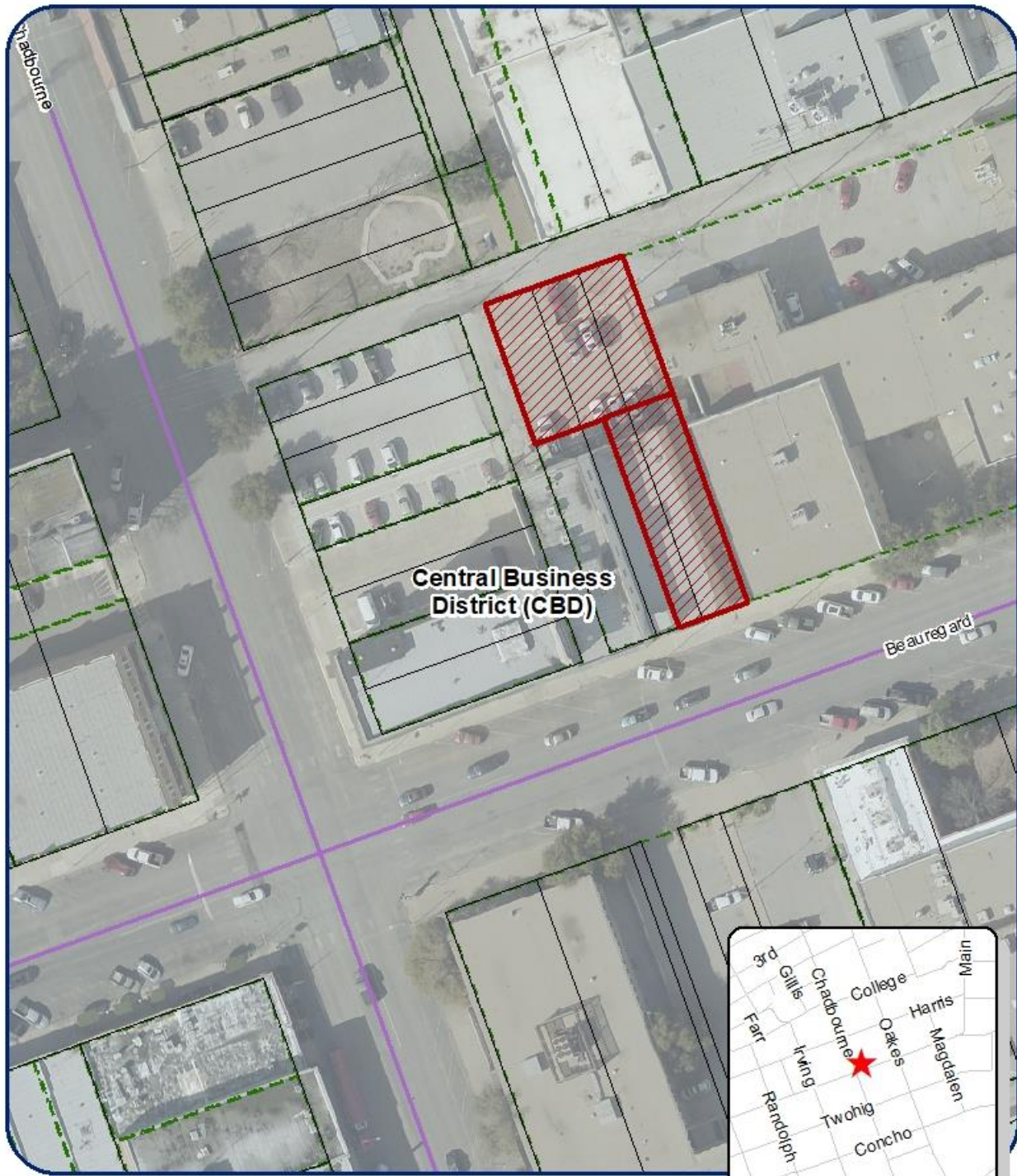
Requested Zoning Change: **DHRC**

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		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.			

Front of Subject Property

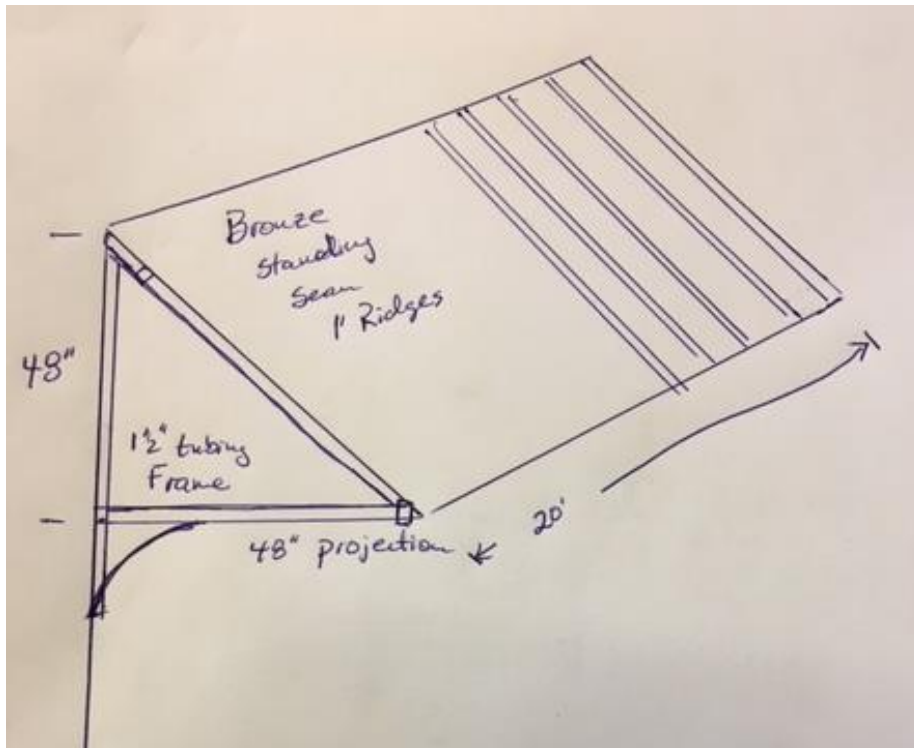


Picture of 16 East Beauregard with brick “column” additions and mockup of awning placement.



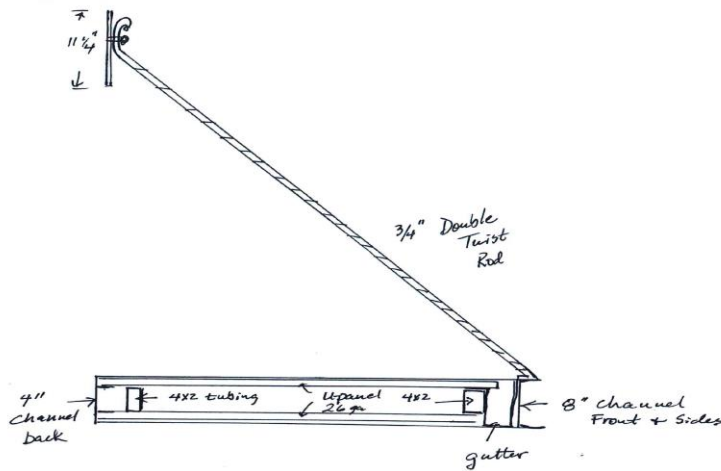
Shows an example of intended awning and placement over window array. 9 ft. 1 inch from sidewalk to bottom of awning. Awning is powder coated matte black metal, about a foot from window and door to awning bottom.

Original Proposed Awning that will be replaced



Same overall dimensions for the new awning.

DESIGN CONCEPT FOR SECURING THE AWNING



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): Peaceful Office Properties, LLC

Owner Representative (Notarized Affidavit Required)

Mailing Address: 16 E. Beauregard Ave San Angelo, TX 76903
City State Zip Code

Contact Phone Number: 325-655-9060 Contact E-mail Address: Moneuman@wcc.net

Subject Property Address: 16 E. Beauregard Ave San Angelo, TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tamgreencad.com):
San Angelo Catholic Block, Bk: CC, 5114.9 FT of Lot 25 + 5114.9 FT of Lot 24

Acres: 0.899

Zoning: CBD

Section 2: Site Specific Details

Proposed Work:

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* See ATTACHMENT A

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

Blank lines for site specific details.

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: Greg Estes

Date: 8/7/19

Printed name of licensee or authorized representative: Greg Estes

Name of business/Entity of representative: Peaceful Office Properties

FOR OFFICE USE ONLY:

Form fields for office use including checkboxes for 'Description/photograph of site', 'Sketches, plans, sketches of work', 'Sample(s) of materials to be used', 'Verified Complete', and 'Verified Incomplete'. Includes handwritten case numbers, fees, and dates.

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.



Changes to the back of 16 East Beauregard including painting, refurbished parking area and striping.

**DESIGN AND HISTORIC REVIEW COMMISSION – July 1, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA21-03: 630 S. Oakes Street	
SYNOPSIS:			
<p>The applicant, Fort Concho National Historic Landmark, has submitted this Certificate of Appropriateness request of a like-for-like replacement of the existing red cedar wood roof shingles, on Barracks 1 and 2 at Historic Fort Concho. These buildings were originally constructed in 1869 and occupied in March 1870 for housing of soldiers. Today, Barracks 1 is used as a visitors and administration center, gift shop, and storage, and Barracks 2 for display for historic wagons, artillery, and storage. On January 21, 2021, the applicant obtained approval from the Design and Historic Commission (DHRC) to reconstruct Barracks 3 and 4 immediately east, and this new roof replacement on Barracks 1 and 2 is part of the Fort’s continuing reconstruction and rehabilitation project. It is noted that the applicant is extending the eaves ¾” to prevent deterioration of the wood support columns, something they obtained approval for with Barracks 3 and 4.</p>			
LOCATION:		LEGAL DESCRIPTION:	
630 South Oakes Street; generally located southeast of S. Oakes St. and Henry O’ Flipper Street		Being Block 59 and portions of adjacent abandoned streets in Fort Concho Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood	PD21-01	Campus/Institutional	4 ac.
THOROUGHFARE PLAN:			
<p>S. Oakes St. and Henry O. Flipper Street – UrbanLocal Streets Required: 50’ right-of-way (ROW), 40’ pavement, or 36’ pavement with a 4-foot sidewalk; Provided: S. Oakes St. 100’ ROW, 60’ pavement with 12’ sidewalk; Henry O. Flipper St. 60’ ROW, 36’ pavement with 12’ sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of CA21-03, subject to two (2) Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: City of San Angelo Petitioner: Robert Bluthardt, Fort Concho National Historic Landmark			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

Additional Information: The property includes portions of adjacent streets that were abandoned, West Avenue C and Wool Street, and a portion of Barracks 2 crosses over into the abandoned Wool Street. This would have triggered a subdivision replat for a new building, however, the current Land Development and Subdivision Ordinance (LDSO) does not require a replat under Chapter 1.VI.A for repairs only. Further, the buildings comply with all zoning setbacks as City Council approved a new PD21-01 district for the property, allowing 0-foot setbacks measured to the end the property holdings which includes the adjacent abandoned areas.

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 applicant is replacing the existing roof like-for-like, except for the $\frac{3}{4}$ " inch extension of the eaves, so alterations are minimal. It is noted that the wood cedar roof shingles are identical to the latest repairs in 1996 and reflective of the original wood shingled roofs (see attached photos). Planning Staff spoke to Mr. Bluthardt, the Director of Fort Concho and it is understood that the red cedar matches the original color and over time, it will darken to a gray color to match what is on the roofs now and other buildings at the Fort.
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 roof replacements will reflect the original character and design of the original barracks buildings and the roof materials are identical to the surrounding Fort 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.** The new materials will closely reflect the original materials and the minor roof extension is for functionality only to prevent damage of rainwater falling onto the wood columns below and damaging them.

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 new shingled roofs will closely match the original design.
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 existing roofs have deteriorated over time, and replacement is the most practical solution to ensure aesthetic quality and overall functionality.
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.
8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.** To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.
9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.** The proposed designs will reflect historic precedents, including color and materials to be used.
10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.** The buildings themselves are not changing, and will therefore be preserved when the roofs are replaced.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** CA21-03, **subject to the following two (2) Conditions of Approval:**

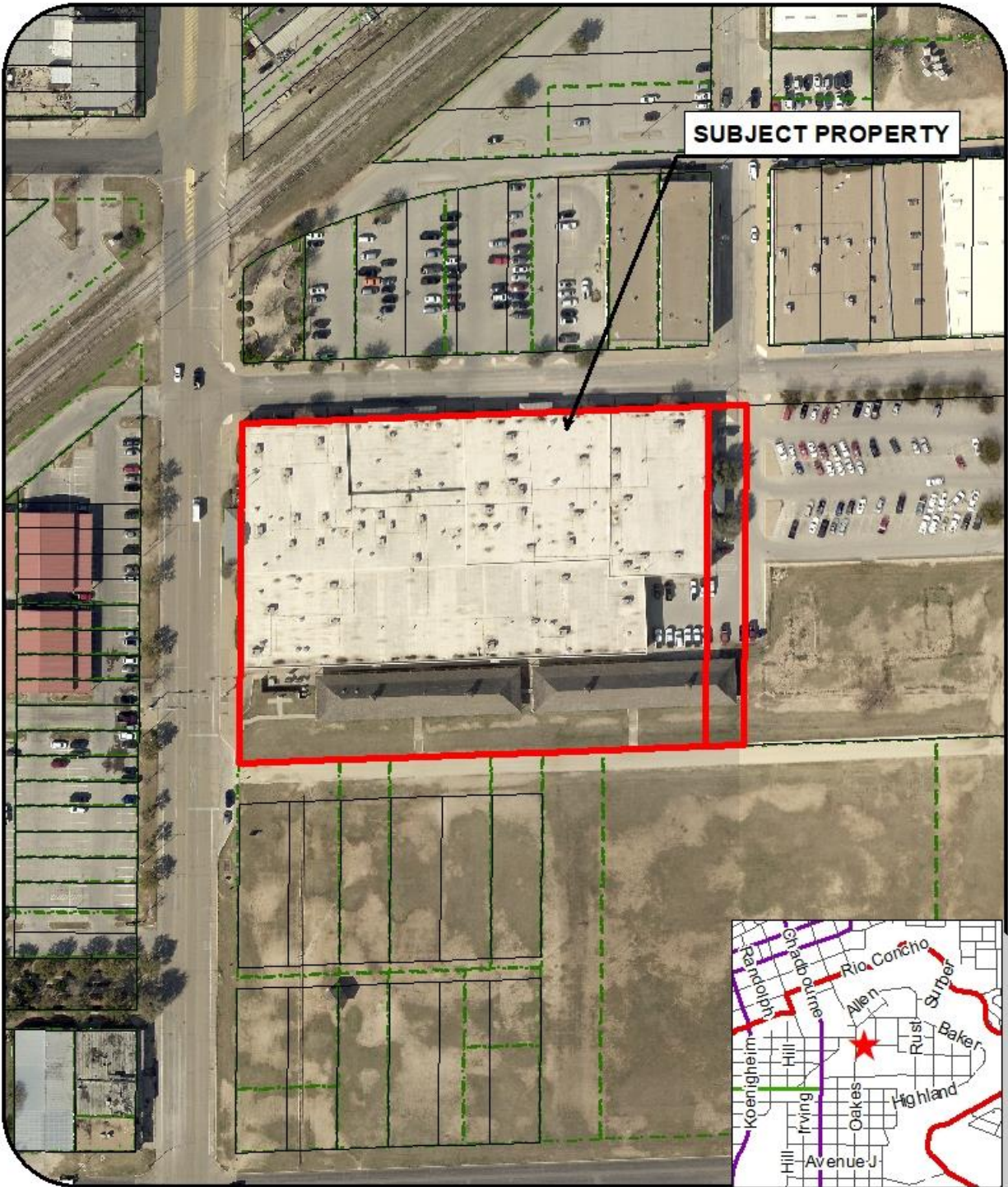
1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall contact the Permits and Inspections Division and register their roofing contractor, if required.

Note:

1. Roof installation should meet all manufacturing specifications.

Attachments:

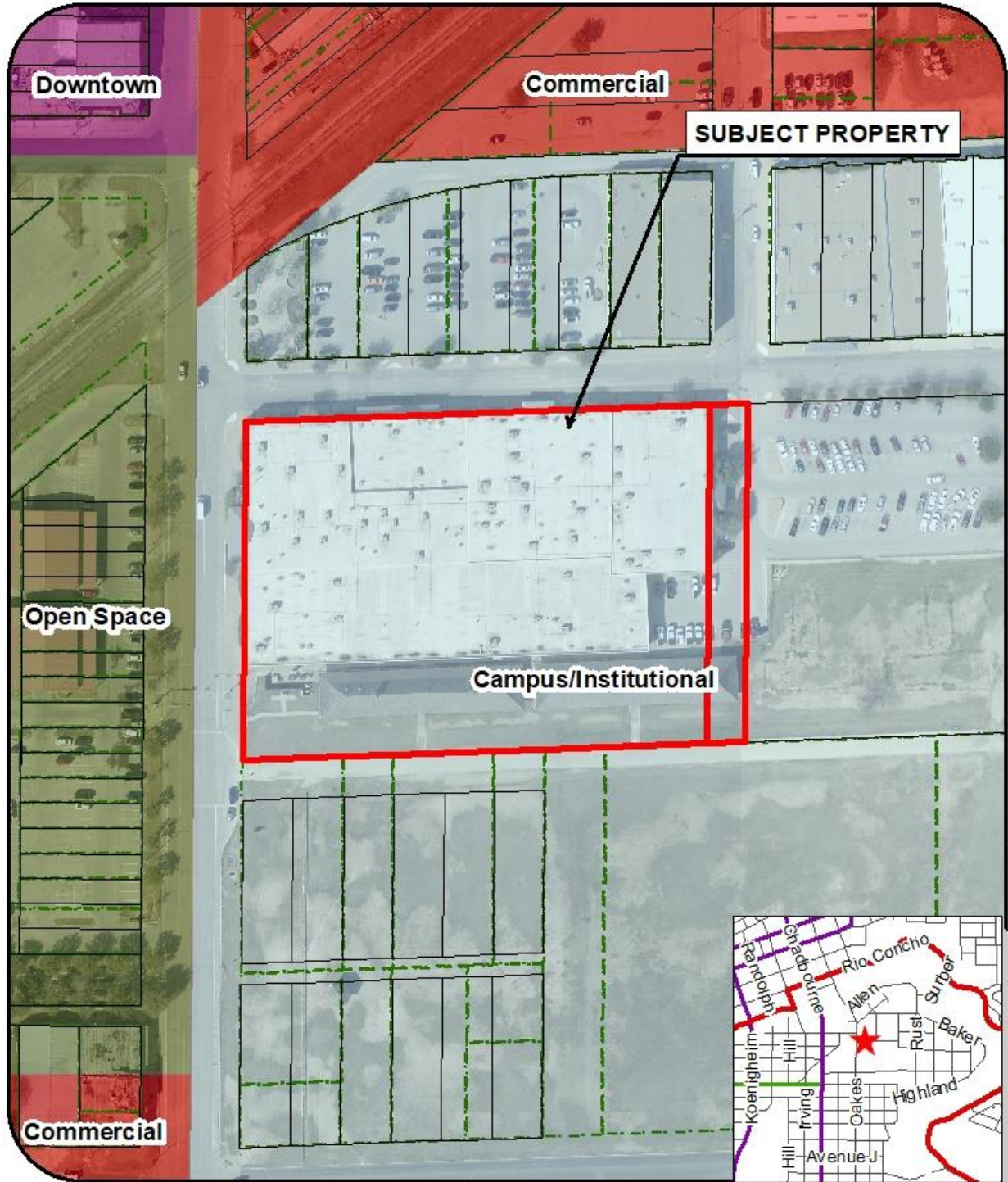
Aerial Map
Future Land Use Map
Zoning Map
Current Photos
Concept Plan
Roof Materials
Historic Photos
Application



Certificate of Appropriateness
CA21-03: 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: **PD21-01**
Requested Zoning: **N/A**
Vision: **Campus/Institutional**



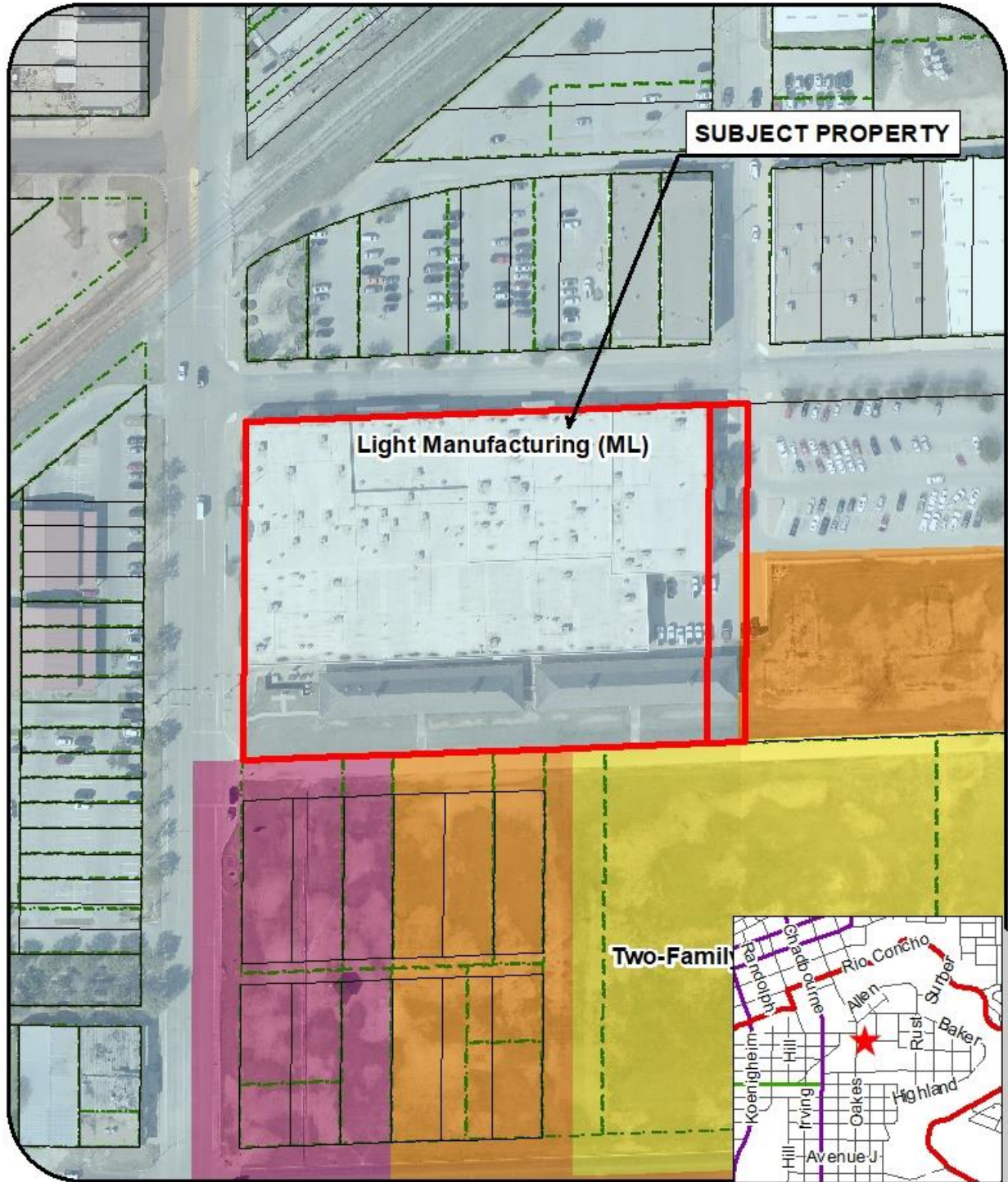


Certificate of Appropriateness
CA21-03: 630 S. Oakes St.
Council District: Harry Thomas (SMD#3)
Neighborhood: Fort Concho
Scale: 1" approx. = 125 ft
Subject Property: 630 S. Oakes St.

Legend:

Subject Properties: 
Current Zoning: PD21-01
Requested Zoning: N/A
Vision: Campus/Institutional





Certificate of Appropriateness
CA21-03: 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: PD21-01
Requested Zoning: N/A
Vision: Campus/Institutional



Photographs – Current



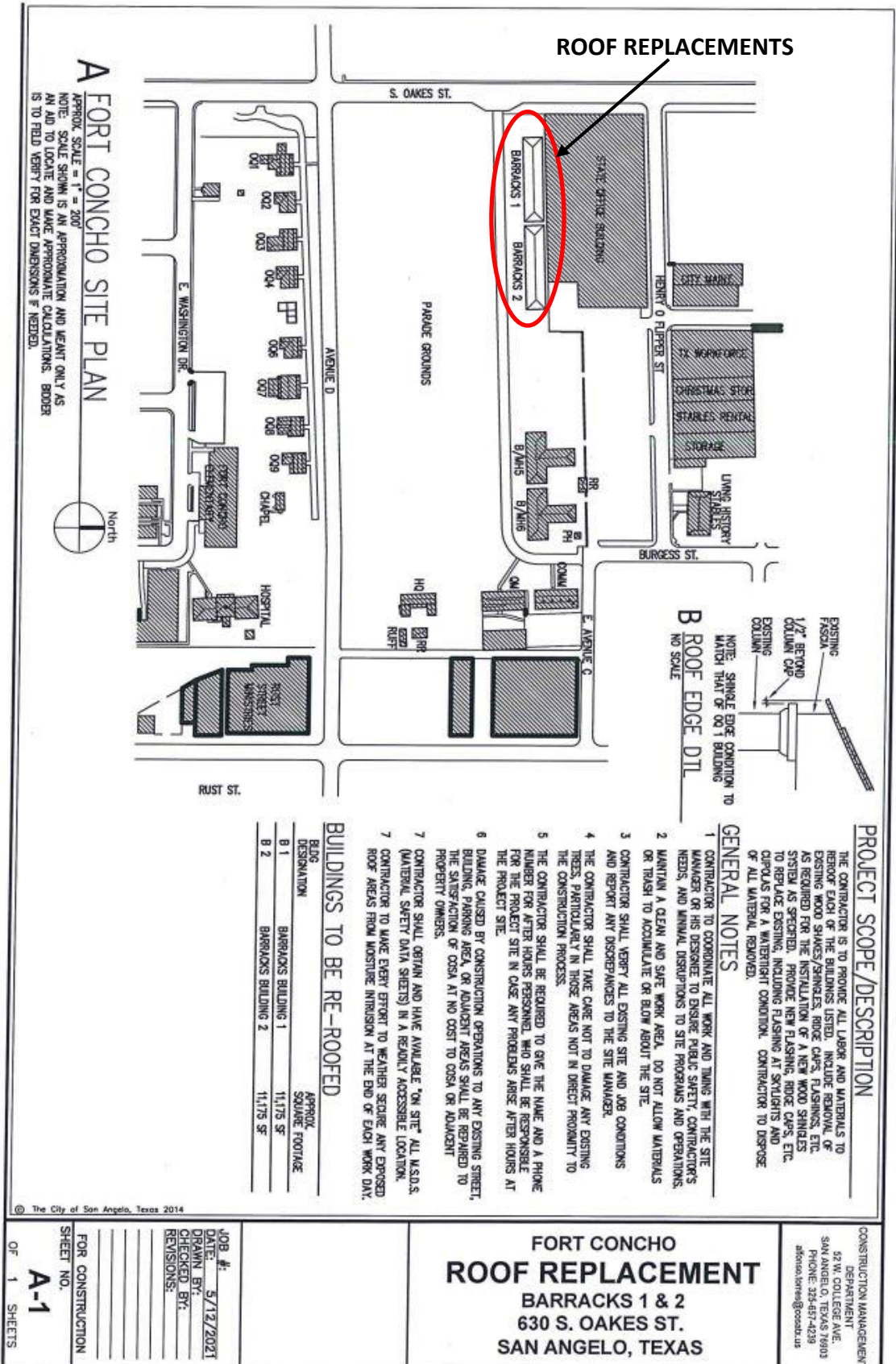
Photographs – Current



Photographs – Current



Concept Plan



Materials – Cedar Wood Shingles



Historic Photos



18. E.M.B. #2, front view, ca. 1910.



49. E.M.B. #2, front view, ca. 1910.

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

5-13-2021

Date

Robert F. Bluthardt

Printed name of licensee or authorized representative

Fort Concho National Historic Landmark

Name of business/Entity of representative

FOR OFFICE USE ONLY:

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


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

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

Reviewed/Accepted by: _____ Date: 6, 17, 21

**DESIGN AND HISTORIC REVIEW COMMISSION – July 1, 2021
STAFF REPORT**



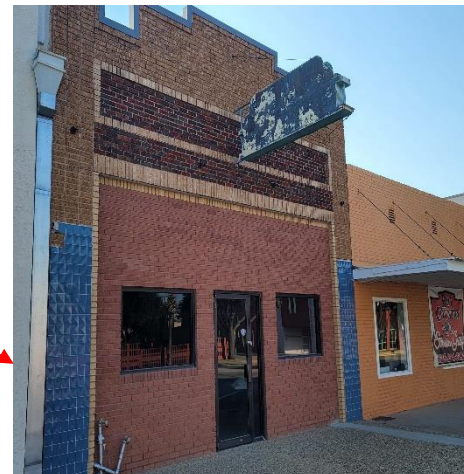
APPLICATION TYPE:		CASE:	
Downtown District Overlay		DD21-07: 106 North Chadbourne Street	
SYNOPSIS:			
A request for Downtown District approval of an exterior remodel, including installation of new glass storefront system, and exterior painting, located at 106 North Chadbourne Street.			
LOCATION:		LEGAL DESCRIPTION:	
106 North Chadbourne Street		N25 ft. of S991/2 ft. of the W 150 ft. of Acre Lots 16 & 17; Miles Acre Lots Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.087 acre
THOROUGHFARE PLAN:			
<u>North Chadbourne Street</u> –Major Arterial Street, 80’ ROW required (100’ Existing), 64’ pavement required (69’ Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the exterior remodel and the glass storefront system on case DDO21-07, but with no recommendation on the exterior painting without a discussion with the applicant on options, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner: DANLU 33 Investments, LLC			
Applicant: Danny & Lucy Nunez			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information: According to the Draft of the of the Historic Resources Survey of Downtown San Angelo the structure at 106 North Chadbourne was built around 1905 as it is contained on the 1908 Sanborn Fire Insurance Company Maps. The building is a small wood frame commercial building with a flat roof and an existing brick façade. Glass tiles were added sometime in the 1950's or 1960's on a concrete base. The building is listed in the draft survey as a noncontributing structure to a possible Downtown Historic District. The building owners, Mr. and Mrs. Nunez own the building to the west, which is the EPM Engine Pro Machine auto building. Both buildings are similar in age but are considered non-contributing to a Historic District designation. This is important as the DHRC moves forward with evaluation of proposed remodeling and restoration of buildings in the Downtown District.

The applicants are wanting to remodel 106 N. Chadbourne to best provide a building that contributes to the commercial success of the downtown area while doing it with an eye to benefitting the commercial community. Their intent is to remove the glass tile and the underlying concrete that flanks both sides of the building. Then, they would like to remove the interior brick below the light brick cornice. That will open up the interior of the building and provide a large pedestrian viewing ability to see the older automobiles the

owner intends to have on display in the front area of the building at 106 N. Chadbourne. The owner is known as a very talented craftsman that is involved with the restoration of many antique automobiles. He would like to be able to share that with people who come to the downtown area. The back portion of this building will be meeting rooms for groups or organizations who might want a place to gather and talk.

Area to be replaced with a glass window and door storefront assembly.



He intends on painting the building front an off white similar to what is on his existing building so that they look like one continuous business. The Downtown District guidelines discourages the painting of brick because once it is painted it is very difficult to undo. The surrounding brick on the building has a distinctive patterning. The concern comes in where the glass tile was affixed to the building and the damage to the brick underneath the tile. The applicant wants to tie the two buildings together as part of his business model and is looking for suggestions on how to accomplish that. Painting the brick will still keep the brick texture and tie the two buildings in look and style. If you look at the aerial map you will be able to see that both building areas are tied by an open space area that will facilitate the ability to move the autos from one area or building to another. Attached to this report is a design page showing the glass and metal storefront area placement and the remaining façade. When deciding the approach to the 106 building the multitude of brick colors and types did not lend itself to any cohesive approach to design and the fear that under the glass tile the brick was deteriorated contributed to the owners desire to have a uniform one continuous building look.

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 alteration and/or restoration or reroofing of any structure within the Downtown District Overlay District. 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 River Corridor 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; 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. The proposed renovations is consistent with the above purposes.

Exterior Remodel

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 proposed windows and doors will be transparent. The framing for both the windows and doors is proposed to be metal that will be painted with a neutral gray metal color that will blend in with the window/ sliding door storefront look. The proposed new windows and doors will promote increased activity for the business and increase the aesthetic appeal of the entry. They will allow the public to view the interior showcase area of restored auto's and invite people into the building to talk and question. The stucco area above the window/door area will be a neutral stucco to blend with the cornice brick row and to provide a finished glass wall effect. Painting the buildings a similar color will tie them together and provide a backdrop for the large glass window/door exposure.

Recommendation:

The staff is seeking input and direction from the Commission on whether or not to allow painting of the brick and, if so, how best to do so ensuring the best aesthetic outcome for the area.

Otherwise, staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD21-07, for an exterior remodel for a property located at 106 North Chadbourne, **subject to three Conditions of Approval:**

1. The colors, dimensions, and materials of all construction 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(s) from the Inspections & Permits Division for all proposed construction as required and any portion of the remodel that requires a permit.
3. Any proposed signage will have to be submitted to the Design Historic Review Committee for approval.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Renderings of Exterior Remodel
Application



DD21-07:106 North Chadbourne Street
Design Historic Review Commission

Council District 3 - Harry Thomas
Neighborhood: Ddowntown
Scale: 1" approx. = 60 ft

Legend

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

N 25 ft of the S991/2 ft. of the W 150 ft. of Acre Lots 16 & 17; Miles Acre Lots Addition being 0.087 acres





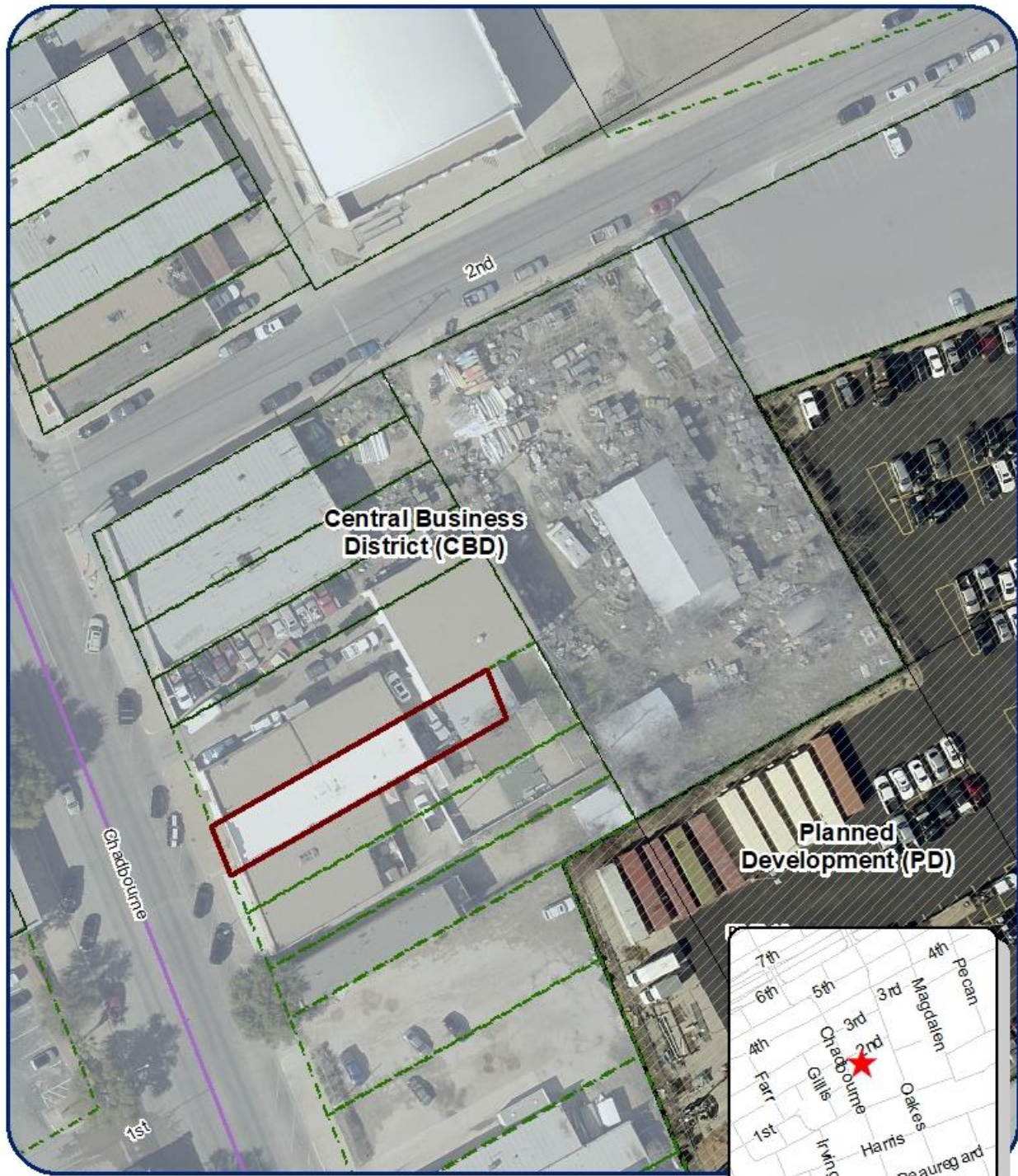
DD21-07:106 North Chadbourne Street
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DD21-07:106 North Chadbourne Street
Design Historic Review Commission

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 60 ft

Legend

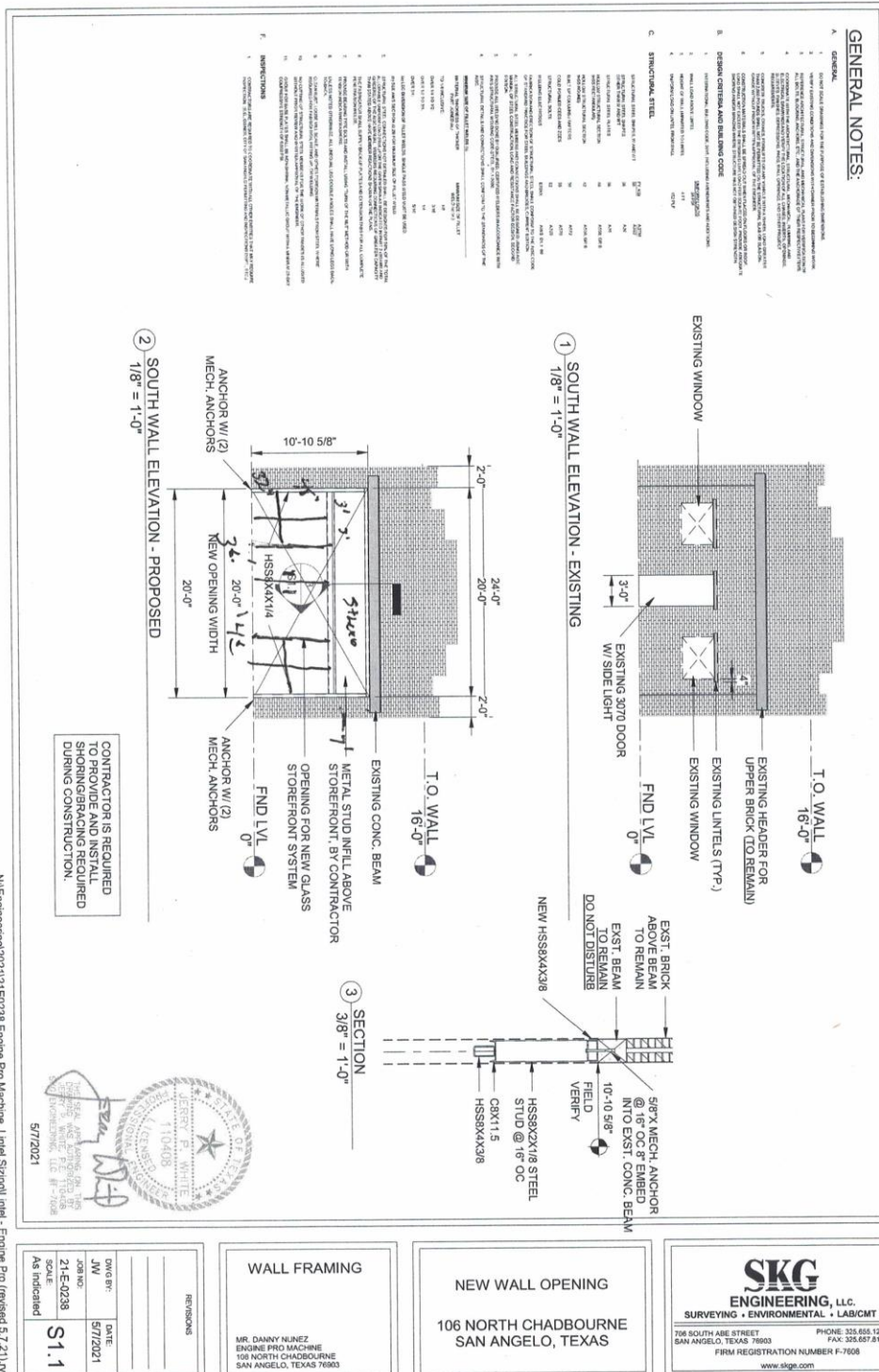
Subject Properties:
 Current Zoning: **Central Business District (CBD)**
 Requested Zoning Change: **DHRC Review**
 Vision: **Downtown**



N 25 ft of the S991/2 ft. of the W 150 ft. of Acre Lots 16 & 17; Miles Acre Lots Addition being 0.087 acres

Both Buildings





N:\Engineering\2021\12\1E0238 Engine Pro Machine_Lintel Stair\Lintel - Engine Pro (revised 5.7.21).rvt

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): Danny R. Nunez Sr.
 Owner Representative (Notarized Affidavit Required)

108 N. Chadbourne St. San Angelo, Tx 76903
Mailing Address City State Zip Code

325-374-2112 enginepromachine@verizon.net
Contact Phone Number Contact E-mail Address

106 N. Chadbourne St. San Angelo, Tx 76903
Subject Property Address City State Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

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* Store front design, color & text
to match our 108 N. Chadbourne St. Building.

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: Building
will match all existing building including ours at 108
N. Chadbourne. Store front will have a better safer
exterior.

**Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)**

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- 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

5-25-2021
Date

Danny Nunez
Printed name of licensee or authorized representative

Danny Nunez
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 – July 1, 2021
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Downtown District Review		DD21-10: 119 E. Beauregard Avenue	
SYNOPSIS:			
The applicant has applied for approval from the Design and Historic Review Commission (DHRC) for construction of a new oncology center/medical office building; retail pharmacy/office building and parking garage; two wayfinding signs; and various other site improvements, as part of their medical campus.			
LOCATION:		LEGAL DESCRIPTION:	
North of East Twohig Avenue; east of South Oakes Street; south of East Beauregard Avenue; west of South Magdalen Street		Block 6 of the San Angelo Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	PD15-04, as amended	Downtown	3.191 ac.
THOROUGHFARE PLAN:			
<i>E. Beauregard Ave.</i> – Urban Arterial Street, required: 80’ ROW, 64 paved; provided: 100’ ROW, 70 paved with 4.5’ sidewalk; <i>S. Magdalen St., E. Twohig Ave, and S. Oakes St.</i> – Urban Local Streets, required: 50’ right-of-way, 40’ paved, or 36’ paved with a 4-foot sidewalk; provided: all 100’ ROW with 4’ sidewalks; S. Magdalen 64’ paved; E. Twohig 70’ paved; S. Oakes 68’ paved.			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of DD21-10, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Shannon Real Estate Services Mr. Dale Droll			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

DD21-10 Analysis:

River Corridor Master Development Plan, Historic Preservation Design Guidelines, and Planned Development (PD15-04 Zoning District, as amended): Section 212.D.1.a 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 from the Design and Historic Review Commission (DHRC). All improvements shall also be consistent with the respective design guidelines of the River Corridor Master Development Plan (River Corridor Plan) for Commercial and Mixed Use in the Historic City Center and the Historic Preservation Design Guidelines (Design Guidelines) for the Central Business District. In addition, the improvements shall comply with the relevant provisions of PD15-04, as amended for the Shannon Medical Campus.

New 2-story Oncology Center/Medical Office Building

This new structure will be approximately 50,000-square feet and will be constructed of quality brick and stone veneers, metal panel systems, and glass. All of these materials are allowed per PD15-04, which was recently amended and approved by City Council on April 6, 2021. While R-panel metal was prohibited, metal panel systems as part of an overall architectural design, such as this project, were specifically listed as a permitted building material in PD15-04, as amended. Mechanical equipment on the roof will also be screened with a perforated metal screen as required by the PD. The proposed use, a medical office center, is allowed in the PD. A portion of the oncology building is within 5 feet of the front property lines facing E. Beauregard Avenue and S. Magdalen Street, but the PD allows 0’ setbacks, and therefore, the new building is in compliance. In addition, the building is exempt from the 30’ x 30’ sight triangle provision as it is adjacent to a signalized intersections with sidewalks at least 4 feet on both streets, per Section 510 of the Zoning Ordinance. The River Corridor Plan states that “materials and colors should relate to historic precedents apparent in the immediate environment” and “quality materials promote a sense of permanence and are encouraged”. This mirrors the Design Guidelines. The proposed colors and quality materials can be found on existing buildings in the area including the Shannon Medical Office Building at 220 E. College Avenue and the main hospital at 120 E. Harris Avenue.

New 3-story Pharmacy Building

The existing pharmacy building will be demolished for this new building of a mainly stone veneer for the first floor and brick veneer for the upper floors. Similar to the oncology building, the pharmacy building is consistent with historic precedents. The red brick is consistent with surrounding Shannon Medical properties, including Shannon Women’s and Children’s Center and Pediatrics buildings.

New 4-story Parking Garage Building

The new parking garage building will be connected to the pharmacy building and include a 2nd story “sky bridge” to connect to the oncology building. This building will also be constructed of the same brick and stone veneer as the other buildings, as well as contain the metal paneling systems of the oncology building. In addition, the finished aluminum/steel screen fencing used to screen the mechanical equipment on the oncology building will be used as screening of the vehicle parking on this building. This is consistent with the RCMDP policy that “Wherever possible, parking lots should be

screened from public view of adjacent properties with landscaping or decorative fencing.”

New Wayfinding Signage

Shannon Medical plans to erect two small wayfinding monument signs, one at the S. Oakes Street entrance, and one at the E. Beauregard Avenue. These are consistent with the same fabricated aluminum signs approved in past by the DHRC and will provide for an attractive entry to the properties. The signs will comply with all development standards for freestanding signs in the PD zoning.

Note: New Landscaping (not required as part of DHRC review)

None of the new landscaping is within the public right-of-way or associated with a private park per the Zoning Ordinance, and therefore, the River Corridor Plan policies do not apply. Therefore, the DHRC is not authorized to review. As a note, the applicant is advised that the new landscaping will be required to meet the provisions of the Planned Development, including proper irrigation methods. The applicant has planted trees and shrubs adjacent to the parking areas as required in the PD. Further review of landscaping for PD compliance shall take place through the Urban Design Review process.

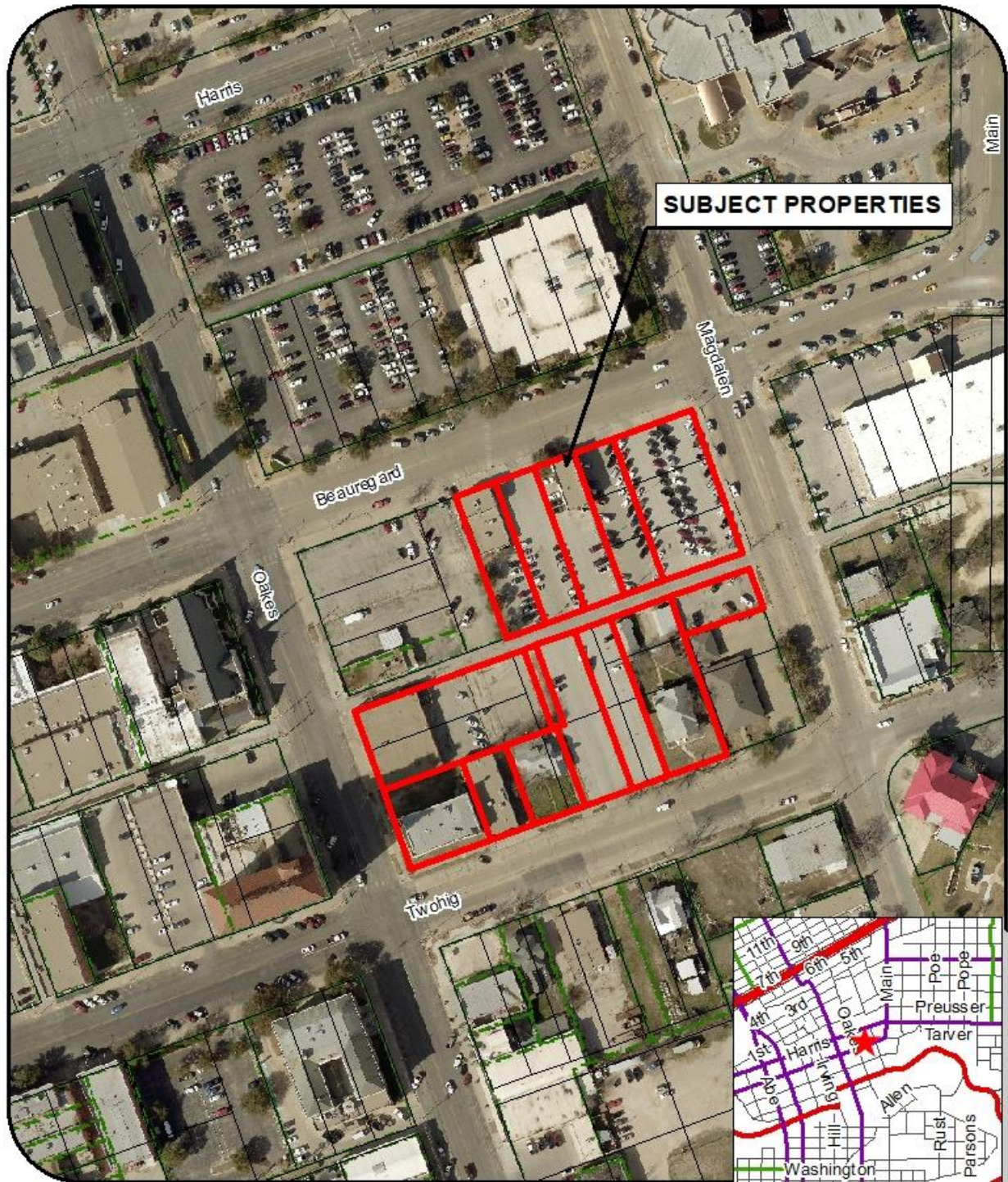
Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** DD21-10, **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:

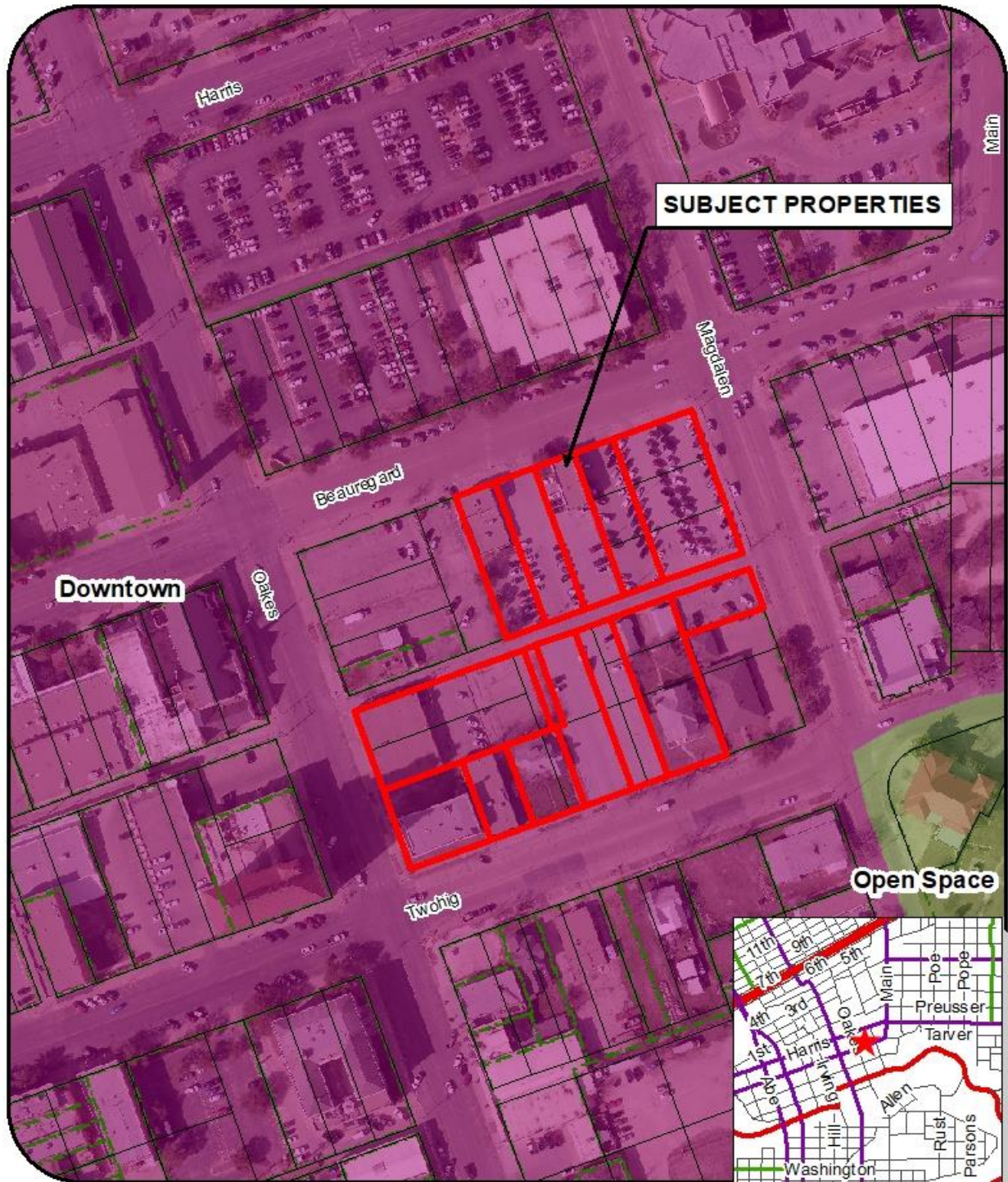
Aerial Map
Future Land Use Map
Zoning Map
Concept Plan
Renderings
Application



Downtown District Overlay Zone Case
DD21-10: 119 E. Beauregard Ave.
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 150 ft
Subject Property: 119 E. Beauregard Ave.

Legend:
Subject Properties: 
Current Zoning: **PD15-04**
Requested Zoning: **N/A**
Vision: **Downtown**

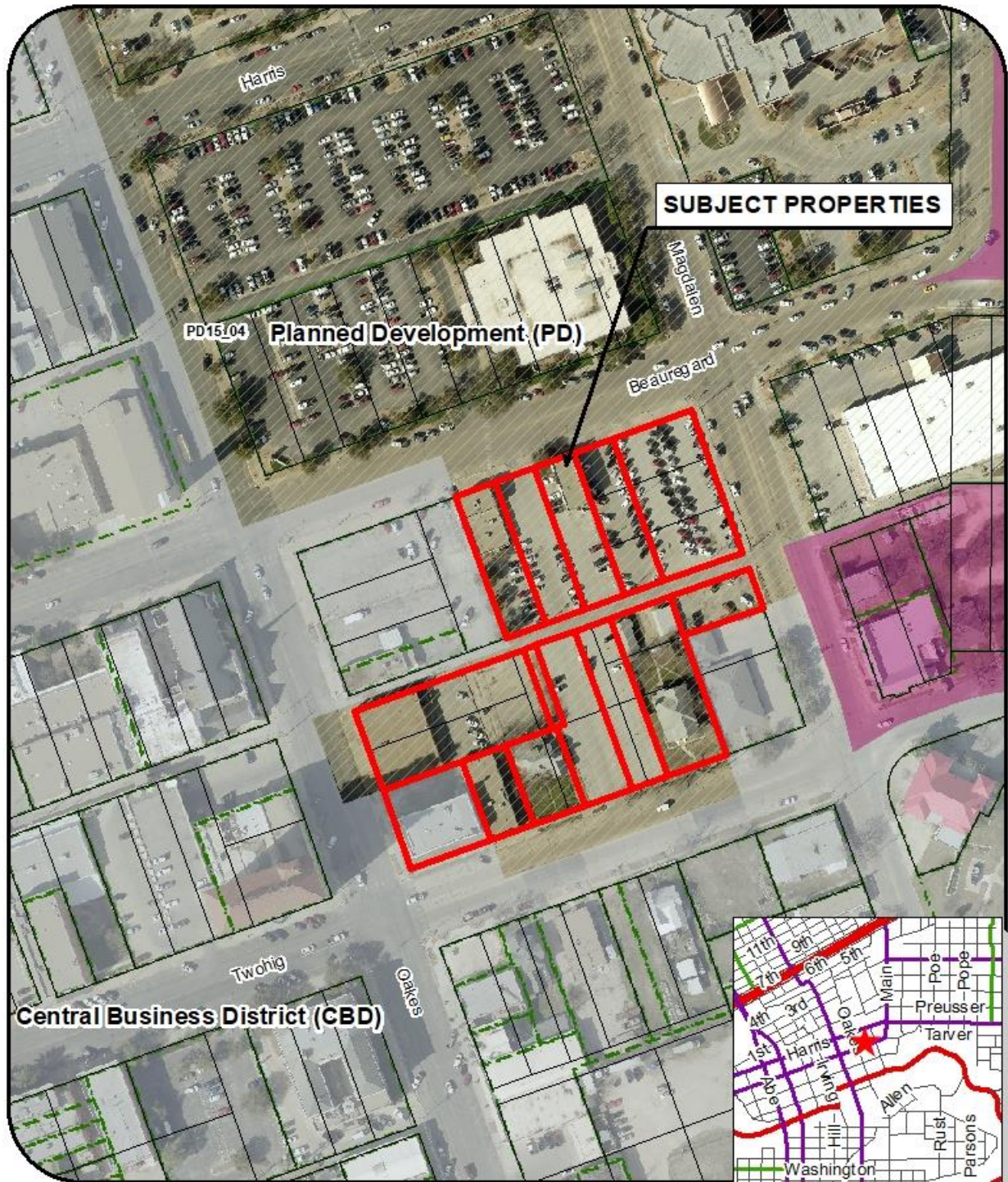




Downtown District Overlay Zone Case
DD21-10: 119 E. Beauregard Ave.
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 150 ft
Subject Property: 119 E. Beauregard Ave.

Legend:
Subject Properties: 
Current Zoning: **PD15-04**
Requested Zoning: **N/A**
Vision: **Downtown**





Downtown District Overlay Zone Case
DD21-10: 119 E. Beauregard Ave.
Council District: Harry Thomas (SMD#3)
Neighborhood: Downtown
Scale: 1" approx. = 150 ft
Subject Property: 119 E. Beauregard Ave.

Legend:
Subject Properties: 
Current Zoning: **PD15-04**
Requested Zoning: **N/A**
Vision: **Downtown**

Concept Plan



O'CONNELL ROBERTSON



Renderings



O'CONNELL ROBERTSON





Oncology Center – Main Entry



O'CONNELL ROBERTSON



Oncology Center – NE corner perspective (Beauregard & Magdalen)



O'CONNELL ROBERTSON



Pharmacy / Office Building – NE corner stair and elevator tower shared with garage



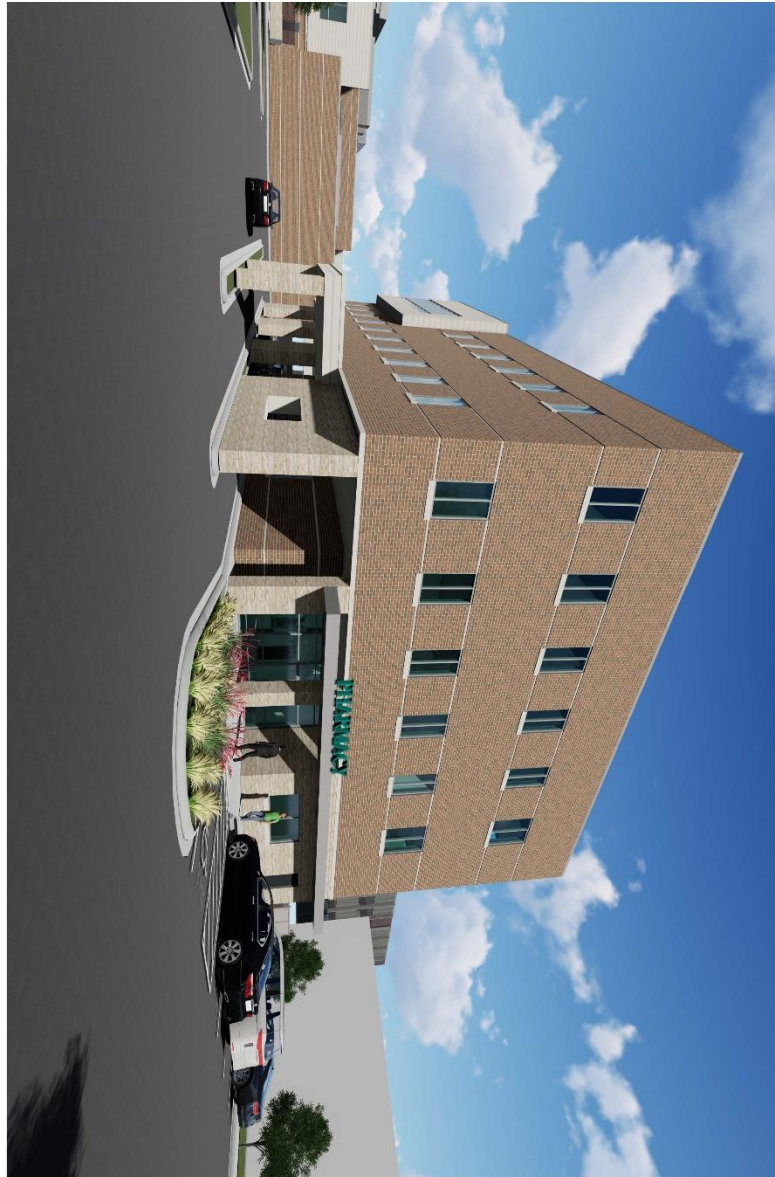
 O'CONNELL ROBERTSON



Parking Garage - Entry off of E Twohig Ave



O'CONNELL ROBERTSON



Pharmacy – Main Entry



 O'CONNELL ROBERTSON



Parking Garage - Entry off of E Twohig Ave



O'CONNELL ROBERTSON

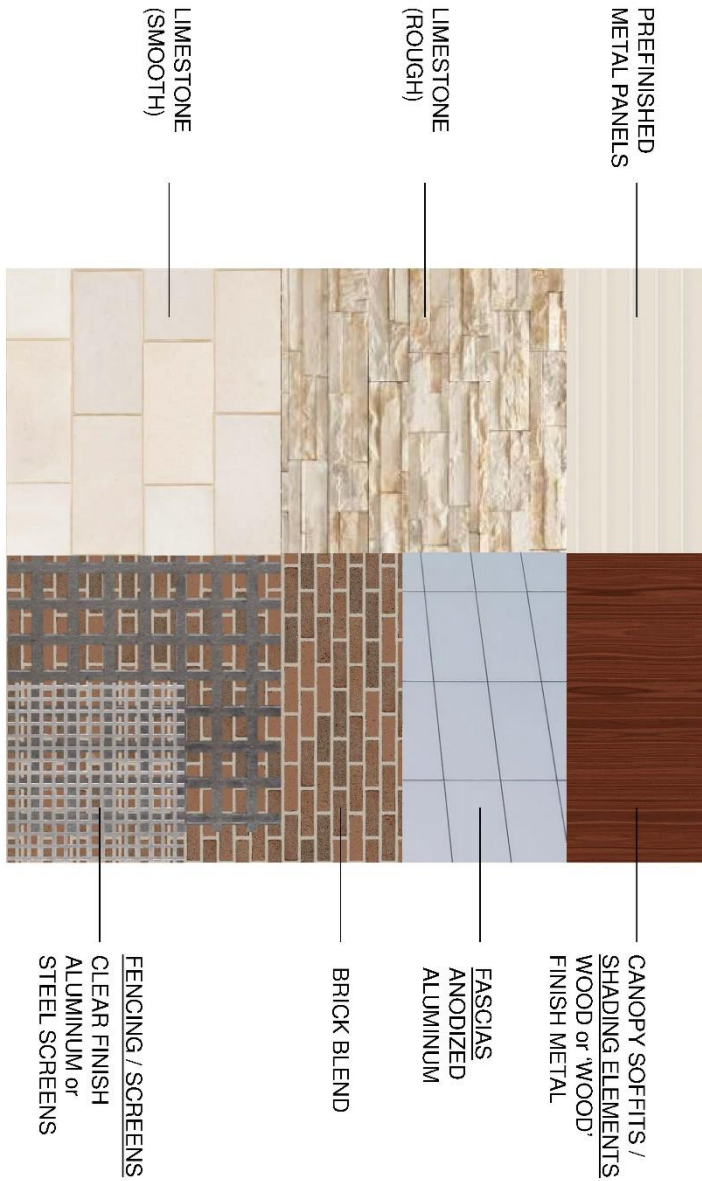


Shannon Oncology Center – Main Site Entry



O'CONNELL ROBERTSON

EXTERIOR MATERIALS



O'CONNELL ROBERTSON

SHANNON DETAIL REFERENCES



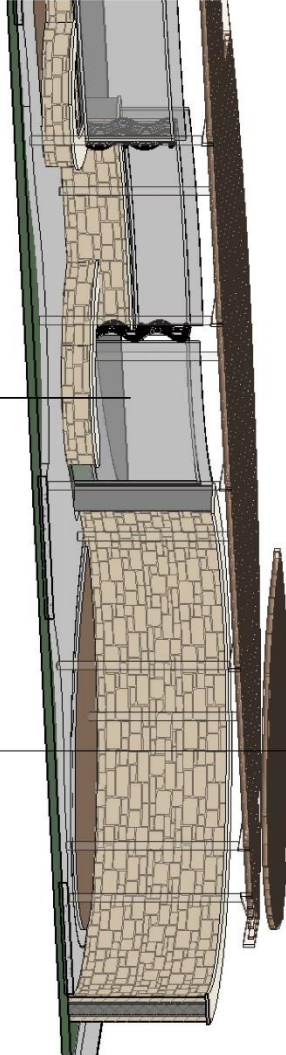
SHANNON LOGO
WAYFINDING MONUMENT SIGN



SHANNON CLINIC HARRIS
298 E Harris Ave



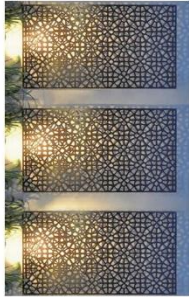
GARDEN ELEMENTS



WALLS / SCREENS / TRELLIS



DECORATIVE GATES



PATTERNED SCREENS



WARM FINISH
SHADING TRELLISES



O'CONNELL ROBERTSON


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 is an infill development of a mostly undeveloped city block. The two and three story buildings fit within the height range of other downtown buildings. The building materials will be brick, stone, and metal panels. The facades of the buildings are broken up vertically with banding, awnings, and roof and parapet height changes. The horizontal dimensions of the buildings retain their relationship to the downtown scale with varying setbacks from the street to create vehicular drop-off and pedestrian entry points. Some of the architectural details will be borrowed from the nearby Shannon Clinic Harris to relate to the Shannon family of buildings, while incorporating its own unique elements, such as punched window openings of a size and proportion that relate back to traditional buildings in downtown. Mechanical equipment will be placed on the building roofs and screened. The architectural screening material used on the roofs will also be incorporated into the parking facility facade as part of the visual relationship between the buildings. Sidewalks, trees, and xeriscaping will surround the site. Additional landscaping will be partially visible behind a series of playful garden walls securing visual privacy for the infusion treatment wing of the Oncology Center.

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


 Signature of licensee or authorized representative

6-14-21
 Date

Dale Droff
 Printed name of licensee or authorized representative

Shannon Medical Center
 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: ____/____/____