

STAFF REPORT

DESIGN AND HISTORIC REVIEW COMMISSION – November 4, 2021



APPLICATION TYPE:		CASE:	
Downtown District Review & Certificate of Appropriateness		DD21-14 & CA21-04: 113 E. Concho STE 100 &110	
SYNOPSIS:			
The applicant has applied for Downtown Design District approval and a Certificate of Appropriateness for the addition of two new signs for the property at 113 Concho which is historically overlaid.			
LOCATION:		LEGAL DESCRIPTION:	
113 E. Concho STE 100 &110		Acres: 0.025, Subd: CONCHO CROSSING CONDOMINIUMS, SUITE M 5.77%	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD	Downtown
			SIZE:
			.025 acres
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of DD21-14 and CA21-04, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Mr. Michael Richter			
STAFF CONTACT:			
Kyle Warren Planner I (325) 657-4210, Ext. 1546 kyle.warren@cosatx.us			

DD21-14 Analysis:

New Signage:

Proposed signage will be consistent with the River Corridor Master Development Plan. Materials and color should relate to historic precedents apparent in the immediate environment. Using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo. Colors should be harmonious with those colors found on adjacent buildings. Quality materials promote a sense of permanence and are encouraged.

- 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.**

No major exterior building alterations are being sought as part of this request. The signs will be hung by chains above the entrance of the building on the awning fronting it.

- 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 proposed sign hung from an awning, would not result in the destruction or alteration of any original historic materials or features. The character and message relate to the age and use of the building and are in keeping with the nature of the structure.

- 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 sign material and colors are designed to attract attention without being garish and with an intent to blend with the traditional color palette

- 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 proposed signage will blend with the building and the surrounding area. The materials and colors are consistent with both the message and modern trends in Downtown San Angelo.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**

The material and colors used bring a personal touch to the building that is not detrimental to the historic craftsmanship of the building.

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.**

No exterior building alterations are being sought as part of this request. The signs are located on the awning in front of the building and will be hung by chain.

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.**

This does not apply.

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 that would be effected by the temporary placement of these signs.

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.**

There will be no contemporary design additions or alteration to the adjoining structures. The signs will only be hung by chain from the front awning and can be easily removed or replaced.

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.**

If the signs in question were to be removed the integrity and form of the building would not be altered at all.

Recommendation:

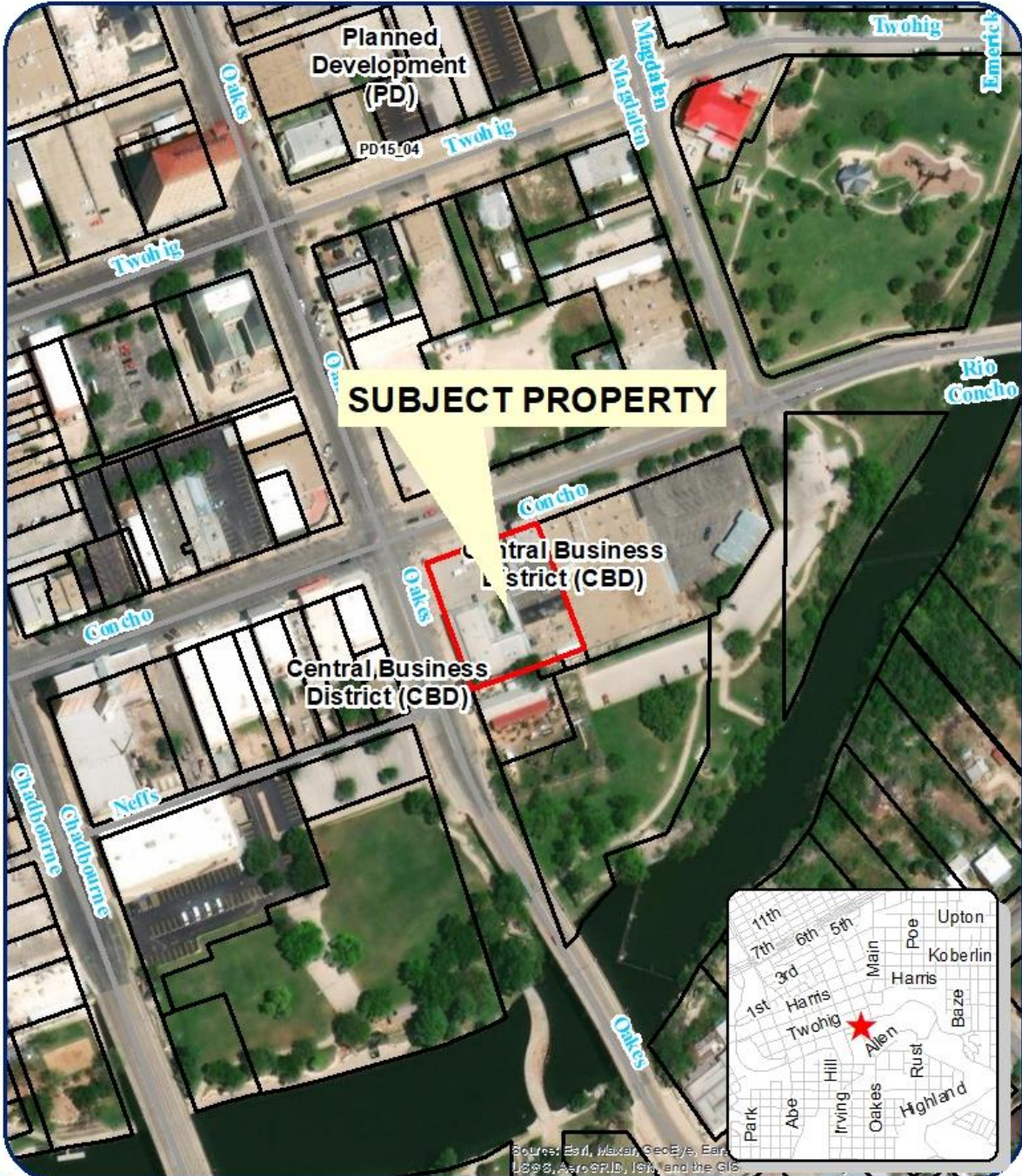
Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD1-14 and CA21-04, the placement of two hanging signs located at 113 E. Concho STE 100 &110 **subject to two Conditions of Approval:**

1. The colors, dimensions, and materials of all signs shall be consistent with the theme of the season and appropriate to the subject while being is keeping with the historic nature of the historic property being served.
2. The applicant shall obtain sign permit(s) from the Inspections & Permits Division for all proposed signage as required.

Attachments:

Aerial Map

Sign Renderings



DD21-14

113 E. Concho STE 100 & 110

Council District: Harry Thomas- District 3

Neighborhood: Downtown

Scale: 0 0.0075 0.015 0.03 0.045 0.06



Legend

Subject Properties:

Current Zoning:



Source: Esri, Maxar, GeoEye, Earthstar, AeroGRID, IGN, and the GIS User Community



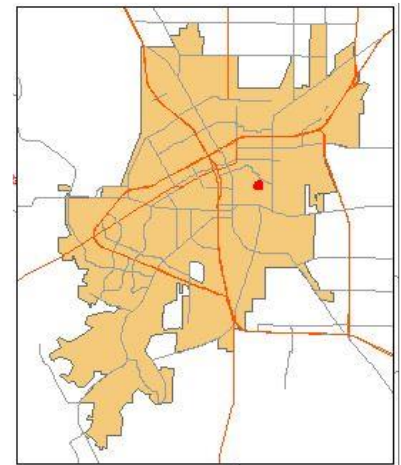


STAFF REPORT

DESIGN AND HISTORIC REVIEW COMMISSION – November 4, 2021



APPLICATION TYPE:		CASE:	
River Corridor District Review		RC21-07: 910 Baker Street	
SYNOPSIS:			
The applicant has applied for a River Corridor approval to allow construction of a 1,090-square foot single-family home on the property. The property is currently vacant.			
LOCATION:		LEGAL DESCRIPTION:	
910 Baker Street		Part of Tract 2, Friebele Subdivision	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood	Single-Family Residential (RS-1)	Neighborhood	9.025 ac.
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of RC21-07, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Owner/Petitioner: Randall Minton			
STAFF CONTACT:			
Jeff Fisher, AICP Chief Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			



River Corridor Master Development Plan (RCMDP): 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 (RCMDP) for Infill Housing in Traditional Neighborhoods. These policies state that:

- “New infill development should have a comprehensive architectural theme that includes the building form, siding materials, material colors, window proportions, roof forms, and other building elements that combine to create a pleasing whole.”
- “Some elements, such as traditional patterns for windows and doors, should reflect the scale and patterns found in the neighborhood;” and,
- “A mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood, yet add new character.”

Rationale to Approve:

The new home will be constructed of wood lap siding and an asphalt shingled roof. The building and roof pattern, doors, and windows reflect the scale and patterns found in the neighborhood, consistent with the above policy statement. The beige exterior of the home, combined with an off-white doors and window trim with a dark gray shingled roof (see attached plans and materials), are consistent with the above. These colors and materials can be found on homes in the surrounding area.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** RC21-07, **subject to 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. The applicant shall obtain all required permits from the Permits and Inspections Division that includes a site plan showing the building on the lot and compliance with zoning standards.
3. Prior to issuance of a permit, the applicant shall verify lot dimensions are consistent with the current subdivision plat, otherwise a replat will be required.

Attachments:

Location Map
Building Elevations and Colors
Application



Source: Esri, Maxar, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

River Corridor District Approval

RC21-07: 910 Baker St.

Council District: Harry Thomas - District 3

Neighborhood: Fort Concho

Scale: 1" approx. = 175 ft

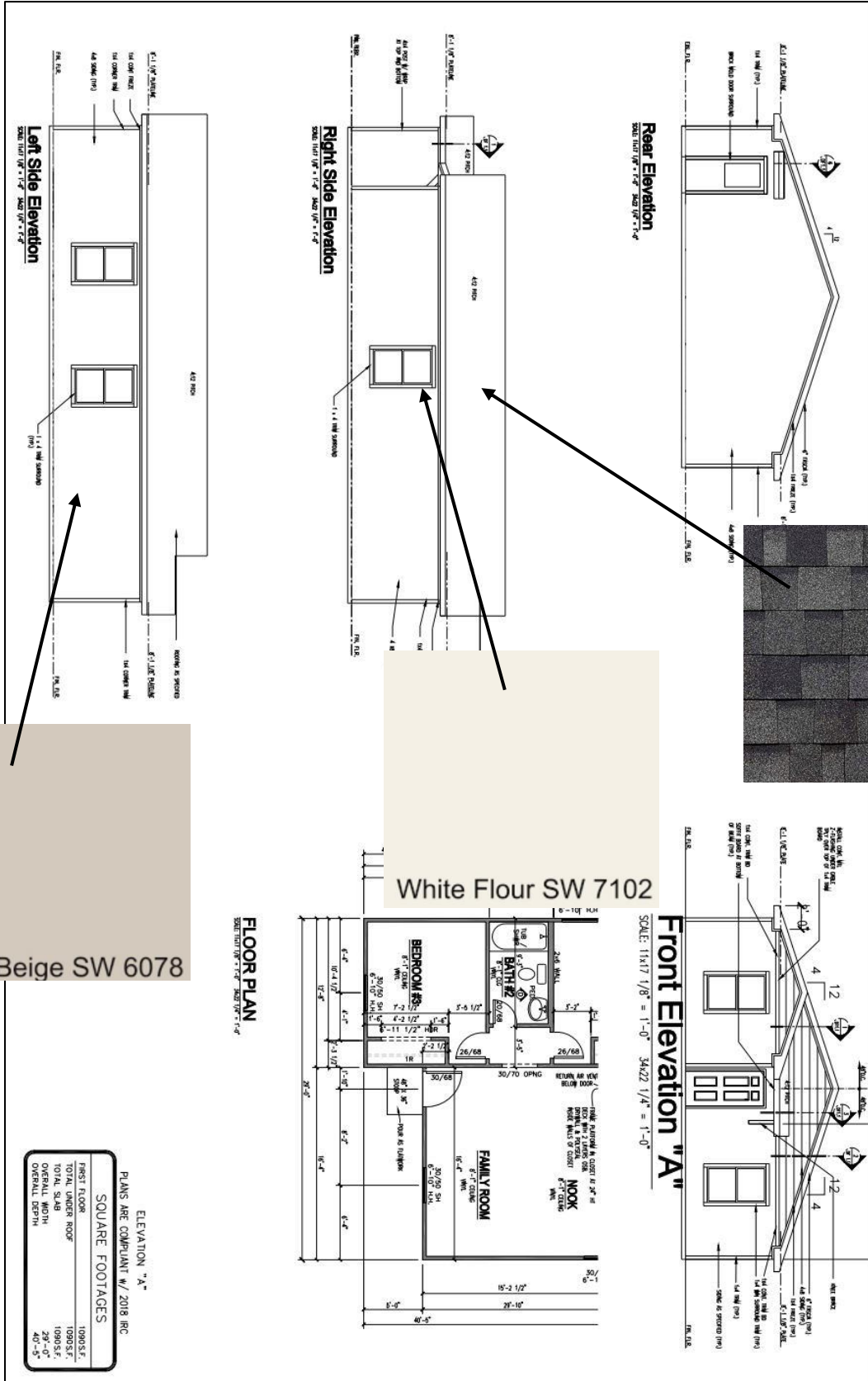
610 W. Avenue C

Legend

- Subject Properties: 
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**



Building Elevations and Colors



Effective January 3, 2017

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 Attachments

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.

Randall Minton
Signature of licensee or authorized representative

9/28/21
Date

Randall M Minton
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: 11-18-21


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

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

STAFF REPORT

DESIGN AND HISTORIC REVIEW COMMISSION – November 4, 2021



APPLICATION TYPE:		CASE:	
Downtown District Review		RC21-08: 517 W. Twohig Avenue	
SYNOPSIS:			
The applicant, a financial investment company, has applied for a River Corridor District Overlay Zone approval for a 665-square foot addition to the existing building, a new fence, and sign. The proposed colors and materials will match the existing building.			
LOCATION:		LEGAL DESCRIPTION:	
Southwest of S. David Street and W. Twohig Avenue		Being the north 115 feet of Lots 16 & 17, San Angelo Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Downtown	0.264 ac.
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of RC21-08, subject to four Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Dreher Investment Services, Inc. Mr. Dick Robertson			
STAFF CONTACT:			
Jeff Fisher, AICP Principal Planner (325) 657-4210, Ext. 1550 jeff.fisher@cosatx.us			

DD21-10 Analysis:

River Corridor Master Development Plan (RCMDP): 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). The proposed building addition is subject to the commercial use policies outside the historic city center.

Building Materials and Colors

The applicant is proposing to match the materials of the existing building which comprises of siding on the exterior walls and a metal shingled roof. The RCMDP encourages stone, brick, precast concrete, cast stone, and architectural metals, and is opposed to shiny metal siding. The existing building was built in 1905 according to the Appraisal District and the existing materials have been in place since at least 2007 per historic imagery. Staff believes the extension of the existing siding, while not one of the materials listed above, is appropriate for this addition and consistent with the existing building. The house immediately to the west is also constructed of siding. The metal roof is architectural metal shingles and not the type of metal construction that the RCMDP opposes. Staff deems the roof material also acceptable. The RCMDP also encourages natural, earth colors and those with low reflectivity. The tan color siding and light brown color roof is consistent with these policies.

Fencing

The RCMDP requires walls, fences, and retaining walls to be designed to blend with the building. The applicant is proposing a 6-foot tall wood privacy fence along the south property line wrapping around the east property line by 10 feet to the beginning of the addition. Section 509.A.1 of the Zoning Ordinance requires a privacy fence where a nonresidential use is adjacent to a residential use. The fence along the south property line is therefore required as there is a residential property to the south. Staff is comfortable with the proposed wood fence. The natural wood finish can be found on fencing in the area and will blend with the River Corridor immediately to the west.

Sign

The RCMDP policy on signs is that signage and awnings are color coordinated and can be used to introduce brighter more intense colors. The existing freestanding sign in front has dark brown lettering with a tan background consistent with the colors on the building. Staff is in support of the request. However, the applicant is required to relocate the sign out of the public right-of-way and obtain a sign permit as a condition of approval.

Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** RC21-08, **subject to the following four 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.

3. The applicant shall obtain a sign permit from the Building Permits and Inspections Division and relocate the sign onto the property and out of the public right-of-way.
4. A replat is required prior to issuance of a building permit.


Attachments:

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



Source: Esri, Maxar, © 2020, Earthstar © Imagery, GEBCO, Airphoto, USGS, AeroGRID, IGN, and the GIS User Community


River Corridor Overlay Zone
DD21-13: 517 W. Twohig Avenue
Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
517 W. Twohig Avenue; 0.264 ac.

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

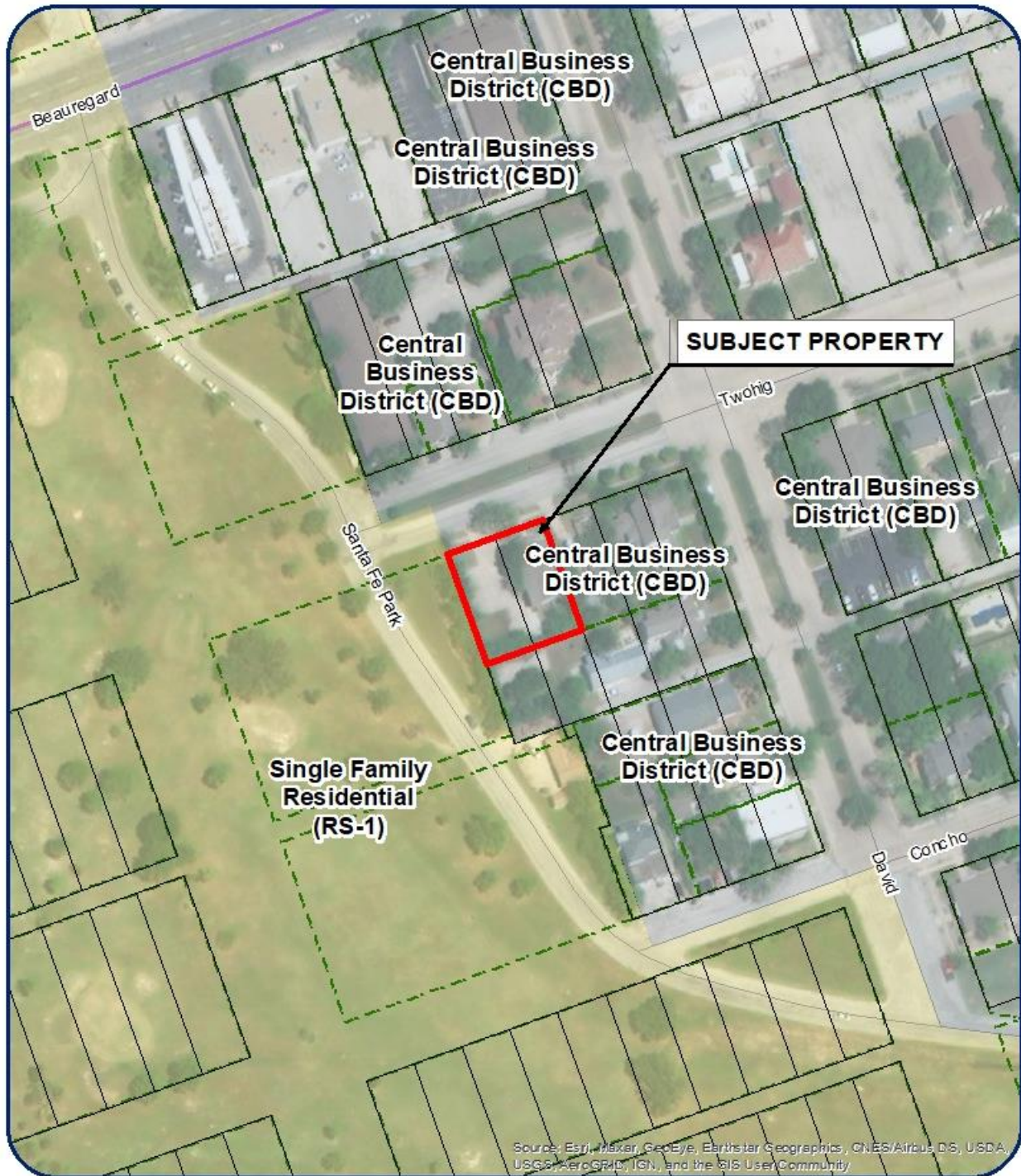





River Corridor Overlay Zone
DD21-13: 517 W. Twohig Avenue
Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
517 W. Twohig Avenue; 0.264 ac.



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





River Corridor Overlay Zone
DD21-13: 517 W. Twohig Avenue
Council District: Harry Thomas - District 3
Neighborhood: Downtown
Scale: 1" approx. = 125 ft
517 W. Twohig Avenue; 0.264 ac.

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

Photos of Site and Surrounding Area

FRONT



REAR



LOCATION OF FUTURE ADDITION



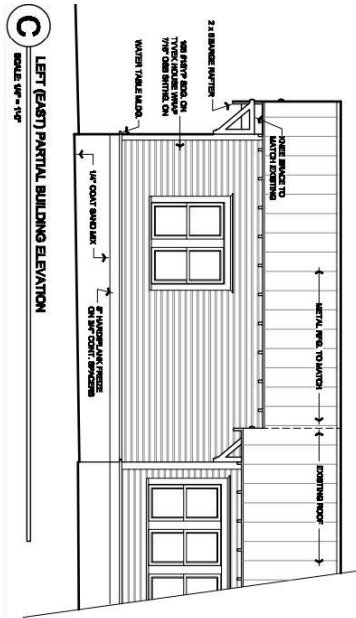
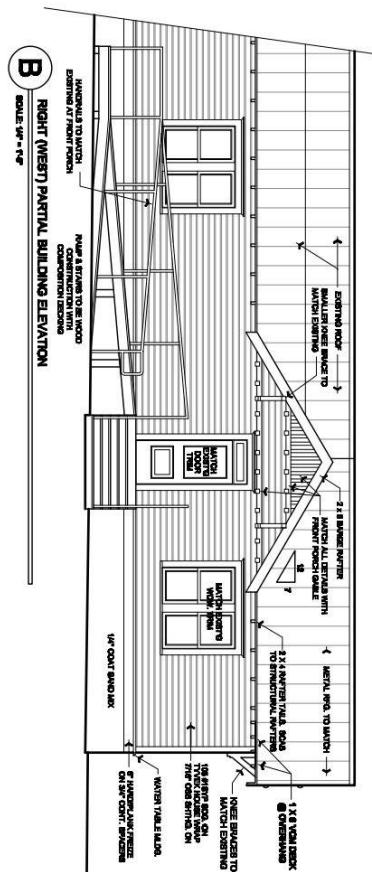
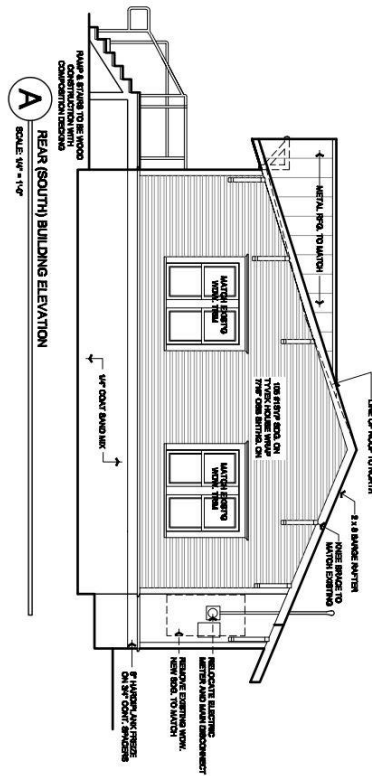
PARKING AREA



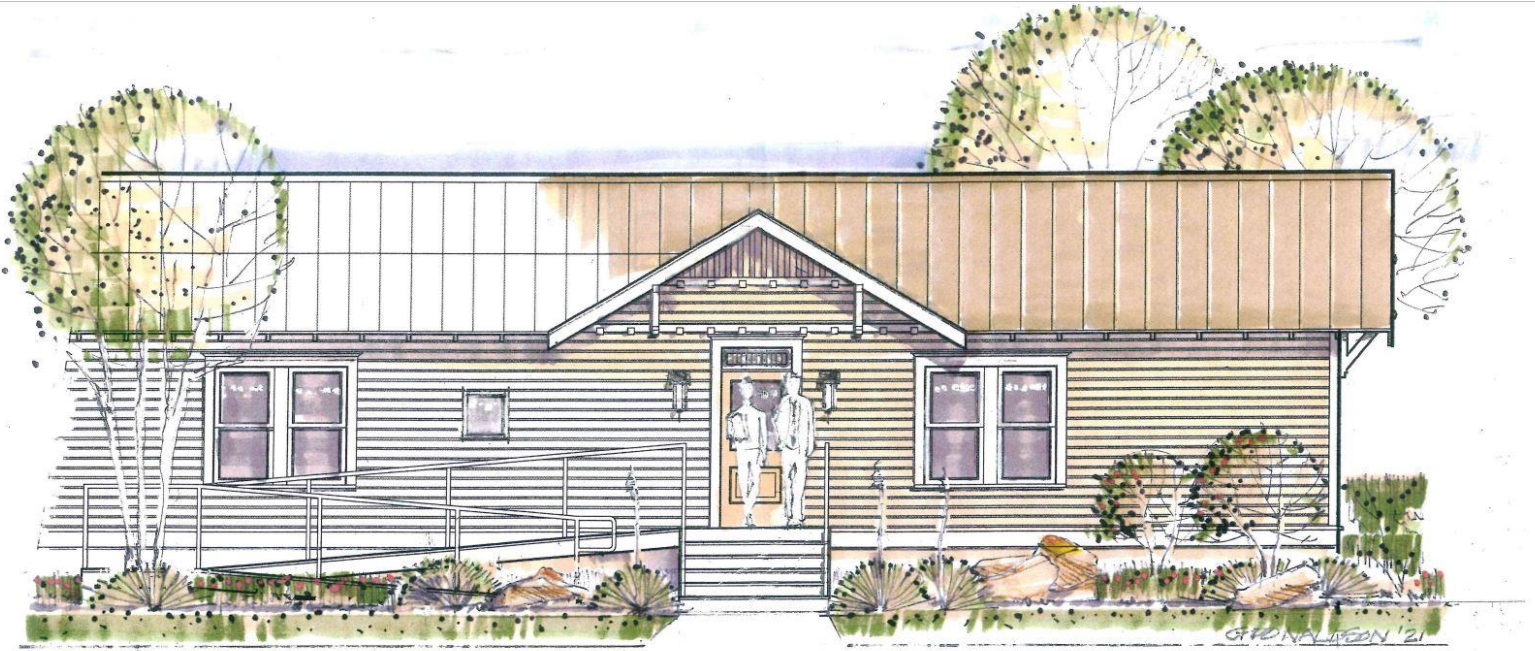
SIGN



Elevations



Color Rendering



EXISTING
OFFICE

NEW
ADDITION

(ALL COLORS AND MATERIALS
TO MATCH EXISTING)

WEST (OR FRONTAL) ELEVATION OF NEW DREHER ADDITION



City of San Angelo, Texas – Planning Division
52 West College Avenue

Application for River Corridor Review

DD21-13



Section 1: Basic Information

Name of Applicant(s): DREHER INVESTMENTS

- Owner Representative (Notarized Affidavit Required)

Mailing Address: 517 W. TWOHIG, SAN ANGELO, TX. 76903

Contact Phone Number: 254-374-3749 Contact E-mail Address: dick.robertson@drehertco.com

Subject Property Address: 517 W. TWOHIG, SAN ANGELO, TX 76903

Legal Description (can be found on property tax statement or at www.tomgreencad.com): BLK 29, SAN ANGELO ADDITON, N 115' of LOTS 16 & 17

Zoning: CPD

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*

ADDITION OF 692 sq. ft. to exist'g OFFICE BLDG.

NEW ADDITION WILL MATCH EXISTING BLDG IN EVERY WAY INCLUDING ROOFING PROFILE AND GABLE, OVERHANG W/ BRACKETS, SIDING, WINDOWS, DOORS, LIGHT FIXTURES, and PAINT COLORS and TRIM

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: _____

**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.

Rich Anderson - CEO
Signature of licensee or authorized representative

6-29-2021
Date

DICK ROBERTSON
Printed name of licensee or authorized representative

DREHER INVESTMENT SERVICES, INC.
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: ____/____/____



STAFF REPORT

Design and Historic Review Commission: November 4, 2021

APPLICATION TYPE:		CASE:	
River Corridor Design Review		RC21-09	
SUMMARY:			
<p>The applicant seeks to construct a 140 foot by 20 foot carport on the northern side of the property along Schwartz Street. The property is not located within the Open Structure Overlay Zone but is within the River Corridor.</p>			
LOCATION:		LEGAL DESCRIPTION:	
612 S. Irene St.		Abst: A-0237 S-0325, Survey: R GERHARDT, 13.5090 ACRES	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 4 – Lucy Gonzales Neighborhood: Reagan	Office Commercial (CO)	Neighborhood Center	13.509 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
<p>Schwartz St: Local Street, 50' ROW required (100' Existing), 40' pavement required (32' Provided)</p> <p>S Irene St: Local Street, 50' ROW required (80' Existing), 40' pavement required (35' Provided)</p>			
STAFF RECOMMENDATION:			
<p>Staff recommends that the Commission TABLE RC21-09 until the next meeting in order to obtain more details on construction materials and colors from the applicant regarding the proposal.</p>			
PROPERTY OWNER/PETITIONER:			
<p>Property Owner: <i>Education Service Center</i> Petitioner: <i>Doug Tounget</i></p>			
STAFF CONTACT:			
<p>Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us</p>			

River Corridor Master Development Plan (RCMDP): Section 212 of the Zoning Ordinance requires the DHRC to review construction of any part of a structure visible from a public right-of-way. The proposed improvements shall be consistent with the respective design guidelines of the *River Corridor Master Development Plan (RCMDP)* for *Commercial Use outside the Historic City Center*.

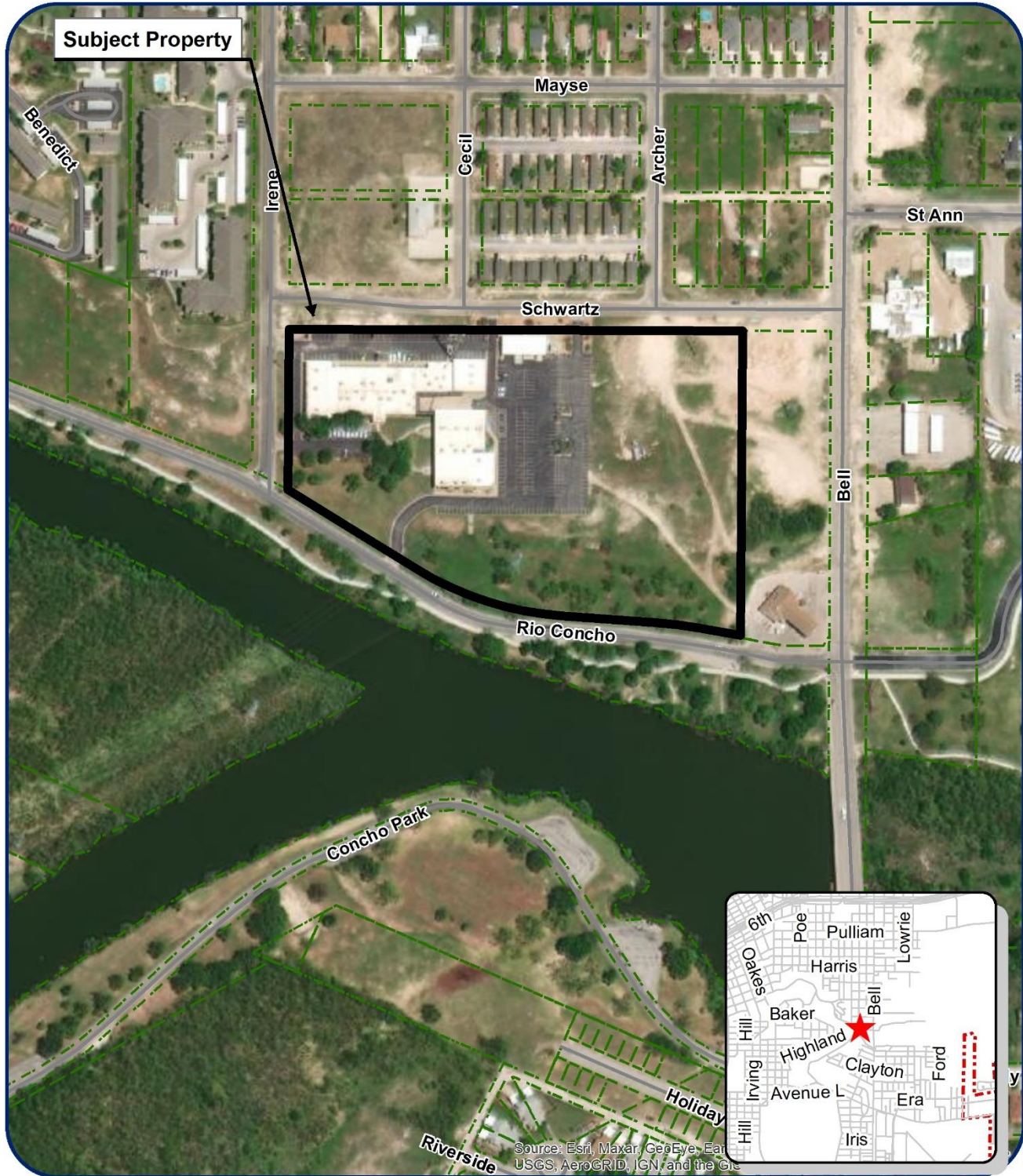
Staff does not have enough information about the proposal to make a recommendation on whether this meets the standards identified without more information regarding the proposal, including details about the design and materials, including drawings or renderings, a site exhibit showing where the structure will be located on the site, and color/material descriptions and/or samples.

Recommendation:

Staff recommends that the Commission **TABLE** RC21-09 until the next meeting in order to obtain more details on construction materials and colors from the applicant regarding the proposal.

Attachments:

- Satellite Imagery Map
- Vision Plan Map
- Zoning Districts Map
- Site visit v1
- Site visit v2
- Site visit v3
- Site visit v4
- Site visit v5
- Site visit v6



RC21-09: Satellite Imagery

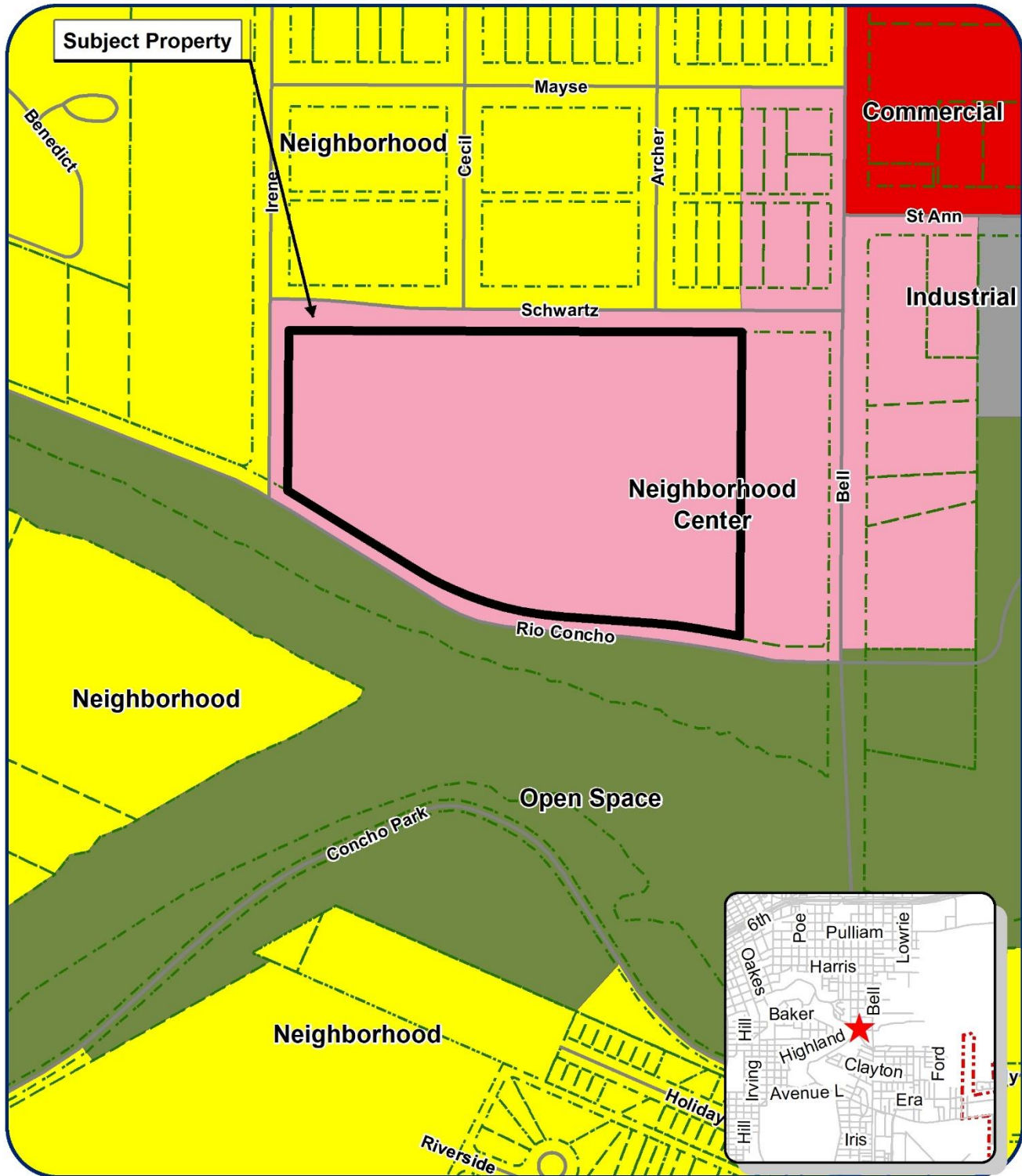
214 W 27th St.

Council District 3 - Harry Thomas
 Neighborhood: Fort Concho East
 Scale: 1" approx. = 285 ft

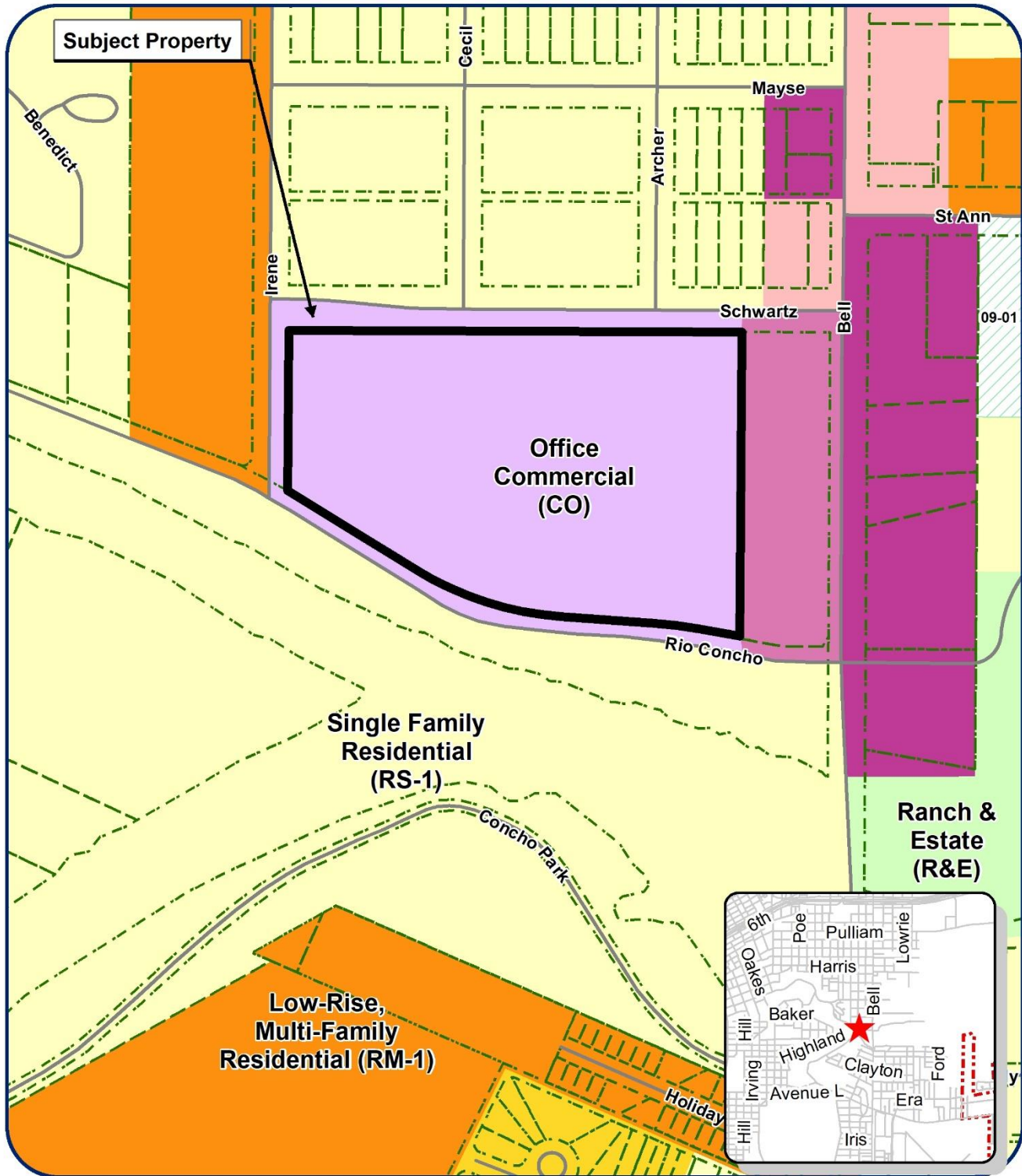
Legend

- Subject Properties:
- Current Zone District: **CO**
- Requested Zone District: **N/A**
- Vision Plan: **Neighborhood Center**





<p>RC21-09: Vision Plan Map</p>	<p>Legend</p>		
<p>214 W 27th St. Council District 3 - Harry Thomas Neighborhood: Fort Concho East Scale: 1" approx. = 285 ft</p>	<p>Subject Properties: Current Zone District: CO Requested Zone District: N/A Vision Plan: Neighborhood Center</p>		



<p>RC21-09: Zone Districts Map</p>	<p>Legend</p>		
<p>214 W 27th St. Council District 3 - Harry Thomas Neighborhood: Fort Concho East Scale: 1" approx. = 285 ft</p>	<p>Subject Properties: Current Zone District: CO Requested Zone District: N/A Vision Plan: Neighborhood Center</p>		

Photos of Site and Surrounding Area











