



STAFF REPORT

Design and Historic Review Commission: December 17, 2021

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA21-06: 113 E. Concho Ave	
SUMMARY:			
A request for approval of a Certificate of Appropriateness for the refurbishing of existing freestanding sign at the historic property located at the corner of Concho Ave and Oakes St.			
LOCATION:		LEGAL DESCRIPTION:	
113 East Concho Avenue, San Angelo, Texas, 76903, United States of America		Being 35,000 square feet of land and being Lots 15 and 24 of the west 75 feet of Lots 16 and 23, Block D Village of St. Angelo, aka Main Part, City of San Angelo, Tom Green County, Texas. Subd: CONCHO CROSSING CONDOMINIUMS	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District #3: <i>Harry Thomas</i> Neighborhood: <i>Downtown</i>	CBD	Downtown	0.80 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
E Concho Ave: Parkway, 50' ROW required (101' Existing), 40' pavement required (70' Existing)			
S Oakes St: Local Road, 50' ROW required (100' Existing), 40' pavement required (69' Existing)			
STAFF RECOMMENDATION:			
Staff's recommendation is for the Design and Historic Review Commission to APPROVE the request for a Certificate of Appropriateness to refurbish existing freestanding sign located at 113 E Concho Ave subject to two (2) conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Property Owner: <i>RICHTER REAL ESTATE HOLDINGS LLC</i> Petitioner: <i>All About Signs, Inc.</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Certificate of Appropriateness: The subject property is part of the Concho Crossings Condominiums approved by Planning Commission on December 17, 2008 through a Historic Overlay Zone (Z08-36). 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 building, site and its environment will be unobstructed from significant change. Only the existing freestanding sign will change.
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 existing freestanding Concho Condominiums sign will be replaced by a new illuminated sign. No change to historical elements will occur in this process.
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 tattered existing sign has been in place for many years and is not part of the historical character to the site. Renovation to this feature will improve the entire site.
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 freestanding sign requires renovation and this improvement is not negatively impacting the historically designated architectural components.
5. ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.*** There are no such features involved in the proposed renovation, a sign replacement.
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 proposed replacement is almost exact in composition, design and color as the dilapidated existing freestanding sign. Nevertheless, this is not a replacement to any historical features.
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.*** There is no surface cleaning proposed.

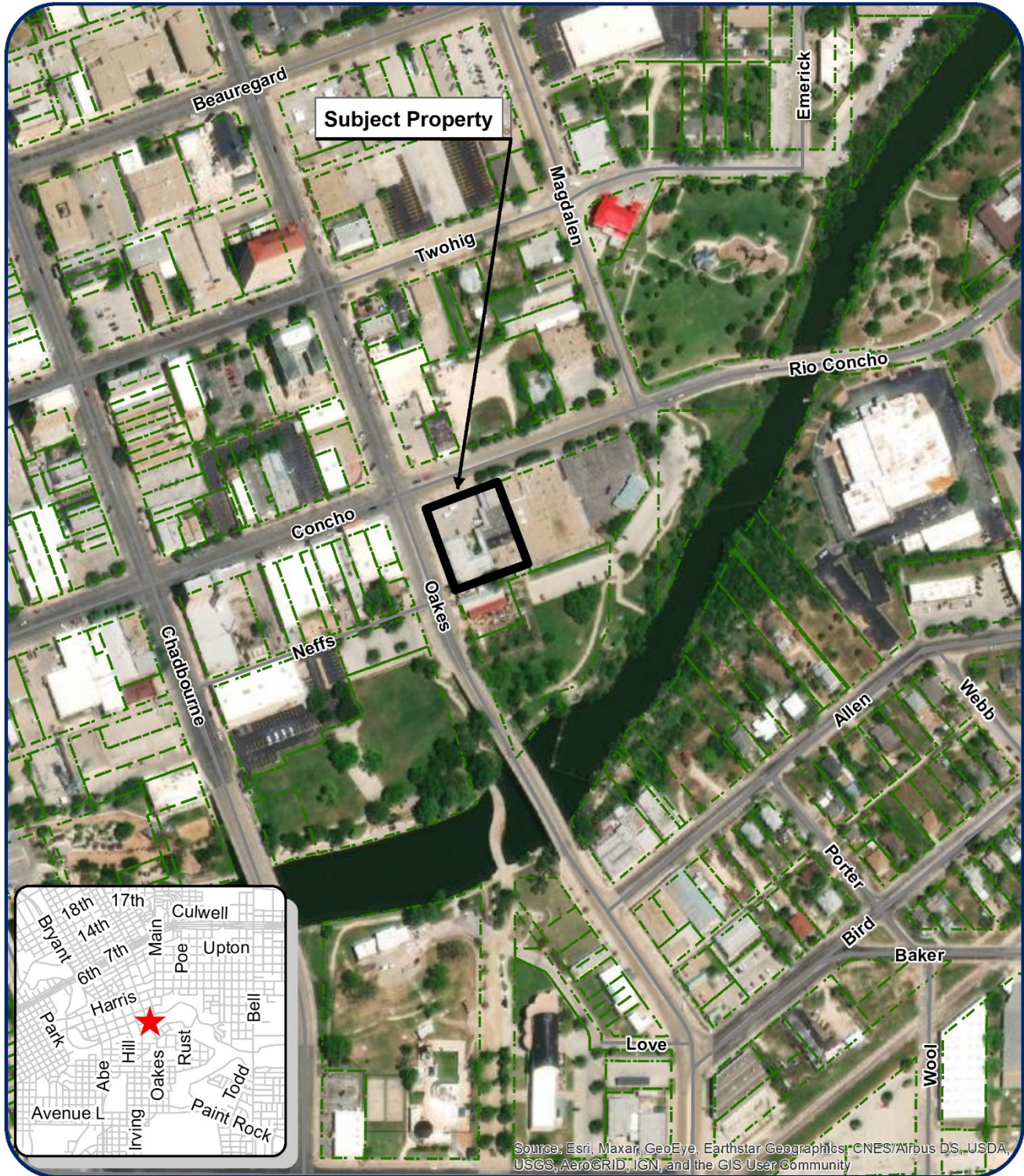
8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*** There are no archaeological features involved in this sign replacement.
9. ***Contemporary design for alterations and additions to existing properties shall not be 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 are no proposed alterations or additions to existing properties. The sign replacement is not a historical feature, and its proposed replacement will enhance the aesthetic quality of the site providing adequate advertising for the shops located within the historical buildings.
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.*** There are no proposed alterations or additions to any buildings on site.

Recommendation: Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** the request for a Certificate of Appropriateness to refurbish existing freestanding sign located at 113 E Concho Ave **subject to the following two (2) conditions of approval:**

1. The colors, dimensions, and materials and design of the freestanding sign, 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 permits from the Building Permits and Inspections Division as required.

Attachments:

Satellite Imagery Map
Zoning Map
Future Land Use Map
Site plan
Site plan
Site photo
Site photo
Site photo
Site photo



CA21-06: Satellite Imagery

113 E Concho Ave

Council District 3 - Harry Thomas

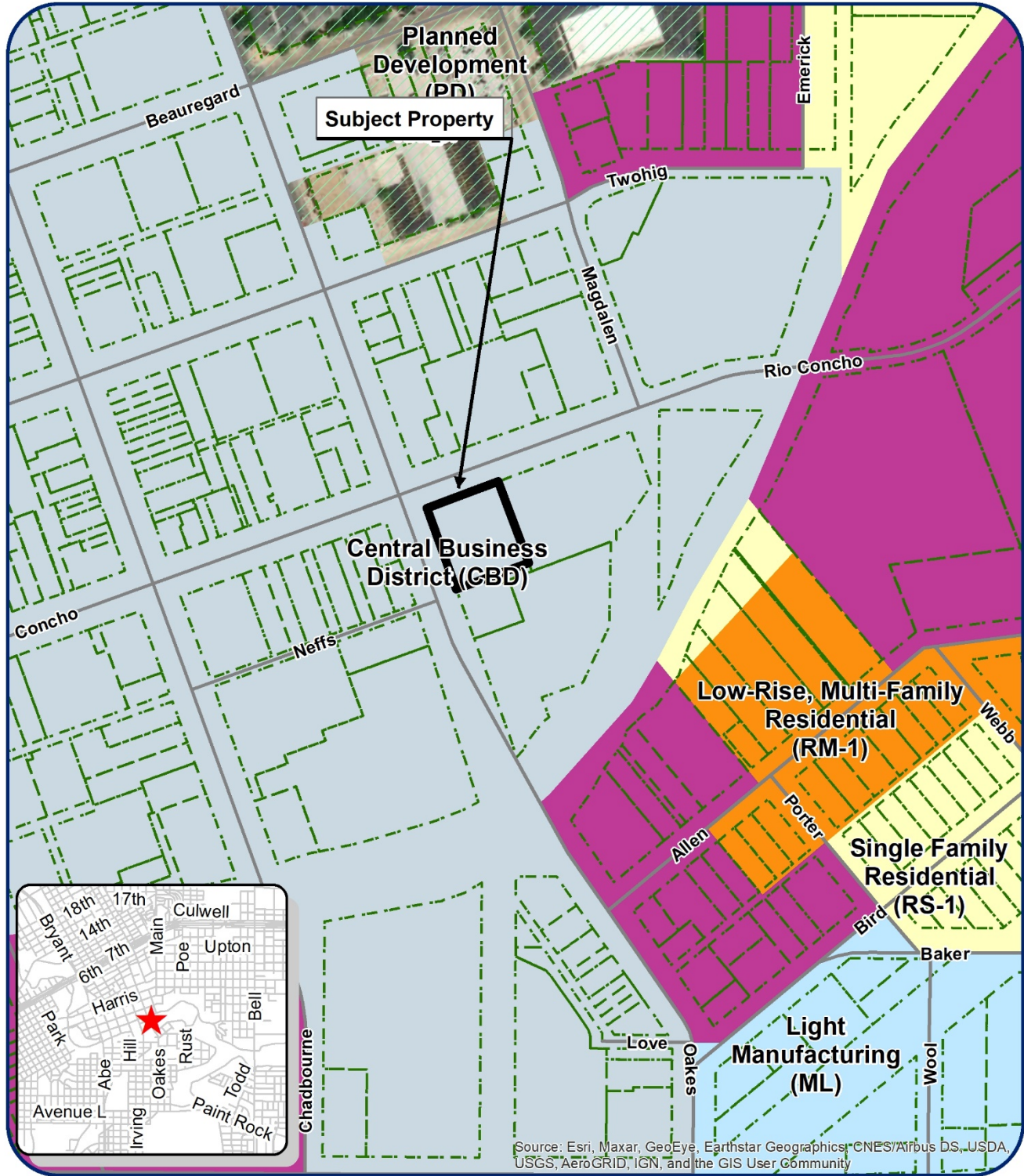
Neighborhood: Downtown

Scale: 1" approx. = 292 ft




Legend

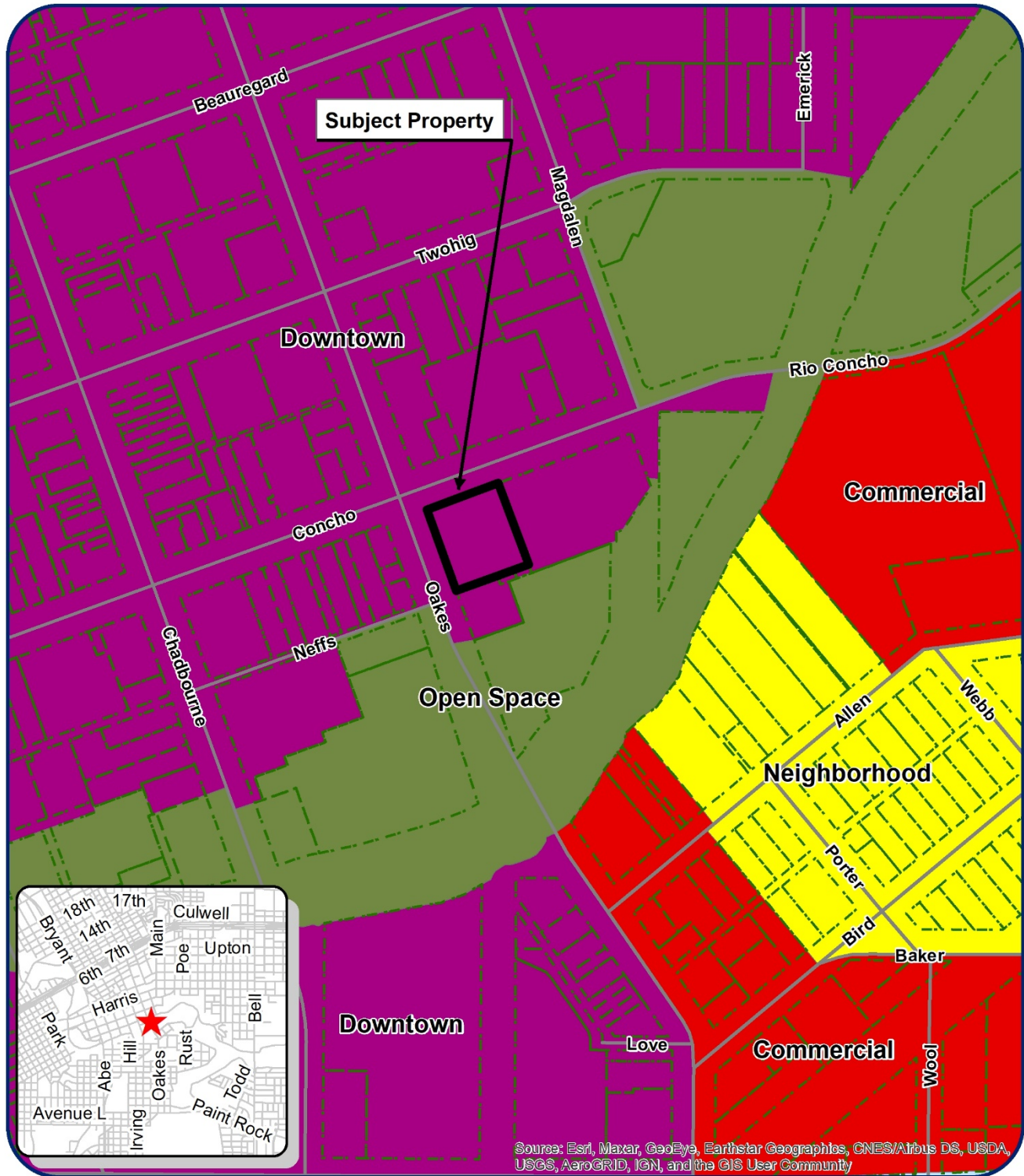
- Subject Properties:
- Current Zone District: **CBD**
- Historical Designation: **Yes**
- Vision Plan: **Downtown**






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

<p>CA21-06: Zone Districts 113 E Concho Ave Council District 3 - Harry Thomas Neighborhood: Downtown Scale: 1" approx. = 292 ft</p>	<p>Legend Subject Properties:  Current Zone District: CBD Historical Designation: Yes Vision Plan: Downtown</p>		
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CA21-Vision Map
113 E Concho Ave
 Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 292 ft

Legend
 Subject Properties: 
 Current Zone District: **CBD**
 Historical Designation: **Yes**
 Vision Plan: **Downtown**



Photos of Site and Surrounding Area

Back Lit Tenant Sign

8'W

2'H		Phat Catz Gaming & Tavern	
	<i>Texas Angels Boutique</i>		6'H
	Warehouse 150	EVOL TION <small>MEAL PREP</small>	
	To Be Determined	<i>Mommy & me</i>	
1'H			

4'W

Overall
Size:
6'H x 8'W

Grade Clearance = 9'
Overall Height = 16'

 <p>3534 Sherwood Way San Angelo, Texas 76901 Phone: 325-949-7168 sales@allaboutsinstx.com</p>	<p>Job #: 36535-Concho Crossing Size: OAS-6'H x 8'W Qty: 1 Sides: Material(s): Back lit tenant sign Finishing: Cost: \$</p>
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113 E Concho Ave Concho Crossing

Add new 6' H x 8'L internally lit cabinet to existing sign pole

Add center pole to be stubbed through cabinet

Connect to existing Electrical Power

Existing sign is 4'H x 8'L, Proposed cabinet will be 2' taller and will allow for 9 tenant panels.

Maximum height at pl is 20'. Proposed sign is 16' overall.











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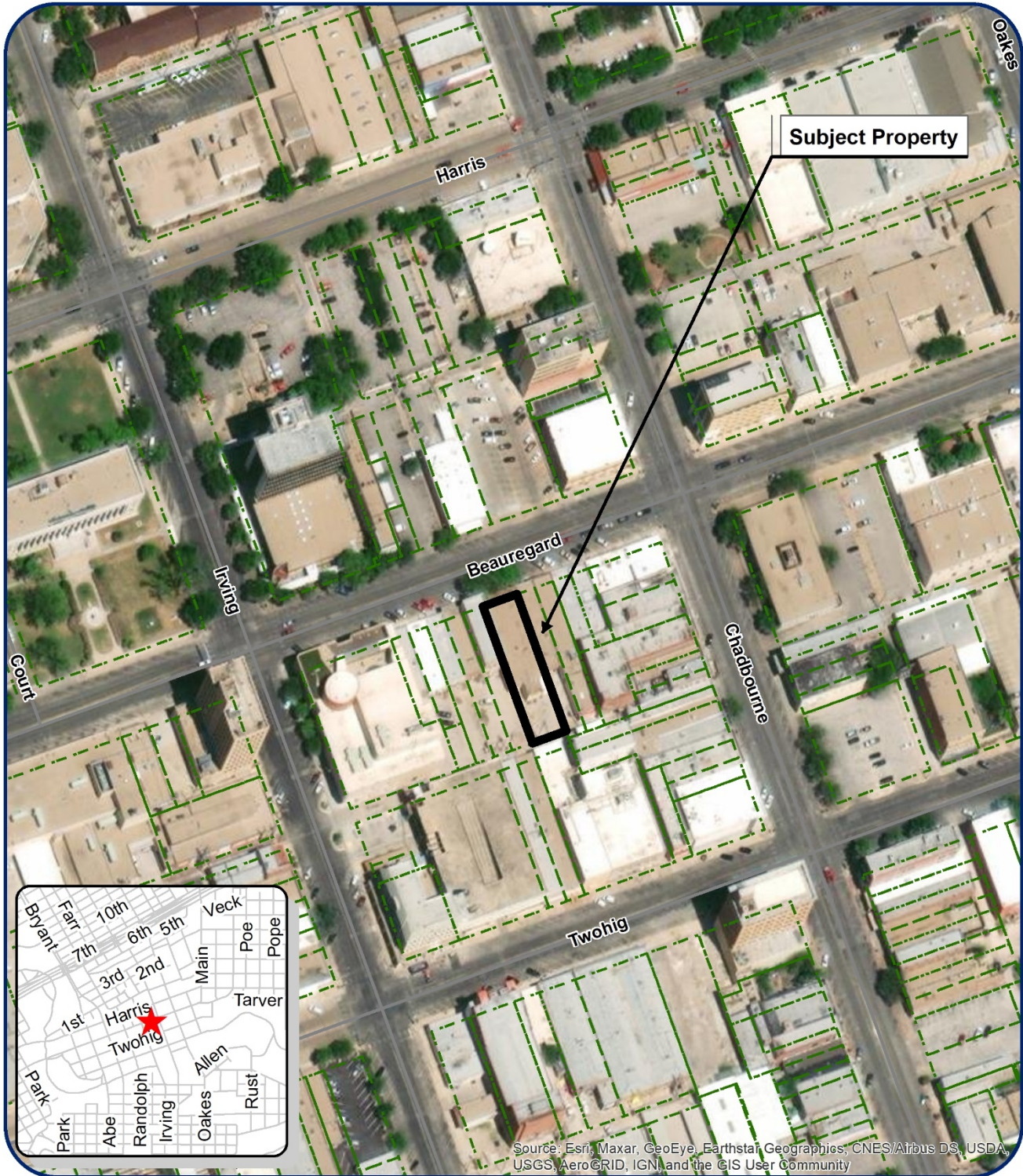
APPLICATION TYPE:		CASE:	
Downtown Design District Review		DD21-18: 17 W Beauregard Ave	
SUMMARY:			
A request for approval of an exterior remodel to an existing building in the Downtown Design District, being 0.205 acres located at 17 W. Beauregard Avenue. The exterior remodeling involves replacing existing sidewalk, windows, entrance tile, and replacing 1 large tree with a new small tree, as well as adding an aesthetic non-functional canopy to the front.			
LOCATION:		LEGAL DESCRIPTION:	
17 West Beauregard Avenue, San Angelo, Texas, 76903, United States of America		Blk: 8, Subd: SAN ANGELO ADDITION, E47' OF LOTS 13 & 18 (15-17)	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District #3: Harry Thomas Neighborhood: Downtown	CBD (Central Business District)	Downtown	0.21 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
W Beauregard Ave: Major Arterial, 80' ROW required (98' Existing), 64' pavement required (69' Existing)			
STAFF RECOMMENDATION:			
Staff recommends that APPROVAL of DD21-18, a request for an exterior remodel located at 17 W Beauregard, subject to three conditions of approval.			
PROPERTY OWNER/PETITIONER:			
Owner: <i>Michele Babiash</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

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*.

- a. **Site Design and Layout:** *The goal of site planning is to take into consideration the presentation of natural amenities, existing topography, and panoramic views within the scope of placing a building or project on a site* (RCMDP, 25).
 - The renovations to the property will enhance the appearance this shop and improve the entire area. Staff is supportive of the proposed plans. The property owners to the South were opposed to the tree removal due to concerns of resulting damage to their private property. However, at their meeting on December 7, the City Council approved removal of one large street tree to be replaced by a new street tree. Council’s approval required that the improvements in the public right-of-way, including the new tree, must be in conformance with the plans for the Chadbourne Street improvement project.
- b. **Architectural Detail:** *Details included in the building façade should assist in reducing the visual scale of a large building* (RCMDP, 26).
 - The architectural massing in the proposed design is consistent with the form and function of the Central Business District, and the Downtown neighborhood as a whole.
- c. **Building Materials and Color:** *High-quality durable materials are encouraged* (RCMDP, 26).
 - The building materials and colors are consistent with the other developments in the Downtown Design District and compatible with the area.
- d. **Roofs:** *Rooflines should be varied to add visual interest in large buildings* (RCMDP, 27).
 - Rooflines vary in height between adjacent buildings to provide visual interest. No changes are being proposed to the roofline of this building.
- e. **Lighting:** *Decorating and functional lighting should be compatible with the building design and should enhance the design and safety on the site* (RCMDP, 27).
 - There are no updates to the lighting fixtures in the proposed site plan

Recommendation: Staff’s recommendation is for the Design & Historic Review Commission to **APPROVE** DD21-18, a request for an exterior remodel located at 17 W Beauregard, **subject to the following three conditions of approval:**

1. Submit final tree selection and location to Planning Director and Director of Operations for approval.
2. 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 Director.
3. The applicant shall obtain all required permits from the Building Permits and Inspections Division.



DD21-18: Satellite Imagery

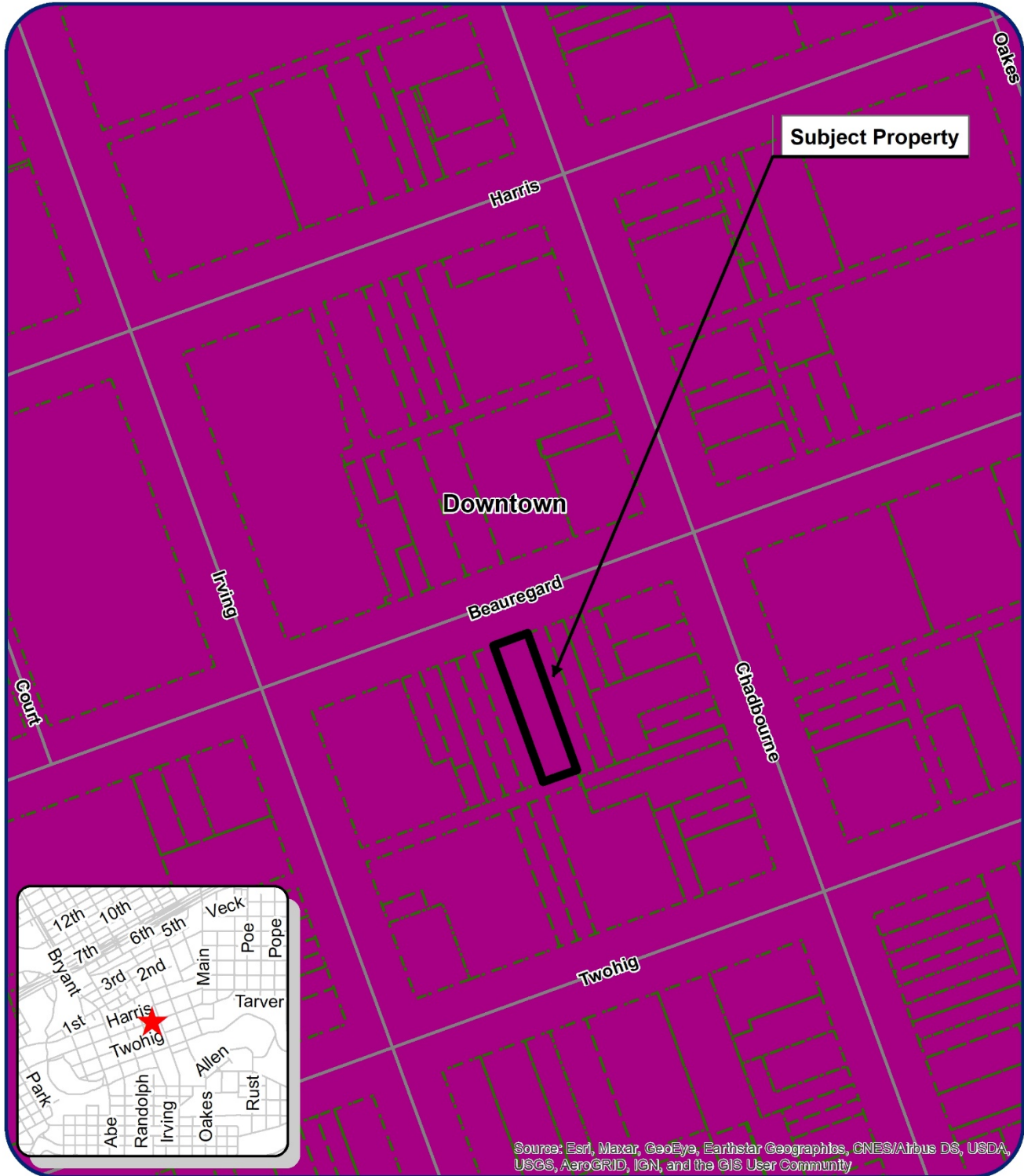
17 W. Beauregard Ave.




Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 167 ft

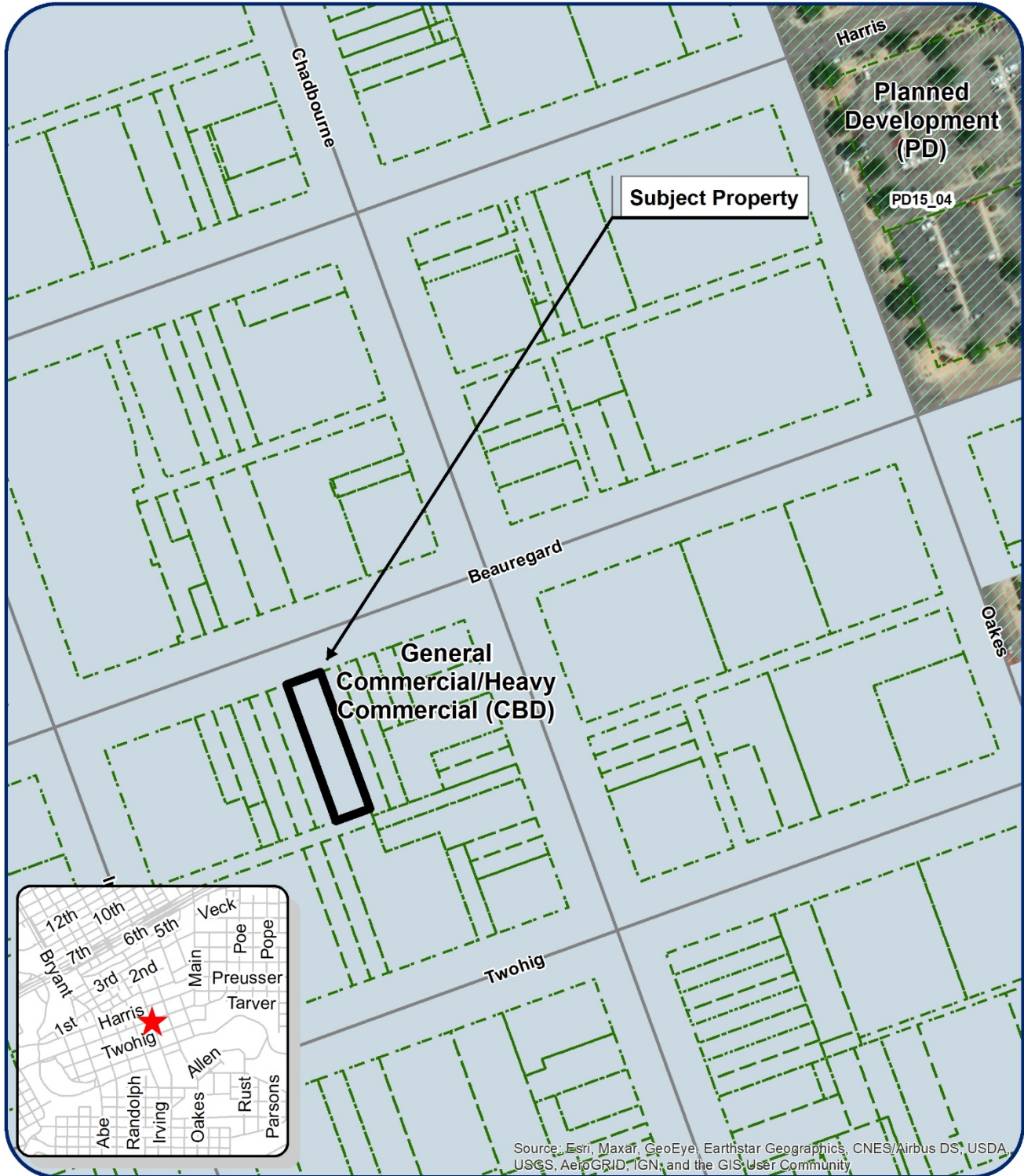
Legend

- Subject Properties:
- Current Zone District: **CBD**
- Requested Zone District: **N/A**
- Vision Plan: **Downtown**





<p>DD21-18: Satellite Imagery</p> <p>17 W. Beauregard Ave.</p> <p>Council District 3 - Harry Thomas</p> <p>Neighborhood: Downtown</p> <p>Scale: 1" approx. = 167 ft</p>	<p>Legend</p> <p>Subject Properties: </p> <p>Current Zone District: CBD</p> <p>Requested Zone District: N/A</p> <p>Vision Plan: Downtown</p>		
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DD21-18: Satellite Imagery

17 W. Beauregard Ave.

Council District 3 - Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 167 ft

Legend

- Subject Properties: 
- Current Zone District: **CBD**
- Requested Zone District: **N/A**
- Vision Plan: **Downtown**



Photos of Site and Surrounding Area







