

**DESIGN AND HISTORIC REVIEW COMMISSION – February 15, 2024  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness		CA24-01: Art Commission - Art in Uncommon Places	
<b>SYNOPSIS:</b>			
<p>The Commission has submitted this Certificate of Appropriateness to allow the following temporary art placements on existing historic buildings, as part of the Art in Uncommon Places Pop-up Exhibition. When the Downtown Historic District was created guidelines and conditions were adopted by ordinance following the State and National guidelines on considerations required when there is any interaction with buildings listed within the district. Since this is also the Central Business District for zoning requirements there are also considerations for interaction with even temporary projects in the Downtown Area. The Design Historic Review Commission has jurisdiction in this district rather than the Planning Commission for any placement, changes, temporary or otherwise that is intended to take place on private property that can be seen by the public. Staff are therefore requesting approval from the DHRC for the proposals by the Art Commission for the Art in Uncommon Places Pop-up Art Project generally between Beauregard Ave. and Concho Ave.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
Generally, down South Chadbourne		Encompasses eight blocks	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONING:</b>	<b>FUTURE LAND USE:</b>	<b>SIZE:</b>
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD	Historic Overlay District Downtown Historic District	
<b>THOROUGHFARE PLAN:</b>			
<p><b>S. Chadbourne Street</b> – Major Arterial. Existing 100 ft. Right-of-Way; 69 ft. paving width. Existing street minimums 90 ft. Right of Way, 62 ft. of paving.</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> of <b>CA24-01</b> , subject to <b>four (4) Conditions of Approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
Owner: Multiple owners: Art Commission taking the lead			
<b>STAFF CONTACT:</b>			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 <a href="mailto:sherry.bailey@cosatx.us">sherry.bailey@cosatx.us</a>			

**CA24-01 Analysis:**

The U.S. Department of the Interior, National Park Service, confirms that the area encompassing the Downtown Historic area includes the area where the Art in Uncommon Places is going to be placed. The original brick and stone facades have been preserved. Some of the historic photos available show striped cloth canopies in front of the building as they are today. The property was designated “High Priority” historic in the 2021 *Historic Resources Survey of Downtown San Angelo* prepared by HHM and retained its national and local (city) historic designation after City Council designed this property as part of the Chadbourne Street Downtown Historic District.

As a “high priority” historic property under Section 211.J of the Zoning Ordinance, a Certificate of Appropriateness shall be guided by:

- a) **The City’s Central Business District Design Guidelines, Old Town District Design Guidelines, or other such guidelines approved by the City Council for the area within which the property falls;**

Each of the proposed Art Projects seem to follow the design guidelines in that they do not detract from the existing buildings; do not harm the features of those buildings and have a pallet that compliments and contrasts without detracting from the nature of the area.

- b) **Any historic surveys or other information that would indicate the original design of the building or structure;**

In looking at older pictures of the area the proposals appear to add perspective.

- c) **The *Guidelines for the Treatment of Historic Properties* from the Secretary of the Interior; and,**  
d) **The standards from the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings*.**

There are 10 criteria for rehabilitation which are outlined in the Zoning Ordinance:

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- vi. 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,

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physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- vii. 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.
- viii. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- ix. 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.
- x. 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.

After reviewing the proposed request, Staff believes the proposal complies with all relevant criteria. There is no alteration to the building (criteria 1), the original qualities of the building are preserved, no stylistic features are changing (criteria 5), no surface cleaning is required (criteria 7), there are no known archaeological resources (criteria 8),

**Note:** The applicant will require a right-of-way encroachment application, and approval from City Council or Administratively for the Pop-Up Art which project over the public sidewalk or rights of way. This has been made Condition #3 below.

**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** CA24-01, **subject to the following four (4) 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 necessary permits from the Permits and Inspections Division.
3. The applicant shall obtain a right-of-way encroachment application and approval from City Council or Administratively for the pop-up art encroachments over the public sidewalk or existing right-of-way.
4. Must have property's permission.

**Attachments:**

Proposed placements



**Black & White  
Mural private**

**Pop-up Art  
Pianos will actually be inside  
the building facing outside.**

## **Downtown Strong Mural**

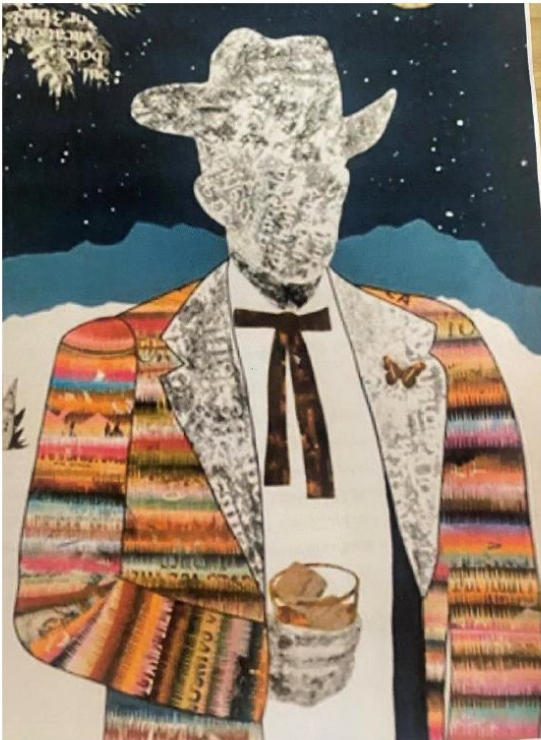
**Black and white mural**















Hotel windows  
black and white vinyl photos







# Elmer Kelton Mural

Add 6 cactus stools









# Chess Park



2 Concrete chess tables, black and white painted on building front.

In front of brick wall, add bench and sculpture with two B & W stools.

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# Mural in Window





## The Man Store



**B & W Mosaic Mural**  
Installed on boarded area  
paint background to match.





# STAFF REPORT

Design & Historic Commission: February 15, 2024

<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Downtown Design District Review		DD24-01: 201 E. Harris Ave.	
<b>SUMMARY:</b>			
DD24-01 is a request for approval of exterior 558.75 SF illuminated sign for new Shannon Women’s and children’s expansion in the River Corridor District, being located at 201 E. Harris Ave. The sign is to be installed on the exterior wall of the building and will be visible from the street frontage.			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
201 E. Harris Ave.		Lot: A, Blk: 15A, Subd: SHANNON MED CENTER DOWNTOWN, SEC 1 WOMENS & CHILDRENS HOSPITAL& BA	
<b>SM DISTRICT / NEIGHBORHOOD:</b>	<b>ZONE DISTRICT:</b>	<b>VISION PLAN:</b>	<b>SIZE:</b>
District 3 - <i>Harry Thomas</i> Neighborhood: <i>Downtown</i>	Central Business District	D- Downtown	N/A
<b>NOTIFICATIONS:</b>			
N/A			
<b>THOROUGHFARE PLAN</b>			
E. Harris: Minor Arterial, required 56’ ROW and 48’ paving minimum. Provided: 98’ ROW and 65’ paved			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>approval</b> of DD24-01, the installation of a sign located at 201 E. Harris Ave. with <b>two conditions of approval</b> .			
<b>PROPERTY OWNER/PETITIONER:</b>			
<i>Property Owner and Applicant:</i> Shannon Medical Center, Dale Droll			
<b>STAFF CONTACT:</b>			
Olga Trueman, Planning Technician (325) 657-4210, Ext. 1186 olga.trueman@cosatx.us			



**Downtown Development District:** City Council recognizes that it is in the public interest and benefit that the Downtown District Overlay Zone ensure the preservation of historical and cultural resources in the district and require application of quality design standards for development. 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.

**Analysis:**

1. It is consistent with the existing signs around Shannon Medical Center and surrounding area.
2. The sign complements the building. It is green color with white outline.
3. The sign displays the name of the hospital and provides information.

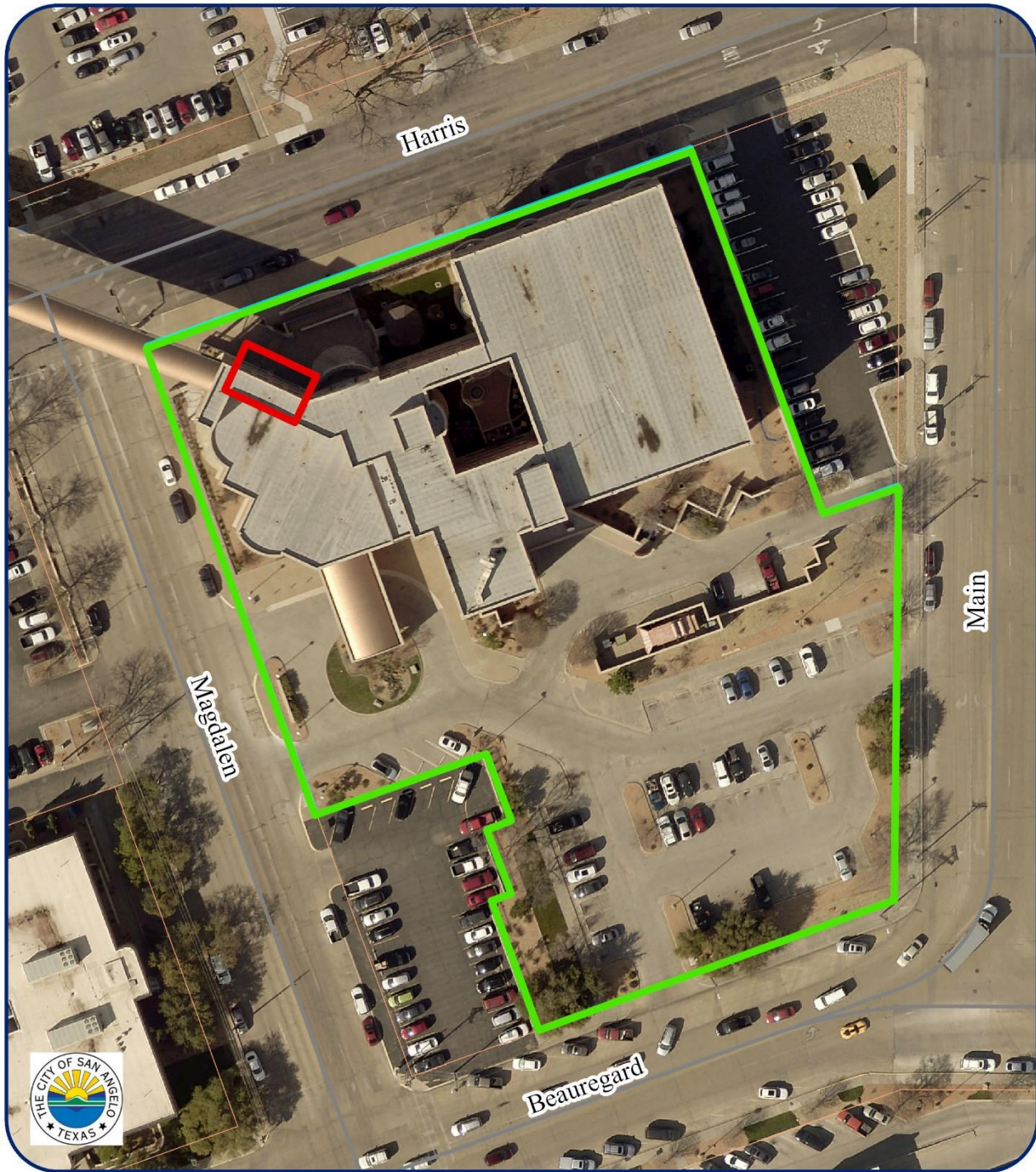
**Recommendation:**

Staff's recommendation is for the Design and Historic Review Commission to **approve** DD24-01, the installation of an illuminated sign located at 201 E. Harris Ave. with **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  
Zone Map  
Vision Map  
Sign Image  
Site Photo



**DD24-01 201 E Harris Ave.  
Shannon Sign**

Council District: #3 Harry Thomas  
Neighborhood: Downtown

Scale: 0 0.01 0.01 0.02 0.03  
Miles

Sign Placement



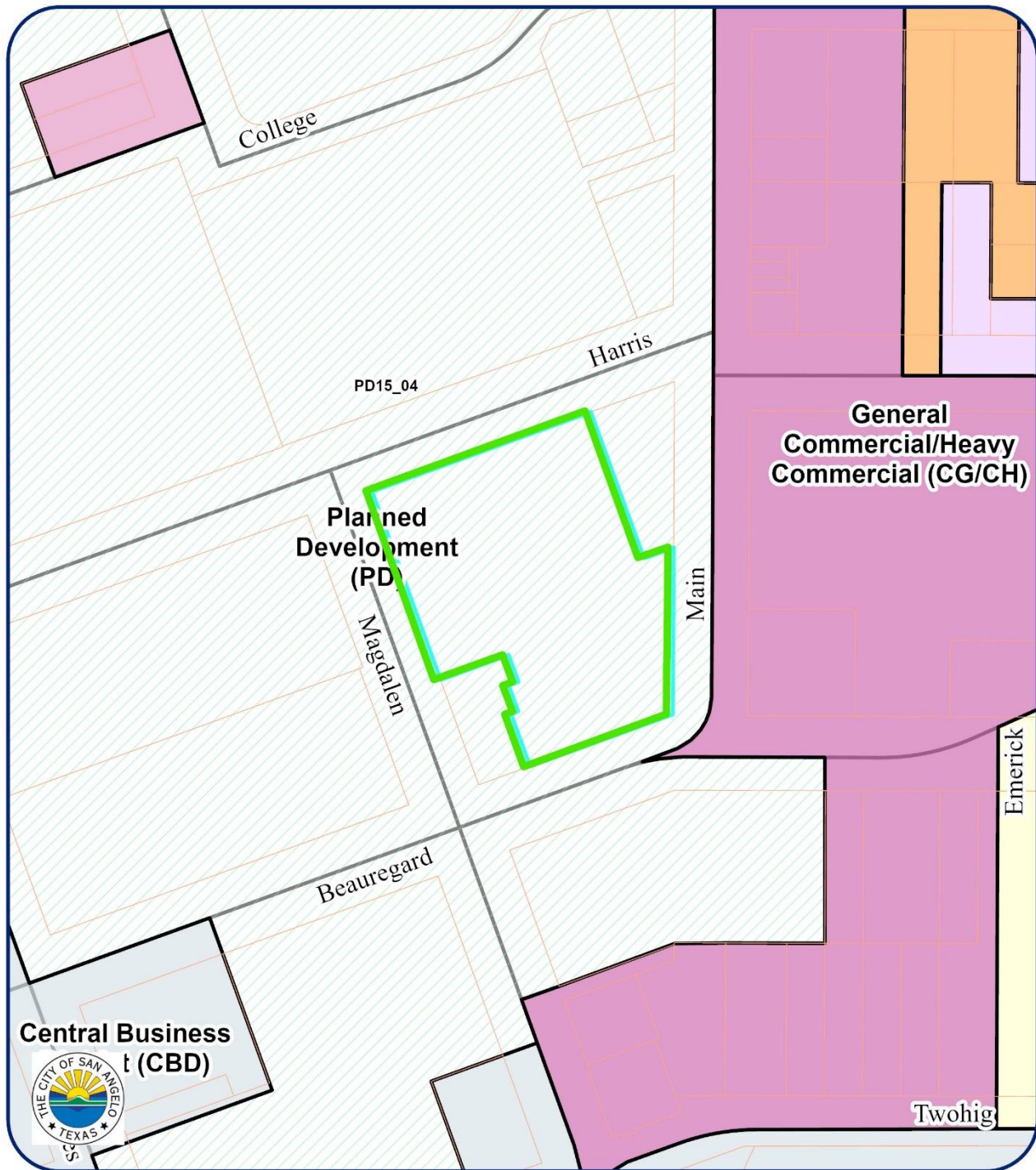
Subject Property:



N







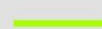
**DD24-01 201 E Harris Ave.**

**Zoning Map**

Council District: #3 Harry Thomas  
Neighborhood: Downtown

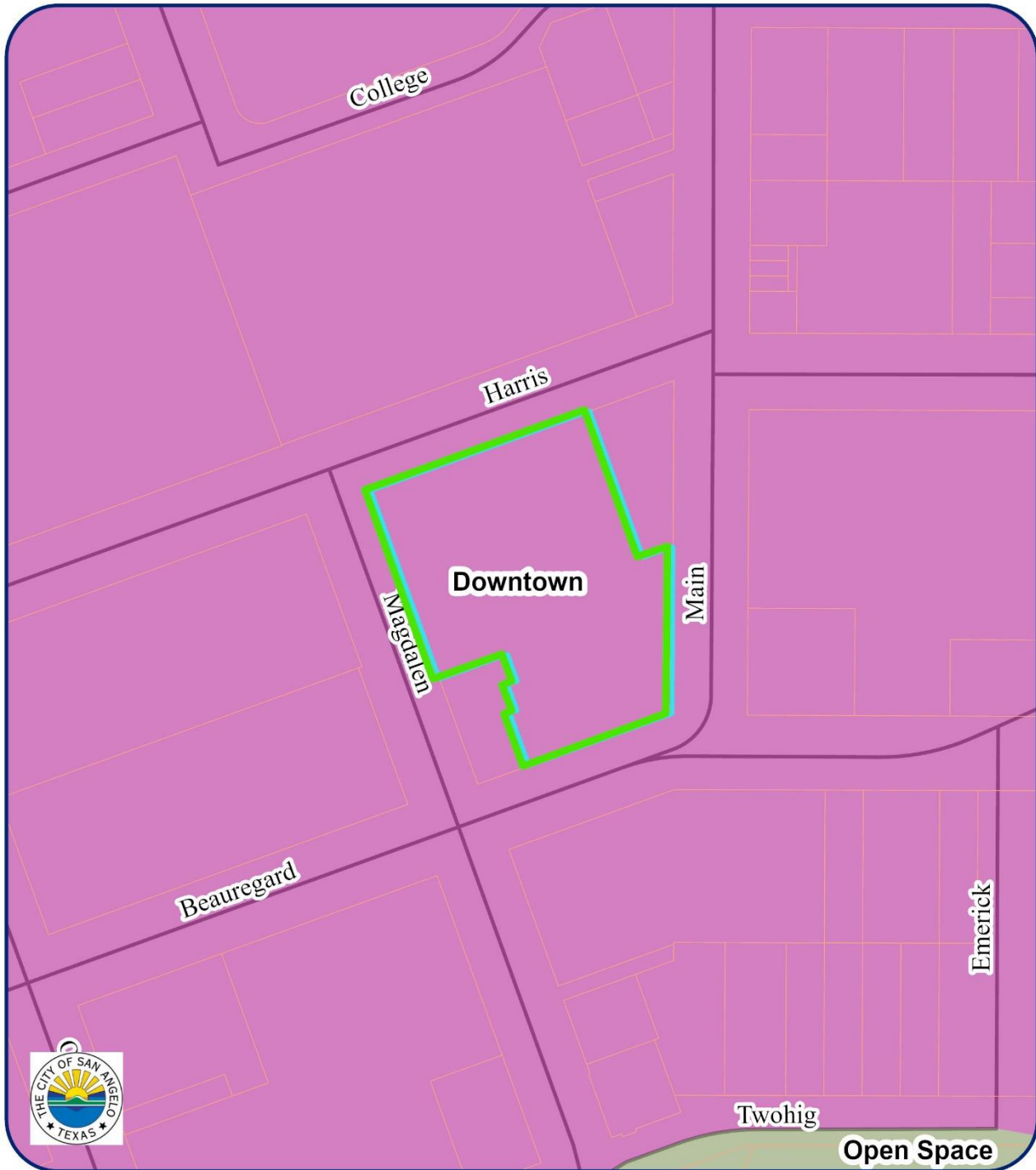
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Miles

Subject Property:



N





**DD24-01 201 E Harris Ave.**

**Vision Map**

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.00.01 0.03 0.04 0.06  
Miles

Subject Property:



N





24" x 155" **SHANNON**  
15" x 199" **Women's & Children's Hospital**

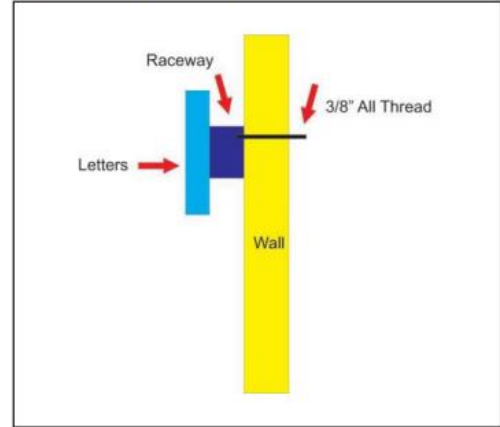


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**SPECIFICATIONS**

Fabricate and assemble as detailed.



**COLORS & FINISHES**

- A. \_\_\_\_\_
- B. \_\_\_\_\_
- C. \_\_\_\_\_
- D. \_\_\_\_\_
- E. \_\_\_\_\_



Address: 201 E Harris Ave, San Angelo, TX 76903

## Photos of Site and Surrounding Area

