



STAFF REPORT

Design and Historic Review Commission: May 16, 2024

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness Amendment		CA23-24 Amendment: 214 S Chadbourne	
SUMMARY:			
A request for a Certificate of Appropriateness for new painted lettering on the side of a building			
LOCATION:		LEGAL DESCRIPTION:	
214 S Chadbourne		Acres: 0.086, Blk: 1, Subd: SAN ANGELO ADDITION, S25' OF LOT 11 & S25' OF W 1/2 OF LOT 12	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District 3 – Harry Thomas Neighborhood: Downtown	CBD	Downtown	0.086 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
South Chadbourne Street: Major Arterial			
STAFF RECOMMENDATION:			
Staff recommend <u>denial</u> of the request for new painted lettering on the side of a building at 214 South Chadbourne Street.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Luke Horton, Plateau Brewing Company			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Certificate of Appropriateness:

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 new lettering is being painted onto the original bricks of the building. Each letter will be 54" tall and painted in Sherwin Williams Paperwhite.

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.***

While no historic material is being removed, the building's original side face is being painted upon for signage. This building is described as "contributing" and "medium priority" in the City's Historic Resources Survey.

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

The requested renovations will not remove or conceal the stylistic features of the building, but they are a direct modification of them nonetheless. Original brick is a valuable facet of a historical building that should be retained, and the future removal of paint may result in damages.

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.***
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.***
8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.***
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.***
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 future removal of the lettering would need to be done in a careful and responsible manner as to leave the building unimpaired.

Recommendation:

Staff recommends **denial** of the request for new painted lettering on the side of a building at 214 South Chadbourne Street.

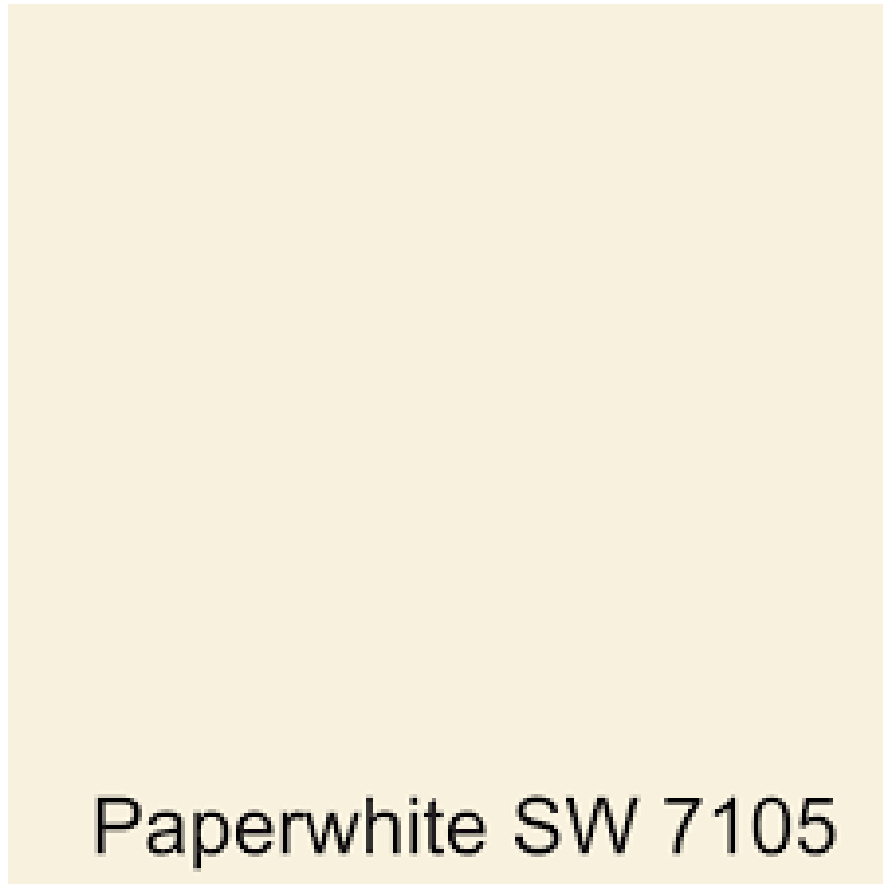
Attachments:

Rendering
Paint

Rendering



Paint



**DESIGN AND HISTORIC REVIEW COMMISSION – May 16, 2024
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-05: 230 N Chadbourne Street	
SYNOPSIS:			
The applicant is requesting to receive a Certificate of Appropriateness approval for items of repair as listed in a TIRZ Grant Submittal for funding at 230 N. Chadbourne Avenue, within the San Angelo Historic District downtown. Those items include, removing the cement board on the front of the building and repairing the brick front underneath, repairing the existing awning and repainting it, painting a mural on the side of the building, placing a metal steer skull above the awning, repairing and repainting the side brick and installing a fire suppressing system with monitoring system.			
LOCATION:		LEGAL DESCRIPTION:	
230 N Chadbourne Avenue		0.058, Lot: 1, Blk: 27, Subd: BAILEY & PAUL ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD-Central Business District	Downtown District	.058 acres
THOROUGHFARE PLAN:			
<i>North Chadbourne Street</i> – Major Arterial Street, 80’ ROW required (72’ Existing), 64’ pavement required (56’ provided with 10’ sidewalk)			
<i>East 3rd Street</i> – Local Street required right of way (49’ Existing), 40’ pavement required (40’ provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff’s recommendation is for the Design and Historic Review Commission to APPROVE Case CA24-05 for the proposed removal of cement board fascia, restoration of underlying brick, weather resistant awning, replacement of commercial front windows and door, metal steer skull, fire suppression system and monitoring system for 230 N. Chadbourne St. subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Blanco Blanca LLC Sally Martin, managing member			
TAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information:

Ms. Martin has submitted a request for DHRC approval of her project requesting funding from TIRZ. Her building is a corner building at 230 N. Chadbourne St. and East 3rd St. The building has had several exterior makeovers over the years. The construction age of this building is estimated to be around 1920. It is a brick building, two story with no windows along the street. There are two side double doors along East 3rd Street. The 1986 Historic Survey listed this property as contributing or historic with one older small back addition that was added around 1956. The lower half of the building on 3rd St. has been painted but the upper story is still unchanged brick. The building front was covered with cement board fascia about 20 years ago. However, the building front was stucco's and paint a false brick design on the stucco. The owner wants to remove the false front and restore the brick façade.

She also wants to repair and/or replace and repaint the awning above the front doorway. She also wants to replace the front windows and door and paint the trim. She wants to have a fire suppression system and monitoring system for the fire suppression system. The owner wants to have Raul Ruiz, the local artist, paint a 4' X 8' cowgirl on the north side of the building where a display board has been built for the past 15 years at least. A mockup of the painting is attached to this report.

The owner indicated the building has been used for Short Term Rentals and Medium Length Rentals for the past few years. The clients enjoy the walkability of the building, and its location in the downtown area, entertainment and work. The proposed work estimate is attached to the application.

Analysis:

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 owner wants to remove the façade additions to the front, repair and replace the brick and begin the process of taking the building back to its original condition.
- 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 owner understands this requirement and wants to achieve that goal.
- 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.**
Staff believe this is also the goal of the owner. She has volunteered to provide the information that her clients have voiced the preference of that type of rental as well.
- 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 glass replacement is a good example of this achievement. The front entrance was installed sometime in the 50's and 60's, so maintaining that entrance is historic in its own right.

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

As they are found they will be retained.

- 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 applicant is proposing there to be no exterior building alterations as part of this request. Repair and replacement, like the front glass, is an acceptable compromise.

- 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 do not anticipate any rigorous forms of cleaning; especially sandblasting or any other cleaning methods that would damage the historic building materials on this structure.

- 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 affected by this project or the proposed temporary sign.

- 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 changes do not destroy any significant historical, architectural, or cultural material.

The proposed colors and materials for the building are compatible with the surrounding buildings and properties and provide direction for users of this company.

- 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 intent is to maintain its original appearance as much as possible with only the mural and the

addition of the art over the awning being the added elements. That adornment is not anticipated to affect the building.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA24-05 for the proposed exterior improvements, **subject to the following three Conditions of Approval:**

1. The colors, dimensions, and materials and design of the circular driveway/entrance area 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 for the sign from the Building Permits and Inspections Division.
3. The use of historic paint color and design elements shall be as presented and approved by the DHRC Board.

Attachments:

Aerial Map

Pictures

Working plan

Color chips and examples shall be presented at the meeting.



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- Fire Sprinkler Systems • Fire Alarms Systems • Fire Extinguishers • Kitchen Suppression Systems • Backflow Testing •
• 24hr Monitoring •

March 28, 2024

Blanco Blanca, LLC
230 N Chadbourne
San Angelo, Texas

Attn: Sally M Martin

Re: Blanco Blanca Loft
230 N Chadbourne
San Angelo, TX

Gentlemen:

We are pleased to offer for your consideration this proposal to furnish all necessary plant, labor and materials for the installation of the automatic fire sprinkler system in the above mentioned project.

Specifically included in this proposal are the following:

1. Inside bid to start at a 4" flanged outlet located inside the buildings.
2. Inside sprinkler systems will be a wet pipe fire sprinkler system designed and installed in full compliance with NFPA #13R.
3. All materials shall be UL listed or FM approved.
4. Sprinkler heads to be recessed with chrome or white finish in all public areas. Sprinklers in storage and mechanical rooms to be chrome standard pendants with two-piece escutcheons.
5. Sprinkler heads to be aligned in a neat, symmetrical pattern, but not necessarily located in the geometric center of ceiling tiles.
6. Backflow preventer inside building at riser.
7. FDC on wall adjacent to riser.

Specifically excluded from this proposal are the following:

1. Electrical and fire alarm systems.
2. Fire extinguishers or fire extinguisher cabinets.
3. Dry Chemical range hood systems or fire extinguishers.
4. Ceiling removal and/or replacement.
5. Adequate heat in all areas, including attic spaces, to prevent freezing of water in the piping.
6. Heads above ceiling.
7. Heat tape or Insulation (if needed provided by others).
8. Painting of pipe and accessories.
9. Fire Pump (we are assuming adequate water and pressure).

Inside quote: Furnished and installed, FOB Jobsite, No Sales Tax

Specifically included in the underground proposal are the following:

1. Backhoe & operator, equipment.
2. Approximately 40 L.F. of 4" C900 PVC, fireline
3. Sand bedding for ditchline.
4. Concrete thrust blocks and/or retainer glands.

4582 Old Christoval Rd. San Angelo, TX 76904 Phone: 325-651-9000
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5. Compaction of ditchline to 90% standard proctor.
6. After installation, lines to be flushed, then hydrostatically tested to 200 PSI for a 2 hour duration.
7. City Connection (\$5,000.00 allowance).

Specifically excluded in the underground proposal are the following:

1. Protection, removal repairs or replacement of any landscaping, trees, etc.
2. Removal, repair or replacement of any paved surfaces.
3. Rock removal of any type. This includes abandoned pavements, concrete, etc.
4. Civil engineering drawings, plan, profile, etc.
5. Soils testing for moisture or compaction.
6. De-watering of ditchlines.
7. OSHA shoring or OSHA shoring program. We are assuming the firelines to be run at a depth of 5'-0" or less.
8. Concrete cutting and/or patching.
9. Vault with backflow, freestanding FDC, fire hydrants and/or bollards.

Underground quote: Furnished and installed, FOB Jobsite, No Sales Tax

The total net price for the work as outlined above is Thirty-Five Thousand Seven Hundred Fifty-Eight Dollars (\$35,758.00). Plus any applicable sales tax.

If a fire alarm system is required or desired for monitoring of sprinkler system please add \$8,500.00 to the above price.

Excludes : Conduit and back boxes
 Power/Dedicated circuit to fire alarm panel
 Monitoring

This proposal is subject to change at the option of AUTOMATIC FIRE PROTECTION, INC., thirty (30) calendar days from this date.

We appreciate the opportunity you've given us to provide our services, and we assure you of our full cooperation at all times. Should you require additional information, please contact me.

Sincerely,

AUTOMATIC FIRE PROTECTION, INC.

Joe M. Self, Jr.
Vice President

230 Chadbourne St @ 3rd Street



230 Chadbourne St @ 1st Street





The stucco wall that covers the existing bricks that are to be cleaned and restored.



Showing the stucco wall to be removed and the glass to be replaced.



Showing the awning to be refurbished and repainted.



Showing the painted brick that we hope can be restored and the site to the right that shows where the art will be painted (on the white area).



STAFF REPORT

Design and Historic Review Commission: May 16, 2024

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-07: 226 North Chadbourne Street	
SUMMARY:			
A request for a Certificate of Appropriateness for a front façade renovation including new glass on windows & doors, new framing, new lighting, new signage, planters, and new awning framing.			
LOCATION:		LEGAL DESCRIPTION:	
226 N Chadbourne St		Acres: 0.063, Lot: 3, Blk: 27, Subd: BAILEY & PAUL ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District 3 – Harry Thomas Neighborhood: Downtown	CBD	Downtown	0.063 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
North Chadbourne Street: Major Arterial			
STAFF RECOMMENDATION:			
Staff recommends approval of CA24-07 subject to three (3) conditions : 1. An encroachment agreement is obtained by applicant for any work proposed within public right-of-way, including the signage and planters. 2. The colors, dimensions, and materials of all improvements shall be consistent with the renderings as approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director. 3. The applicant shall obtain any required permits from the Building Permits and Inspections Division.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Adam Rodriguez			
STAFF CONTACT:			
Austin Reed Planner (325) 657-4210, Extension 1550 austin.reed@cosatx.us			

Certificate of Appropriateness:

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 property has been vacant for 8 years and is being renovated in a fashion that will revitalize the building and allow it to operate as an attractive business.

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.***

No remaining distinguishing features are being destroyed or altered in a way that will diminish the character.

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.***

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.***

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

The requested renovations will not remove or supersede the remaining stylistic features 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.***

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.***

Damaging methods of surface cleaning do not appear to be proposed. The original brick has already been painted over, so painting it over again in an appropriate color would be preferable to a harmful removal.

8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.***

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.***

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.***

Recommendation:

Staff recommends **approval** of CA24-07, subject to **three (3) conditions**:

1. An encroachment agreement is obtained for any features that fall within public right-of-way, including signage and planters.
2. The colors, dimensions, and materials of all improvements shall be consistent with the renderings as approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
3. The applicant shall obtain any required permits from the Building Permits and Inspections Division.

Attachments:

Current Façade

Project Details

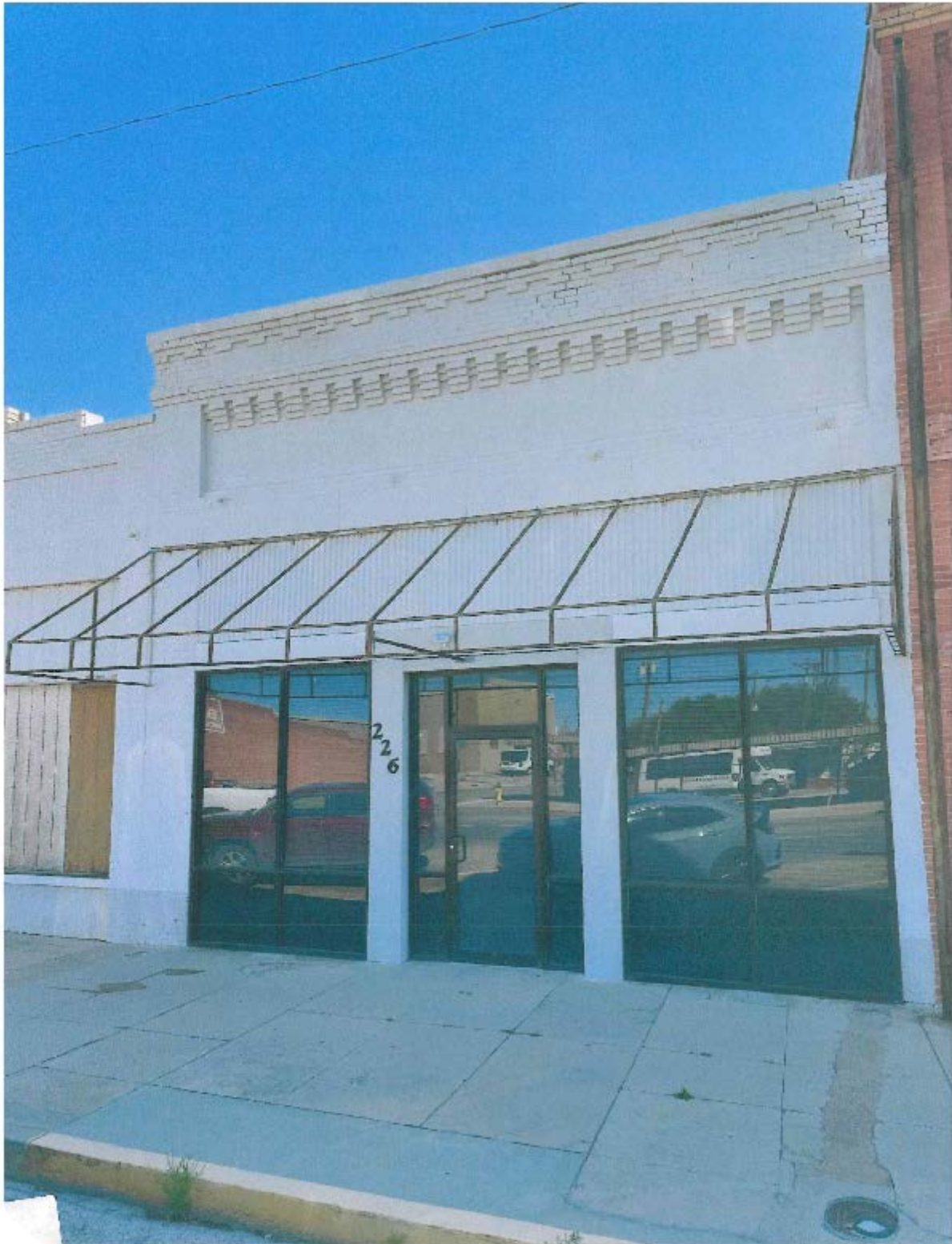
- Note: This sheet is outdated in that it shows “Jasper” as the chosen paint. This should now be “Sherwin Williams Rookwood Shutter Green.”

Paint

Description & Scope of Work

- Note: This sheet is outdated in that it says the windows/glass will be “mirrored.” The glass will not be mirrored, only black tinted. This sheet also mentions the old Jasper color, whereas Sherwin Williams Rookwood Shutter Green is used.

Current Façade



Project Details

226 N Chadbourne



Remove tan metal on building (under awning) and install black tinted glass, same as window and door.



Metal Awning



Remove painted metal (under awning) and trim upper windows and doors with 2 x 12 cedar

Sherwin Williams: Jasper (Exterior)
All brick painted.



Exterior lighting (2)



Exterior planter to each side of door (2)

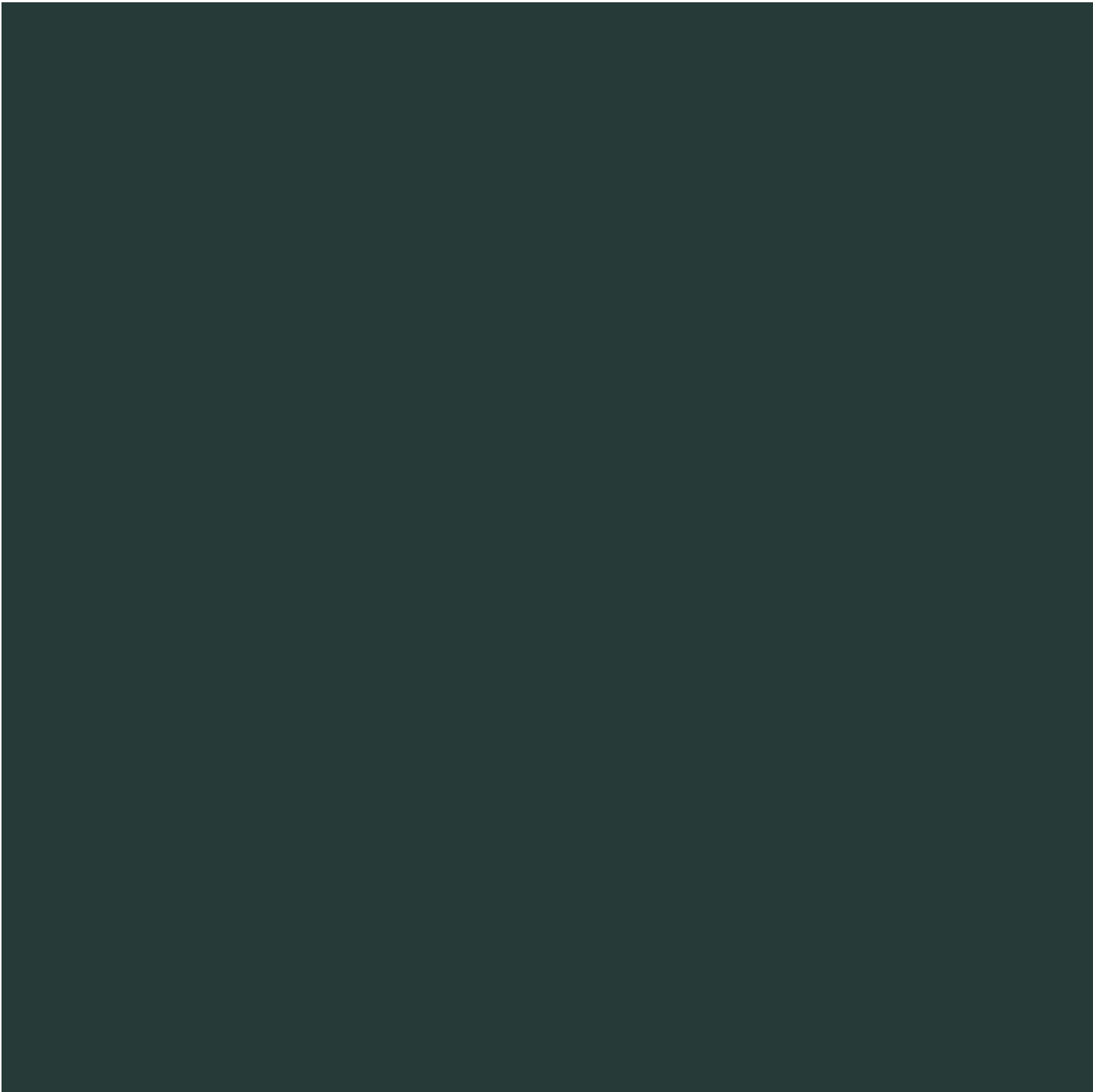


https://www.etsy.com/listing/158518998/custom-storefront-sign-from-metal-and?click_ssr=279431b1ca05ada62fc055893b08e6a261ef37b53a1156518998&click_sum=79a5a0a1&ref=market_cv-1

<https://www.lampsplus.com/products/franklin-iron-neihart-18-inch-rustic-black-rim-outdoor-lights-set>



Paint (Rookwood Shutter Green)



Description & Scope of Work

AD ROD PROPERTIES

P.O. BOX 5807, San Angelo, TX | 325-340-6140 | ADRODPROPERTIES@GMAIL.COM

April 19, 2024

TIRZ INCENTIVE PLANNING DIVISION
Planning Division
City of San Angelo

Site Plan: 226 N. Chadbourne

Improving the exterior facade by painting exterior brick Sherwin Williams Jasper in a satin finish. Black mirror tinted windows and doors will be installed where the existing wood paneling is in place. An accent of Rough Red Cedar 2 x 12 will frame above the windows. Exterior lighting will consist of three black iron wall mount lamps, two black iron sconces, and illuminated decorative address numbers. Business signage will be a black metal storefront sign to hang under the awning. The existing awning frame will be upgraded to install black vertical standing seam metal awning. Landscape will include two terracotta planters that will require the tenants to keep real plants in them instead of faux plants. Automatic Fire Protection will install a sprinkler and monitored smoke alarm system.

AD ROD PROPERTIES

AD ROD PROPERTIES, LLC

P.O. BOX 5807, SAN ANGELO, TX, 76901 | 325-340-6140 | ADRODPROPERTIES@GMAIL.COM

APRIL 19, 2024

TIRZ INCENTIVES
PLANNING DIVISION
CITY OF SAN ANGELO
52 W. COLLEGE AVE
SAN ANGELO, TEXAS

Dear TIRZ INCENTIVES:

I am writing to express my interest in remodeling a building in the River Corridor located at 226 N. Chadbourne. I have identified several areas in need of improvement that will enhance the functionality and aesthetics to bring retail/ sales businesses downtown.

The building has been abandoned for approximately eight years and needs an exterior and interior remodel. I have researched remodeling options and have included the detailed bid for fire sprinklers, exterior windows and doors, exterior lighting, awning, landscape, exterior paint with cedar details, and business signage.

I am confident the remodel will address the existing issues and add significant value to the downtown area. I would appreciate the opportunity to be considered for the TIRZ Incentive program.

Thank you for considering my proposal. I look forward to your response.

Sincerely,

AD ROD PROPERTIES, LLC



STAFF REPORT

Design and Historic Review Commission: May 16, 2024

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-08: 228 N Chadbourne	
SUMMARY:			
A request for a Certificate of Appropriateness for a front façade renovation including removal of metal pole, replace all wood in front and the door with black trim, tinted glass windows, paint front façade, new exterior lighting, new signage, planters, and new awning located at 228 N Chadbourne. The building is considered non-contributing and medium priority in the 1985 historic survey.			
LOCATION:		LEGAL DESCRIPTION:	
228 N Chadbourne		Acres: 0.060, Lot: 2, Blk: 27, Subd: BAILEY & PAUL ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District 3 – Harry Thomas Neighborhood: <i>Downtown</i>	CBD	Downtown	0.06 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
N Chadbourne Street: Major Arterial			
STAFF RECOMMENDATION:			
Staff recommend approval of the front façade renovation including painting of the brick as its already painted (Rock Wood Shutter Green SW2809), removal of metal pole, new glass windows and door, new exterior lighting, new signage, planters, and new awning with four conditions.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Adam Rodriguez			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, Extension 1533 rae.lineberry@cosatx.us			

Certificate of Appropriateness:

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 property has been vacant and is being renovated in a fashion that will revitalize the building and allow it to operate as an attractive business.

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.***

Updating the property as proposed, it includes painting of the brick, staff believes as the building is currently painted, it will not alter any historic material or architectural features.

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.***

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.***

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

The owners have chosen a color that is included in the historical palette, and the other additions or updates will match the stylistic features and/or craftsmanship of the current structure.

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.***

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 believes requiring surface cleaning or sandblasting to remove the current paint might damage the historic building materials. For this reason, Staff is supportive of the painting of the brick with the new color, Rock Wood Shutter Green SW2809.

8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.***

There are no indications to install that archaeological resources will be affected or involved in any way, shape, or form.

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.***

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.

Recommendation:

Staff recommends **approval** of the front façade renovation including painting of the brick as its already painted, removal of metal pole, new glass windows and door, new exterior lighting, new signage, planters, and new awning with four conditions:

1. An encroachment agreement is obtained by applicant for any features that fall on or over the public right-of-way, including signage, awning and planters.
2. Metal pole attached to front of building is removed.
3. 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.
4. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.

Attachments:

Project Details
Project Scope of Work
Paint Color
1985 Historical Study

228 N Chadbourne

Remove metal pole and replace all wood and door with black tinted glass.



https://www.etsy.com/listing/1156518996/custom-storefront-sign-from-metal-and?click_key=979431bfca05adab2fc455683b08e6a261eff37b%3A1156518996&click_sum=79a5a0a5&ref=market_v-1



Sherwin Williams : Jasper

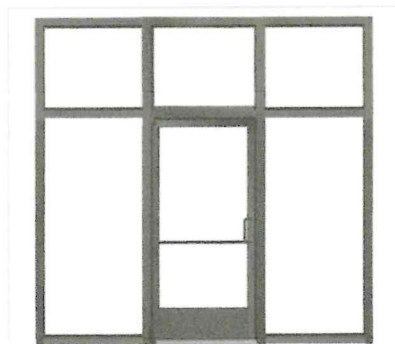


Metal awning
From window edge to window edge
<https://www.homedepot.com/p/CANOPIA-by-PALRAM-Sophia-5-ft-x-28-ft-Gray-Clear-Door-and-Window-Awning-707293/326750674>



Exterior Lighting (2)

<https://www.wayfair.com/lighting/ndp/wrought-studio-elgan-modern-wall-light-outdoor-led-wall-light-rectangular-wall-light-w100445383.html>



Tinted black glass windows and doors
(Bottom brick below windows will stay)
<https://www.autodoorandhardware.com/Commercial-36-in-x-84-in-3070-Right-Hand-Store-p/sf-3070-rh-ns-rh-tst-36.htm?177=4529>



Exterior planter to each side of door
(2)



<https://www.lampsplus.com/products/franklin-1>

Franklin Iron Neihart 18" Rustic Black RLM Outdoor Lights Set of 2 - #146PB.
Lamps Plus

The barn light style of this set of two rustic outdoor wall lights is enhanced by a deep black finish. Each is 18" high x 10 1/2" wide. Extends 17 1/2" from the wall. Backplate is 4 1/2" wide. Weighs 2 lbs. Shade is 10 1/2" wide at widest point.

AD ROD PROPERTIES

P.O. BOX 5807, San Angelo, TX | 325-340-6140 | ADRODPROPERTIES@GMAIL.COM

April 19, 2024

TIRZ INCENTIVE PLANNING DIVISION
Planning Division
City of San Angelo

Site Plan: 228 N. Chadbourne

Improving the exterior facade by painting exterior brick Sherwin Williams Jasper in a satin finish. Black mirror tinted windows and doors will be installed where the existing wood paneling is in place, brick under the windows will remain. An accent of Rough Red Cedar 2 x 12 will frame each side of the front door. Exterior lighting will consist of two black iron wall mount lamps, two long, rectangular, black iron sconces, and illuminated decorative address numbers. Business signage will be a black metal storefront sign to hang under the awning. The awning will be straight black metal with clear panels. Landscape will include two terracotta planters that will require the tenants to keep real plants in them instead of faux plants. Automatic Fire Protection will install a sprinkler and monitored smoke alarm system.

AD ROD PROPERTIES

June 21, 2022

V I C T O R I A N

{ 1900's }

IT WAS A PERIOD OF CONTRASTS. *Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette has all the authentic colors you need.*



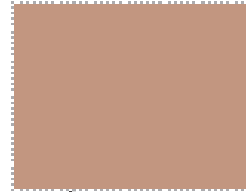
Lookwood Dark Red
SW 2801



Lookwood Red
SW 2802



Lookwood Terra Cotta
SW 2803
*ColorMatch® Vinyl Floor



Berwick Rose Beige
SW 2804



Lookwood Dark Brown
SW 2805



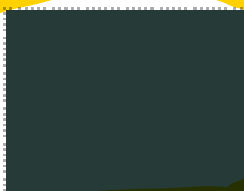
Lookwood Medium Brown
SW 2807



Lookwood Brown
SW 2806



Berwick Beige
SW 2803



Lookwood Smoother Green
SW 2809



Lookwood Dash Green
SW 2810



Lookwood Blue Green
SW 2811



Lookwood Jade
SW 2812



Lookwood Dark Green
SW 2813



Berwick Olive
SW 2815



Lookwood Antique Gold
SW 2814



Downing Straw
SW 2813



Berwick Golden Oak
SW 2824



Lookwood Clay
SW 2825



Downing Sand
SW 2822



Downing Stone
SW 2821

From: [Donny Rodriguez](#)
To: [Lineberry, Rae](#)
Subject: Re: historical color palette
Date: Wednesday, May 8, 2024 12:45:27 PM

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

That is correct.
Sent from my iPhone
Donny Rodriguez

On May 8, 2024, at 9:14 AM, Lineberry, Rae <rae.lineberry@cosatx.us> wrote:

Thank you for getting back to us so quickly.

Just want to confirm we are changing the paint color for both 226 & 228 N Chadbourne from Jasper to Rook Wood Shutter Green and the windows/door will be tinted but not mirrored. Correct?

Thank you!
Rae Lineberry

From: Donny Rodriguez <adrodproperties@gmail.com>
Sent: Wednesday, May 8, 2024 8:51 AM
To: Lineberry, Rae <rae.lineberry@cosatx.us>
Subject: Re: historical color palette

CAUTION: This email was received from an EXTERNAL source, use caution when clicking links or opening attachments.

We decided on the rook wood shutter green
SW2809. Thanks again
Sent from my iPhone
Donny Rodriguez

On May 7, 2024, at 2:10 PM, Lineberry, Rae
<rae.lineberry@cosatx.us> wrote:

Good afternoon,

COUNTY QUAD BLOCK TOM LOT SA BP 27
CITY QUAD LOT SA BP 2

NAME: vacant store
ADDRESS: 228 N. Chadbourne

ARCHITECT/BUILDER:
OWNER:
PERIOD: FDT
DATE:
THEME: ICE
STYLE: AABVC

DESCRIPTION: 1 story commercial structure; stepped gable; recessed brick panels; row of windows across facade at entry boarded up.

SIGNIFICANCE: this structure contributes to the scale and historicity of this block.

DESIGNATION: NR NHL RTHL HABS HAER OTHER:
ORIGINAL USE: commercial
PRESENT USE: vacant
PHYSICAL CONDITION: good
altered/added: entrance and display windows
CONSTRUCTION: wall: brick roof: flat
RELATIONSHIP TO SURROUNDINGS: stores to the north and south
ACREAGE/BOUNDARY DESCRIPTION:

BIBLIOGRAPHIC DATA:
INFORMANT:
RECORDED BY: Barbara Wyatt
DATE: 8/78
PHOTOGRAPHIC DATA:
SEE INFO/CORRESPONDENCE FILES:

NAME:

ADDRESS: 228 N. CHADBOURNE

CO QUAD BLK TOM CITY QUAD LOT SA 6-16



VIEW: NE

RECORDED BY:
DATE: 8-78

TEXAS HISTORIC SITES INVENTORY FORM - TEXAS HISTORICAL COMMISSION (rev. 8-82)

1. County Tom Green 5. USGS Quad No. _____ Site No. SA-0355
 City/Rural San Angelo
2. Name vacant building; 228 N. Chadbourne

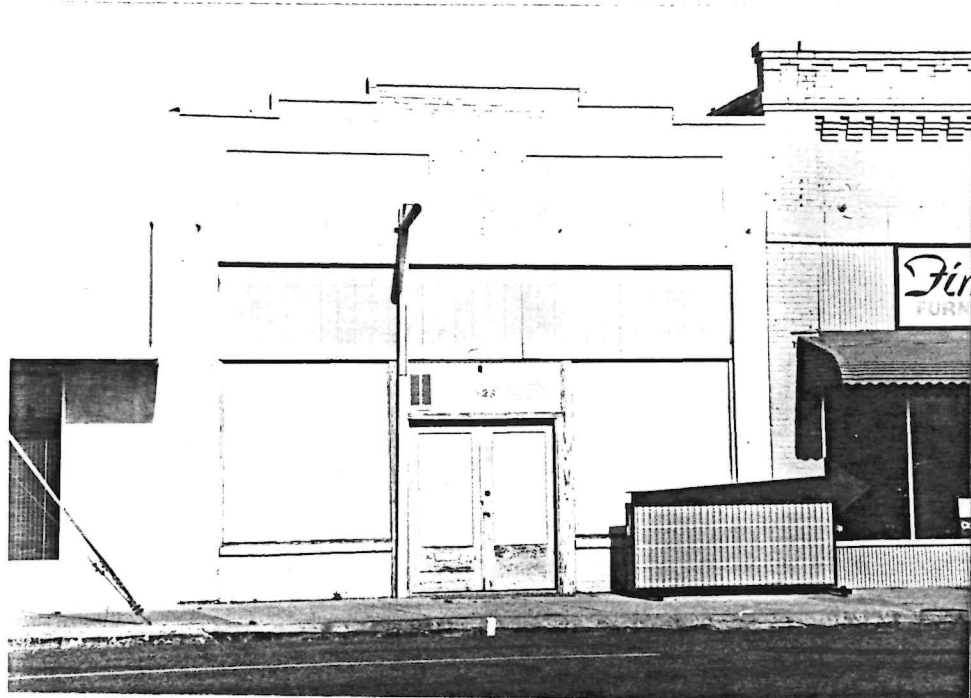
Roll 14; Frame 6

update photo; C.H.E.T. 3-85

* listed as 222 N. Chadbourne by Wyatt.

Miles Addn; Bailey + Paul's subdiv.; Blk-A $\frac{1}{2}$; Lot-2

Built, 1913-1920



**DESIGN AND HISTORIC REVIEW COMMISSION – May 16, 2024
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-09: 136 E Concho	
SYNOPSIS:			
The applicant is requesting a new playground for their programs at 136 E Concho. The project will be new equipment and a shade structure on an unused portion of the lot to the back and west of their property.			
LOCATION:		LEGAL DESCRIPTION:	
136 E Concho		San Angelo Addition & S38.5' OF 14 & 15 & W25' OF E 50' OF N23' OF LOT 7 (AKA 0.764 ACRES OUT OF LOTS 5 & 6 & PARTS OF LOTS 4, 7, 14 & 15)	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.764 acres
THOROUGHFARE PLAN:			
<i>E Concho Street</i> – A Local Street with adequate ROW and Paving width <i>S Magdalen St.</i> – A Local Street with Adequate ROW and Paving width			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff’s recommendation is for the Design and Historic Review Commission to APPROVE Case CA20-09 for the proposed new playground equipment, shade structure and screening, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Cains Investors, San Angelo Autism Center			
STAFF CONTACT:			
Aaron Vannoy Director Planning and Development Services (325) 657-4210, Ext. 1542 aaron.vannoy@cosatx.us			

Additional Information:

This project does not impact the current structure which is built in the 1940's and 1950's style with a flat roof and a stucco exterior. The property is beautifully landscaped and maintained very well as an asset in our downtown and historic district for office space.

Analysis:

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.**
No major exterior building alterations are being sought as part of this request. The request is for playground equipment, a shade structure and a privacy screen around the playground equipment. All of these enhance the current primary structures on the property and do not detract from the aesthetic feel of this 200 block of E Concho.
- 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 improvements will be located at the back western side of the property and is slightly visible from E Concho and primarily visible from S Magdalen.
- 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 improvements will be seen as recent additions to the property however they do not conflict or overpower the properties' purpose. They will blend based on standard colors and the screening will help soften the hardscape for the playground equipment as well as provide protect for the children playing onsite.
- 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.**
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**
As indicated, there will be no changes to any existing stylistic features 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. The applicant is proposing there to be no exterior primary building alterations as part of this request. The playground equipment, shade structure and screening are located on the back exterior on the grounds in the parking lot, and therefore, the Planning Division believes the proposal meets the intent of the above criterion.

- 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 does not anticipate any rigorous forms of cleaning; especially sandblasting or any other cleaning methods that would damage the historic building materials on this structure.

- 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 affected by this project.

- 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 changes do not destroy any significant historical, architectural, or cultural material. The proposed colors are compatible with the surrounding buildings and properties.

- 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.**

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-09 for the proposed new sign, **subject to the following two Conditions of Approval:**

1. The colors, dimensions, and materials and design of the playground equipment, shade structure, and screening, 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 for the shade structure from the Building Permits and Inspections Division.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Photograph of Subject Property

Equipment Info

Colors

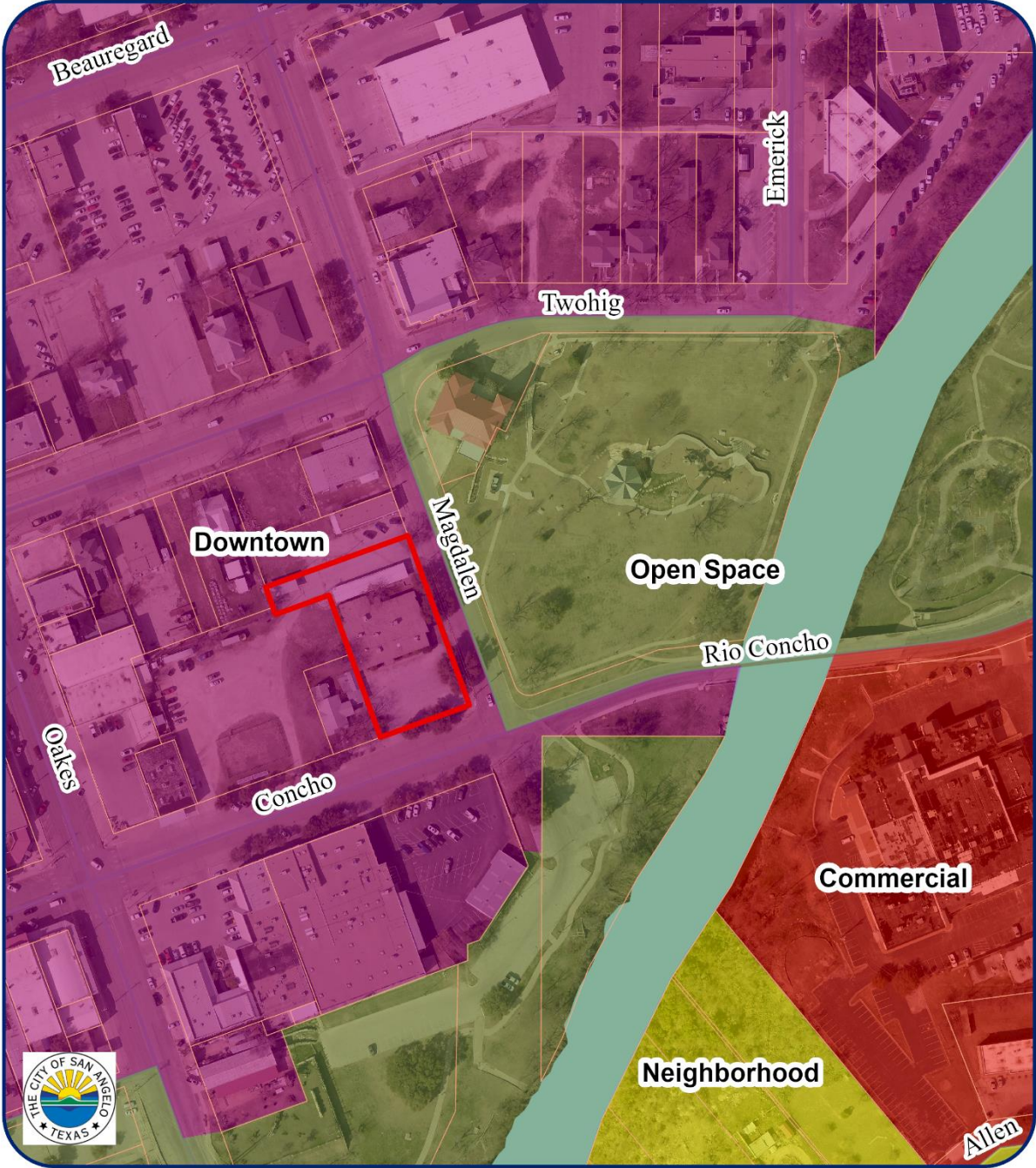


Aerial Map
CA24-09 136 E Concho Ave
Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0 0 0.01 0.01 0.02
Miles

Subject Property: ———

N
▲

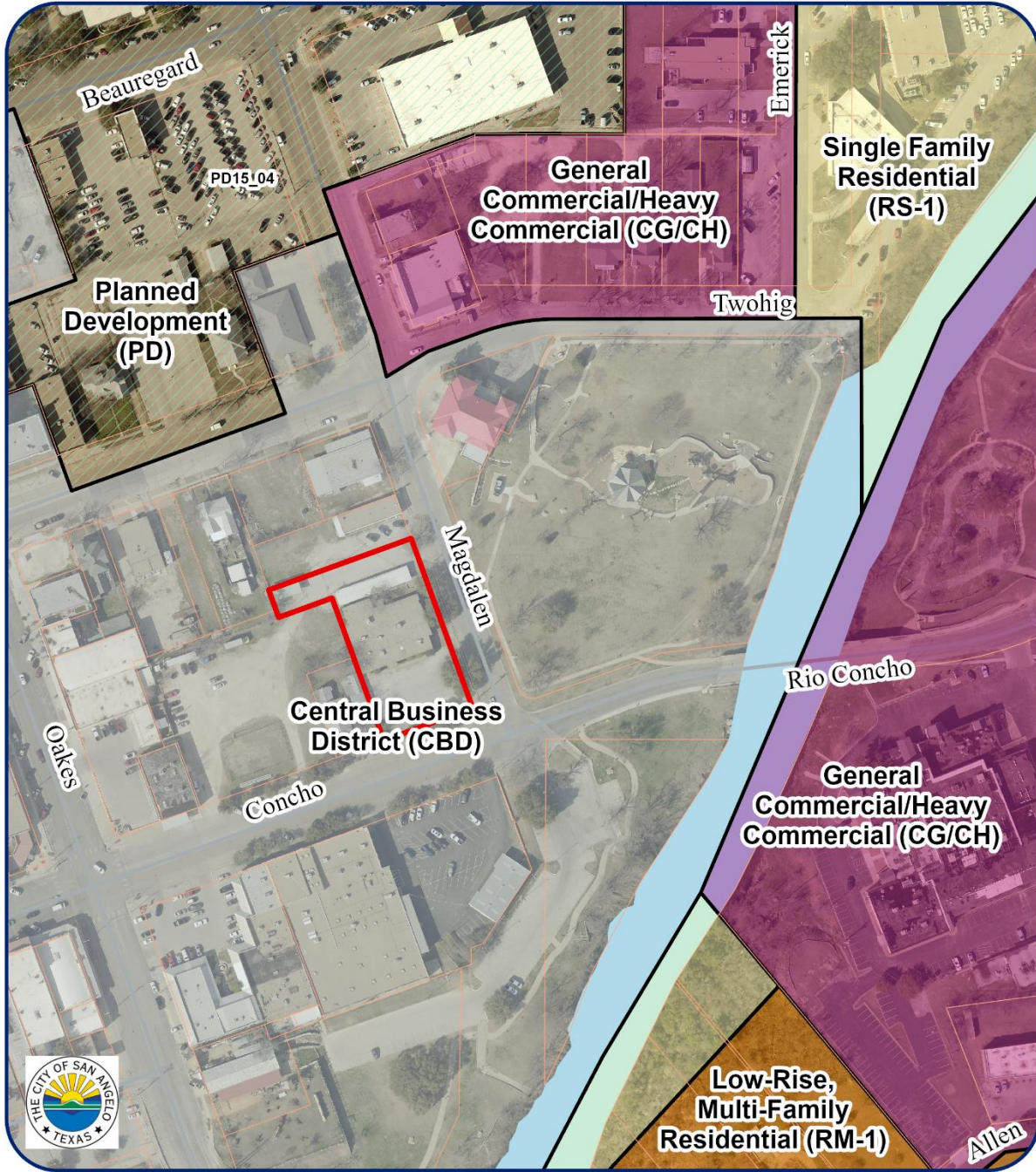


Vision Map
CA24-09 136 E Concho Ave
Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0.01 0.02 0.03 0.04 0.06 Miles

Subject Property: —

N
▲



Zoning Map
CA24-09 136 E Concho Ave

Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0.01 0.03 0.04 0.06
Miles

Subject Property: ———

N



Close-up View Behind San Angelo Autism Center

CURRENT

(looking West)



Street View Behind San Angelo Autism Center

PROPOSAL

(looking West)



Close-up View Behind San Angelo Autism Center

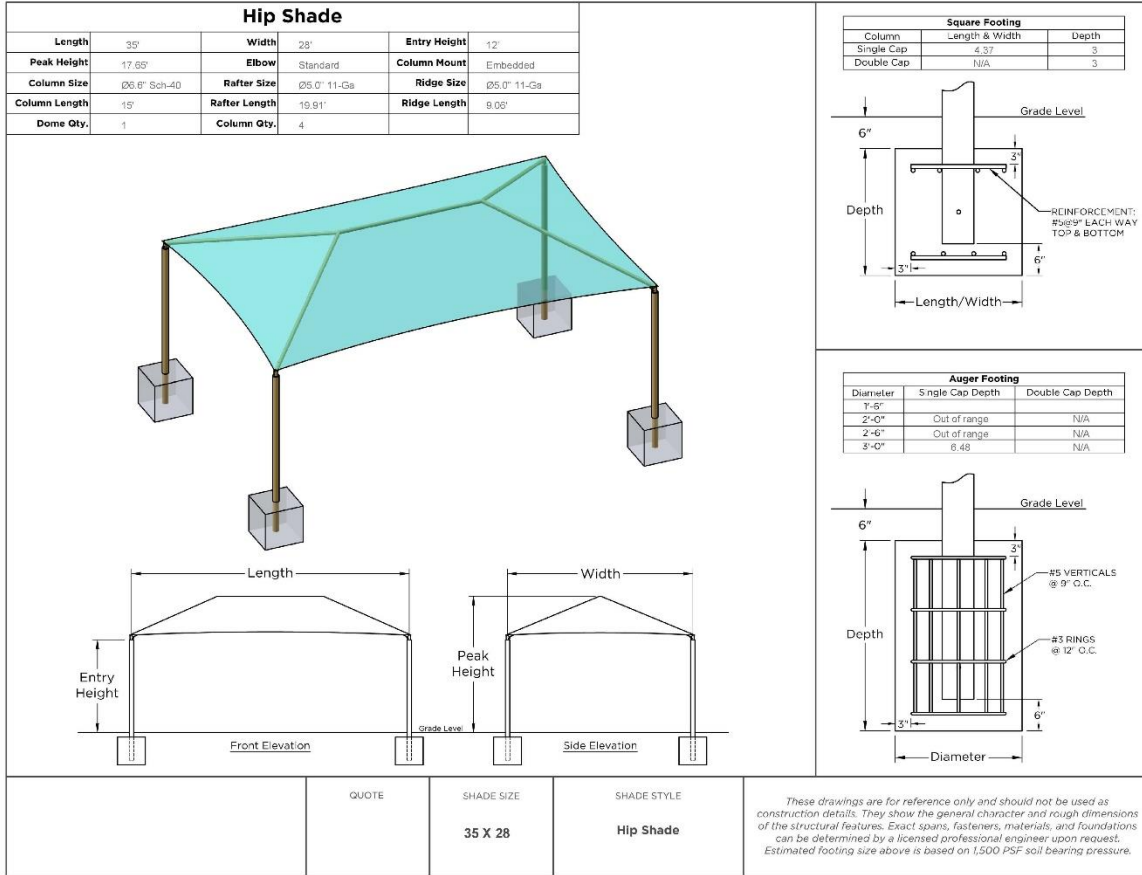
PROPOSAL

(looking West)

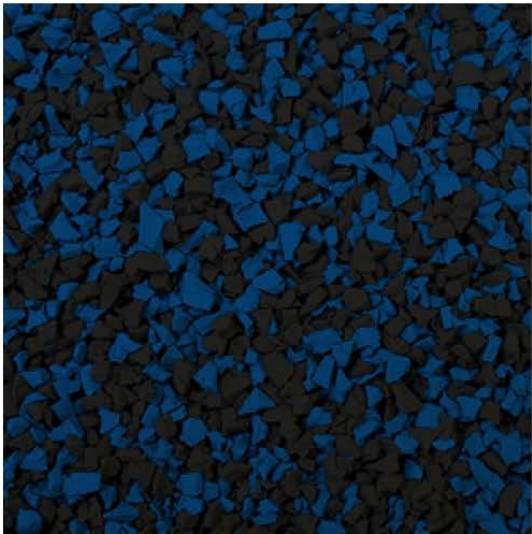


Ditch Plains Playground System





Current PIP Color Mix



ROSEHILL TPV COLOR OPTIONS

 RH31 CREAM*	 RH30 BEIGE	 RH41 BRIGHT YELLOW*	 RH40 MUSTARD*	 RH50 ORANGE*
 RH01 STANDARD RED	 RH02 BRIGHT RED*	 RH90 FUNKY PINK*	 RH21 PURPLE	 RH20 STANDARD BLUE
 RH22 LIGHT BLUE	 RH23 AZURE	 RH26 TURQUOISE*	 RH12 DARK GREEN	 RH10 STANDARD GREEN
 RH11 BRIGHT GREEN	 RH32 BROWN*	 RH60 DARK GREY	 RH61 LIGHT GREY	 RH65 PALE GREY
NON-STANDARD COLOR*				

