

STAFF REPORT



Meeting: December 18, 2014

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Staff Planner: Edward Vigil
Senior Planner

Case: RCC14-36

Request: Approval to replace the 100-squarefoot copy area of an existing sign pole in the River Corridor

Location: 314 North Bryant Boulevard, generally located at the southeast corner of North Bryant Boulevard and West 4th Street

Legal Description: Miles Addition Survey, Block H, Lots 9-14 and the west 5 feet of Lot 15

Size: 0.46 acres

General Information

Existing Zoning: General Commercial (CG)

Existing Land Use: Restaurant

Vision Plan: Neighborhood Center
 Neighborhood: Downtown
 District: SMD #3 Johnny Silvas
 Surrounding Zoning/Land Use:

North:	Light Manufacturing (LM)	Odyssey Hospice
West:	General Commercial (CG) and Heavy Commercial (CH)	Bryant Street and Motel 6
South:	General Commercial (CG) and Low Rise Multi-Family (RM-1)	Jackson Lodge #15 and single story 4 unit apartments
East:	General Commercial (CG) and Heavy Commercial (CH)	Vacant lot

Thoroughfares/Streets: Bryant Boulevard is defined as a "Major arterial street," which is designed to connect collector streets to freeways and carry large volumes of traffic at high speeds. Access is secondary and mobility is the prime function of this street.

Zoning History: The property was annexed into the City in 1975.

Staff Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to two (2) Conditions of Approval.**

History and Background:

On September 30, 2014, an application was submitted for a variance from the City's Sign Ordinance for the existing Julio's Burrito restaurant. This request sought the approval of three (3) sign variances for an existing Julio's Burrito restaurant pole sign

located at 314 North Bryant Boulevard in the Downtown neighborhood. A portion of this property falls within the River Corridor District.

On Monday, November 17, 2014, the Planning Commission approved Variance SV14-05 to allow for the replacement of sign cabinet. The location of the existing sign pole and associated signage did not change. The new cabinet sign area will remain at 100 square feet.

Julio's Burrito restaurant and existing sign pole have been in existence since 2001. The sign pole is 31 feet tall and has an illuminated cabinet sign area of 100 square feet. The applicant is requesting to replace the cabinet sign that is attached to the existing sign pole which sits on the front property line. The proposed cabinet sign is internally illuminated and the sign area will remain at 100 square feet.

The applicant is now seeking Design and Historic Review Commission (DHRC) approval for the final sign area details, including design, materials, and colors. The proposed sign is 10 feet tall by 10 feet wide, with a total sign area of 100 square feet. The total sign height was erected at 31 feet, measured from the ground, and is not proposing to be changed with this request. The applicant's design of the sign will reflect the existing restaurant's character. The sign will be two dimensional and round. The colors proposed include orange, yellow, dark red, black, dark green, with some white outlines. The sign will be internally illuminated, the same as the previous sign.

Analysis:

Section 12.612 Sign Ordinance requires that light sources should not be overly bright so as to constitute a hazard to pedestrians and motor vehicles. Further, the River Corridor Master Plan seeks to limit and reduce internally-illuminated signs within the corridor area. A central tenet of Section XI of the Plan entitled "Reduce Light Pollution," looks to reduce light sources projected by signs to alleviate threats to the quality of the surrounding area. Staff finds that nature of this request does not appear to depart significantly from other area signage, and will not disturb the nearby nocturnal and associated sensitive river environment.

Section 12.703(a) of the River Corridor Development Ordinance requires the DHRC to review signs greater than 50 square feet in size. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan* and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo. Staff believes the proposed sign meets these requirements.

Colors

Section 1.B.3 of the Master Development Plan states that: “materials and colors should relate to historic precedents apparent in the immediate environment...using subtle yet rich colors rather than intense, bright colors.” The Design Guidelines outline further principles for building materials and colors: “Colors should compliment neighboring buildings and reflect a traditional color palette.” The colors proposed include orange, yellow, dark red, black, dark green, with some white outlines. The colors indicated by the\is request are neither too bright, nor too intense. Rather, they appear to be in keeping with the overall theme of the restaurant and with the general color palette displayed by other establishments in the immediate vicinity.

Lighting

Section 1.B.7 of the River Corridor Master Development Plan sets guidelines for lighting: “integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill.

Staff understands the sign would be used to attract patrons to the applicant’s restaurant, and therefore, requires sufficient lighting. However, the above guidelines require that the signage not result in glare or light spill given the historical character of the River Corridor. The sign will be internally illuminated and a condition outlined below aims to minimize excessive brightness and unforeseen nuisances. The sign conforms to the standards outlined in Section 12.604 of the Sign Ordinance. City policies seek to ensure that the size, location, and lighting of all signage meet necessary standards to protect the health, welfare and safety of the public and preserve the values of adjacent properties. As a Condition of Approval, staff recommends that any lighting proposed for the sign not be excessively bright or spill over onto adjacent properties.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC14-26, **subject to the following two (2) Conditions of Approval:**

1. Signage shall be consistent with renderings submitted as part of this request.
2. Signage illumination shall be designed in such a manner so as to minimize the potential for glare and unnecessary diffusion onto adjacent property and rights-of-way.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Site and Surrounding Area
- Existing Sign Rendering
- Proposed Sign Renderings



Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 125 ft
 Subject Property: 314 N. Bryant Blvd.

Legend
 Subject Properties: —
 Current Zoning: CG
 Requested Zoning Change: N/A
 Vision: Downtown



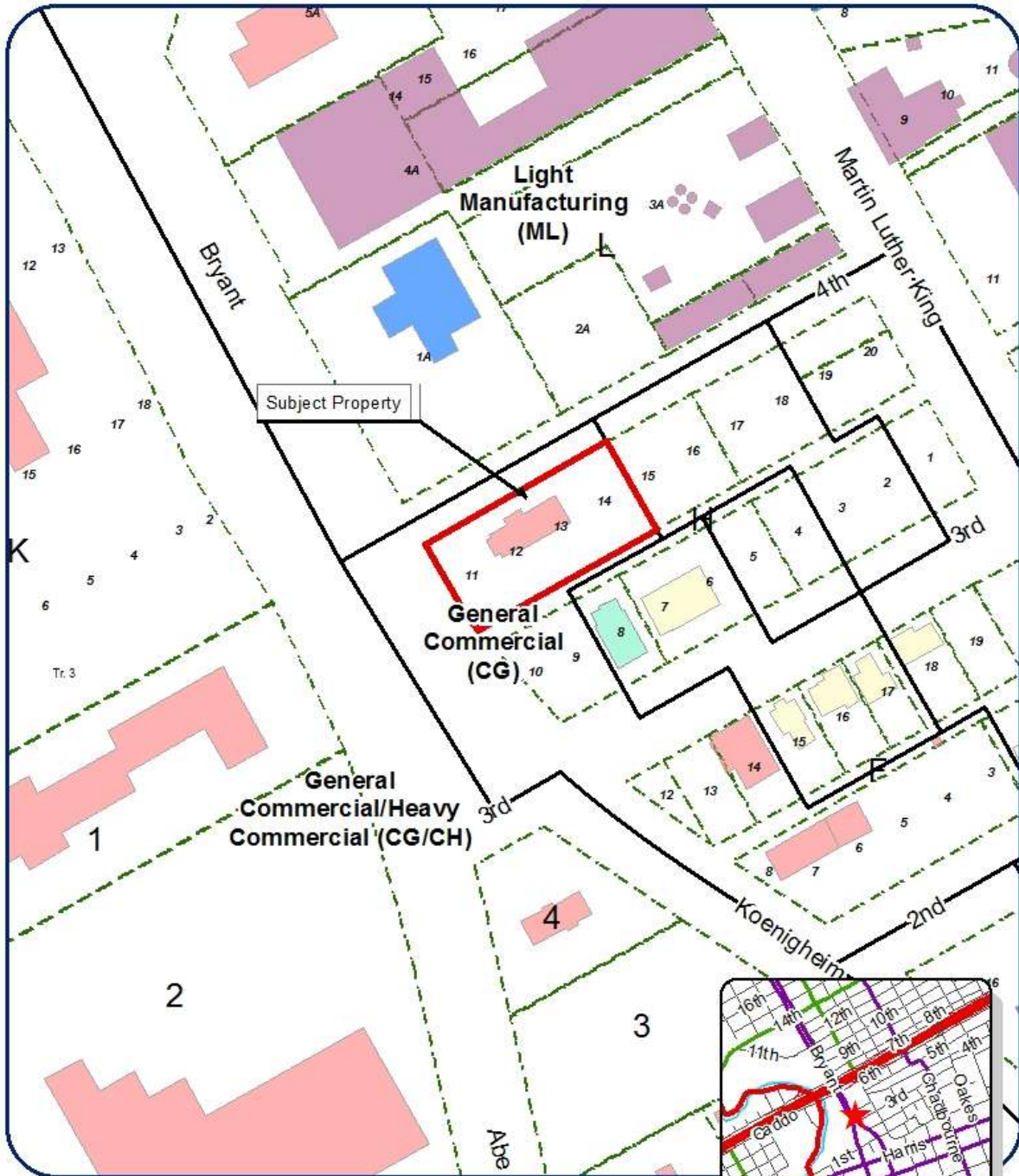


Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
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 Subject Property: 314 N. Bryant Blvd.

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





Sign Variance Case File
Case SV14-05 Julios Burritos

Council District: Johnny Silvas
 Neighborhood: Downtown
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Legend

Subject Properties: —
 Current Zoning: **CG**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**



Photos of Site and Surrounding Area

Sign Pole (looking South)



Sign Pole (looking North)



North



South



West



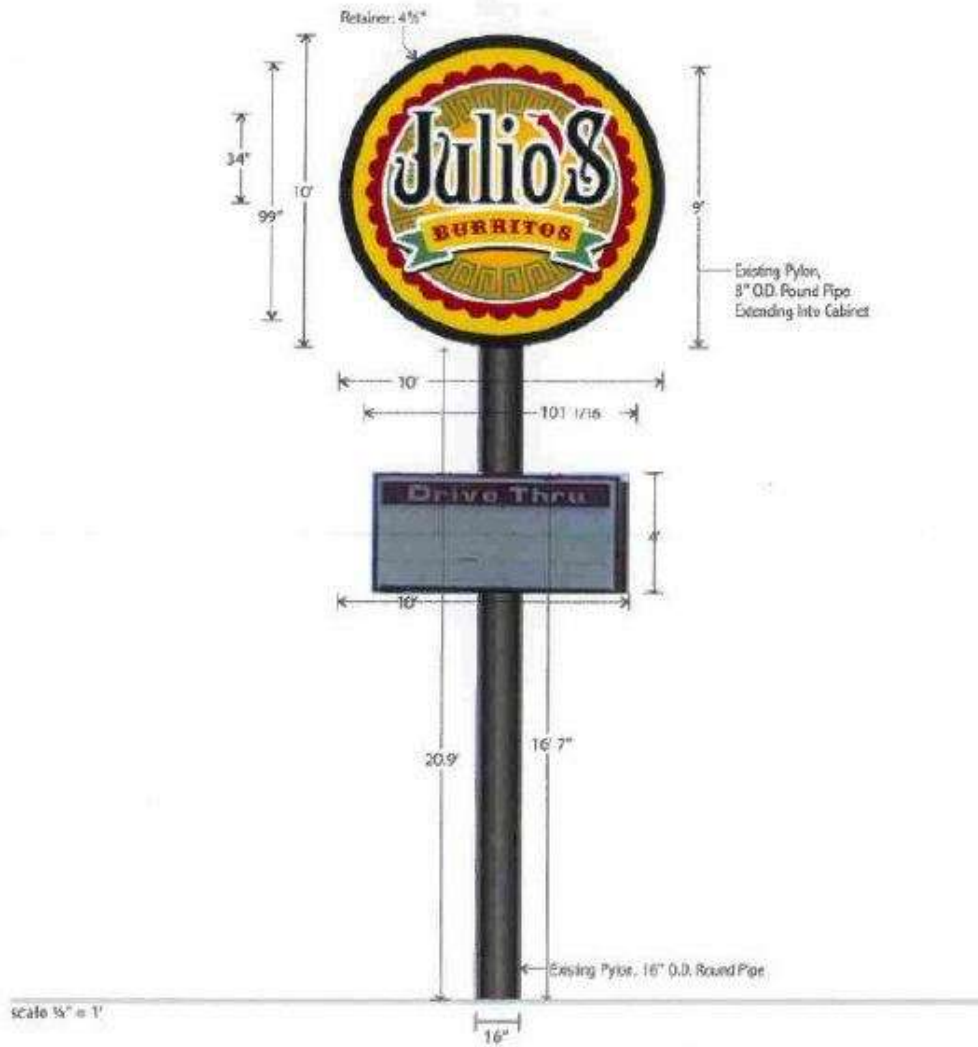
East (Julio's Burrito building)



EXISTING SIGN POLE (looking North)



PROPOSED SIGN





Sign Detail

SPECIFICATIONS

Fabricate and assemble as detailed.

- A. Aluminum frame with fluorescent internal lighting.
- B. 20 oz. flex face material mounted with a 12"x12"x1/2"
- C. Buffed with 2"x1" bolts and welded on all four sides.
- D. _____
- E. _____

COLORS & FINISHES

- A. Black Cabinet
- B. Black Pole
- C. Flex Face consists of red, green and white
- D. _____
- E. _____



Elevation



Address: _____

FASTSIGNS
More than fast. More than signs.®

REVISIONS <input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> AS NOTED APPROVED BY: _____ DATE: _____	CUSTOMER SALES PERSON	DESCRIPTION JOB NUMBER	DRAWN BY: _____	START DATE: _____
			SHEET NUMBER: _____	DUE DATE: _____

STAFF REPORT



Meeting: December 18, 2014

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Santiago Abasolo, AICP
Senior Planner

Case: CA14-02

Request: A request for a Certificate of Appropriateness (CA) to allow for the reconstruction of an 1880s building, the Fort Concho Post Bandstand, within the Fort Concho National Historic Landmark, as required by Section 211(E) of the Zoning Ordinance

Location: 630 South Oakes, Lot 58 Blocks 11-12.

Legal Description: Block 59 of the Fort Concho Addition, all of Block 59 & part of street adjacent on the south

Size: A hexagonal structure with a width of 23 feet, a height of 20 feet, an area of approximately of 345 square feet.

General Information

Future Land Use: Campus/Institutional

Zoning: General Commercial / Heavy Commercial (CG/CH) and Low Rise Multifamily (RM-1) and Two-Family Residential (RS-2)

Existing Land Use: Fort Concho National Historic Landmark, Army Barracks, Museum and Exhibits.

Surrounding Zoning / Land Use:

North:	Two-Family Residential (RS-2), General Commercial / Heavy Commercial (CG/CH)	Parking, Workforce Solutions
West:	General Commercial / Heavy Commercial (CG/CH)	Farmers Market and parking area
South:	Low Rise Multi-Family Residential (RM-1), General Commercial / Heavy Commercial (CG/CH)	Single Family Residences
East:	Light Manufacturing (ML)	Boat store and manufacturer, Single family residences

District: CMD #3 Johnny Silvas

Neighborhood: Concho

Special Information:

Year Constructed: 1867

Building Design Style: Pseudo-Queen Anne

Historically Overlaid: Yes

River Corridor Area: No

River Corridor Sign Area: No

Downtown Development District: No

Recommendation:

The Planning Division recommends APPROVAL of this request.

History and Background:

The site is located along South Oakes Street, south of the North Concho River and nine blocks from downtown San Angelo. According to the Texas State Historical Association, "Fort Concho, in San Angelo, was one of a number of United States military posts built to establish law and order in West Texas as settlers began to move in after the Civil War. A site at the juncture of the Main and North Concho rivers was selected in November 1867 for a new post to replace Fort Chadbourne, which lacked an adequate water supply."

The site is historically overlaid and lies within the Fort Concho National Historic Landmark.

The applicant has submitted a site plan with design and construction drawings of a proposed bandstand. The bandstand represents a reconstruction of an 1880s building, located on the Fort's Parade Ground, midway between the corners of Officers' Quarters 1 and Barracks 1. The bandstand will be a hexagonal structure with a width of 23 feet, a height of 20 feet, and an area of approximately of 345 square feet.

The bandstand requires a Certificate of Appropriateness as it is located within the Historical Fort Concho District.

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 reconstruction of the Bandstand will only add 345 square feet to the site. The size of this structure is a minimal addition when compared to the existing buildings on the site. As this is a completely new construction of the bandstand,

every effort has been made by the applicant to recreate, to the greatest extent possible, a historically accurate copy of the original structure.

- 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 addition of the proposed Bandstand does not require the demolition or alteration of the existing structures or site. Therefore, this requirement is not applicable.

- 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 Bandstand does not seek to create an earlier appearance, but rather it is a product of its own time respecting the scale, colors, and materials of the existing historic structures. The wood structure and the cedar shingle roof are compatible with the roof and wood columns of the existing historic buildings. Again, every effort has been made by the applicant to recreate, to the greatest extent possible, a historically accurate copy of the original structure.

- 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 simple and minimalist architecture reflects the architecture of the continuous surrounding porches the Officers' Row Quarters structures. A similar design approach was used when designing the Fort Concho Elementary School. The proposed bandstand is a historically accurate copy of the original structure.

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

The proposed bandstand is a new structure that will not alter any existing buildings or structures. The applicant has, through the use of historical photographs, attempted to recreate the appearance of the original bandstand, to the greatest extent possible. All efforts have been made to mimic the details found on the original 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.

As the proposed bandstand is a new construction, this requirement does not appear to be applicable in this case.

- 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.**

As the proposed bandstand is a new structure in the existing site, therefore this requirement is not applicable.

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

The proposed bandstand does not appear to affect any existing archeological resources.

- 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 bandstand appears to be consistent with the architecture of the existing buildings on the site. The applicant has sought to recreate, to the greatest extent possible, a historically accurate copy of the original structure. The proposed construction seeks to harmoniously blend with the buildings on the Fort and the immediate area.

- 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 proposed Bandstand was ever removed in the future, it will not alter the existing historical site. As the structure would sit in an open area on the site's grounds, no other building would be affected by its removal. Therefore, the integrity of the Fort Concho site would remain unimpaired.

Action Requested:

The action requested is for the Design & Historic Review Commission to **APPROVE** the Certificate of Appropriateness for Case CA14-02: Fort Concho Post Bandstand.

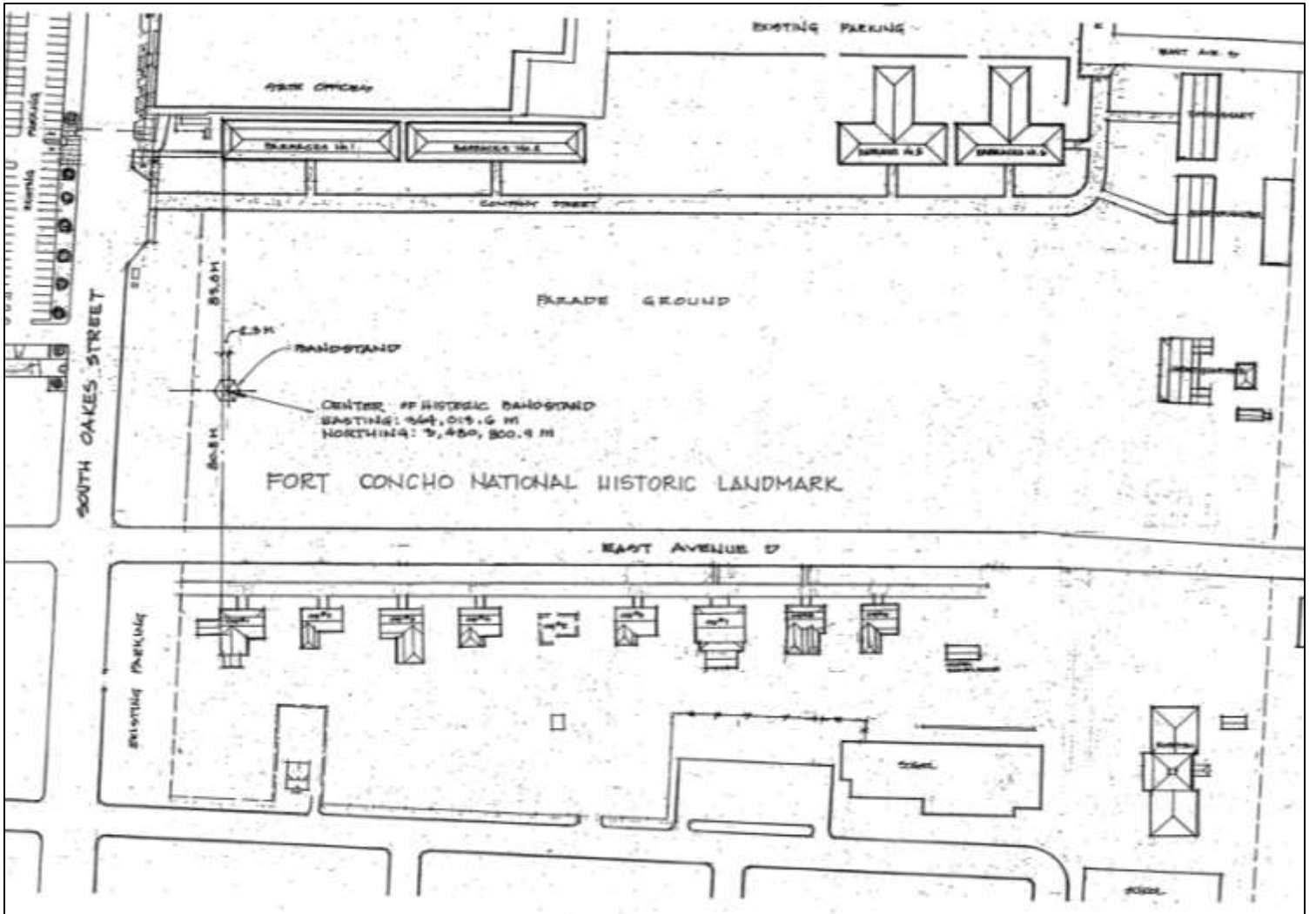
Attachments:

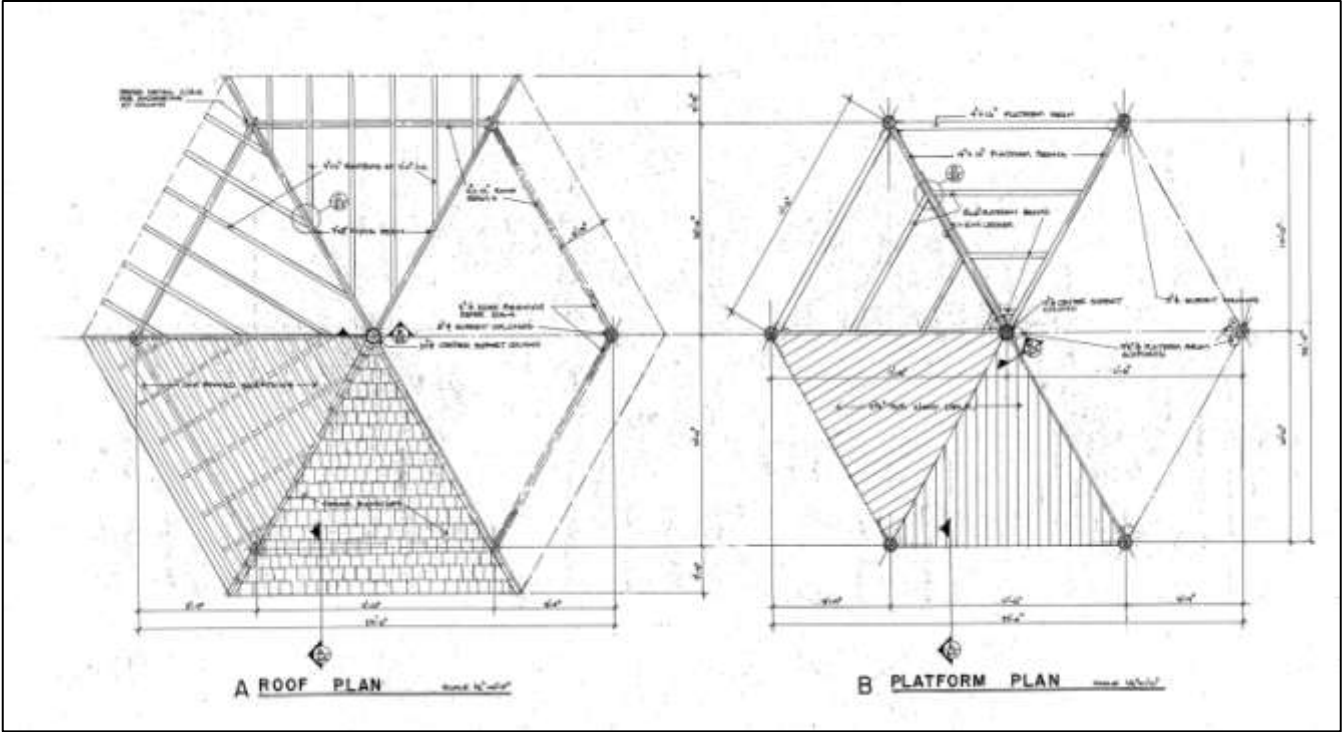
Aerial Map
Zoning Map
Site Plan
Renderings
Photos of Site
Application

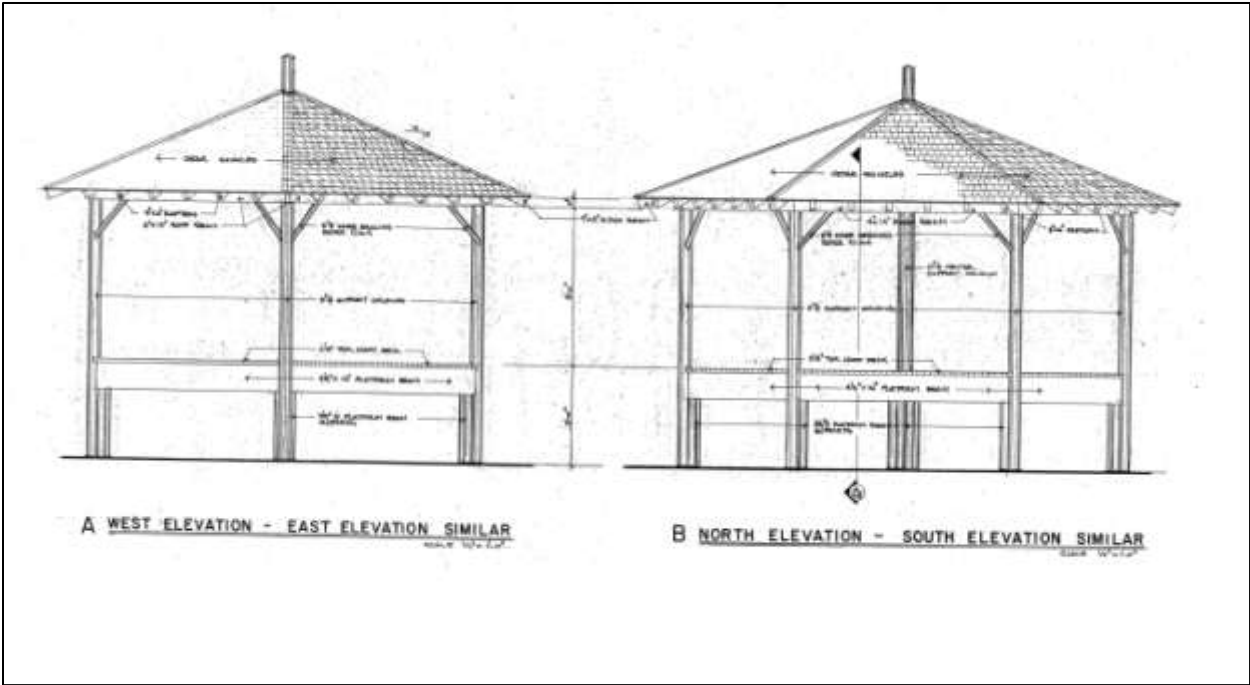


Design & Historic Review Commission		Legend	
Fort Concho Museum Bandstand		Subject Properties:	
Council District: Johnny Silvas		Current Zoning:	CG/CH, RM-1
Neighborhood: Concho		Requested Zoning Change:	N/A
Scale: 1" approx. = 250 ft.		Vision:	Campus/Institutional
Subject Property: 630 South Oakes Street			











Form Name: Historic Buildings Certificate of Appropriateness application
Date & Time: 09/22/2014 8:56 AM
Response #: 1
Submitter ID: 529
IP address: 66.76.228.194
Time to complete: 7 min. , 2 sec.

Survey Details

Page 1

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call [325-657-4210](tel:325-657-4210).

1. Applicant info:

Name of applicant: Fort Concho National Historic Landmark
Owner, tenant or representative (affidavit required for the latter): Robert F. Bluthardt
Mailing address (street, city, state, ZIP): 630 South Oakes San Angelo, TX 76903
Telephone: (325) 481-2646
Email: director@fortconcho.com

2. Location info:

Subject property address: 630 South Oakes
Name of building or site: Post Bandstand
Legal description: Lot 58 Blocks 11-12

3. Proposed work:

Construction of a new building in a Historic Overlay (HO) zoning district

4. Specific details of request:

Reconstruction of an 1880s building, Fort Concho Post Bandstand, located on the fort's Parade Ground, mid-way between the west corners of Officers' Quarters 1 and Barracks 1

5. Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property.

It was here; it is not here now; the fort's long-term goal has always been to reconstruct the non-extant historical buildings 

6. Does the proposed work comply with the following? If yes, indicate by checking.

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.

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.

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

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.

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 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.

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.

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.

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

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.

7. I acknowledge the information provided above is true and correct.

Yes

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Thank you,
City of San Angelo, TX

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