

STAFF REPORT



Meeting: March 12, 2015

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: Jeff Fisher
Planner

Case: RCC14-38

Request: Approval of a remodeling to the exterior of an existing building in the River Corridor, as required by Section 12.703 (b)(2) of the River Corridor Development Ordinance, for the following improvements: 1) replacement of the existing tiled surface with a brick-stone façade, 2) placing of wood paneling above the entrance, 3) change in color from the existing blue panel siding to dark bronze, 4) installation of a new 72-square foot canopy at the front of the building; and 5) erection of a new wall sign on the front door, on the following property:

Legal Description: 117 North Chadbourne Street, located approximately 90 feet southwest of the intersection of North Chadbourne Street and East 2nd Street; more specifically occupying the Schwartz-Mosbacher Subdivision, Block 1, the South 17 feet of Lot 3, in downtown San Angelo.

Size: 0.057 acres

General Information

Future Land Use: Downtown
Zoning: Central Business District (CBD)
Existing Land Use: Vacant one-story building
Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Antiques, The Man Store, Fuentes Restaurant
West:	Central Business District (CBD)	N/A
South:	Central Business District (CBD)	San Angelo Civic Ballet, House of FiFi DuBois, Antiques
East:	Central Business District (CBD)	Texas Pacifico, Fat Boss Restaurant, Vacant retail store

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan, South Chadbourne Street is a “Major Arterial Road” which connects freeways and other arterials. South Chadbourne Street is paved approximately 40 feet, 24 feet less than required. However, the subject property is within the Central Business District with established buildings developed with zero-foot setbacks. The existing road network appears to be able to accommodate the proposed restaurant where the proposed exterior remodeling would be located.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

History and Background:

The applicant has submitted an Application for River Corridor Review for the exterior remodeling of an existing building at 117 South Chadbourne Street in downtown San Angelo. The purpose of the remodeling is to attract customers to the new Zada Décor furniture store inside the building. Included in the submission were renderings that included building elevations, materials, color samples, and signage of the proposed exterior façade improvements.

The improvements include the following:

1. Replacement of the existing tiled surface with a brick-stone façade as per the attached renderings and material samples;
2. Placement of wood paneling above the entrance of the building;
3. Repainting the existing blue panel siding with a dark bronze finish;
4. Installation of a new 72-square foot canopy with a Surrey Beige finish at the front of the building; and
5. Erection of a new red and white wall sign measuring 4 square feet on the front door for the proposed business “Zada Décor.”

Planning Staff conducted a site visit on Monday, December 22, 2014, and found that the proposed improvements, except for the canopy had already been completed. There were also large block letters “Zada Décor” on the window sills inside the store. The applicant indicated that the block letters were temporary and would be removed shortly. A second site visit on January 8, 2015, showed the new door sign was now erected as well.

The proposed request is for River Corridor Review approval for these improvements from the Design and Historic Review Commission (DHRC).

The existing building was constructed in 1957 where the front wall of the building abuts the front property line. The proposed canopy would project 4 feet out from the wall into the City right-of-way and therefore, will require an additional approval from City Council for an R-O-W Encroachment. The applicant has indicated should this application for exterior improvements be approved, the owner will proceed with an Application for a R-O-W Encroachment.

Analysis:

Section 12.703(b)(2) of the River Corridor Development Ordinance requires the DHRC to review the “remodeling of the exterior of an existing structure.” In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines set forth in the *River Corridor Master Development Plan* and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

Planning Staff has reviewed all of the renderings, colors and materials submitted, and the *Master Development Plan and Design Guidelines*, and provide the following comments:

Building Materials and Color

The *Master Development Plan* states that “materials and color should relate to historical precedents apparent in the immediate environment,” and that “using subtle but rich colors rather than intense, bright colors is in keeping with historic precedents.” Further, “the use of awnings are encouraged” and “can be an attractive means to store identification.”

The *Historic Preservation Design Guidelines for the Central Business District* also reiterates that “materials shall appear to be similar to those used traditionally... brick and cast stone were the traditional materials of commercial style buildings... [and] colors should compliment neighboring buildings and reflect a traditional color palette. Extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the façade of buildings. Only colors similar to or comparable to the palette adopted by the National Trust for Historic Preservation will be allowed.”

The proposed improvements appear to be consistent with the above policies. The natural brick-stone wall mimics the brick and cast stone used traditionally in this area, including the Civic Ballet Building immediately south, and Fuentes Café at 101 South Chadbourne Street. The new dark bronze panel siding and door trim is of similar color with historic precedents in the immediate area as well, including the House of FiFi Dubois at 123 South Chadbourne Street, the Deadhorse Lounge at 208 South Chadbourne Street and the building at 210 South Chadbourne Street.

The future canopy not yet erected will have a Surrey Beige color finish, similar to the exterior of other buildings in the area including the Fat Boss Pub at 114 South Chadbourne Street, and The Black Swan at 118 South Chadbourne Street, both immediately across the street. This color is also similar to the Historic Trust Color - “Sycamore Tan,” for the suburban modern period when this building was erected.

Signage

The *Master Development Plan* intends for signs to be “incorporated into the architecture elements on a building” and the *Historic Preservation Design Guidelines for the Central Business District* also states that “careful consideration should be given to the size, placement and graphics of a sign in order to create a uniform district and preserve the details of historic buildings.”

Planning Staff found the majority of the signs in the area, including small door and window signs, preserve the historic character of the area by using traditional fonts and subtle colors. Examples include the “House of FiFi Dubois,” at 123 South Chadbourne Street, “Pink Piano” at 113 South Chadbourne Street, and “Consignments Etc.” at 111 South Chadbourne Street.

The proposed door sign, at only 4 square feet high, uses very bright colors and a very modern font, and does not appear to be in keeping with the historical character of the area. Despite the small size of the sign, Planning Staff recommends that the applicant revise their sign to use a more traditional font and more subtle colors similar to other signs, or alternatively, that some historical feature is mounted behind the sign in a way that provides for a more traditional character.

As previously mentioned, the applicant has agreed to remove the existing “Zada Décor” block letters located on the window sills inside the store, as these were intended to act as temporary signage until the permanent façade improvements were completed.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC14-23, **subject to the following three (3) Conditions of Approval:**

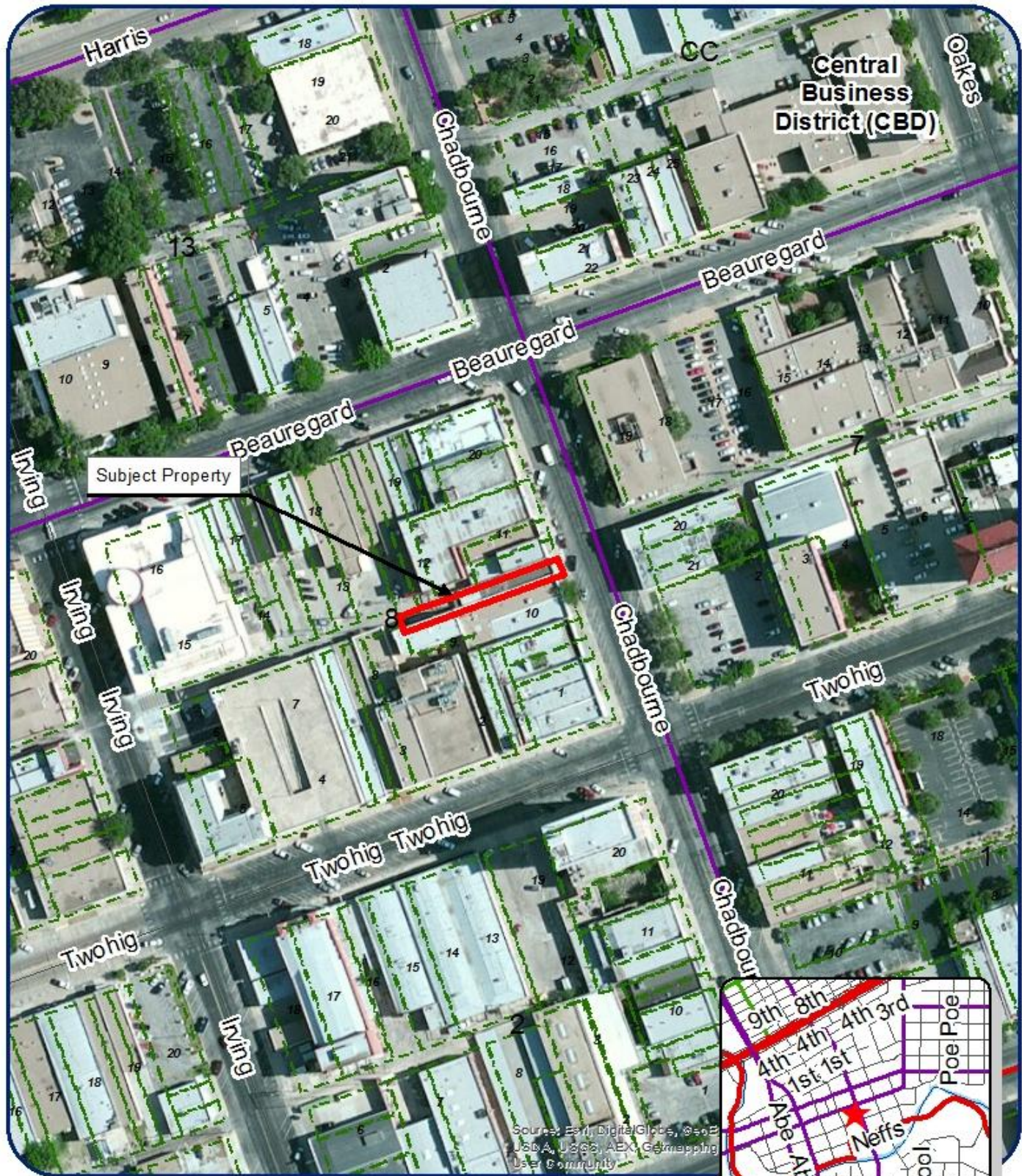
1. **A R-O-W Encroachment Agreement shall be approved by City Council for the proposed canopy.**
2. **The applicant shall submit to the Planning Division for final approval revised renderings for the door sign that are consistent with DHRC approval and the traditional character of the area.**
3. **The applicant shall remove the existing temporary door sign and block letters from the window of the building.**

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.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Surrounding Area
- Color Palette - National Trust for Historic Preservation
- Color Sample
- Materials Sample
- Building Elevations – Before Renovations
- Building Elevations – After Renovations
- New Door Sign – After Renovations
- Building Elevations – Future Canopy
- Application



Source: Esri, DigitalGlobe, GeoEye, USA, USGS, AEX, Geomapping User Community



River Corridor Case File

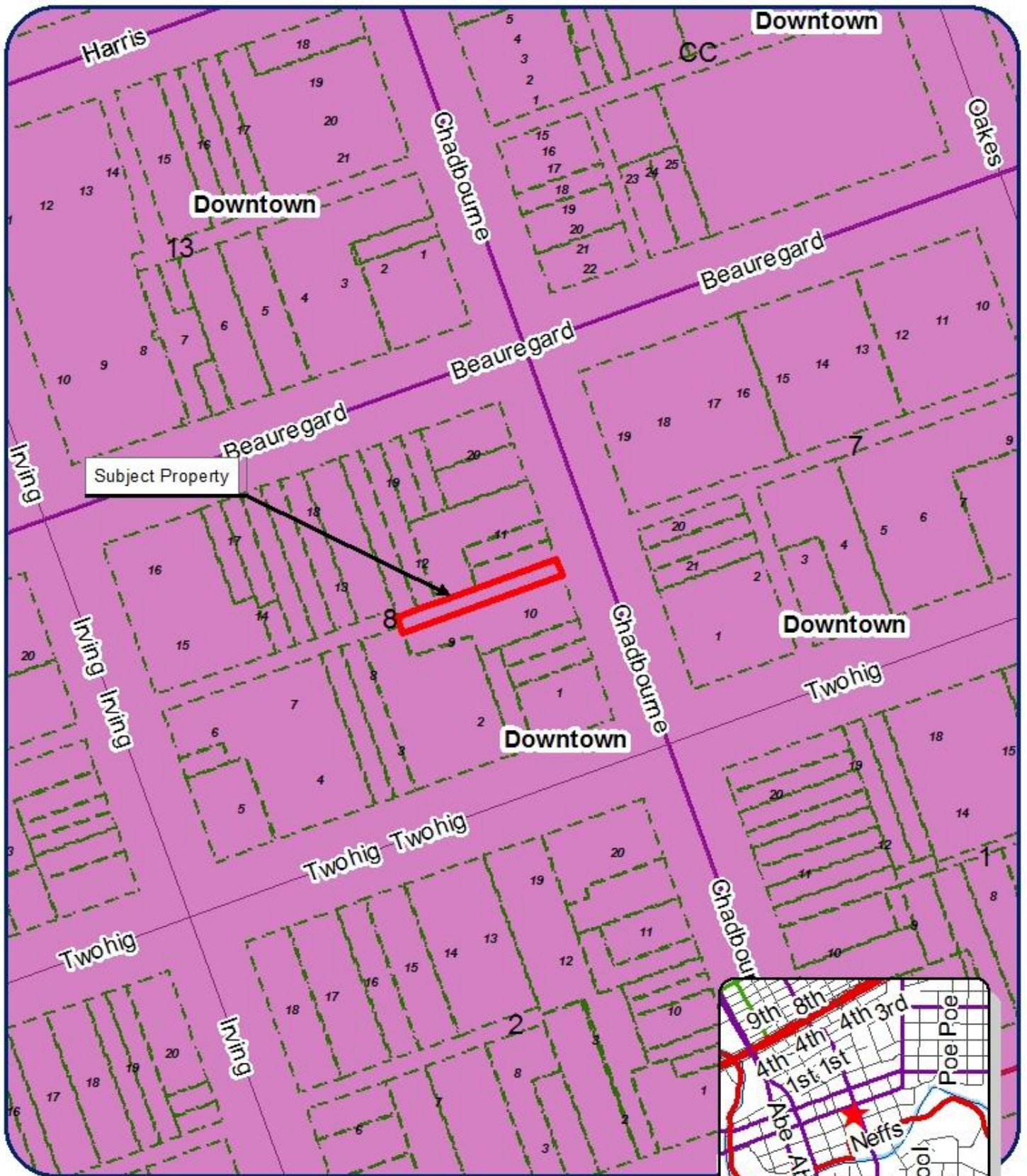
Case RCC14-38

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 150 ft
 Subject Property: 117 S. Chadbourne Street

Legend

- Subject Properties: █
- Current Zoning: █ CBD
- Requested Zoning Change: █ N/A
- Vision: █ Downtown





River Corridor Case File

Case RCC14-38

Council District: Johnny Silvas

Neighborhood: Downtown

Scale: 1" approx. = 150 ft

Subject Property: 117 S. Chadbourne Street

Legend

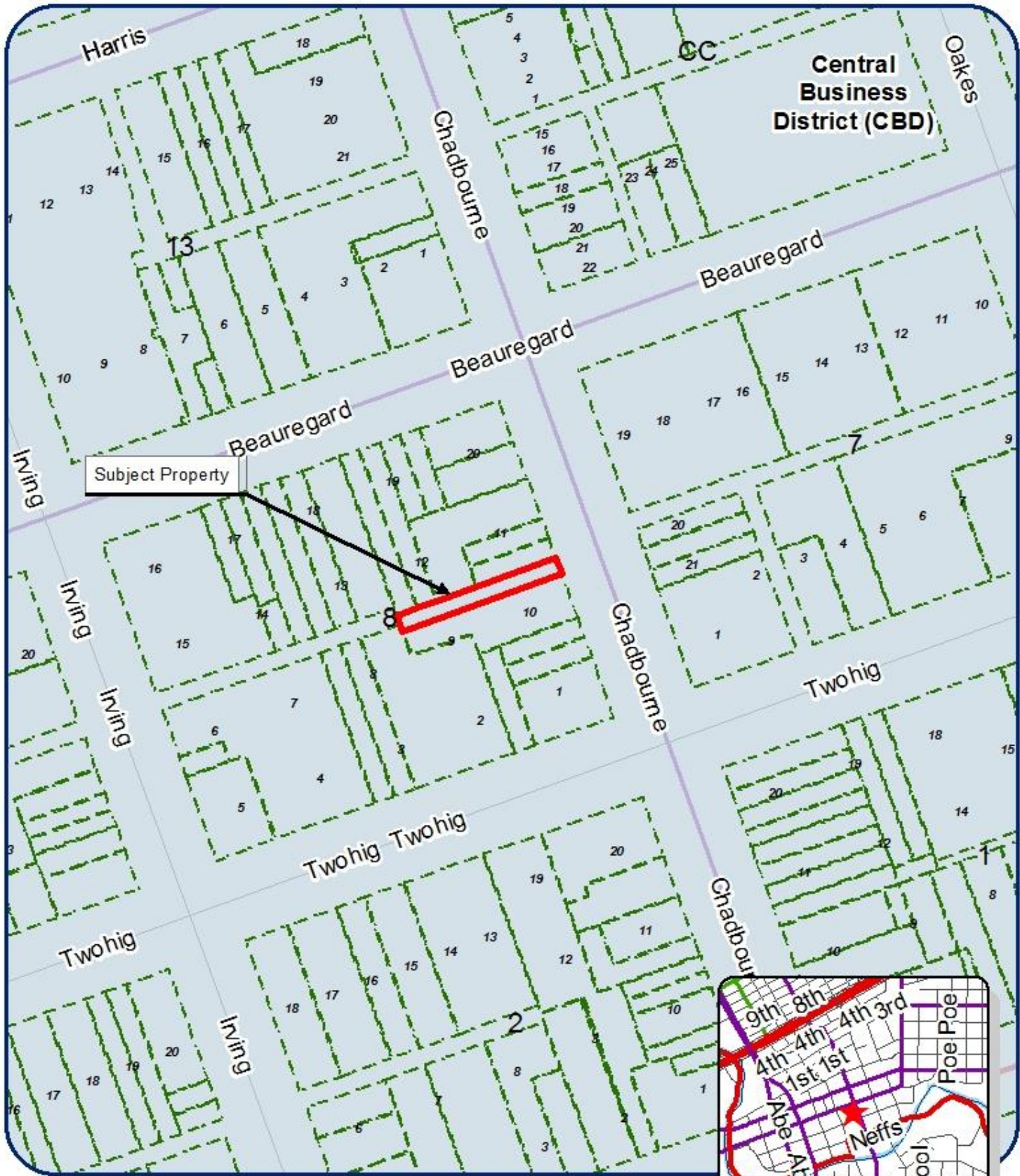
Subject Properties: **CBD**

Current Zoning: **N/A**

Requested Zoning Change: **N/A**

Vision: **Downtown**





Subject Property

Central Business District (CBD)



River Corridor Case File

Case RCC14-38

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 150 ft
 Subject Property: 117 S. Chadbourne Street

Legend

- Subject Properties: █
- Current Zoning: █ CBD
- Requested Zoning Change: █ N/A
- Vision: █ Downtown



Photos of Surrounding Area

South of building (House of FiFi Dubois)



North



East



208 S. Chadbourne St (DeadHorse Lounge)



210 S. Chadbourne St



Surrounding Area – Signage

Pink Piano – 113 S. Chadbourne St.



Consignment Etc. – 111 S. Chadbourne St.



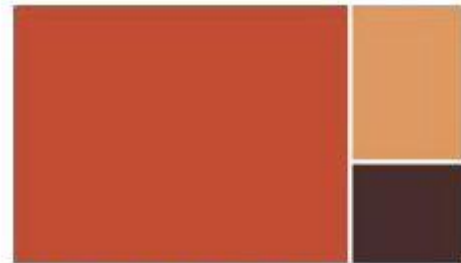
House of FiFi Dubois – 123 S. Chadbourne St.



Suburban Modern – 1950's



WALL Harvest Gold SW 2858
TRIM Avocado SW 2861
ACCENT Super White SW 6995



WALL Caribbean Coral SW 2854
TRIM New Colonial Yellow SW 2853
ACCENT Fairfax Brown SW 2856



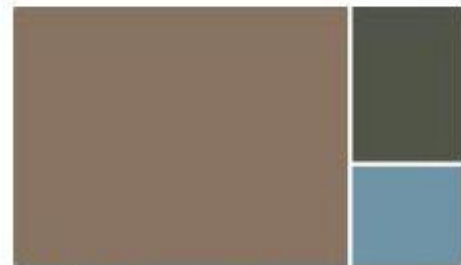
WALL Westchester Gray SW 2849
TRIM Chelsea Gray SW 2850
ACCENT Stratford Blue SW 2864



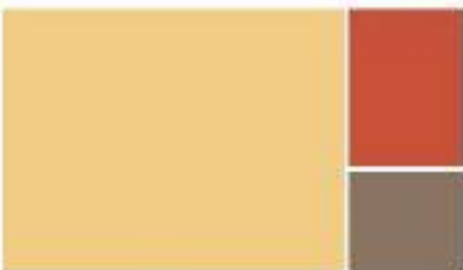
WALL Burma Jade SW 2862
TRIM Super White SW 6995
ACCENT Beige SW 2859



WALL Stratford Blue SW 2864
TRIM Super White SW 6995
ACCENT Plymouth Green SW 2852

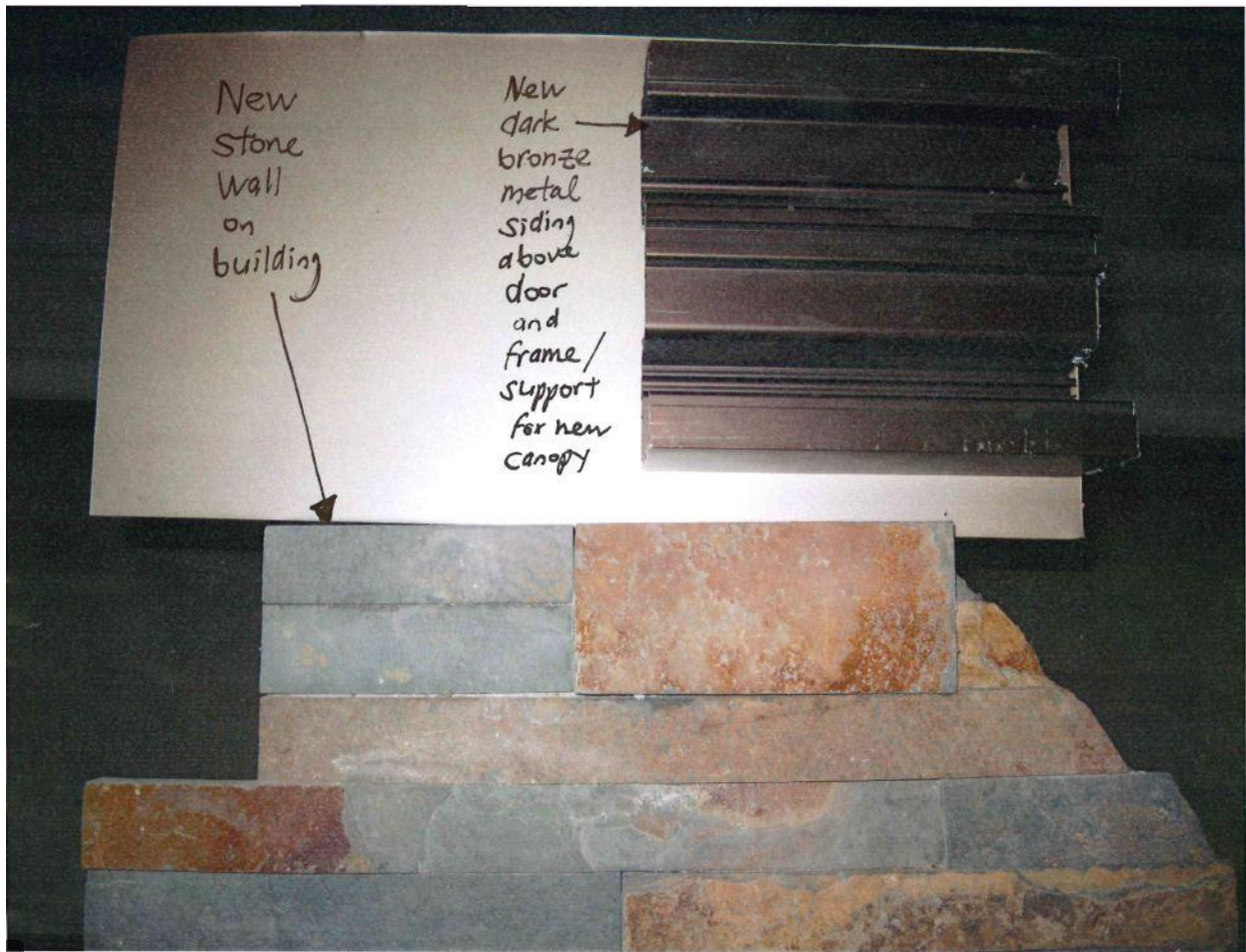


WALL Sycamore Tan SW 2855
TRIM Sage Green Light SW 2851
ACCENT Powder Blue SW 2863



WALL Peace Yellow SW 2857
TRIM Caribbean Coral SW 2854
ACCENT Sycamore Tan SW 2855

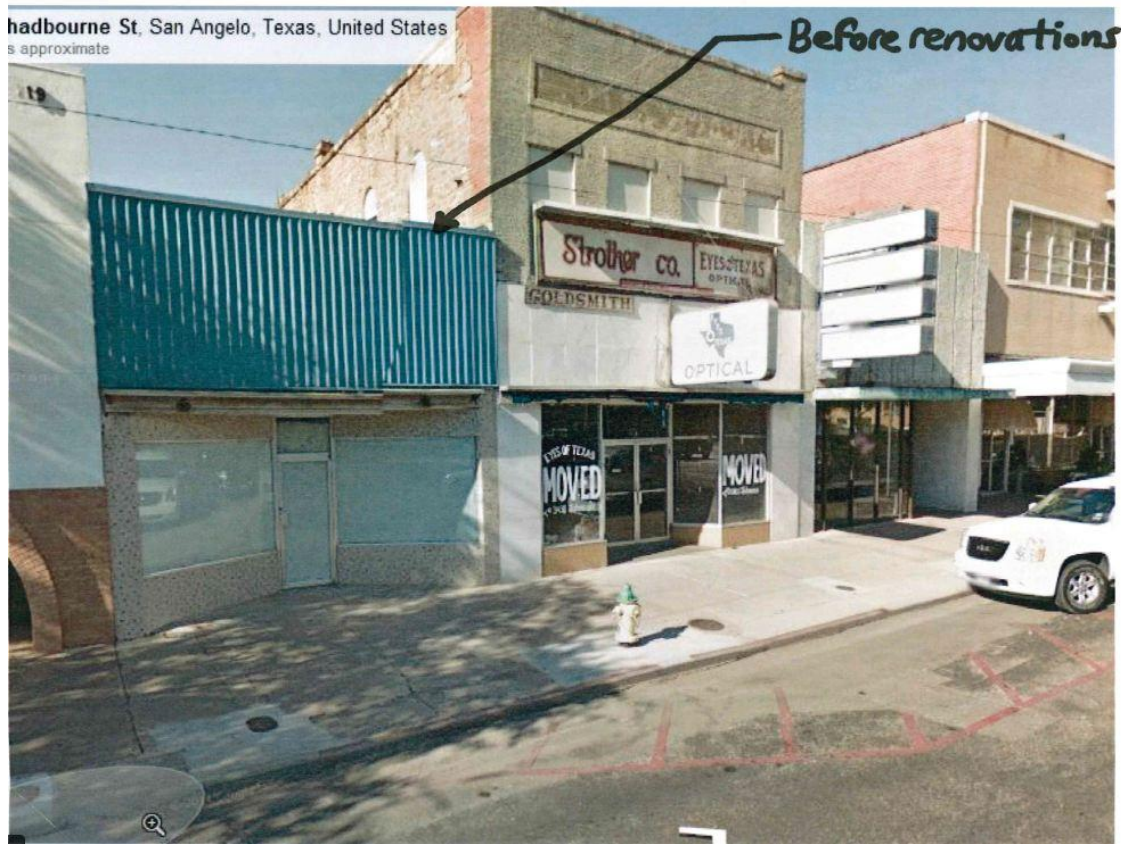
Brick-Stone Wall and Dark Bronze Metal Siding, Door Trim and Canopy Support



Metal Canopy – Surrey Beige



Building Elevations (Before Renovations)



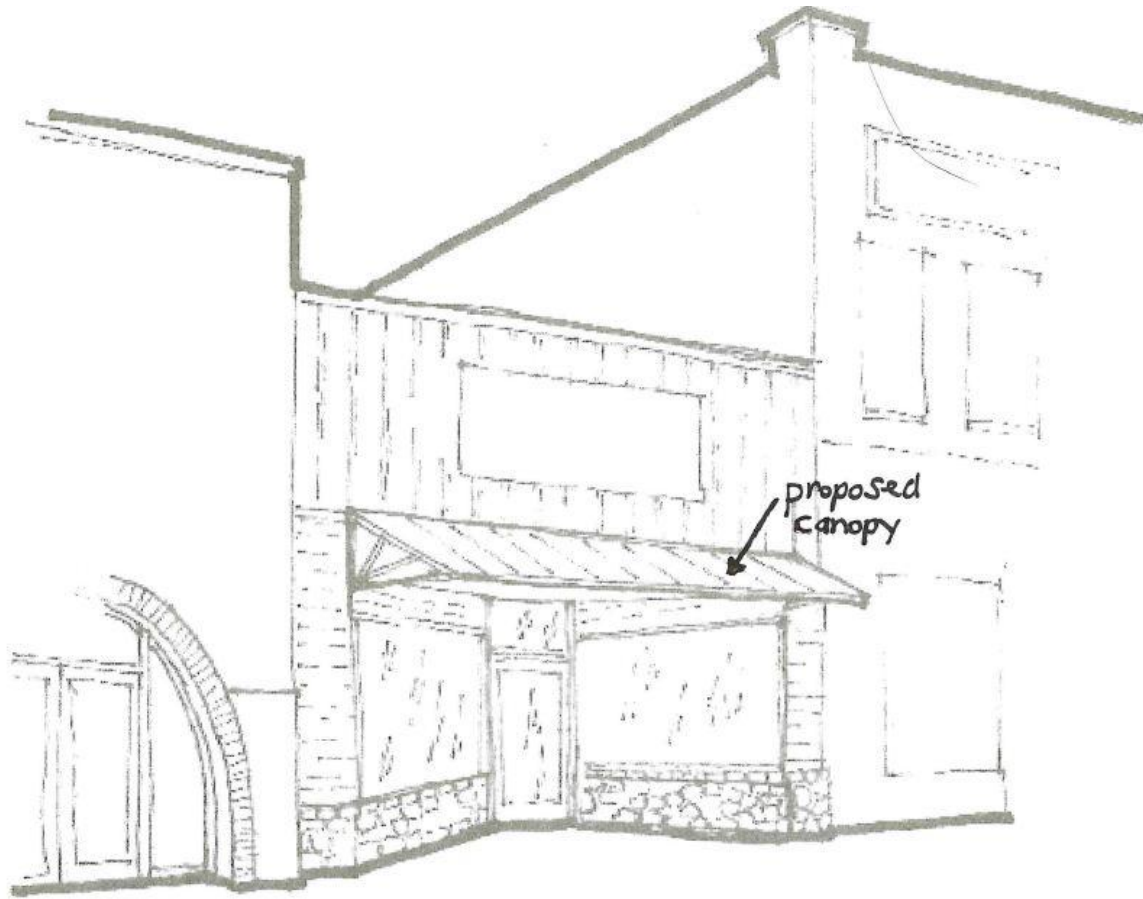
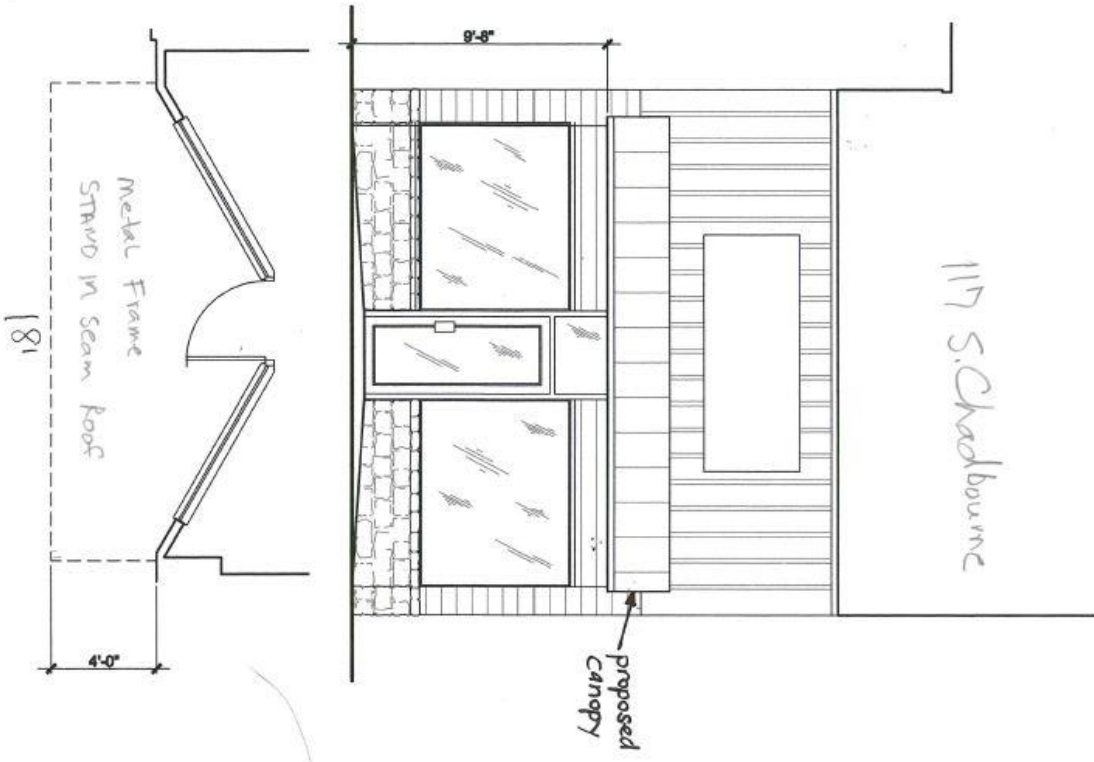
Building Elevations (After Renovations)



New Door Sign



**Building Elevations – Future Canopy
(Awning Approval from City Council Required)**



City of San Angelo, Texas - Planning Division
Application for River Corridor Review

mazur057@gmail.com

Name of Applicant(s): Eddie Shell David Mazur 656-7353

Owner Tenant (Affidavit required) Representative (Affidavit required)

Mailing Address: 1404 Preston TRAIL Telephone: _____

City/State/Zip: San Angelo TX Fax/other: _____

Contact Email Address: _____

Subject Property Address: 117 S. Chadbourne

Name of Building or Site: _____

Legal Description*: San Angelo Addn Block 8 South 55 of N 7⁵
OF 10 AND S. 230 of NSD Lot 9 AND N 25 OF E 25 OF S 52

Proposed Work: OF 9

- New construction in the Corridor over 1200 square feet.
- Remodeling the exterior of an existing building in the Corridor.
- Moving of an existing building to a lot within the Corridor.
- Signs over 50 square feet in the Corridor.
- Request for zone change, conditional/special use, or planned development within the Corridor.
- Request for subdivision approval of any kind within the Corridor.

Specific Details of Request:

Install Metal Awning with Stand + Seam
Roof. Install cultured stone on wall under
Windows Paint Metal windows Bronze color

* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below.

Lisa Shell
Signature

9-2-14
Date

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor:

The exterior renovations will bring the building into a more uniform continuity with the rest of downtown and with the other new construction in the downtown area

OFFICE USE ONLY	
Case No.: RCC <u>14-38</u>	Nonrefundable Fee: \$ <u>No fee</u>
Related Case, if there is one: <u>—</u>	Date related case will be heard: <u>2/5/15</u>
Date Paid: <u>—</u>	Received by: <u>Jeff Fisher</u>
Receipt No.: <u>—</u>	<input checked="" type="checkbox"/> Description/photograph of site <input checked="" type="checkbox"/> Sketches, plans, sketches of work <input type="checkbox"/> Sample(s) of materials to be used

+ pending approval of encroachment agreement by Council.

August 7, 2014

To: San Angelo Planning Director

I have submitted an application to improve the façade at 117 South Chadbourne. The building currently has outdated tile on front with blue metal siding. We propose to do a metal awning with stand & seam roof; install cultured stone on wainscot to bring it more in line with the look of the historical district of downtown; and paint the existing blue metal a bronze color.

Thank You

A handwritten signature in cursive script that reads "Lisa Shell". The signature is written in black ink and is positioned above the printed name.

Eddie Shell, Owner

STAFF REPORT



Meeting: March 12, 2015

To: Design and Historic Review Commission

From: Patrick B. Howard, AICP
Director

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

Planner: Santiago Abasolo
Senior Planner

Case: RCC15-01

Request: Approval for a 42-square foot wall sign in the River Corridor and within the Old Town Historic Overlay District.

Location: 417 South Oakes Street, generally located 75 feet southeast of the intersection of South Oakes Street and Allen Street.

Legal Description: Lot 3 and Lot 4 out of N1/2 of Block 51 of the Forrester and Bailey Subdivision

Size: 0.059 acres

General Information

Existing Zoning: Central Business District (CBD)

Existing Land Use: Retail/Personal Services

Vision Plan: Downtown

Neighborhood: Fort Concho

District: SMD #3 Johnny Silvas

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	Troy Laundry, Park, Vacant Land
West:	Central Business District (CBD)	San Angelo Museum of Fine Arts
South:	Central Business District (CBD)	Coop Gallery, San Angelo Museum of Fine Arts, Warehouses
East:	General Commercial/Heavy Commercial (CG/CH)	Concho Valley Center for Human Advancement, Big Brothers Big Sisters of San Angelo, Warehouses

Thoroughfares/Streets: South Oakes Street is defined as a Local Street which is designed to provide direct access to adjacent land and to connect to arterial streets. Access is the primary function and mobility is secondary.

Staff Recommendation:

The Planning Division recommends APPROVAL of this request.

History and Background:

On January 9, 2015, an application was submitted for a wall sign on an existing building located at 417 South Oakes Street for a future art gallery owned by the San Angelo Museum of Fine Arts. Included with the application were renderings showing the street elevation and the proposed sign. The future art gallery, named Gallery Verde, is located within the “Old Town” Historic Overlay District and is also located in the River Corridor area. The proposed sign measures

approximately 3 feet high by 14 feet wide and is attached to the wall approximately 15 feet from the ground. The sign is internally lit by a light-emitting diode (LED) system that provides a softer type of light with lower energy consumption.

According to the Tom Greene County Appraisal District, the existing building was constructed in 1959. On January 22, 2008, the River Corridor Commission approved a request for remodeling the exterior. The proposed use at that time was a classroom building to be used by the Museum of Fine Arts.

Analysis:

Section 12.04.011 of the Sign Ordinance requires that light sources should not be overly bright so as to constitute a hazard to pedestrians and motor vehicles. Section 12.04.005 of the same Ordinance states that attached signs shall be allowed as a matter of right in all commercial zoning districts and Section 12.04.017 that regulates the signage in the River Corridor Area states that the Commission may recommend placing specific conditions on the sign size, location, height, illumination, etc., based on the individual site and location characteristics. Section 12.04.005.b.2 of the Sign Ordinance states that attached on-site signs shall be allowed on any building within any commercial zoning district and requires that the total area not exceed twenty-five percent (25%) of the area of the wall on which the sign is attached.

The River Corridor Master Plan in Chapter I Section B.6 states that in the historic city center, pedestrian-oriented signs can relay the character of the store through sign design and uniqueness. It also indicates that internally-illuminated signs are not appropriate for the historic city center. The Plan in Section XI recommends reducing light pollution and overall electrical usage from site lighting and using lamps which appear closer to daylight color temperatures.

The Old Town Historic Overlay District states that new developments may use new, innovative elements that express the architecture of current times respecting their historic surroundings. Regulatory standards for signage are provided for in the Sign Ordinance, but the Overlay recommends that signs should be given careful consideration in order to create a uniform district and preserve the details of historic buildings.

The subject property is located on South Oakes Street where the surrounding buildings were built after the second half of the 20th century. The street character of this commercial area does not conform to the historic character of other areas found in the Old Town District. The subject property and other adjacent

properties work as an extension of the San Angelo Museum of Fine Arts providing a uniform edge on South Oakes Street on a scale compatible with the surrounding properties and with the character of the Old Town District. The streetscape along South Oakes Street has been improved with distinctive sidewalks, trees, and benches and the buildings' scale is compatible with those from the late 19th and early 20th century. The surrounding properties are commercial in character with offices and warehouses that were developed after the second half of the 20th century. The Museum of Fine Arts was built in 1999 and its architectural design is of a contemporary character using compatible vernacular materials. The immediate area surrounding the subject property does not have a uniform historic character, but does express a diverse architectural character that reflects the place's history. Compatibility with the Old Town District is provided for by the building's scale and the street space definition given by the building facades and the streetscape elements.

The request appears to comply with the applicable regulatory standards of the Sign Ordinance and appears to be consistent with the recommendations of the River Corridor Master Plan and of the Old Town Historic Overlay District. The sign's proposed lighting does not appear to disturb the nearby nocturnal and associated sensitive river environment.

Action Requested:

The action requested is for the Design and Historic Review Commission to **APPROVE** Case RCC15-01 for a 42-square foot wall sign in the River Corridor and within the Old Town Historic Overlay District.

Appeals:

Per Section 12.06.003(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:

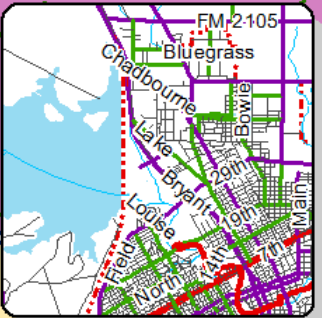
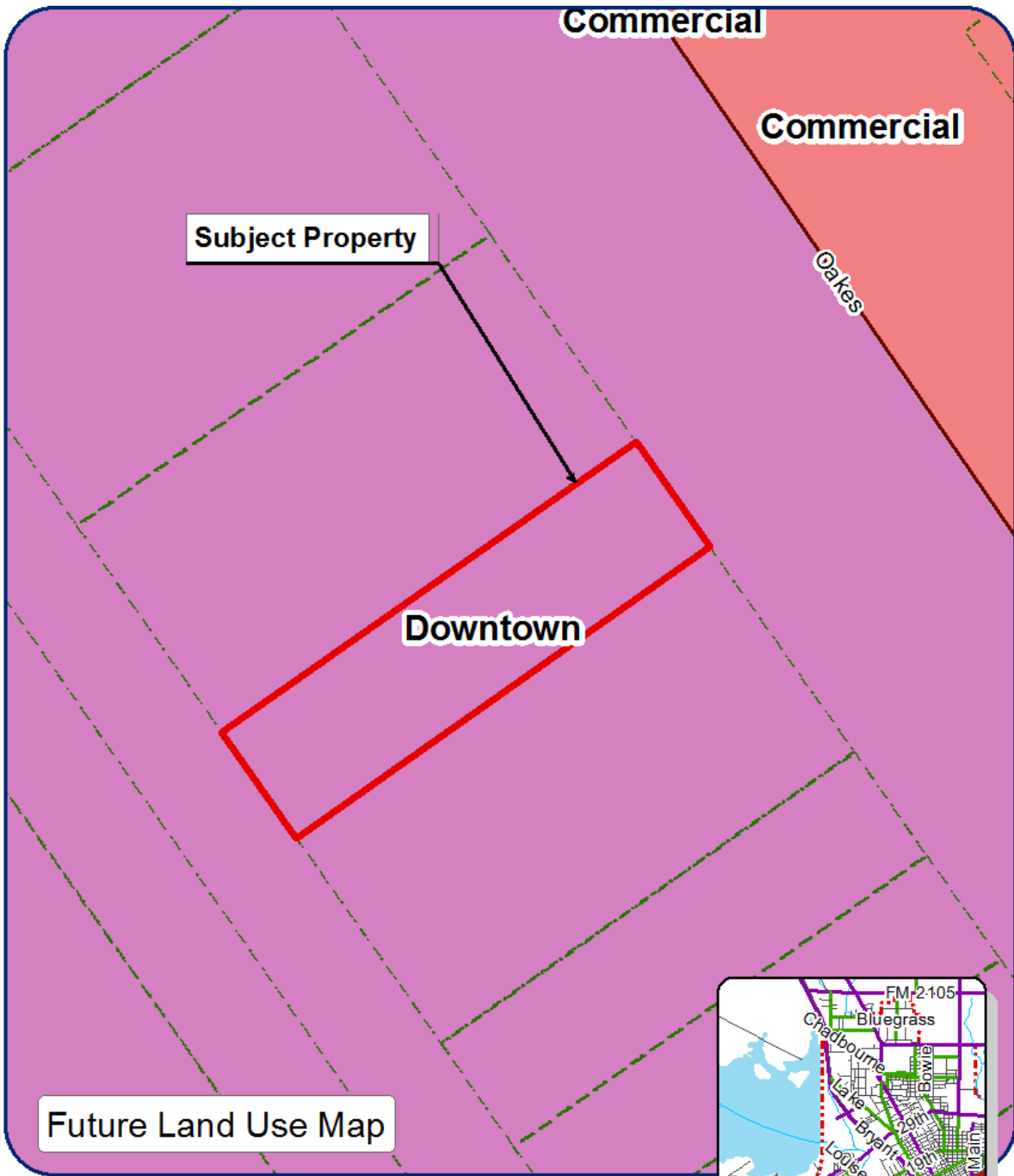
- Aerial Map
- Future Land Use Map
- Zoning Map
- Site Photographs
- Proposed Signage



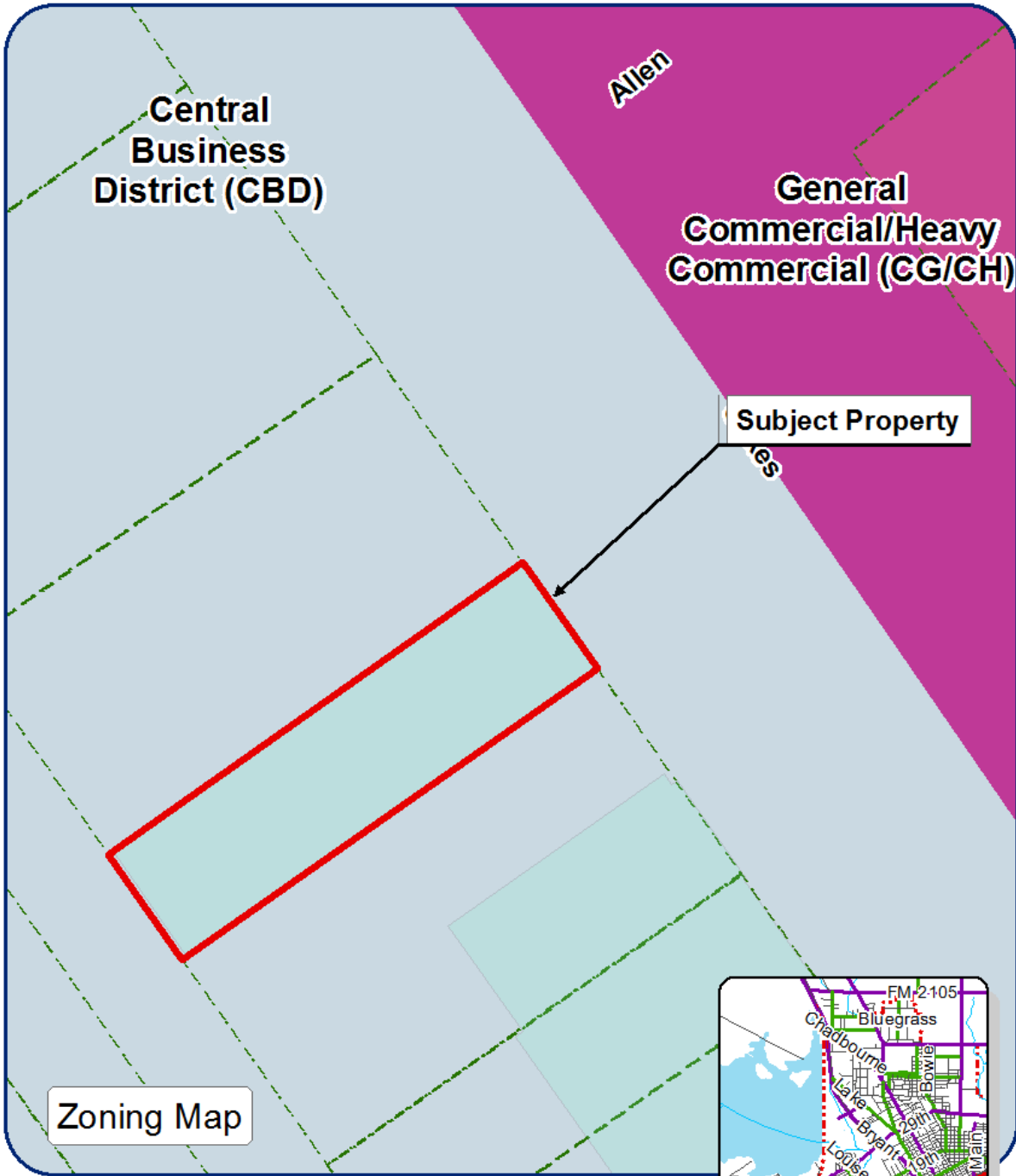
Zoning Case File
Case RCC15-01
 Council District: Johnny Silvas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 25 ft
 Subject Property: 417 South Oakes Street

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





<p>Zoning Case File</p> <p>Case RCC15-01 Council District: Johnny Silvas Neighborhood: Fort Concho Scale: 1" approx. = 25 ft Subject Property: 417 South Oakes Street</p>	<p>Legend</p> <p>Subject Properties: —</p> <p>Current Zoning: CBD</p> <p>Requested Zoning Change: N/A</p> <p>Vision: Downtown</p>	
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Zoning Map



Zoning Case File
Case RCC15-01
 Council District: Johnny Silvas
 Neighborhood: Fort Concho
 Scale: 1" approx. = 25 ft
 Subject Property: 417 South Oakes Street

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



SITE PHOTOGRAPHS

North



South



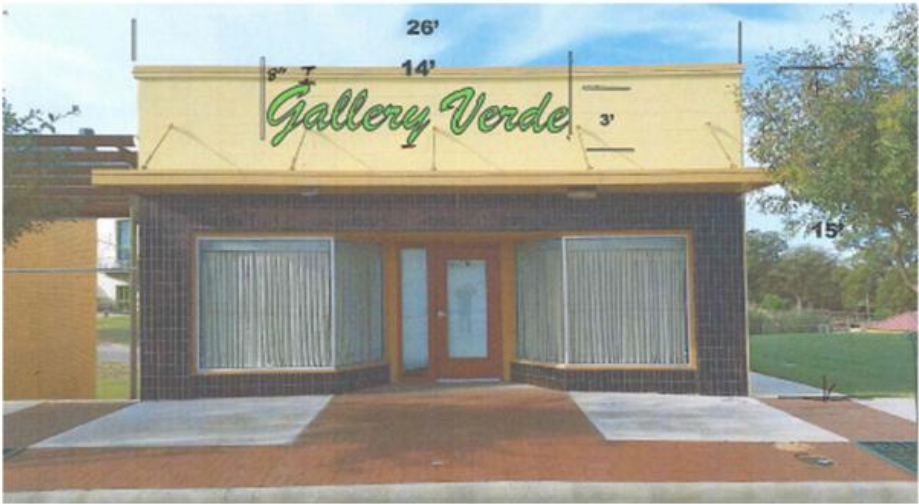
West



East



PROPOSED SIGNAGE



STAFF REPORT



Meeting: March 12, 2015

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

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

Presenter: Jeff Fisher
Planner

Case: RCC15-02

Request: A request for approval of the remodeling of the exterior of an existing structure located in the River Corridor, as required by Section 12.703(a) of the River Corridor Development Ordinance, on the following property:

Location: 82 Gillis Street, located at the southeast corner of the intersection of Gillis Street and West 2nd Street

Legal Description: Gillis Addition, the south 29.2 feet of Lot 1, and Lots 2-6, in central San Angelo.

Size: 0.864 acres

General Information

Future Land Use: Downtown
 Zoning: Central Business District (CBD)
 Existing Land Use: Vacant one-story building

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Salvation Army Thrift Store, Parking Lot
West:	Central Business District (CBD), Neighborhood Commercial (CN), Low Rise Multi-Family Residential (RM-1)	Vacant Land, Institute of Cognitive Development Self Advocacy Center
South:	Central Business District (CBD)	Spur Energy, Business Resource Center
East:	Central Business District (CBD)	Retail Commercial Stores Betty Brown Antiques, Acme Awning, Global Artisticos, Vietnam Veterans of America, Angelo Thrift Store, vacant unit

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts 3 streets, Gillis Street, West 1st Street and West 2nd Street. Per the Major Thoroughfare Plan (MTP), all of these streets are classified as local streets. A local street carries light neighborhood traffic at low speeds. Gillis Street and West 2nd Street are approximately 36 feet wide paved and have right-of-ways of 50 feet in compliance with the MTP. West 1st Street is approximately 30 feet wide paved with a right-of-way of 42 feet, less than the 36 feet paving width and 50 foot right-of-way requirements in the MTP. However, the building was

erected in 1969 up to the property lines. In addition, the property was already platted through the Gillis Subdivision on April 19, 1907, and would be exempt from road widenings as the building and lot configurations are pre-existing.

Recommendation:

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

History and Background:

On January 21, 2015, the applicant submitted a site plan and colored renderings for a proposed exterior remodeling of a vacant one-story building at 82 Gillis Street for the City of San Angelo's new Performing Arts Center. This 37,645 square foot building was the former Coca-Cola building erected in 1969. The proposed remodeling for the Performing Arts Center will include a 300-seat theatre, a black box theatre, two rehearsal areas, seven studios for the San Angelo Civic Ballet, offices for the Civic Theatre, the Civic Ballet, and the San Angelo Cultural Affairs Council.

The proposed remodeling will include the following improvements as per the attached renderings (numbering corresponds with color samples provided):

1. Repainting of the existing stucco walls from a light yellow to "intellectual grey";
2. Vertical "corten steel" panels to the east of the new front entrance on the west elevation;
3. Tan color stone columns to the west and east of the new front entrance on the west elevation;
4. Green mosaic tile panels at the front entrance on the west elevation;
5. "Colonial cherry" wood paneling next to doors and windows on the north, east and west elevations;
6. Corrugated punched stainless steel paneling along the entirety of the west elevation, and wrapping around partially on the south and north elevations;
7. Glass-color polycarbonate paneling on the west elevation behind the letters "Performing Arts Center".
8. New steel "urbane bronze" canopies along the west, north and south elevations

9. New signage with white plex-face letters on the west elevation: “Civic Theater”, “Civic Ballet”, “Symphony”, “Performing Arts Center”, “Cultural Affairs Council”, “Angelo Civic Theater”, “Civic Ballet”; on the north elevation “ACT” and on the south elevation “Ballet”.
10. All signage will have LED lighting behind the letters. White LED will be behind the main sign “Performing Arts Center”. The other LED lighting behind the punched stainless steel paneling will have the ability to change color. Colors have not been determined at this time.

The proposed canopy along the west elevation will project 10 feet from the building wall, except for the 32 foot long portion at the front building entrance which will project 20 feet from the building wall. The canopy on the north elevation will project 10 feet from the wall and the canopy on the south elevation will project 5 feet from the wall. The canopy portion on the west elevation, east of the front entrance and wrapping around on the south elevation is 18 feet from the ground. The canopy portion on the west elevation, west of the front entrance and wrapping around to the north elevation is 23 feet from the ground. The 32 foot wide portion of the canopy above the front entrance with the sign “Performing Arts Center” at the center of the west elevation is 27 feet high. The applicant has submitted separately a site plan, metes and bounds description, and survey plat prepared by SKG Engineering on November 20, 2013 showing the entire canopy area that will encroach into the public right-of-way of 3,256 square feet, as well, as a grease trap which may or may not encroach according to e-mail correspondence submitted by the applicant. This area includes portions of the canopy on the south and west elevation but not the north elevation which has the canopy recessed back from the property line. The encroachments will require approval from City Council.

Analysis:

Section 12.703(a) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure. 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 (RCMDP)*.

Building Design and Color

The RCMDP under Section I requires strict adherence to its guidelines and polices for new development in the River Corridor, especially in its Historic City Center. “New buildings should reflect the traditional character of the historic city center but can use new, innovative elements in ways to express the architecture of current times.” The policies also “encourage a variety of architectural styles that are complimentary to the historic precedents in this area. New

developments should be compatible in form, height, building elements and materials with neighboring buildings.” The RCMDP also supports under Section I.B.2. “using subtle yet rich colors rather than intense bright colors in keeping with historic precedents in San Angelo” and encourages using “quality materials” that “promote a sense of permanence” and which “add to the pedestrian experience”.

Staff conducted an assessment of the surrounding area on Thursday, February 12, 2015. Careful attention was given to historical precedents in the area and ensuring the new Performing Arts Center, while allowing new innovative elements, was also consistent with the materials, designs and colors of existing buildings in the area. Staff found most of the buildings in the area were of smooth concrete or masonry, with a soft yellow tan, red or grey façade, reflecting their historical character. To the south the Spur Energy Building combines brick masonry with a grey color façade. To the southwest, the City Hall Buildings are tan and light grey color brick and stone. To the east, the back wall of the retail stores facing Chadbourne are red brick. To the west the Cognitive Development building has a light grey colored concrete and masonry façade.

The proposed building facades and colors are in keeping with the historical character of the area, while using new, innovative elements and enhancing the area for the City. The intellectual grey painted stucco walls are similar to the color of the Spur Energy building, the City Hall Buildings, and the Cognitive Development Building. The tan color stone columns and the colonial cherry wood paneling around the doors and windows are also in keeping with tan color masonry behind City Hall and the red brick facades in the area. At the same time, the new Performing Arts Center would bring some innovative modern elements which are supported by the policies above. The corrugated stainless steel façade above the canopies, green mosaic tiling at the front entrance and the glass colored polycarbonate paneling behind the “Performing Arts Center” provide a modern, sleek appearance within the more neutral grey background, attracting pedestrians to the facility while still preserving its historical character.

Lighting

As indicated, all signage will have LED lighting behind the letters. White LED will be behind the main sign “Performing Arts Center” and the other LED lighting behind the punched stainless steel paneling will have the ability to change color. Colors have not been determined at this time. Section I.B.7. of the RCMDP encourages integrating lighting into a building but that this lighting “should not result in glare and light spill”. The proposed back LED lighting would attract pedestrians to the site and would be separate from the letters themselves and located behind them, reducing potential spillover glare. Staff is concerned about the lighting behind the punched stainless steel around the building which according to the applicant can change color. As a condition of approval, Staff will

request the applicant to submit the final colors and intervals times between the changing colors, in compliance with the Sign Ordinance.

Canopies

The RCMDP under Section 1.B.4. encourages awnings and canopies by placing them “over entries to bring attention to them”, as an “attractive means for store identification”. Canopies can either be of metal or glass. The steel metal “urbane bronze” canopies along the north, west and east side of the building within signage would provide an additional attractive element to the site.

As indicated, the applicant will require an Encroachment Agreement from the city for the canopies on the west and south which project into the municipal right-of-way.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** an amendment to Case RCC14-13, **subject to the following two (2) Conditions of Approval:**

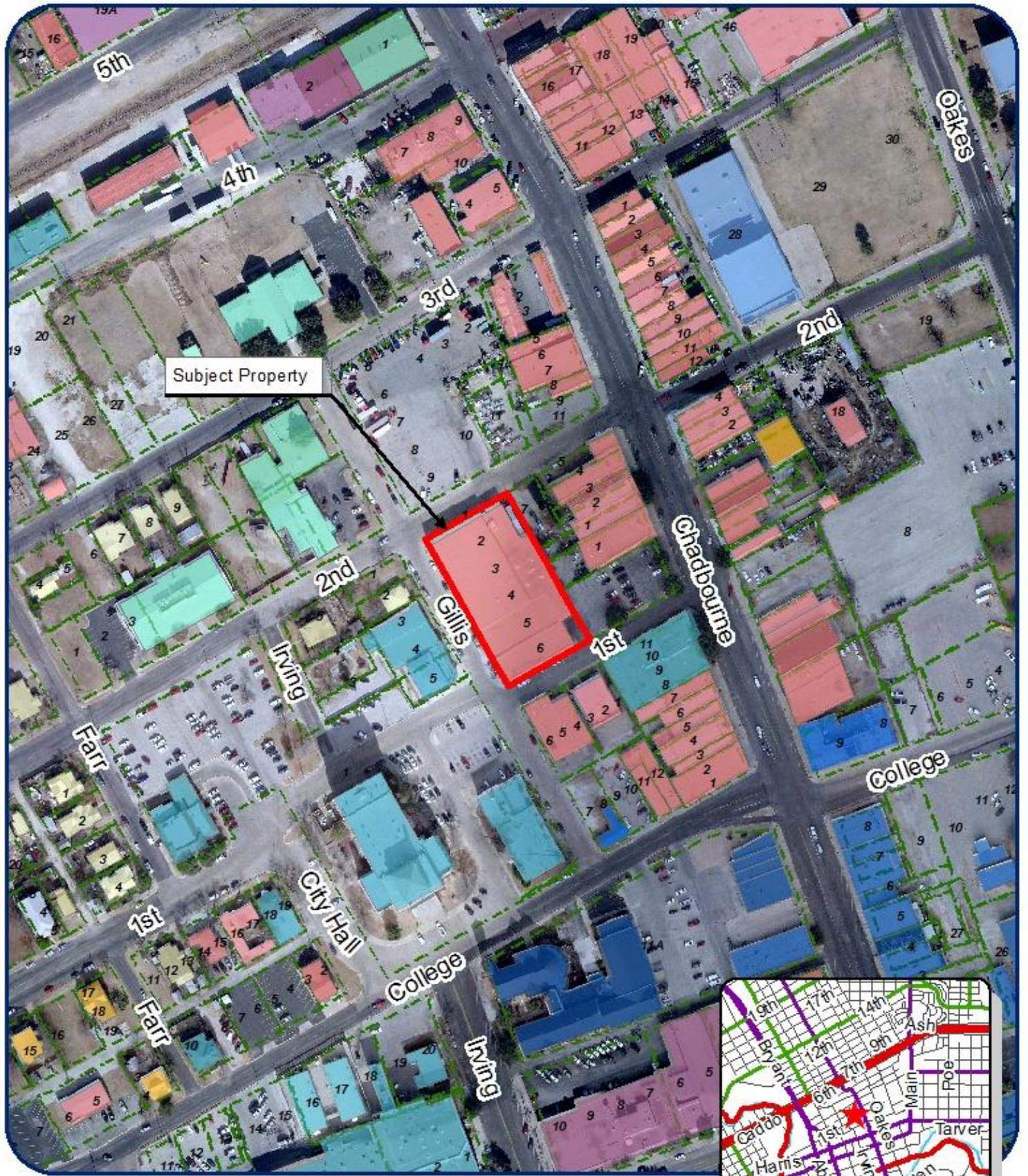
1. **The applicant shall submit final lighting details to the Planning Director for approval showing the proposed colors and time intervals for all lighting behind the corrugated punched stainless steel paneling;**
2. **The applicant shall obtain a Right-Of-Way Encroachment Agreement from City Council for any required grease trap, signage, building and portion of the canopies which projects onto a public right-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:

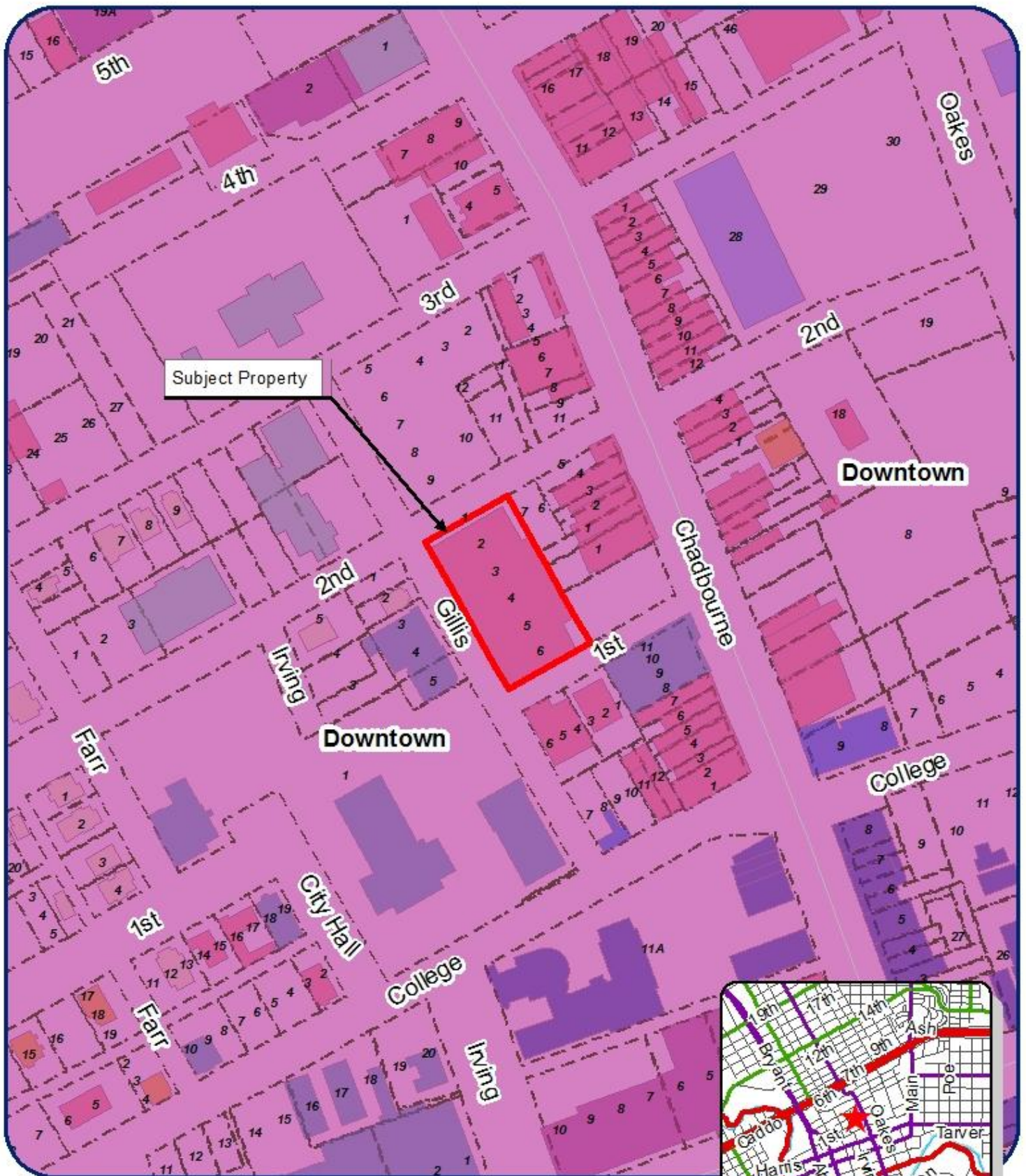
Aerial Map
Future Land Use Map
Zoning Map
Photos of Site and Surrounding Area Buildings
Color Renderings of Elevations
Material Samples
Sample Renderings (not part of approval)
Site Plan showing Canopy Encroachments



River Corridor Case File
Case RCC 15-02: Kinney Franke
 Council District: Johnny Silvas (SMD3)
 Neighborhood: Downtown
 Scale: 1" approx. = 200 ft
 Subject Property: 82 Gillis Street

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





River Corridor Case File

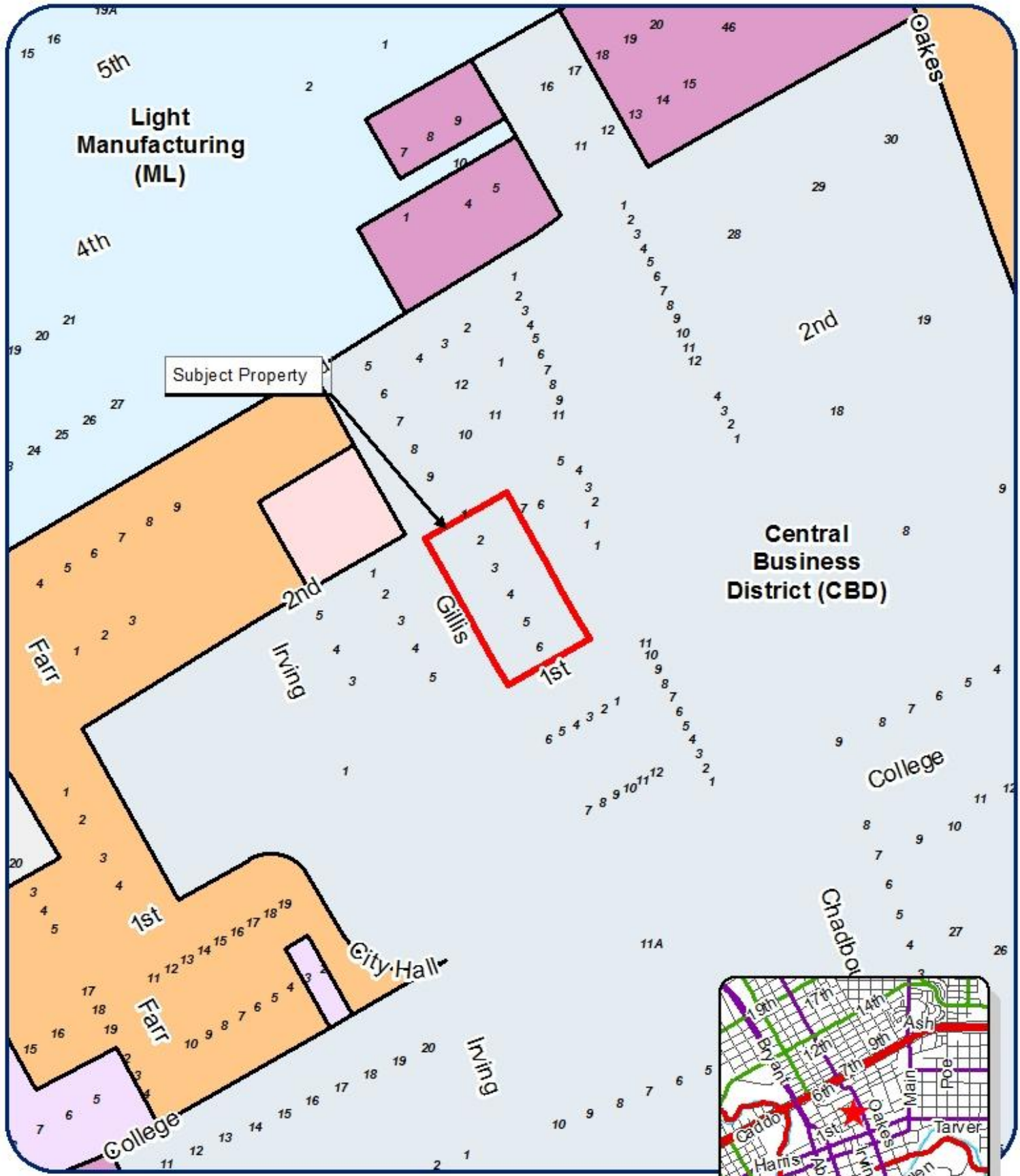
Case RCC 15-02: Kinney Franke

Council District: Johnny Silvas (SMD3)
 Neighborhood: Downtown
 Scale: 1" approx. = 200 ft
 Subject Property: 82 Gillis Street

Legend

- Subject Properties: █
- Current Zoning: █ CBD
- Requested Zoning Change: █ N/A
- Vision: █ Downtown





River Corridor Case File

Case RCC 15-02: Kinney Franke

Council District: Johnny Silvas (SMD3)
 Neighborhood: Downtown
 Scale: 1" approx. = 200 ft
 Subject Property: 82 Gillis Street

Legend

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



Photos of Site and Surrounding Area

West Elevation (Gillis Street)



North Elevation (West 2nd Street)



South Elevation (east on West 1st St)



East Elevation (between W. 1st and W, 2nd St)



West on 1st Street



West on 1st St



Photos of Site and Surrounding Area

Behind East Elevation (between 1st and 2nd St)



East on 2nd St



Looking West from N. Chadbourne St.



North on Gillis Street at 1st Street

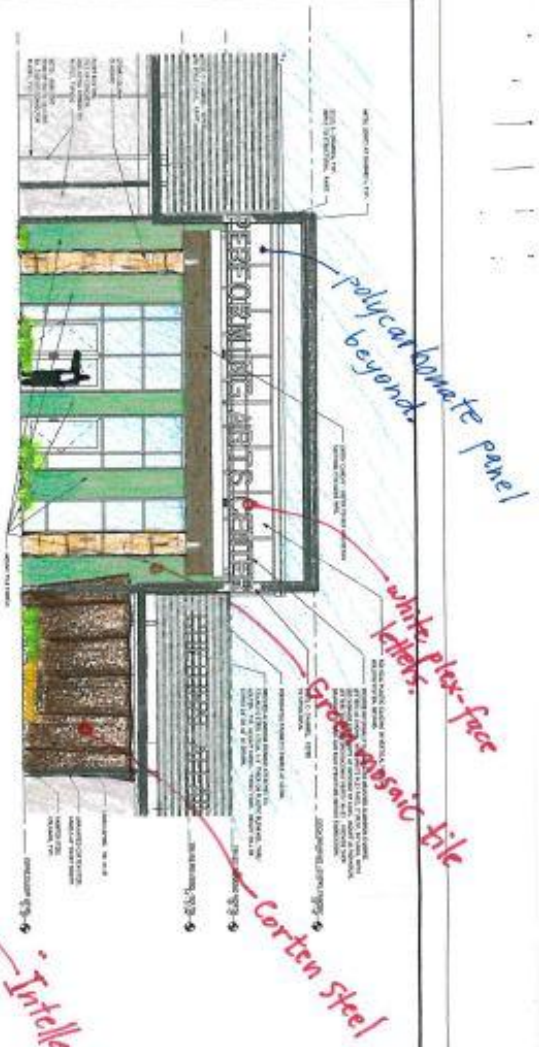


North on Gillis Street at 2nd Street



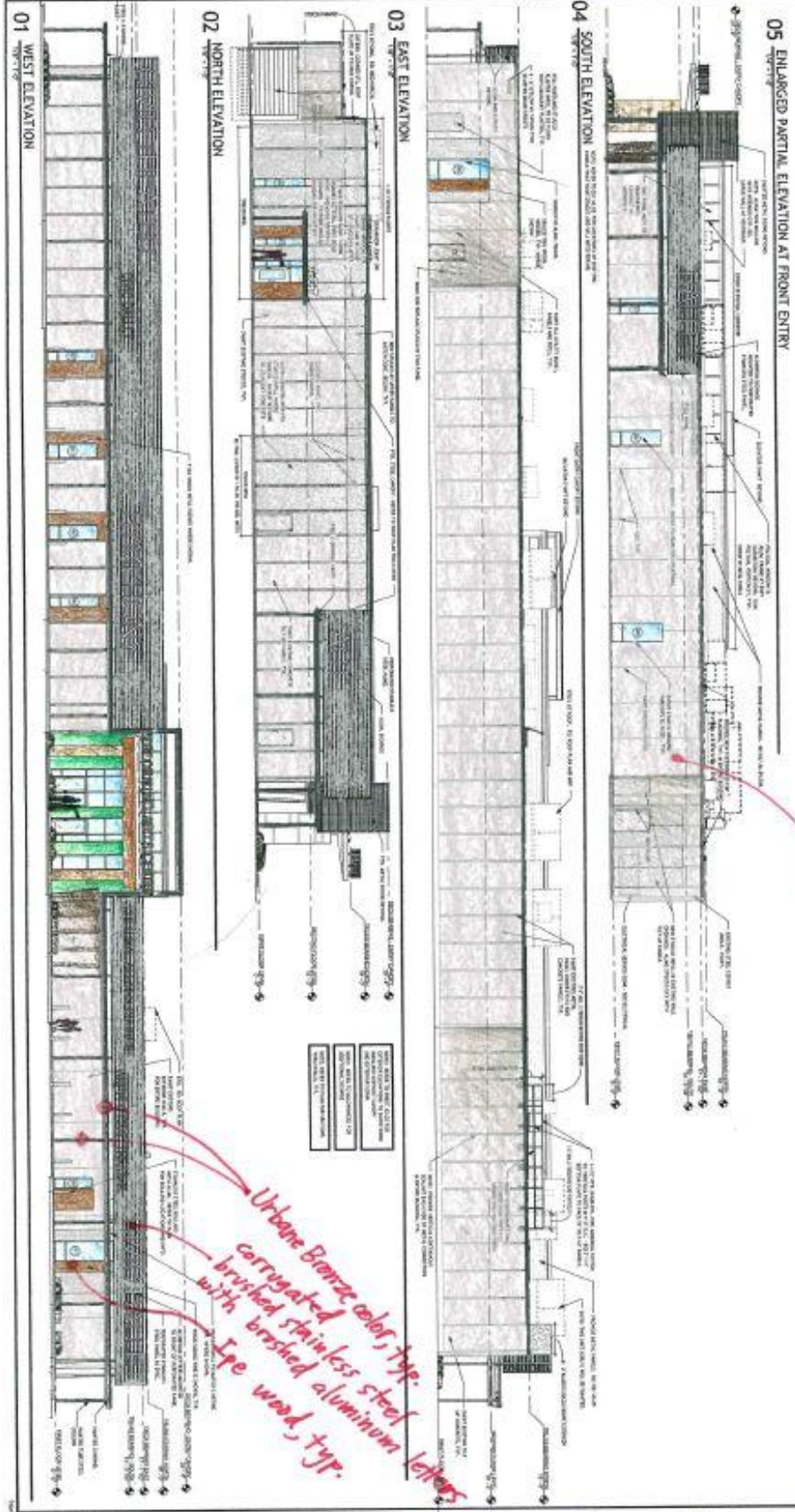
City Hall Buildings





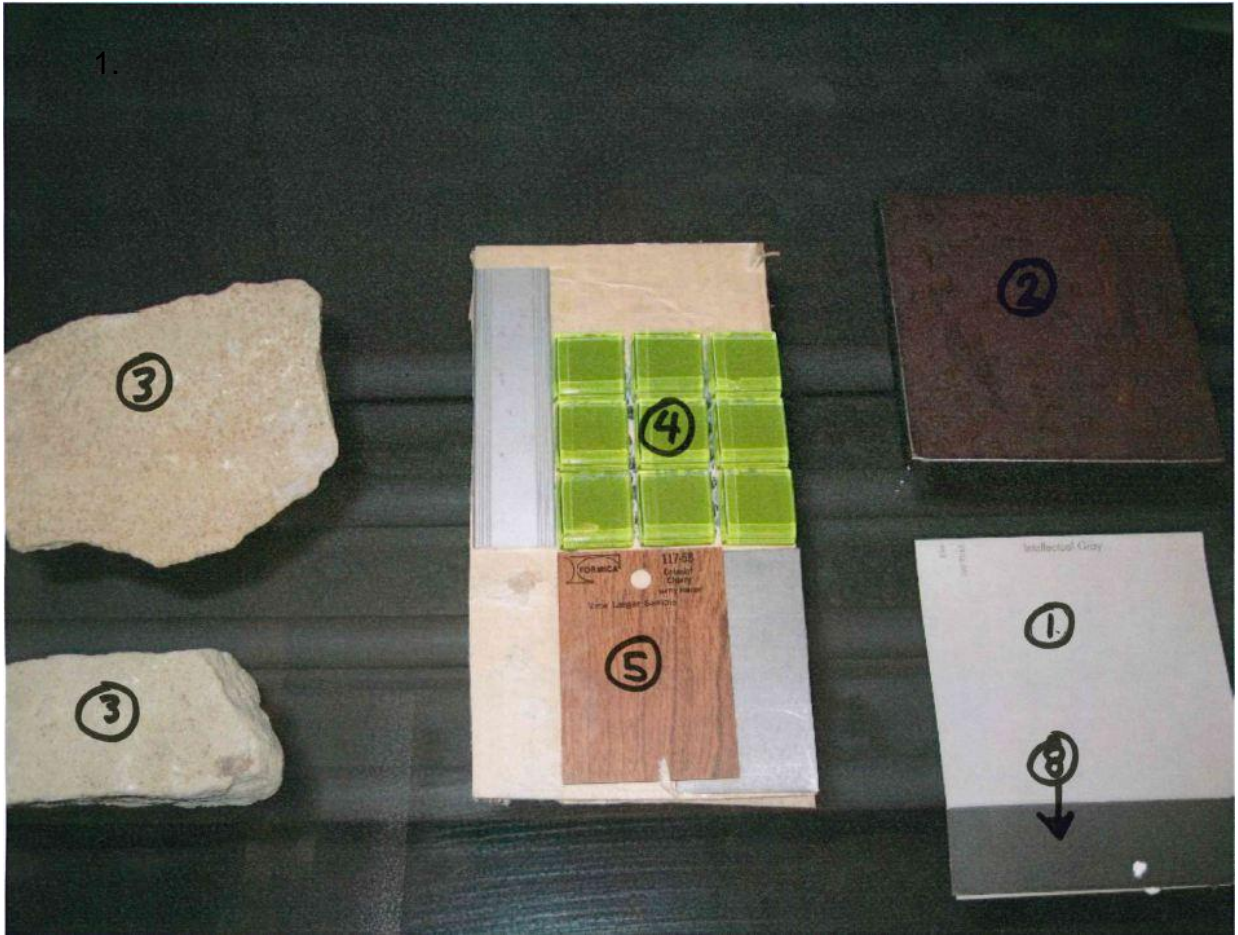
Intellectual Gray paint color, typ.

Urbane Bronze color, typ. corrugated stainless steel with brushed aluminum letters. Ipe wood, typ.



<p>AS 01</p>	<p>THE SAN ANGELO PERFORMING ARTS COALITION SAN ANGELO PERFORMING ARTS CENTER SAN ANGELO, TEXAS</p>		<p>kinney franke ARCHITECTS A/R</p> <p>370 W. CONCHO STREET, SAN ANGELO, TEXAS 76905 PH: 325.653.2800 • FAX: 325.653.2910</p>	<p>CALVETTI AND ASSOCIATES STRUCTURAL ENGINEER POWER SYSTEMS MECHANICAL ENGINEER</p> <p>KILLES ALMOND AND ASSOCIATES THEATER CONSULTANT</p>	
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Sample Materials (walls)



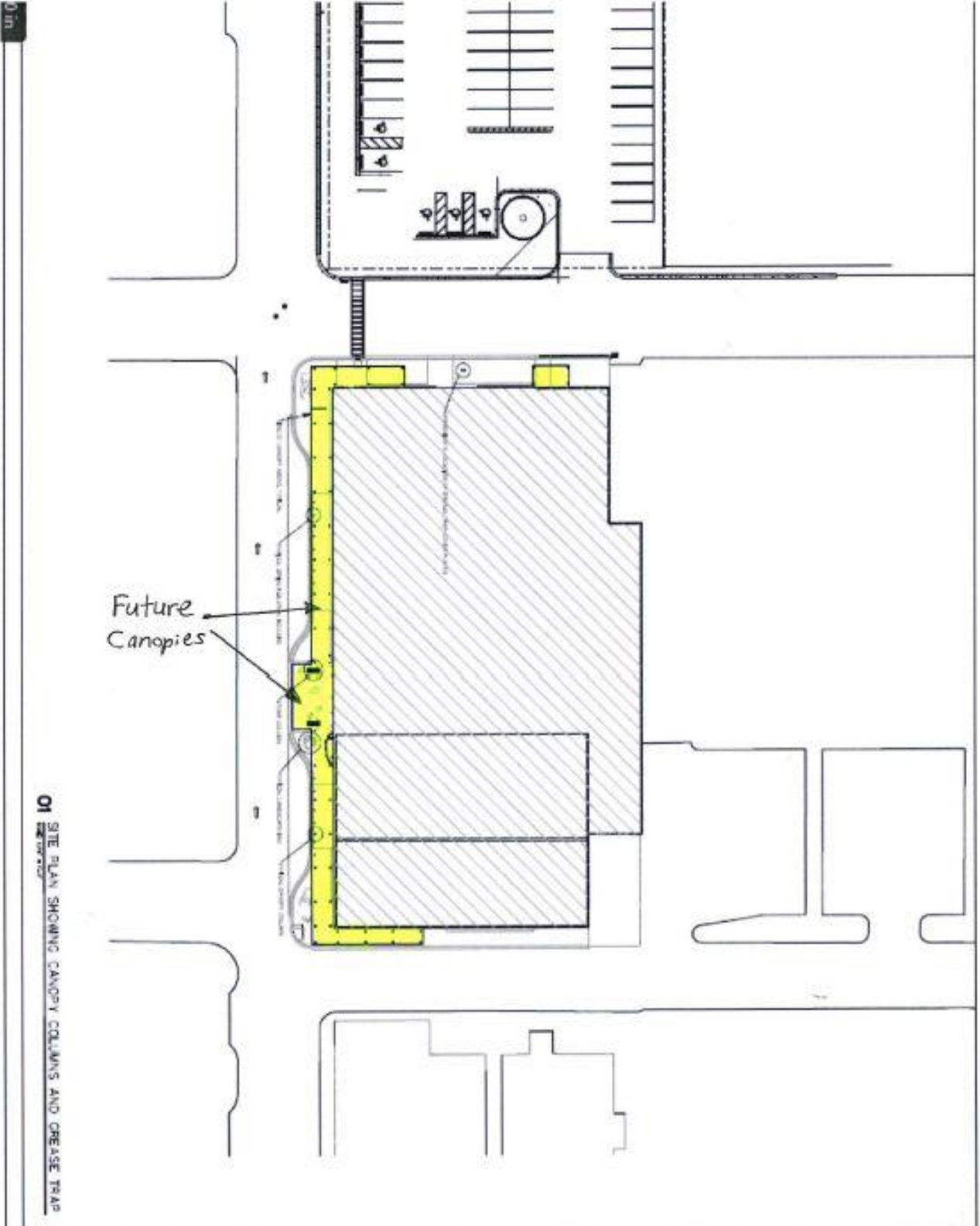
Sample Materials (behind signage)



Sample Renderings (not part of approval)



Site Plan with Canopies (Encroachments require City Council approval)



STAFF REPORT



Meeting: March 12, 2015

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

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

Presenter: Jeff Fisher
Planner

Case: RCC15-03

Request: A request for approval, as required per Section 12.703(b)(1) of the River Corridor Development Ordinance, of a 16,500-square foot addition to the San Angelo City Hall for exterior brick facades, canopy, and a loading dock, on the following property:

Location: 72 West College Avenue; located at the northwest corner of the intersection of Gillis Street and West College Avenue; and specifically occupying 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building

Legal Description: 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building

Size: 4.394 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: San Angelo City Hall (front), vacant City Auditorium to be renovated (attached at rear)

Surrounding Zoning / Land Use:

North:	Neighborhood Commercial (CN), Low Rise Multi-Family Residential (RM-1)	Salvation Army Lodge
West:	Central Business District (CBD), Low Rise Multi-Family Residential (RM-1)	Employee Health Clinic, San Angelo Water Utilities, Single Detached Dwellings
South:	Central Business District (CBD)	First Presbyterian Church, Tom Green County Justice Center
East:	Central Business District (CBD)	City Building (52 West College Street), Parking Lot

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts 7 streets, all of them local streets with approximate paving widths as follows: West 2nd Street (40 feet), North Irving Street (26 feet), Gillis Street (40 feet), West College Avenue (32 feet), City Hall Plaza (36 feet), West 1st Street (40 feet) and Farr Street (30 feet). Per the Major Thoroughfare Plan (MTP), all of these streets are classified as local streets. A Local Street carries light neighborhood traffic at low speeds. All of the streets except for North Irving Street, West College Avenue, and Farr Street comply with the minimum street widths for local streets in the MTP.

However, the existing City Hall building was erected in 1929 and the property was already platted as City Hall Addition, Section One, and therefore, would be exempt from any future road widenings.

Recommendation:

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

History and Background:

On February 17, 2015, an Application for this River Corridor Review was submitted as well as an associated Application for Certificate of Appropriateness (CA15-01) for a new addition to the City Auditorium, located at the rear of the existing City Hall Building at 72 West College Avenue. A River Corridor Review is required for approval of new construction over 1,200 square feet in the River Corridor, per Section 12.703(b)(1) of the River Corridor Development Ordinance. It is noted the existing City Hall building is designated as a City of San Angelo Historical Building by the Historical Preservation Commission. The original building was constructed in 1929.

The applicant is proposing a 16,500-square foot addition to San Angelo City Hall for a new auditorium for artistic performances, with exterior brick facades, canopy, and a loading dock that will match the materials and colors used on the existing City Hall building. The addition will include a basement with a rehearsal hall/orchestra lounge, lighting and sound stage, dressing rooms, an elevator; as well as a second floor with washrooms, and a balcony level with 438 seats and a tech booth.

The applicant has submitted a site plan, floor plans, and elevations. Color renderings of the elevations show that the brick color which will match the rear of the existing City Hall, which is a light tan color. The aluminum entry doors, and the top of the canopies and walls of the steps to the loading dock, will match the historic green color on the trim on City Hall. The applicant also provided samples of the bricks to be used which have been ordered from Acme Brick. Despite their lighter appearance in the sample provided, the applicant has indicated the bricks will match the light tan color shown on the color renderings which will match the City Hall Buildings.

It is noted that the proposed expansion will not be within the unobstructed utility easement at the rear of City Hall as shown by the applicant on the attached site plan. Therefore, no realignments are necessary. The new canopies are on private property and no encroachment approvals are needed.

Analysis:

Section 12.703(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction over 1,200 square feet in the River Corridor. 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 (RCMDP)*.

Consistency with Design Guidelines

The RCMDP under Section I requires consistency with its guidelines and policies for new development in the River Corridor, especially in its Historic City Center. "New buildings should reflect the traditional character of the historic city center but can use new, innovative elements in ways to express the architecture of current times." The policies also "encourage a variety of architectural styles that are complimentary to the historic precedents in this area. New developments should be compatible in form, height, building elements and materials with neighboring buildings." The RCMDP under Section I.B.3. suggests that "materials and color should relate to historic precedents apparent in the immediate environment," and in the same section, recommends "using subtle yet rich colors rather than intense bright colors in keeping with historic precedents in San Angelo." It also encourages using "quality materials" that "promote a sense of permanence" and which "add to the pedestrian experience." Under Section 1.B.4, it further encourages the use of awnings which "can be placed over entries to bring attention to them." Finally, Section 1.B.6 which sets guidelines for signage recommends "signs should be incorporated into the architecture of each building" and Section 1.B.7., which refers to lighting, suggests "integrating lighting into a building" that does not "result in glare and light spill."

Staff conducted an assessment of the surrounding area on Friday, March 6, 2015. Careful attention was given to the consistency with the above guidelines, as well as historical precedents in the area, to ensure that the new City Auditorium was consistent with the design and scale of the existing City Hall, a Historical Building, and with the other buildings in the surrounding area.

Staff believes the new addition meets all the guidelines above. The addition for the City Auditorium will have similar brickwork and color as the existing City Hall it is attached to, reflective of the same historical period. The light tan color is a rich color that blends within the historical context of the area. The green trim will match the existing doors and windows of City Hall. Other examples in the immediate area of these richer colors include the Presbyterian Church immediately across the street with similar brickwork; the public library building to

the east at 52 West College Avenue; and the Tom Green County Justice Center at 123 West College Avenue.

The proposed brick façade will utilize the same color and type of bricks used in the existing City Hall, with variation in the etching of the brick itself, similar to the rear of City Hall and other historical buildings in the area.

The applicant is not proposing any signage except for the required Americans with Disabilities Act (ADA) signage. Therefore, Section 1.B.6. would not apply at this time in regards to new or proposed signage.

The applicant is also planning exterior lighting for the loading dock side and for future landscaping on the east side. No lighting details have been submitted at this time. As a condition of approval, Staff is requesting that the applicant submit final lighting details to the Director of Planning for approval prior to construction.

Consistency with Guidelines for Additions to Historical Buildings

As indicated above, the existing City Hall building constructed in 1929 was designated as a City of San Angelo Historical Building by the Historical Preservation Commission. The RCMDP under Section II requires additions to existing historical building to “help blend the existing structure and the new addition in a harmonious way.” “New building additions should be designed so as to not alter or destroy any significant historical features. New additions should be setback from the primary or front façade in order to set them apart from the main building,” “should be compatible in size and scale with the main building,” and “any addition to a building can be recognized as a product of its own time. Changes in material or color can subtly differentiate an addition to the main building.”

The proposed addition will blend with the rear of the existing City Hall building as the colors and materials match and would not deviate from the architectural vernacular. Staff believes the opposite would be true – the proposed development would enhance the historical nature of the existing building. The materials proposed would be reflective of the same time period as when City Hall was built in 1929.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC15-03, **subject to the following two (2) Conditions of Approval:**

1. **Building façades shall be consistent with renderings submitted as part of this request.**
2. **The applicant shall submit final lighting details to the Planning Director for approval prior to construction.**

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 Buildings
Site Plan
Elevations
Color Renderings
Materials



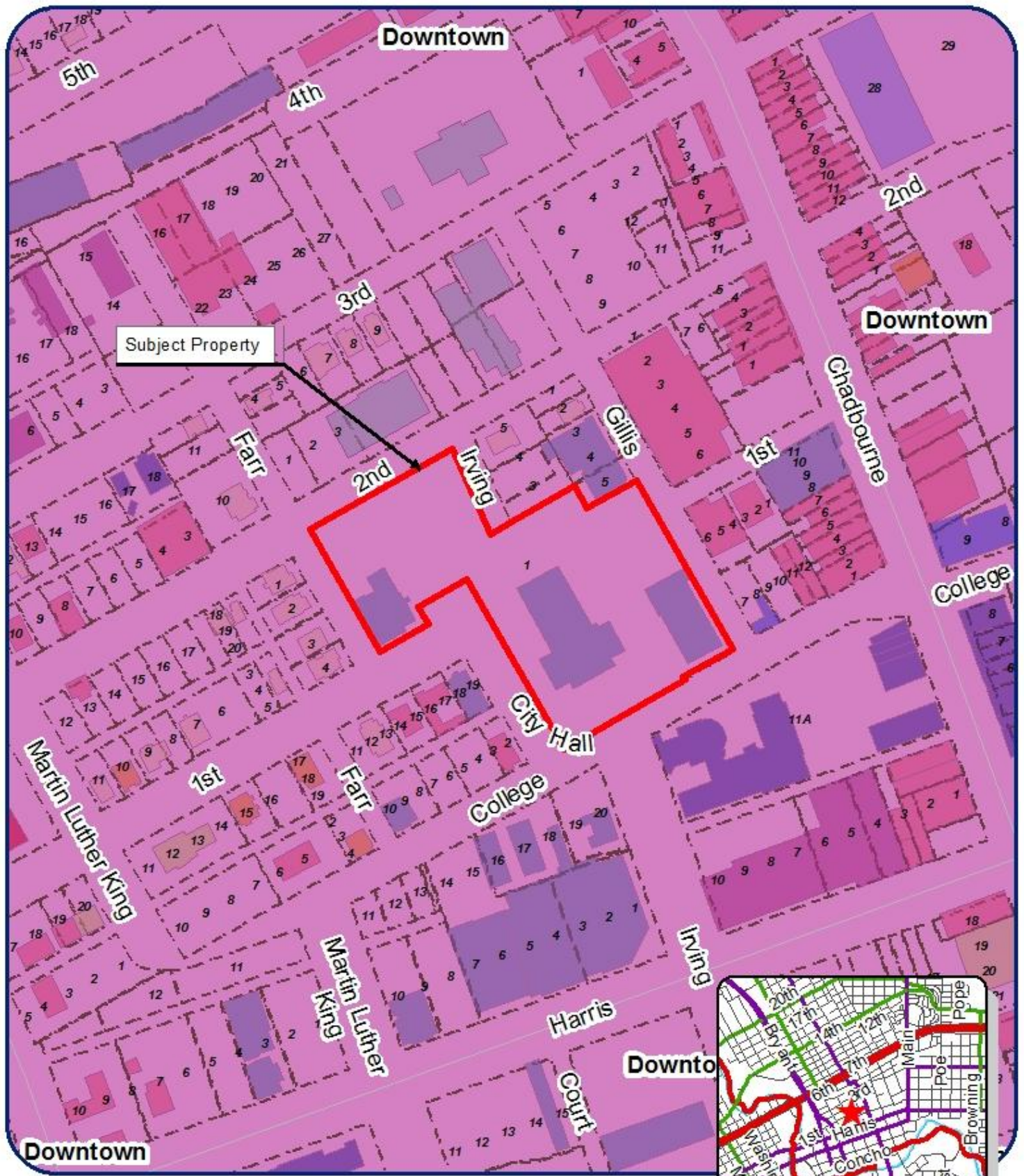
River Corridor Case File
Case RCC15-03: Knapp

Council District: Johnny Silvas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 225 ft
 Subject Property: 72 West College Ave

Legend

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

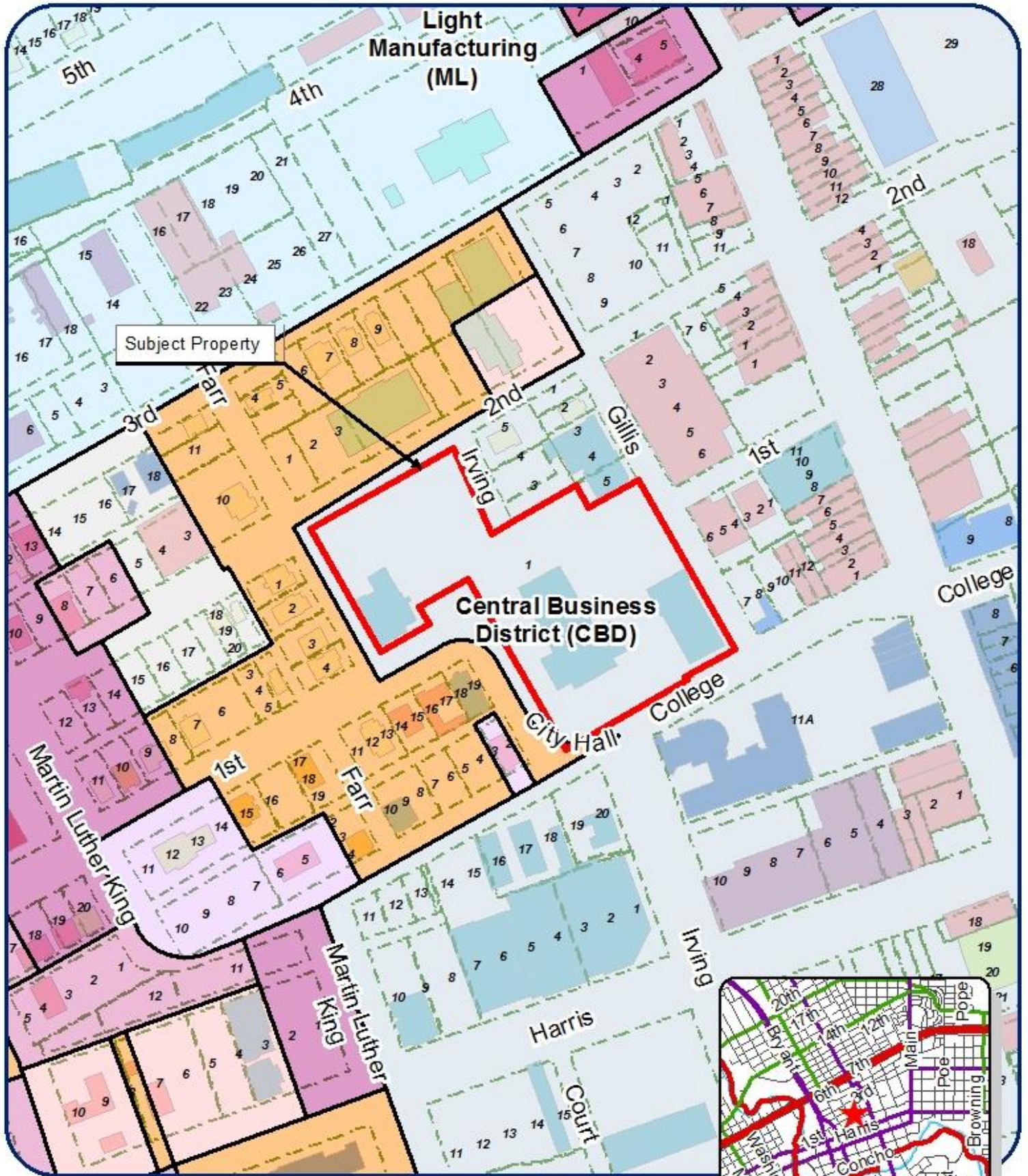




River Corridor Case File
Case RCC15-03: Knapp
 Council District: Johnny Silvas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 225 ft
 Subject Property: 72 West College Ave

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





River Corridor Case File
Case RCC15-03: Knapp

Council District: Johnny Silvas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 225 ft
 Subject Property: 72 West College Ave

Legend

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown



Photos of Site and Surrounding Area

Rear of City Hall (proposed expansion area)



East Rear City Hall



West Rear City Hall



Front City Hall



West City Hall



East City Hall



Photos of Site and Surrounding Area

North



South



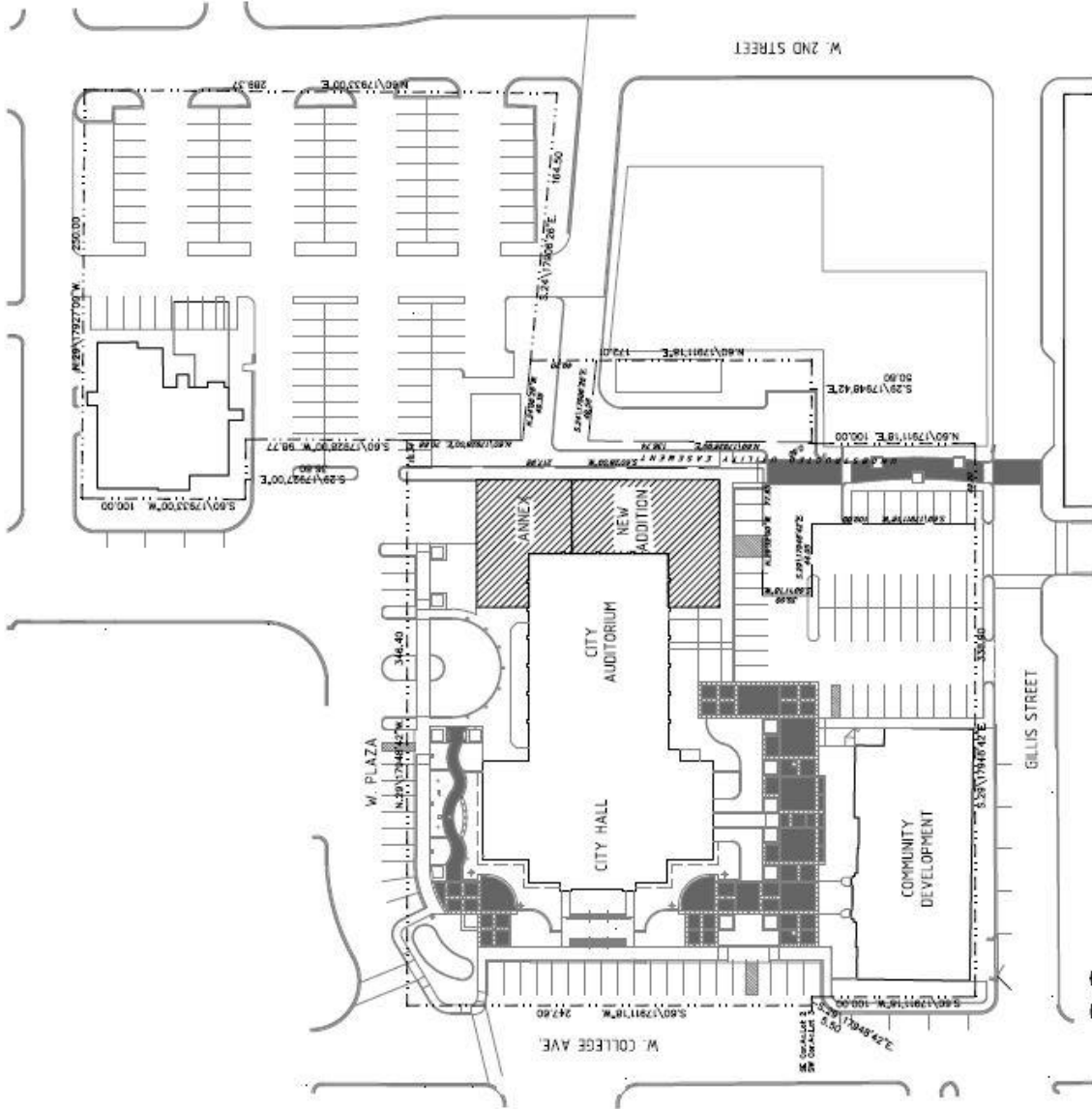
West



East

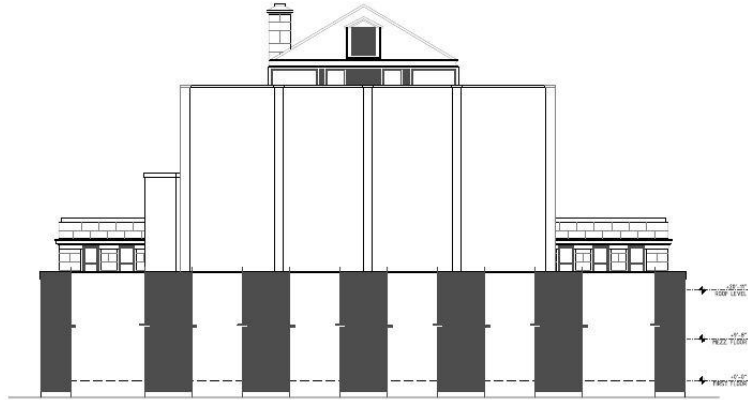


Site Plan

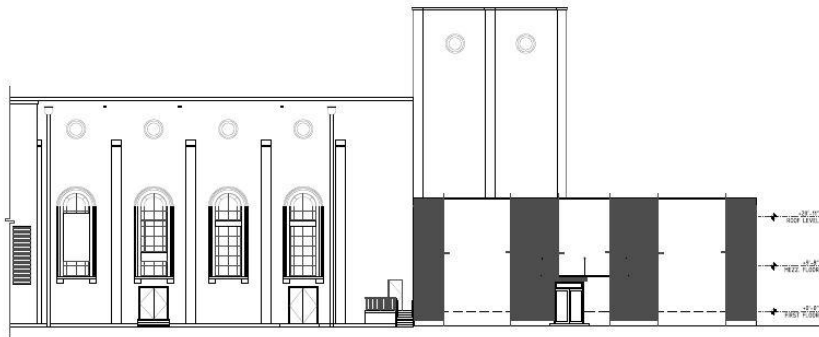


1 SITE PLAN - BOUNDARY AND EASEMENTS
SCALE: 1/8" = 1'-0"

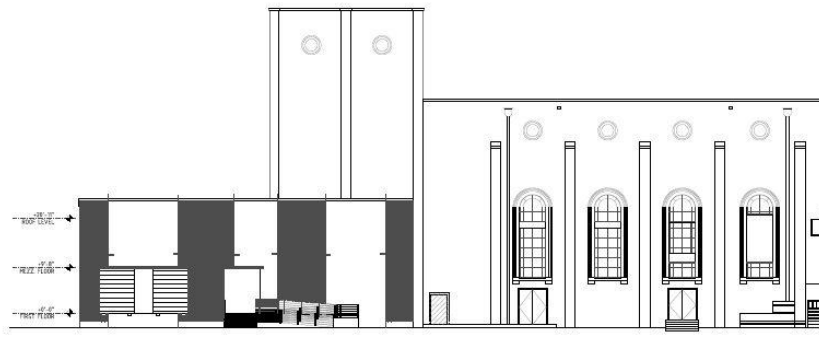
Elevations



1 EXTERIOR ELEVATION - NORTH - ANNEX
SCALE: 1/8" = 1'-0"

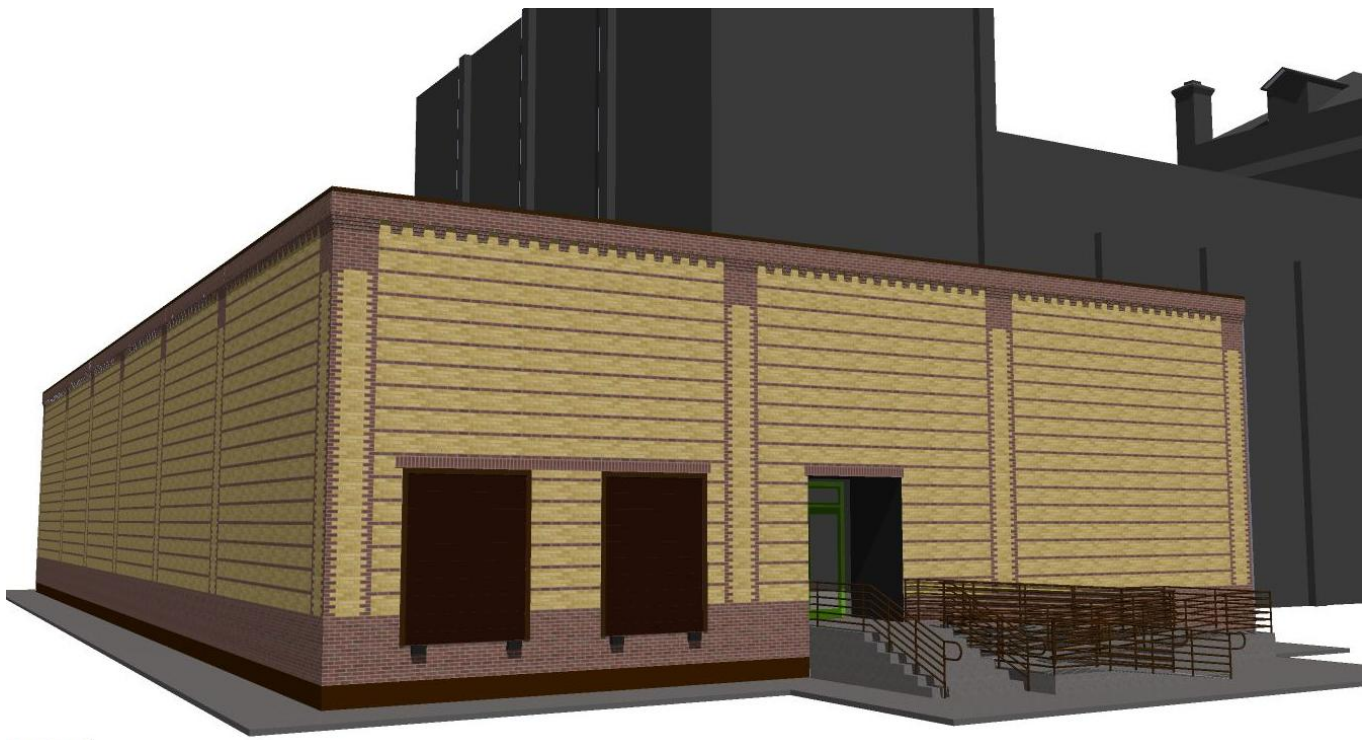
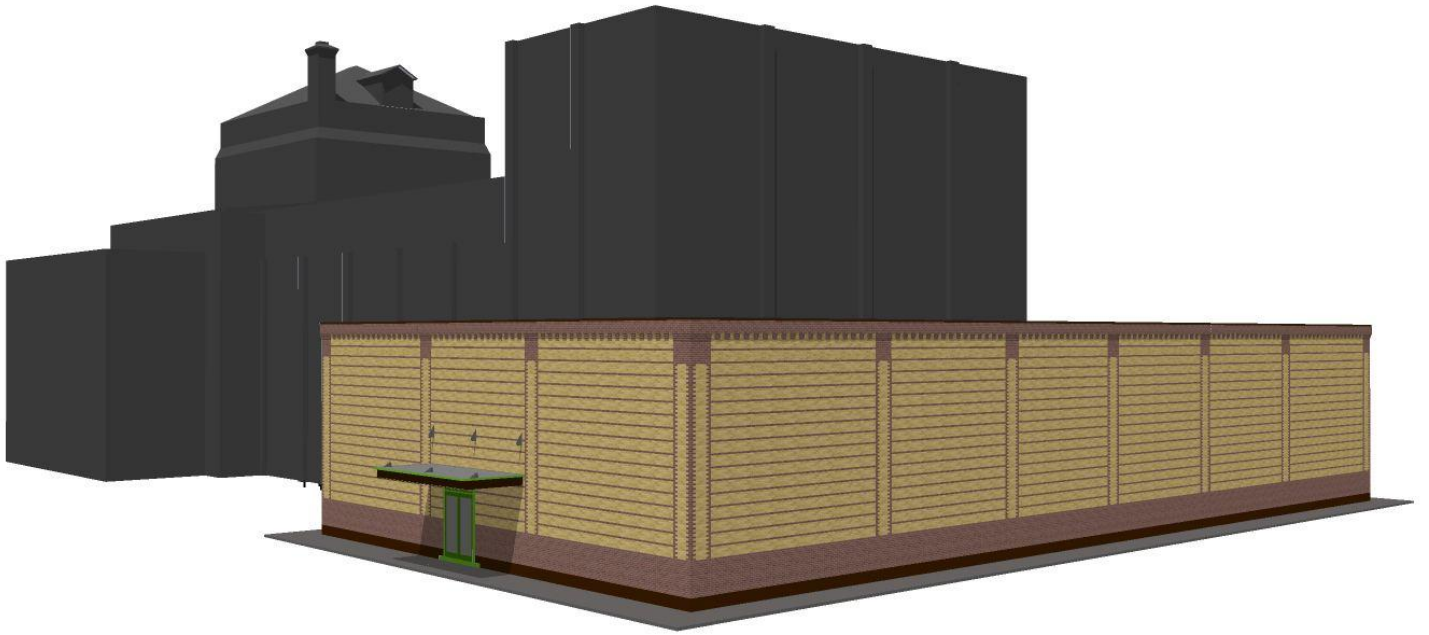


2 EXTERIOR ELEVATION - WEST - ANNEX
SCALE: 1/8" = 1'-0"

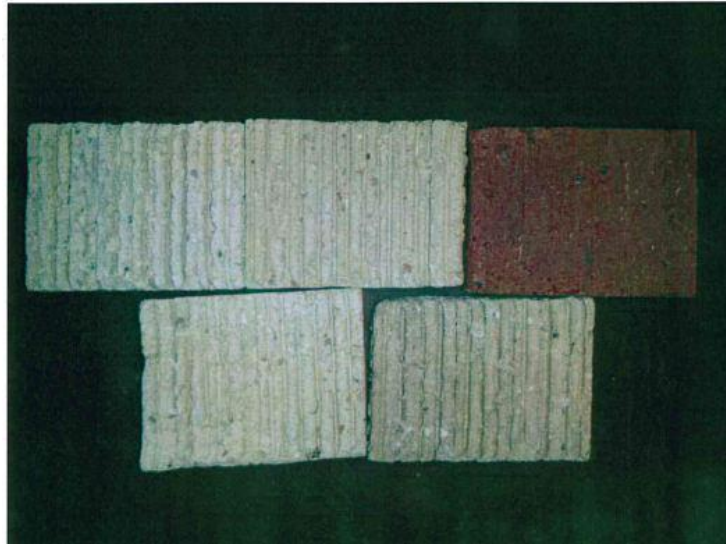


1 EXTERIOR ELEVATION - EAST - ANNEX
SCALE: 1/8" = 1'-0"

Color Renderings



Materials



STAFF REPORT



Meeting: March 12, 2015

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

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

Presenter: Jeff Fisher
Planner

Case: CA15-01

Request: A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for a 16,500-square foot addition to the San Angelo City Hall for exterior brick facades, canopy, and a loading dock in a historical district

Location: 72 West College Avenue; located at the northwest corner of the intersection of Gillis Street and West College Avenue; and specifically occupying 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building

Legal Description: 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building

Size: 4.394 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: San Angelo City Hall (front), vacant City Auditorium to be renovated (attached at rear)

Surrounding Zoning / Land Use:

North:	Neighborhood Commercial (CN), Low Rise Multi-Family Residential (RM-1)	Salvation Army Lodge
West:	Central Business District (CBD), Low Rise Multi-Family Residential (RM-1)	Employee Health Clinic, San Angelo Water Utilities, Single Detached Dwellings
South:	Central Business District (CBD)	First Presbyterian Church, Tom Green County Justice Center
East:	Central Business District (CBD)	City Building (52 West College Street), Parking Lot

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts 7 streets, all of them local streets with approximate paving widths as follows: West 2nd Street (40 feet), North Irving Street (26 feet), Gillis Street (40 feet), West College Avenue (32 feet), City Hall Plaza (36 feet), West 1st Street (40 feet) and Farr Street (30 feet). Per the Major Thoroughfare Plan (MTP), all of these streets are classified as local streets. A Local Street carries light neighborhood traffic at low speeds. All of the streets except for North Irving Street, West College Avenue, and Farr Street comply with the minimum street widths for local streets in the MTP. However, the existing City Hall building was erected in 1929 and the property

was already platted as City Hall Addition, Section One, and therefore, would be exempt from any future road widenings.

Recommendation:

The Planning Division recommends **APPROVAL** of this request.

History and Background:

On February 17, 2015, an Application for this Certificate of Appropriateness and an associated Application for River Corridor Review (RCC15-03) were submitted for a new addition to the City Auditorium, located at the rear of the existing City Hall Building at 72 West College Avenue.

A Certificate of Appropriateness is required by Section 211.E of the Zoning Ordinance for any new construction in a historical district, or in this case, on a historical landmark. The existing City Hall building was designated as a City of San Angelo Historical Building by the Historical Preservation Commission. The original building was constructed in 1929.

The applicant is proposing a 16,500-square foot addition to San Angelo City Hall for a new auditorium for artistic performances, with exterior brick facades, canopy, and a loading dock that will match the materials and colors used on the existing City Hall building. The addition will include a basement with a rehearsal hall/orchestra lounge, lighting and sound stage, dressing rooms, an elevator; as well as a second floor with washrooms, and a balcony level with 438 seats and a tech booth.

The applicant has submitted a site plan, floor plans, and elevations. Color renderings of the elevations show that the brick color which will match the rear of the existing City Hall, which is a light tan color. The aluminum entry doors, and the top of the canopies and walls of the steps to the loading dock, will match the historic green color on the trim on City Hall. The applicant also provided samples of the bricks to be used which have been ordered from Acme Brick. Despite their lighter appearance in the sample provided, the applicant has indicated the bricks will match the light tan color shown on the color renderings which will match the City Hall Buildings.

It is noted that the proposed expansion will not be within the unobstructed utility easement at the rear of City Hall as shown by the applicant on the attached site plan. Therefore, no realignments are necessary. The new canopies are on private property and no encroachment approvals are needed.

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 proposal is for an addition only and the proposed tan-colored bricks on the facades and the green trim around the doors and canopies will be consistent with the existing building.

- 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 brickwork will be etched and carved in a manner consistent with the original brick work on the back of the City Hall building where the addition will connect.

- 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 alterations are for the new City Auditorium. The applicant has indicated that the original auditorium at the back of City Hall was designed as a Vaudeville theatre and does meet the needs of current theatrical productions. The addition has historical context in that it is recognizing the character of the building and expanding and upgrading the existing theater, a use that has existed for some time.

- 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 new addition will respect the architectural vernacular of existing City Hall building in that the colors and materials will be consistently used throughout.

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

As indicated previously, the proposed brickwork will be consistent with the existing City Hall building. It also is consistent with other buildings in the surrounding area as per the attached photos.

- 6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

No repair is taking place as the proposal is only for a new addition to the existing City Hall building.

- 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.**

The City's Operations Department is responsible for maintaining City buildings and would maintain the new addition in the same careful manner as the existing City Hall building.

- 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 does not appear to be any archeological resources in the area.

- 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 new addition will have three stories and be located at the rear of the existing building. Its size will blend with the existing building, and as indicated, the proposed colors and materials will also be consistent.

- 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 addition was removed in the future, it would not alter the essential form and integrity of the existing building.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case CA15-01 for a Certificate of Appropriateness.

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 Buildings
- Site Plan
- Elevations
- Color Renderings
- Materials



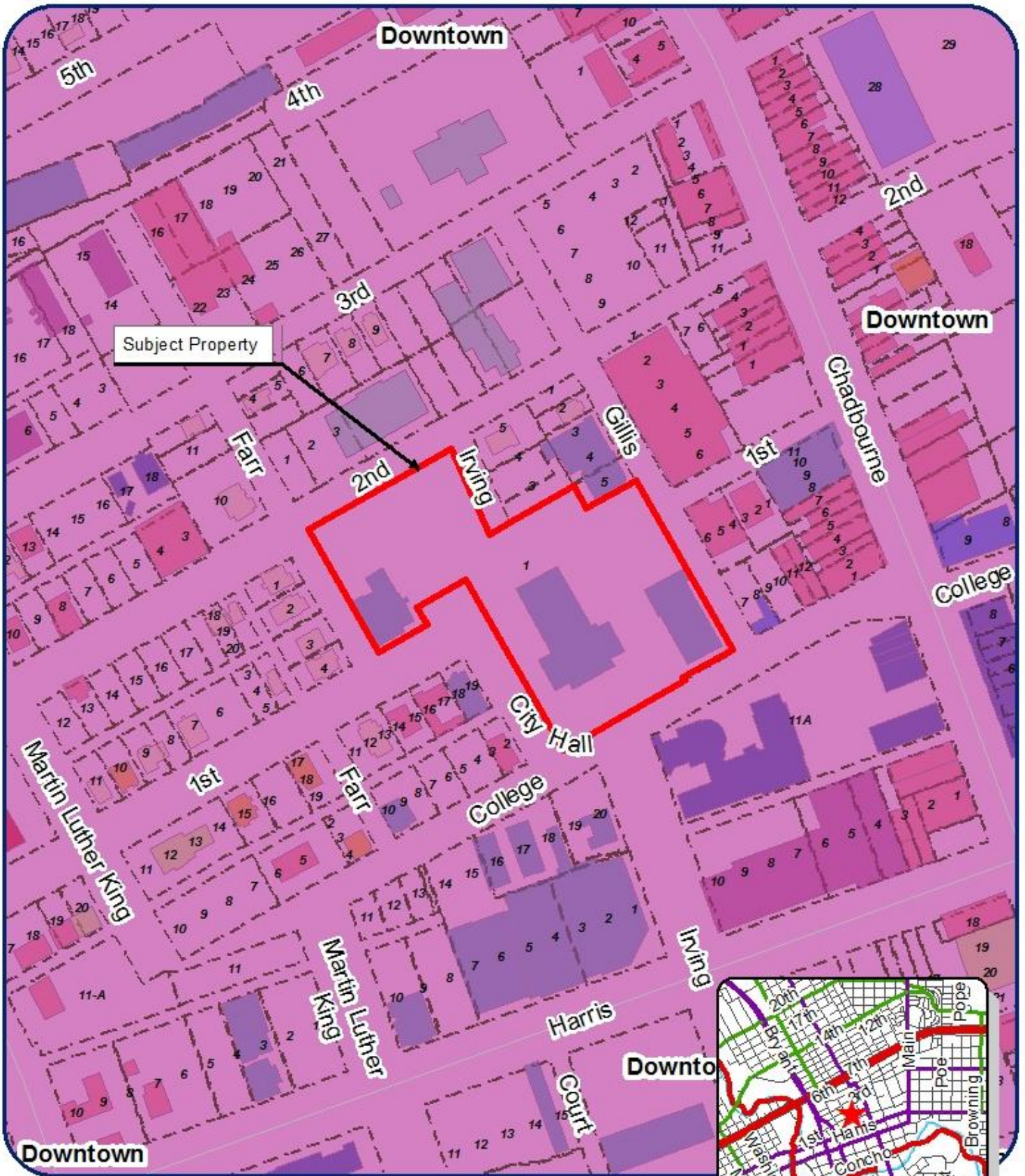
River Corridor Case File
Case CA15-01: Knapp

Council District: Johnny Silvas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 225 ft
 Subject Property: 72 West College Ave

Legend

- Subject Properties: —
- Current Zoning: — CBD
- Requested Zoning Change: — N/A
- Vision: — Downtown

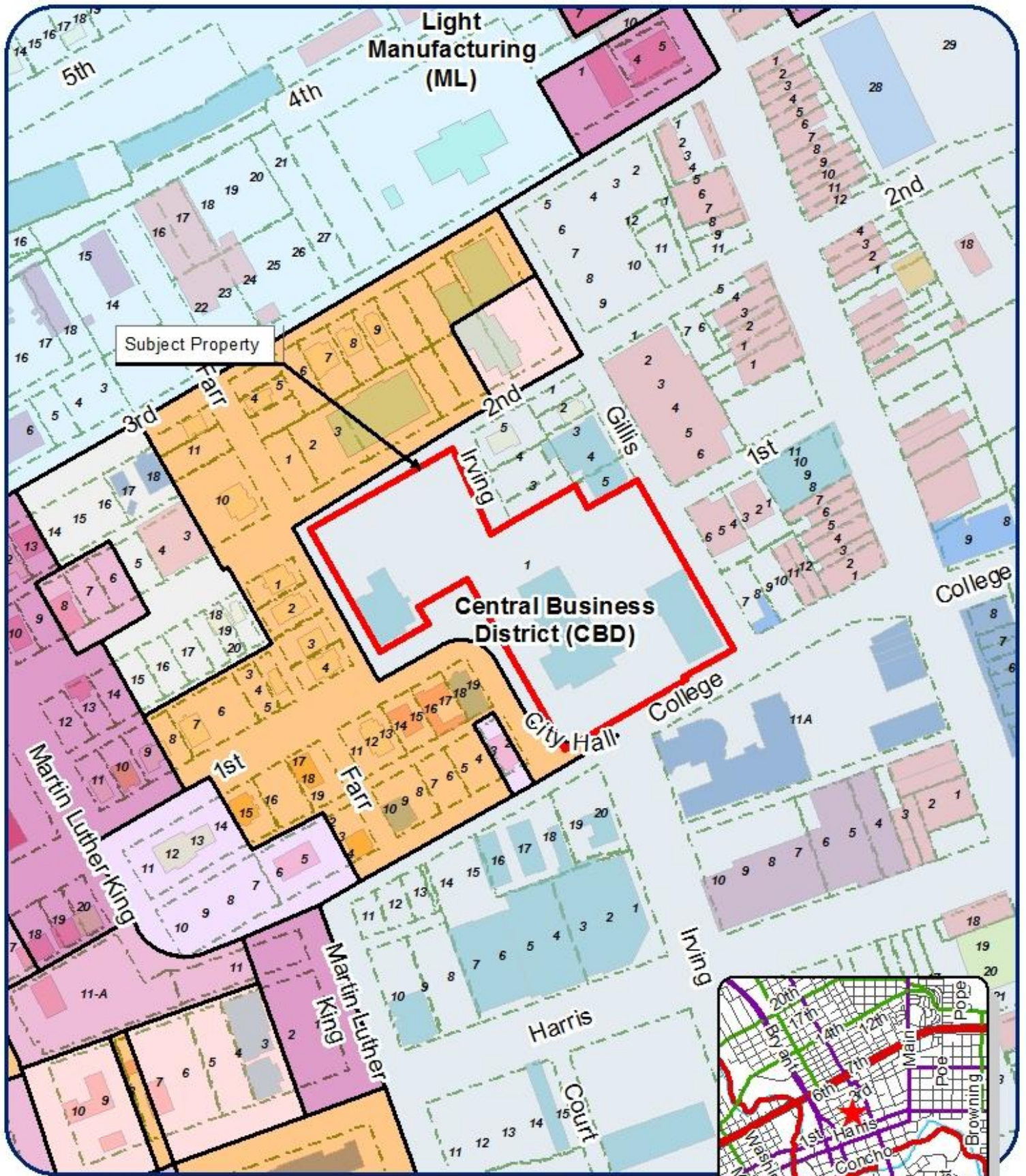




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River Corridor Case File

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 Neighborhood: Downtown
 Scale: 1" approx. = 225 ft
 Subject Property: 72 West College Ave

Legend

- Subject Properties: —
- Current Zoning: CBD
- Requested Zoning Change: N/A
- Vision: Downtown



N



Photos of Site and Surrounding Area

Rear of City Hall (proposed expansion area)



East Rear City Hall



West Rear City Hall



Front City Hall



West City Hall



East City Hall



Photos of Site and Surrounding Area

North



South



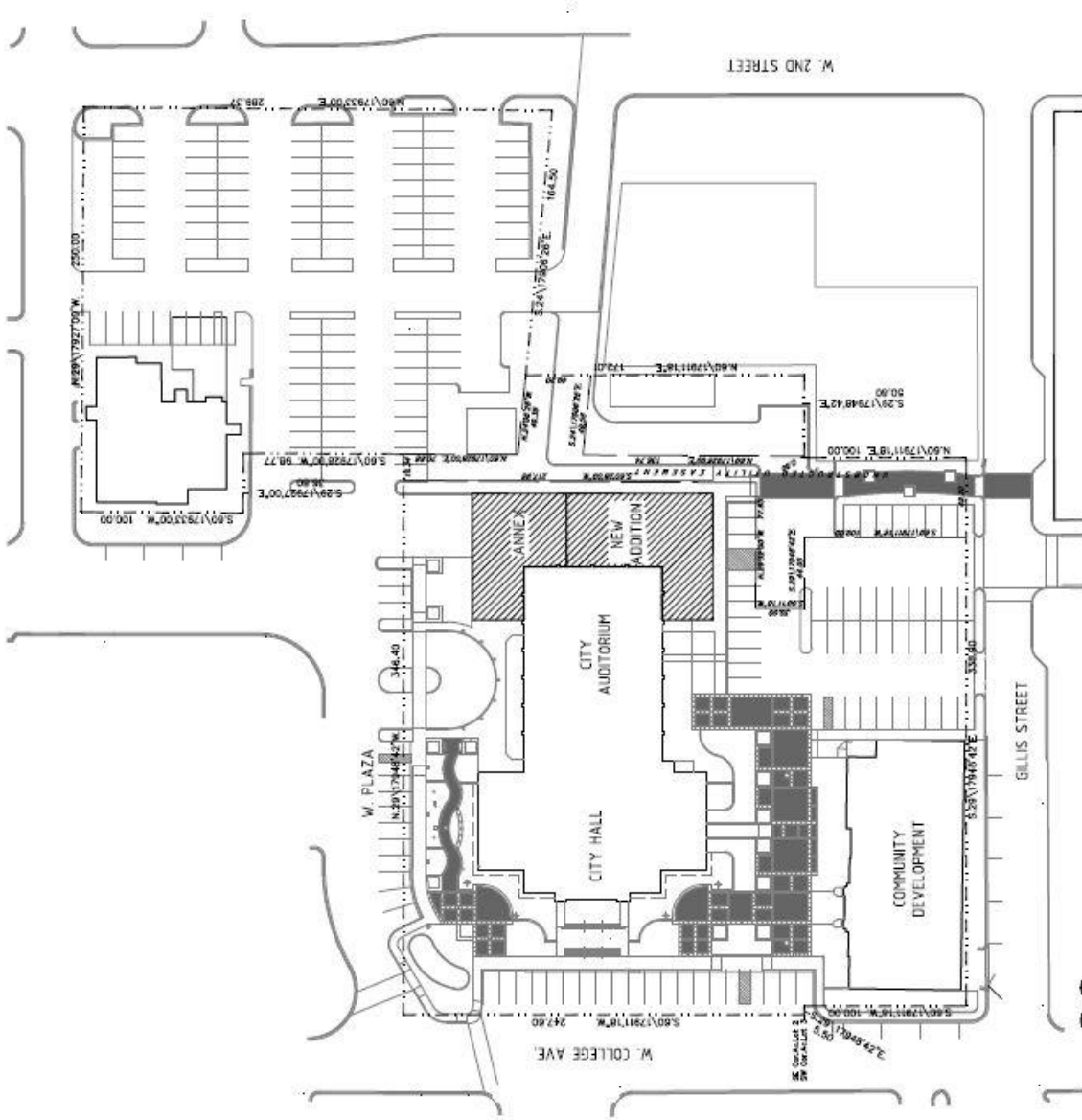
West



East

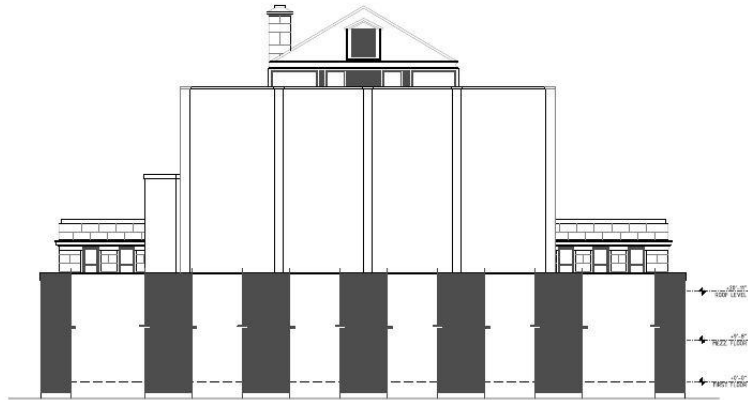


Site Plan

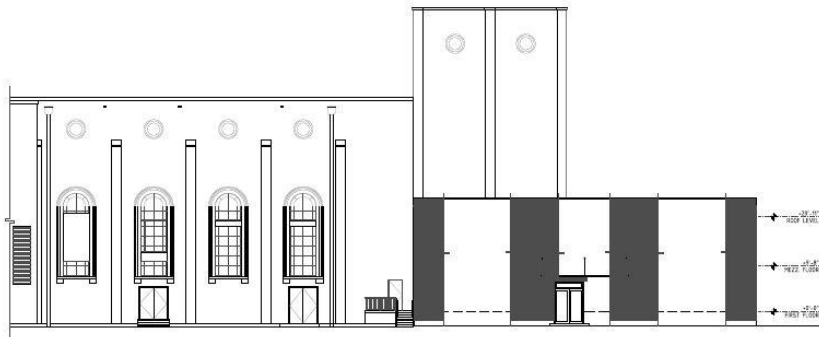


1 SITE PLAN - BOUNDARY AND EASEMENTS
SCALE: 1/8" = 1'-0"

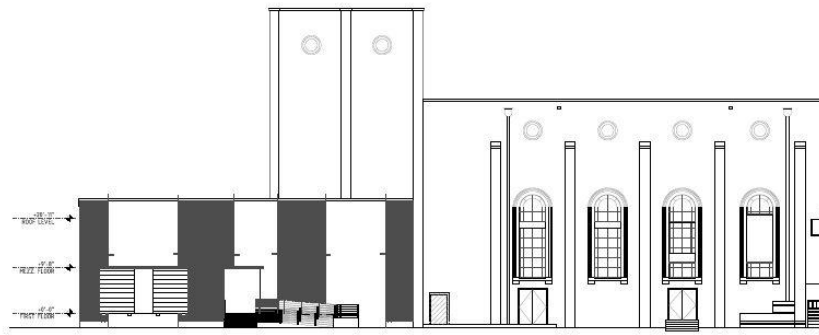
Elevations



1 EXTERIOR ELEVATION - NORTH - ANNEX
SCALE: 1/8" = 1'-0"

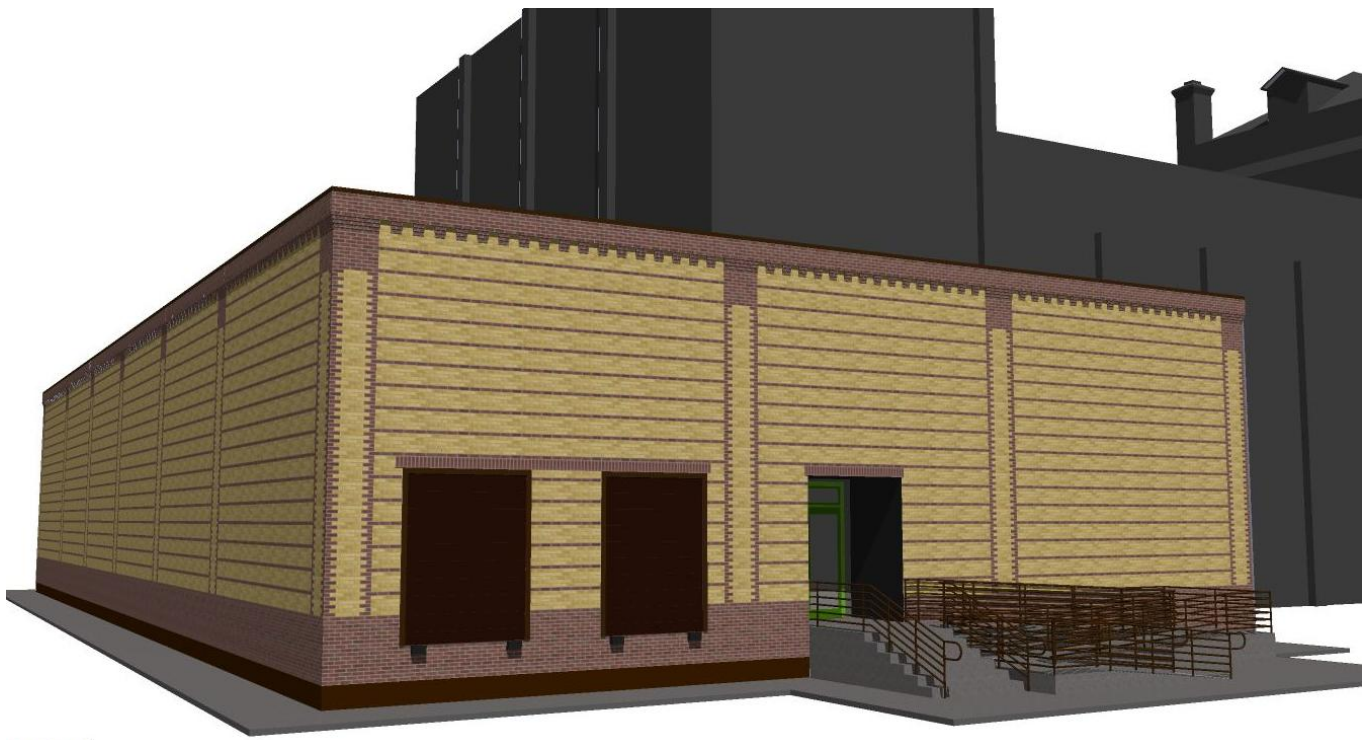
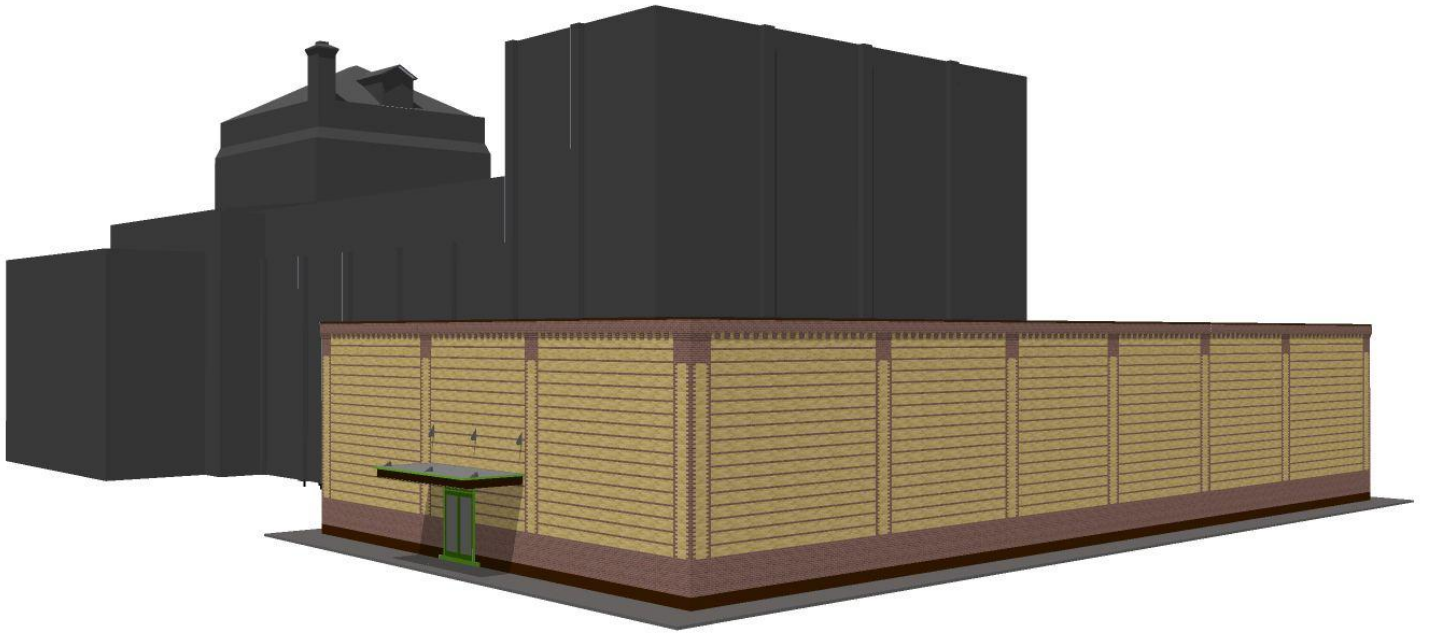


2 EXTERIOR ELEVATION - WEST- ANNEX
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST- ANNEX
SCALE: 1/8" = 1'-0"

Color Renderings



Materials

