

STAFF REPORT



Meeting: May 21, 2015

To: Design and Historic Review Commission members

From: Patrick Howard, AICP
Director

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

Staff Planner: Santiago Abasolo, AICP
Senior Planner

Case: RCC15-07

Request: A request for approval for a remodeling to the exterior of an existing building in the River Corridor as required by Section 12.06.003(a) of the River Corridor Development Ordinance for the following: 1) the painting of brick walls, 2) the painting of the metal casings around the windows and doors on the front façade, 3) other façade improvements, and 4) the removal of all text from an existing sign.

Legal Description: 109 South Chadbourne Street, generally located at the southwest corner of Beauregard Avenue and Chadbourne Street; and specifically occupying the North 50 feet of Lot 11 and East 50 feet of Lot 12 of the San Angelo Subdivision, in San Angelo, Texas

Size: 0.172 acres

General Information

Future Land Use: Downtown
Zoning: Central Business District (CBD)
Existing Land Use: Retail Personal Services
Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	The Man Store, Fuentes Restaurant , Myers Drugstore, Offices
West:	Central Business District (CBD)	Zero One Ale House, Retail
South:	Central Business District (CBD)	San Angelo Civic Ballet, House of FiFi DuBois, Retail, Offices, Vacant retail store
East:	Central Business District (CBD)	Fat Boss Restaurant, Vacant retail store, Parking lot

District: SMD #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.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to two (2) 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 109 South Chadbourne Street in downtown San Angelo. The existing building was constructed in 1957 where the front wall of the building abuts the front property line. The purpose of the remodeling is to update the existing façade in order to attract more people to the existing consignment store and to the downtown area, in general. Included in the submission were photographs, renderings, and color samples of the proposed façade improvements.

The proposed improvements include the following:

1. Painting of the upper floor exterior brick walls a dark grey.
2. Painting of the metal casings around the windows and doors on the front façade
3. Other façade improvements including wood siding under existing awning and ground floor walls and new plant boxes under ground floor windows.
4. The removal of all text from an existing sign.

Analysis:

Section 12.06.003(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 provides the following comments:

Painting dark grey the upper floor exterior brick walls

Section II of the Design Guidelines, included in the River Corridor Master Development Plan, states that historically significant buildings “help convey a sense of San Angelo’s early character are historically significant” and that “these structures are typically at least fifty years old.” The subject property appears to be an example of a commercial building that was built in the 1950’s when downtown San Angelo as the main commercial area and before the opening of the first suburbanshoppingmall.Thebuildingfaçadedefinesthestreetspaceand,withtheadjacent buildings,creates a unique urban space not found anywhere in San Angelo.

Section II.A of the River Corridor Master Development Plan states that “brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible”

Section One of the Historic Preservation Design Guidelines for the Central Business District also states that “building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity.”

Section Two of the Historic Preservation Design Guidelines for the Central Business District states that “the best way to preserve or rehabilitate older building materials is through well-planned maintenance.”

Section Three of the Historic Preservation Design Guidelines for the Central Business District recommends that “the use of traditional building materials found in the area should be continued.” This section explains that “brick and stone—used for building walls, supports and foundations—were the primary materials used in many historic commercial buildings.” The same section states that “the distinct characteristics of the building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building.” Section Three of the Historic Preservation Design Guidelines for the Central Business District also states that “materials shall appear to be similar to those used traditionally; that “brick and cast stone were the traditional materials of commercial style buildings;” and that “a simple material finish is encouraged for a large expanse of wall pane.” Section Three of the Historic Preservation Design Guidelines for the Central Business District further states that “the appropriate use of color can be used to embellish building façade elements and enhance the attractive details of commercial buildings and should not disguise or overpower them. Colors should compliment neighboring buildings and reflect a traditional color palette.”

Since the existing original brick is deteriorating beyond any possible restoration to its original unpainted state, it seems that the only practical and cost-effective option is to paint the existing brick façade. The proposed solid dark grey color for the upper floor façade appears to contribute to the visual continuity of the area and compliments the neighboring buildings with a solid dark color.

The painting of the metal casing around the windows and doors on the front facade

Section I.B.3 the River Corridor Master Development plan recommends that “materials and colors should relate to historic precedents apparent in the immediate environment” and states that “using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo.” The same section recommends that “colors should be harmonious with those colors found on adjacent buildings.”

The proposed dark mate color for the metal casing around the existing windows and doors seems to relate to existing colors found on adjacent buildings. On the same block we can find Fuentes restaurant with its dark green window frames and black awnings. Across the street from the subject property we can also find two historic building with dark green and black window casing and door. It appears that the proposed dark color would relate to historic precedents found in the immediate environment and consistent with the recommendation of the River Corridor Master Plan.

Other façade improvements including wood siding under existing canopy and ground floor walls and new plant boxes under ground floor windows

Section II. A of the River Corridor Master Development plan states that “colors...should be coordinated with the color scheme for the entire building.” Section Three of the Historic Preservation Design Guidelines for the Central Business District recommends using “colors that are compatible with the overall colors scheme of the façade” and that “solid colors...are appropriate.”

Section I.B.3 of the River Corridor Master Development plan states that “quality building materials for new development reinforces the image and character of the historic city center.” This section also indicates that “particularly on the ground floor of buildings, quality building materials convey a sense of richness to the pedestrian environment.” The same section indicates that “quality materials promote a sense of permanence and are encouraged.” It further recommends that “building materials and texture on the ground floor add to the pedestrian experience, and quality finish materials should be used.”

The proposed light grey color for the upper part of the existing canopy seems to be compatible with the overall scheme of the façade. The proposed wood siding for the lower part of the existing canopy, walls, and plant boxes appear to provide a quality material that will convey a sense of permanence to the existing building. In addition, the proposed plant boxes and wood siding appear to add identifiable elements that will enrich the pedestrian experience at the ground floor level and reinforce the historic character of the historic City center.

Removal of all text from the existing sign

Section I.B.6 of the River Corridor Master Development Plan states that “signs are an important element that can be an integral component of the building” and that “hanging signs perpendicular to the building are attractive and easily read by pedestrians.” The same section recommends that “hanging signs can use a wide variety of colors and icons to create a unique character for the historic city center and are encouraged” and that “signs should be incorporated into the architecture of each building.”

The removal of all the existing letters from the existing sign without replacing them with new letters creates an architectural element that does not communicate its function. The proposed sign without any letters does not contribute to creating a unique character for the historic city center. Moreover, the large expanse of white may quickly become dirty and detract from any façade improvements made to the building. The applicant has indicated to staff that it is their intent to quickly repair the sign and provide copy area for the business.

Action Requested:

The action requested is for the Design & Historic Review Commission to **APPROVE** Case RCC15-07, **subject to two (2) Conditions of Approval:**

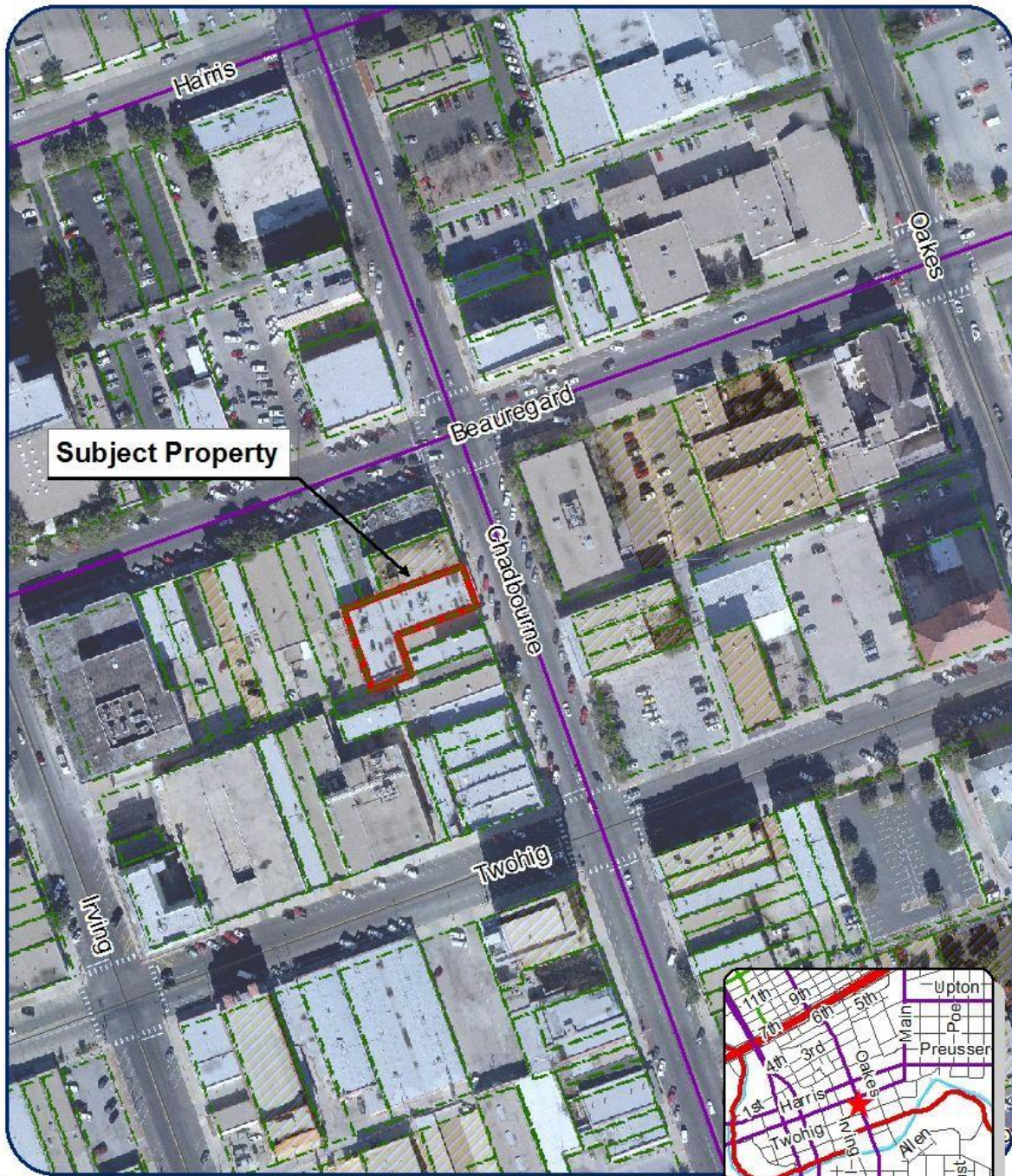
- 1. Lettering of the existing sign may be removed, but an application for a permit allowing for permanent signage shall be made to the Building Permit Division within 90 days of this River Corridor Approval.**
- 2. Final design of the building and signage shall be subject to review and approval by the Planning & Development Department Director or his/her designee and shall be consistent with this Design & Historic Review Commission River Corridor approval.**

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
Existing Building Facade – Before Proposed Painting
Building Rendering – After Proposed Painting
Color / Material Samples and Specifications



River Corridor Case File

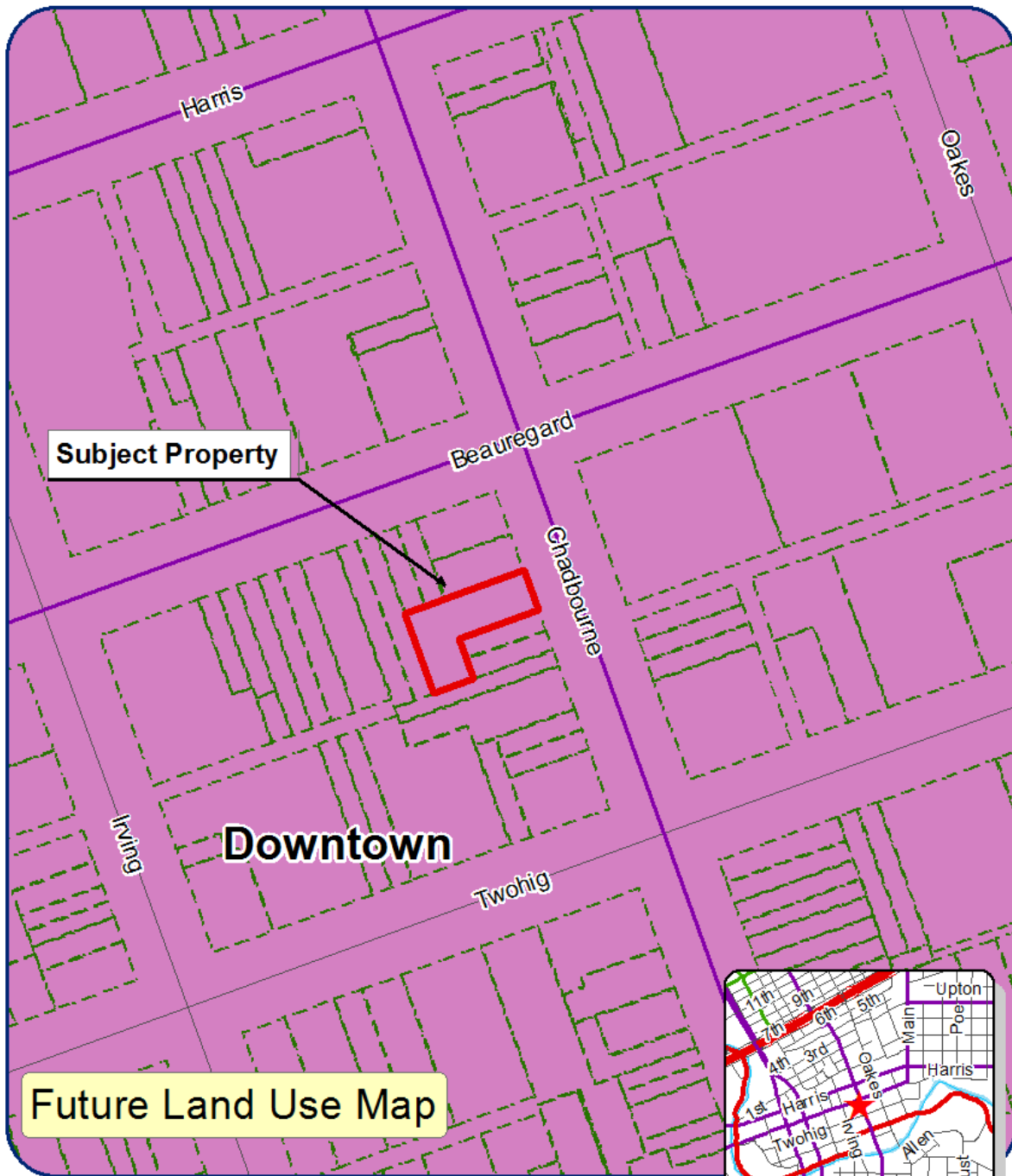
RCC15-07

Council District: Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 150 ft
 Subject Property: 109 S. Chadbourne

Legend

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





River Corridor Case File

RCC15-07

Council District: Johnny Silvas

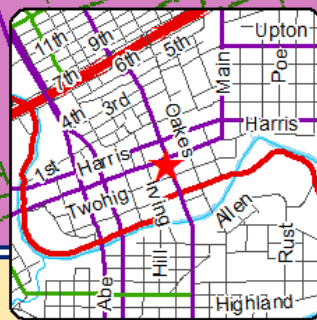
Neighborhood: Downtown

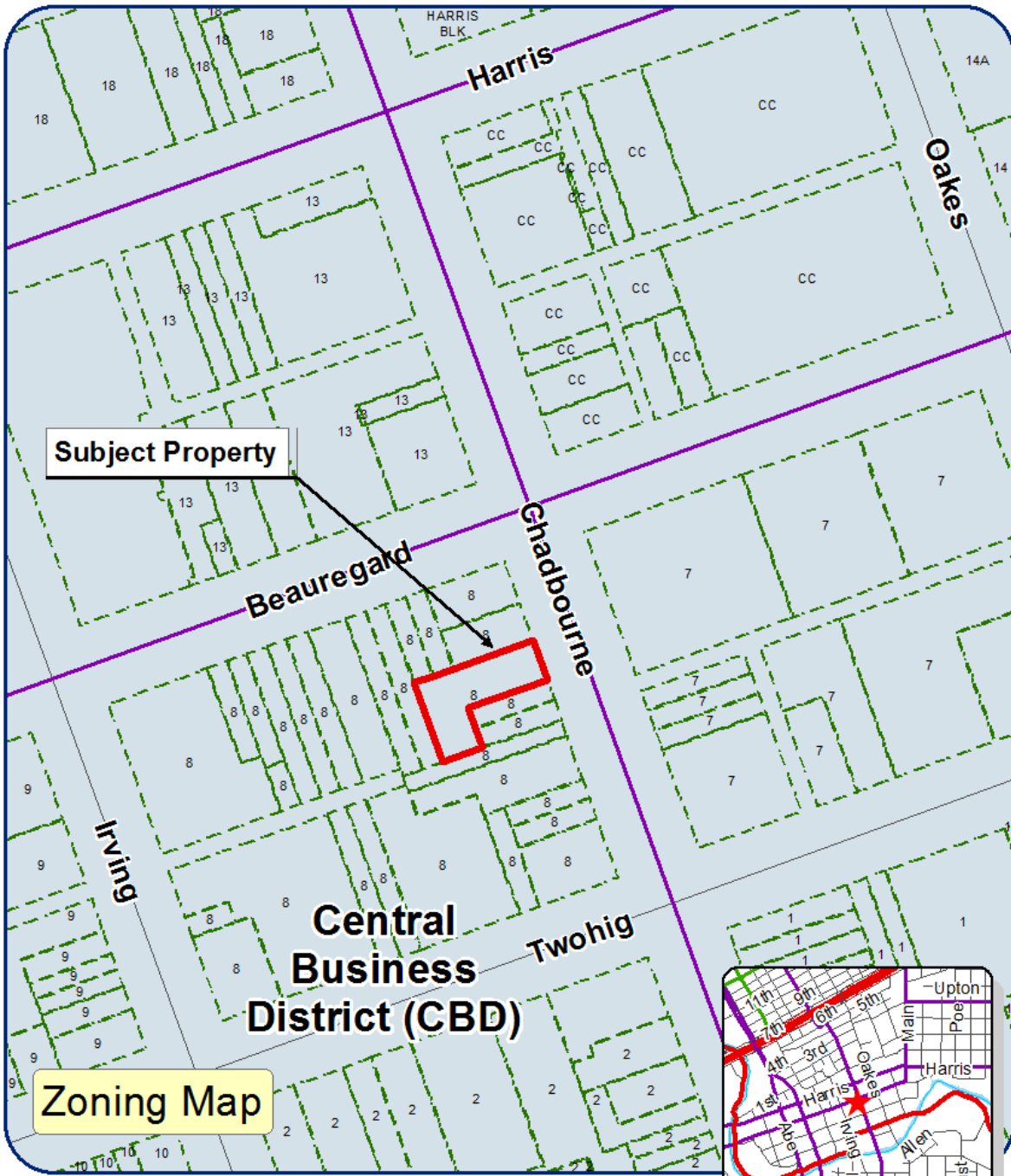
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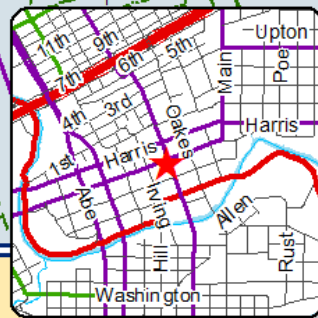
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Photos of Surrounding Area

South of building



North of the building



East of building



Northwest of Building



Adjacent Buildings



Entrance



Existing building façade – Before proposed painting

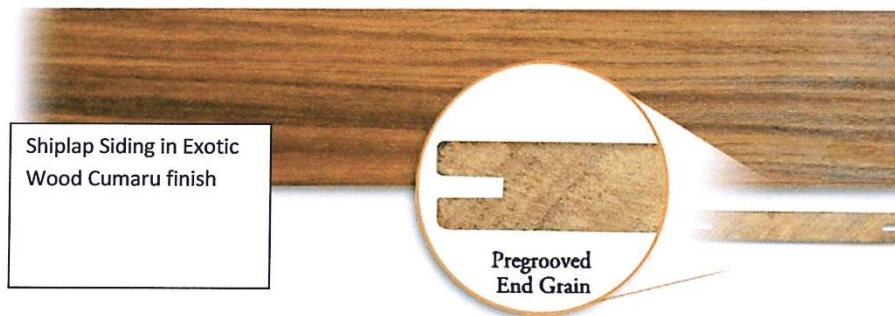
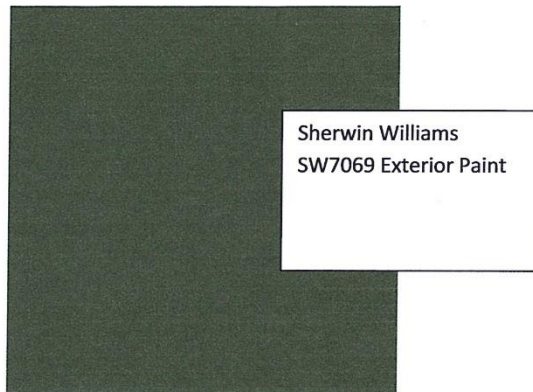


Building rendering – After proposed painting



Color / Material samples and specifications

Specification Sheet Visual Attachment



Excellent performance in all weather conditions

Dimensional stability that resists, shrinking, warping, & cupping

A 100% eco-friendly siding solution

Genuine material free of chemical preservatives

More appealing color selection than Redwood, Cedar & Pine

Mold, decay, & termite resistance



Exterior Planter Boxes 48"W x 15"H

Exterior Design Specification Sheet			
<i>Proposal for commercial building located at 109 S Chadbourne, San Angelo, TX 76903</i>			
Surface or Area of Work	Work to be Done	Product Specification	Notes
Exterior Brick (Portion above awning)	Painted	Iron Ore SW7069 (Emerald Exterior Acrylic Latex Paint)	Existing top portion of brick will be painted including window frames in that area. Existing windows will be cleaned.
Metal Awning	Wood Siding	Cumaru Exterior Wood Siding from Advantage Lumber.com	Awning will be wrapped in the prefinished commercial grade wood siding
Bottom Aluminum Windows	Clean	Aluminum Jelly	Existing Window frames will be deep cleaned
Existing Tile below windows	Wood Siding	Cumaru Exterior Wood Siding from Advantage Lumber.com	Wood will be installed where existing green tile resides
Sidewalk/Patio	Plant Boxes	Cumaru Exterior Wood Siding from Advantage Lumber.com	Planter Boxes will be made using siding material to create a cohesive look