

STAFF REPORT



Meeting: May 21, 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: RCC15-09

Request: A request for approval of a remodel to the exterior of existing buildings (Judge Edd B. Keyes Building and Turner Building) in the River Corridor, as required by Section 12.703(b)(2) of the River Corridor Development Ordinance, including removal of a portion of an existing building façade, a new entry trellis, polycarbonate paneling, new windows, aluminum framing, and signage

Location: 109 and 113 West Beauregard Avenue, located approximately 110 feet west of the intersection of South Irving Street and West Beauregard Avenue

Legal Description: San Angelo Addition, Block 9, Lots 4-8 and 13-17, and the north 110 feet of the west 37.5 feet of Lot 18

Size: 2.27 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: One-story “Turner” Building – Veterans Service Office

Two-story “Judge Edd B. Keyes” Building – Tom Green County Offices

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	Tom Green County Clerk and Courthouse
West:	Central Business District (CBD)	Bill’s Man Shop
South:	Central Business District (CBD)	Retail Commercial and Offices
East:	Central Business District (CBD)	Retail Commercial and Offices, Stephens Central Library

District: SMD #3 - Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts West Beauregard Avenue, an Arterial Sstreet. Per the Master Thoroughfare Plan (MTP), an arterial street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. The existing building was erected in the 1950s at abuts the property line. The extended portion of the building was added according to the architect in 1981 and encroaches 8 feet over the property line into the sidewalk. The proposed trellis addition would project 9’-6” from the property line into the sidewalk.

However, West Beauregard Avenue is paved to 64 feet and meets the minimum paving requirement of the MTP and there are no plans at this to widen it further.

Recommendation:

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

History and Background:

On March 24, 2015, the applicant submitted a site plan, colored elevation renderings, sample materials, partial section elevations, and concept renderings of the proposed exterior renovations for the two-story Judge Edd B. Keyes Building at 113 West Beauregard Avenue and the one-story Turner Building at 109 West Beauregard Avenue on the subject property. Both buildings are joined together, and are located across from the Tom Green County Courthouse. The Turner Building is used as a Veterans Service Office, and the Keyes Building is used for Tom Green County Offices including Vehicle Registration.

The proposed remodeling will include the following improvements as per the attached renderings:

Keyes Building (113 West Beauregard Avenue):

1. Removal of the large projected portion of the building that extends above the first story, 8 feet into the sidewalk. The applicant has stated that the bricks from the original building underneath the projection are damaged and will be re-patched to match the existing tan color of the building. The existing concrete canopy underneath this projection will remain as-is;
2. A new 130-square foot wood entry canopy “trellis” above the existing east entrance, projecting 9’-6” into the city sidewalk right-of-way;
3. Fourteen (14) new windows located on the second story of the building where the old projected portion will be removed. The three existing windows east of the projection will remain. The 2nd floor windows on the west elevation will be glazed but there will be no alterations on this elevation; and,
4. New clear glazed windows within the existing circle frames, replacing the dark glass on the first story of the building.

Turner Building (109 West Beauregard Avenue):

5. The installation of 100-square feet of polycarbonate paneling above the building entrance on a slight concave tilt, projecting 3'-11" into the City sidewalk right-of-way; and,
6. New galvanized aluminum framing above the doors and windows for the Turner Building.

The subject property is located in the Central Business District in Downtown San Angelo in the River Corridor, and is also surrounded by many historical buildings even though this property is not historically designated itself. For instance, the Tom Green County Courthouse immediately north of the property is historically designated, as is the 10-story office building immediately east, and the Aztec building at 119 South Irving Street. Therefore, careful attention must be given to the new architectural design of the buildings to ensure they are consistent with the existing character of the area.

The overall height and length of the buildings will not increase. The Keyes building is 44 feet above grade, and the Turner Building is 18 feet above grade. The existing concrete canopy on the Keyes Building supporting the projected portion to be removed, is 9 feet above grade. The Keyes building extends 200 feet and the Turner Building extends 40 feet along the West Beauregard Avenue frontage.

The new polycarbonate paneling and the new wood trellis will require a Right-Of-Way Encroachment Agreement approval from City Council prior to development as they encroach into the City sidewalk right-of-way. As indicated, the buildings were built up to the property lines. Even though the 8-foot projected portion of the Keyes Building is being removed, the new trellis will extend even further, 9'-6" into the sidewalk and the paneling on the Turner Building will extend 3'-11" into the right-of-way.

The International Building Code (IMC), under Section 3202.2, requires that the "vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet minimum," and under Section 3202.3.1, that "awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured at the building," which in this case, is 10 feet. The trellis structure will be 8'-6" above grade and the panels will be 8'-7" above grade. Neither projection will extend beyond 10 feet, the furthest being the trellis at 9'-6".

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)*.

1. General Design Guidelines

The RCMDP sets general design guidelines for commercial and mixed use in the 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 goal is to conserve the sense of past and the distinct historic character of this area while encouraging the continued growth of a vital business district.”

The proposed remodeling would maintain the same tan color and brick façade of the existing structure, while adding new design elements including the wood canopy trellis above the east entrance of the Keyes Building, and the new polycarbonate paneling above the first story of the Turner Building. This is consistent with the surrounding buildings in the area. By maintaining the same tan color façade, it is consistent with the historical 10-story office building immediately east, the tan bricks on the 2nd floor of Bill’s Man Shop immediately west, and the Stephens Central Library which maintains the same tan color but also added modern elements including diagonal aqua blue striping on its windows and a projecting door entry feature.

2. Architectural Detail

The RCMDP sets specific guidelines for new development. “Patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features.”

The new wood canopy trellis above the east Keyes Building elevation, and the new polycarbonate paneling above the Turner entrance provide new, innovative materials that break up a long, barren wall expanse with little or no architectural design elements. The new elements add a modern flair but still maintain the color and material of the traditional tan brick façade keeping with the surrounding area. Further, replacing the dark round windows on the first story of the Keyes Building with clear glazed windows will provide additional sunlight into the building and be more visually welcoming to pedestrians. Adding new galvanized aluminum above the doors and windows of the Turner Building will provide a sharper, sleek look and balance between the existing brick pillars and the new polycarbonate paneling to go above.

3. Building Materials and Color

Consistent with the general guidelines above, “materials and color should relate to the historical precedents apparent in the immediate environment,” and “within a development, the materials, texture and color of materials composing individual storefronts should be varied. Contrasting colors for architectural details, awnings, and at entrances should be used to create interesting architectural features.”

As previously indicated, the tan bricks match the buildings in the area including the retail office building to the east, Bill’s Man Shop to the west, and the Stephens Library. The applicant has indicated that they will patch any bricks damaged from the removal of the second-story projecting portion of the wall, maintaining the same brick style and color. By blending traditional, natural elements such as wood and brick with modern materials including the polycarbonate paneling, the buildings would maintain the historical character of this area, while allowing for some modern design features in the Central Business District of the City.

4. Signs and Lighting

The RCMDP requires that “signs shall have a minimum clearance of nine feet above the sidewalk for public safety” and “should be incorporated into the architecture of each building.” It also states that “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.”

The applicant is requesting two signs, one immediately west of the Keyes Building east entrance “JUDGE EDD B KEYES BUILDING” and the second immediately above the east entrance “TOM GREEN COUNTY.” Both signs will be white but will not be directly lit. They will receive light from the wood trellis structure that will have two linear exterior LED lights attached to it. The polycarbonate panels will also be lit with one of these LED lights from behind the structure. In addition, the Keyes Building will have exterior line channel LED lights underneath the concrete canopy above the first story. The applicant has confirmed all of these lights will be white except for the LED light behind the polycarbonate panels which will change colors and time intervals. None of the lighting will spillover onto adjacent properties according to the applicant. All lighting is at least 9 feet above grade and will blend with the surrounding area. However, as a condition of approval, Planning Staff will require review of the final colors and time intervals for the LED light behind the polycarbonate panels on the Turner Building for consistency with City requirements.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC15-09, **subject to the following three (3) Conditions of Approval:**

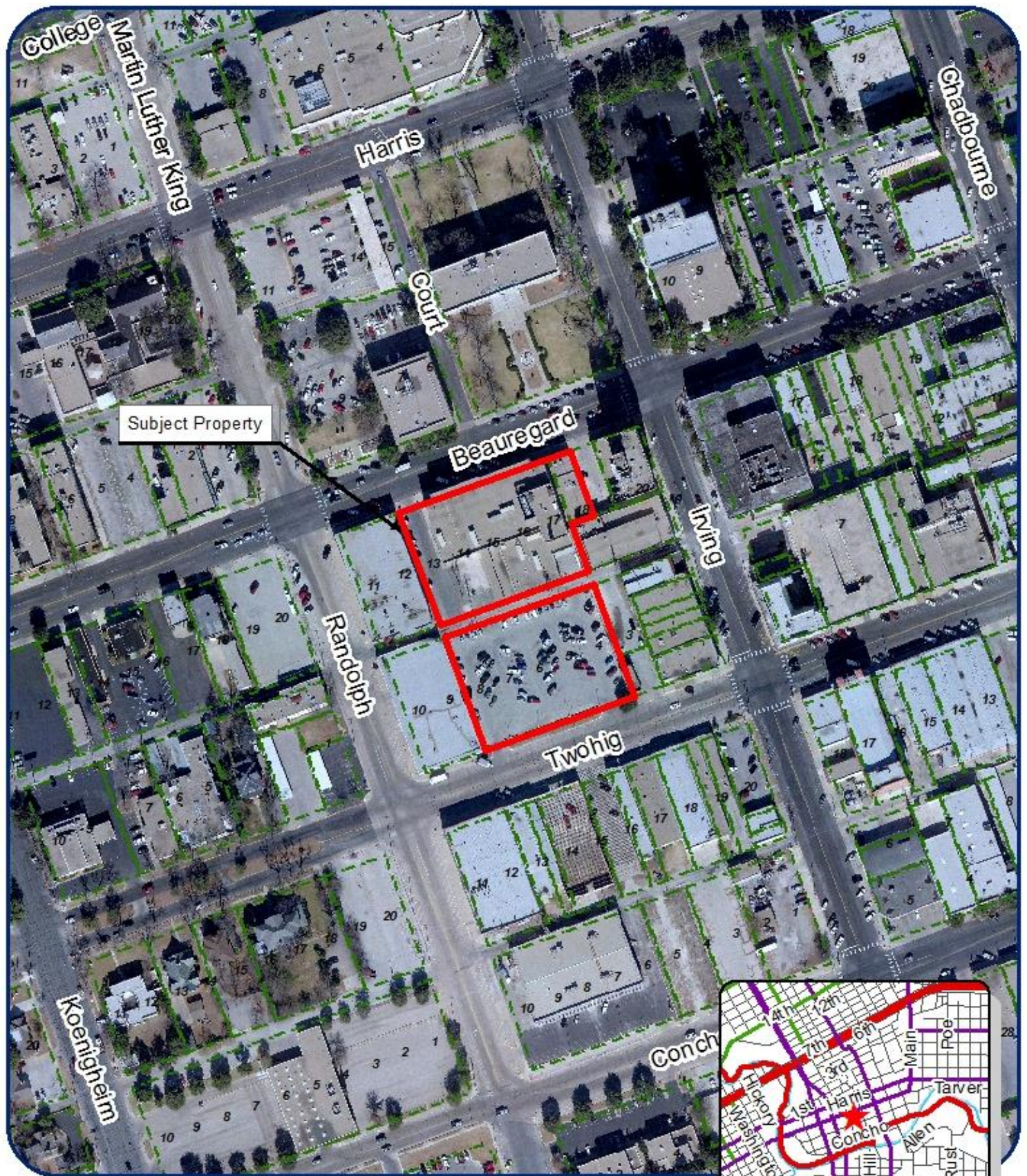
1. **The applicant shall submit final lighting details to the Planning & Development Services Director or his/her designee for review showing the proposed colors and time intervals for all lighting behind the polycarbonate paneling on the Turner Building;**
2. **The applicant shall submit a color elevation for the west elevation showing all proposed changes to the second story windows on this elevation, including their new color and tint which shall be consistent with River Corridor requirements;**
3. **The applicant shall obtain a approval from City Council for any required grease trap, signage, building and portion of the canopies, structures, or the like which may project onto a public right-of-way.**

Appeals:

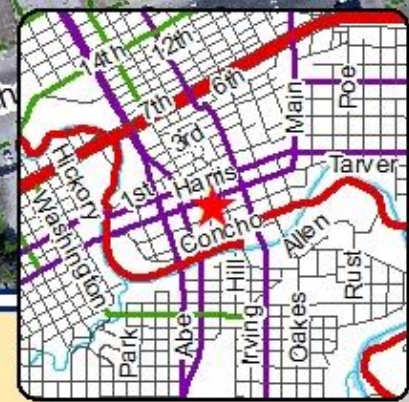
Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a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

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos of Site and Surrounding Area Buildings
Color Renderings of Elevations with Signage
Material Samples
Partial Section Elevations
Sample Renderings
Site Plan showing Encroachments



Subject Property



River Corridor Case File

RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)

Neighborhood: Downtown

Scale: 1" approx. = 200 ft

Subject Property: 109 and 113 W. Beauregard Avenue

Legend

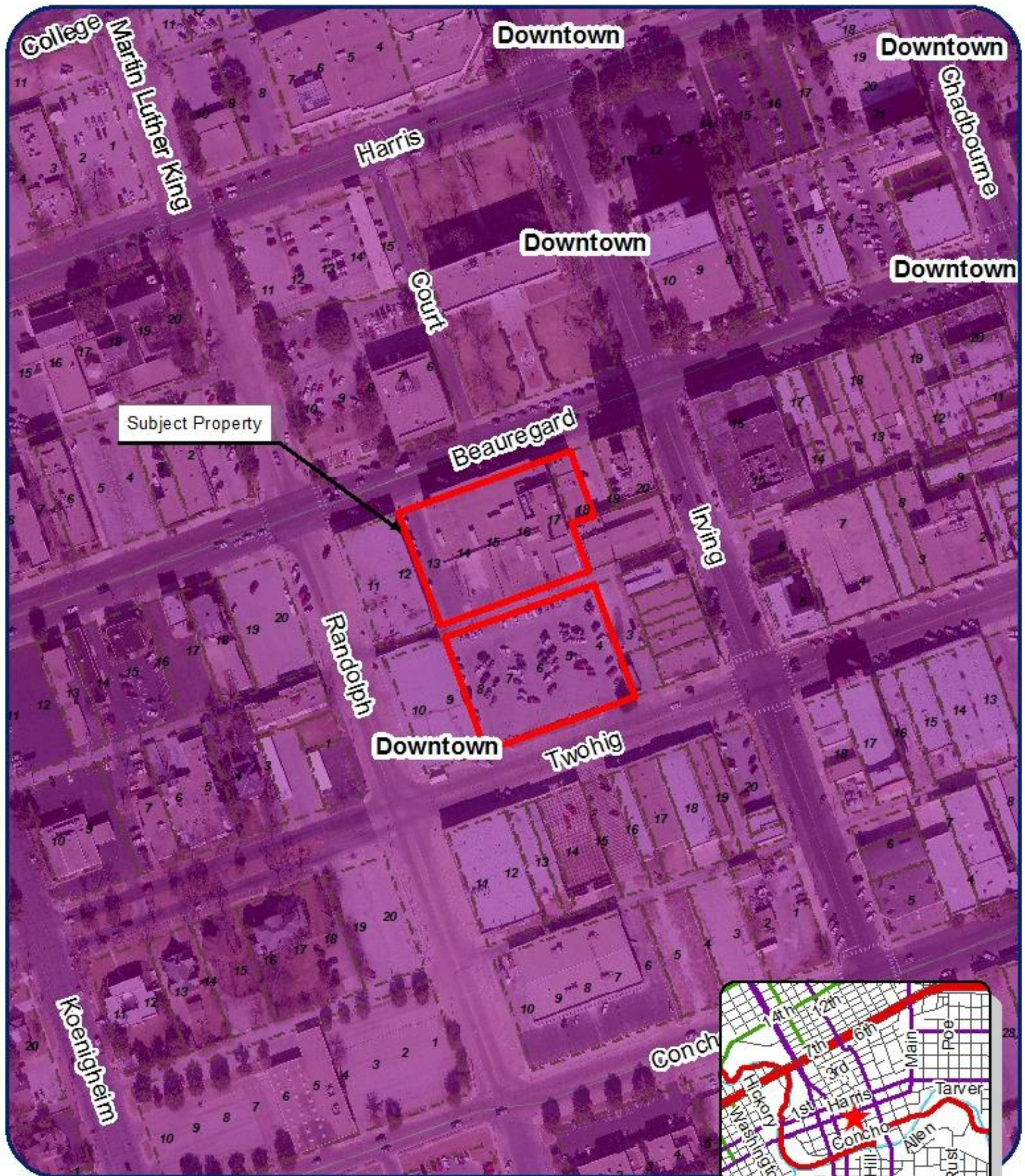
Subject Properties: —

Current Zoning: **CBD**

Requested Zoning Change: **N/A**

Vision: **Downtown**





River Corridor Case File

RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)

Neighborhood: Downtown

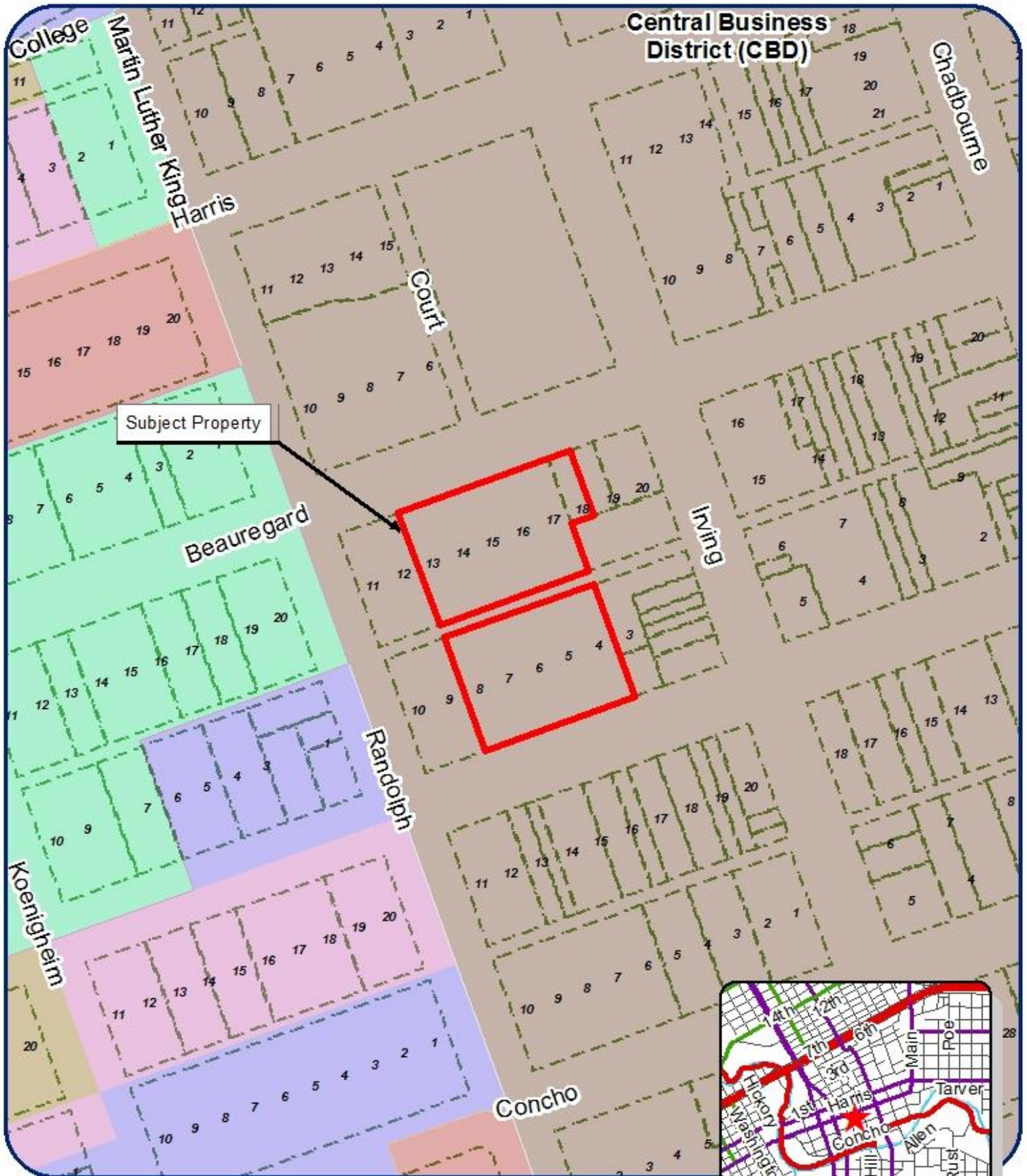
Scale: 1" approx. = 200 ft

Subject Property: 109 and 113 W. Beauregard Avenue

Legend

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





River Corridor Case File
RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)
 Neighborhood: Downtown
 Scale: 1" approx. = 200 ft
 Subject Property: 109 and 113 W. Beauregard Avenue

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



Photos of Site and Surrounding Area

**North Elevation – Turner Building
109 West Beauregard Avenue**



**North Elevation – Keyes Building
113 West Beauregard Avenue**



**Projecting Portion of 2nd story wall
(to be removed)**



West



East



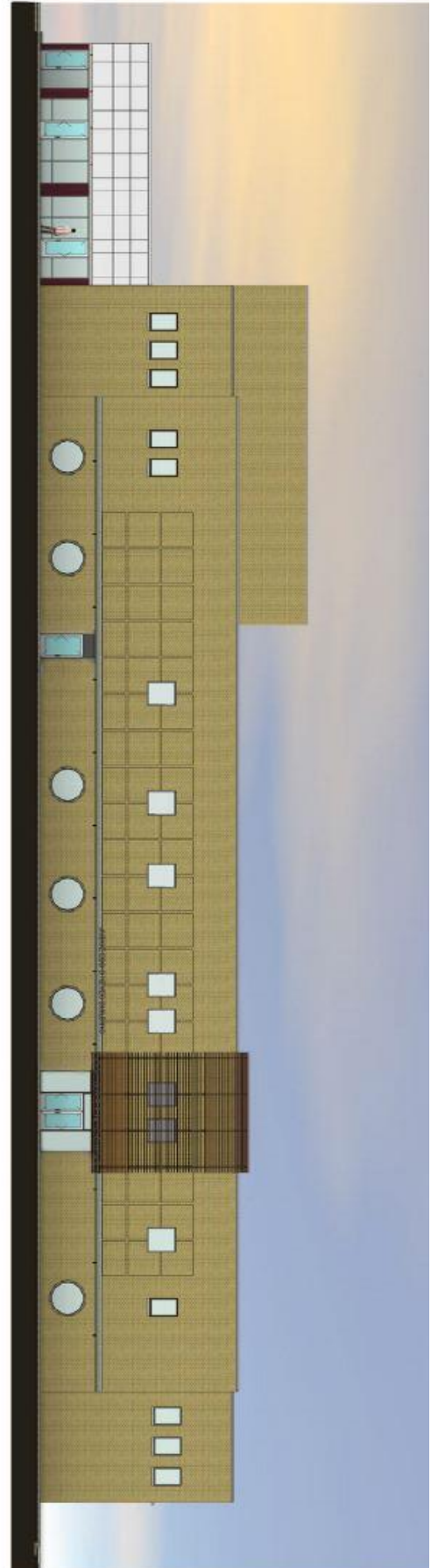
North



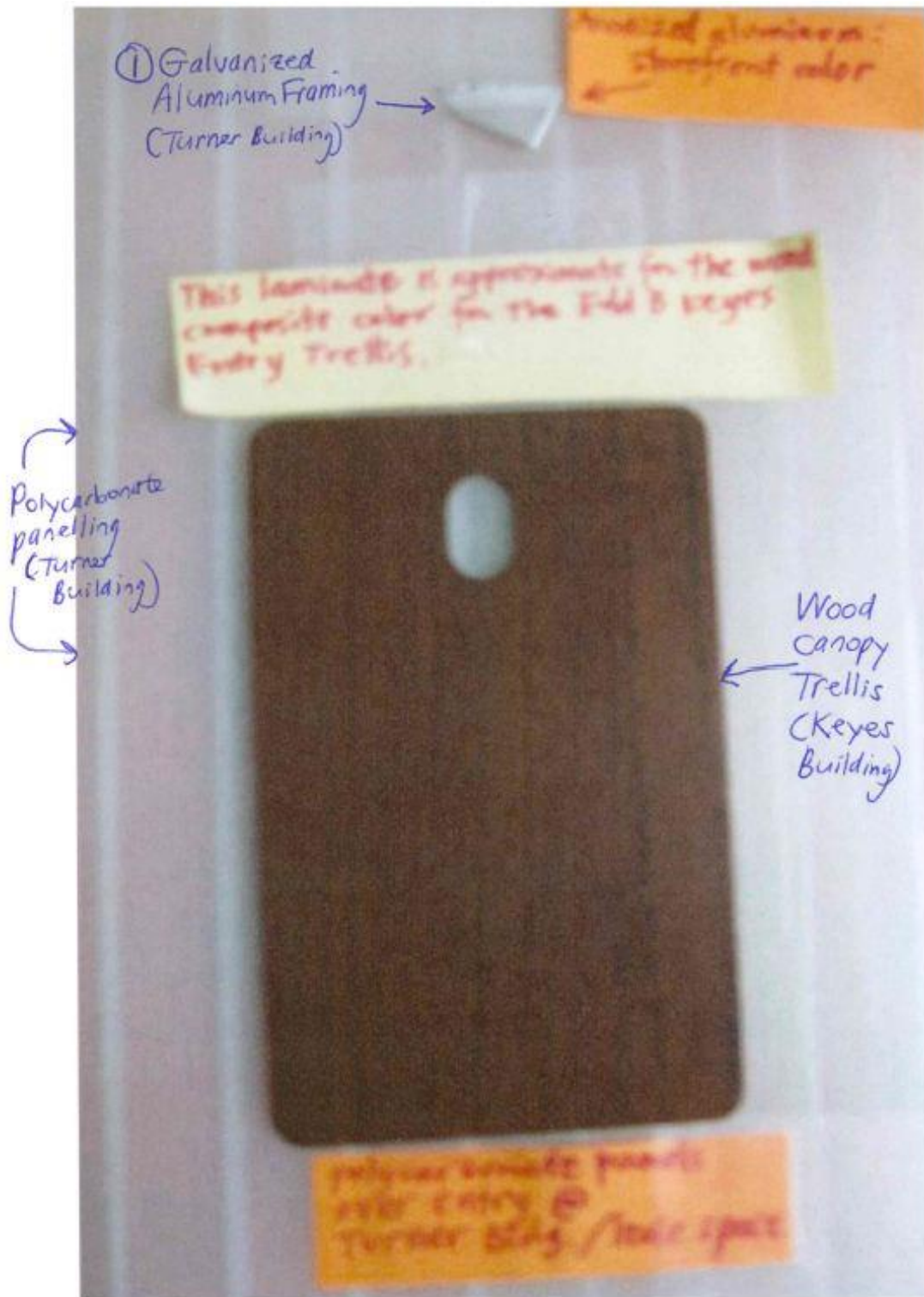
Color Elevations and Proposed Signage



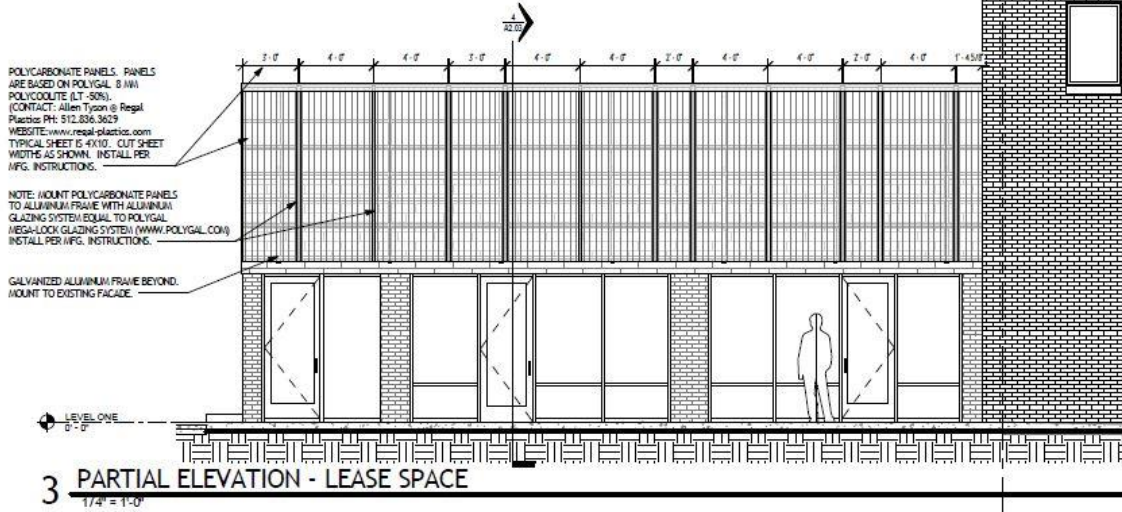
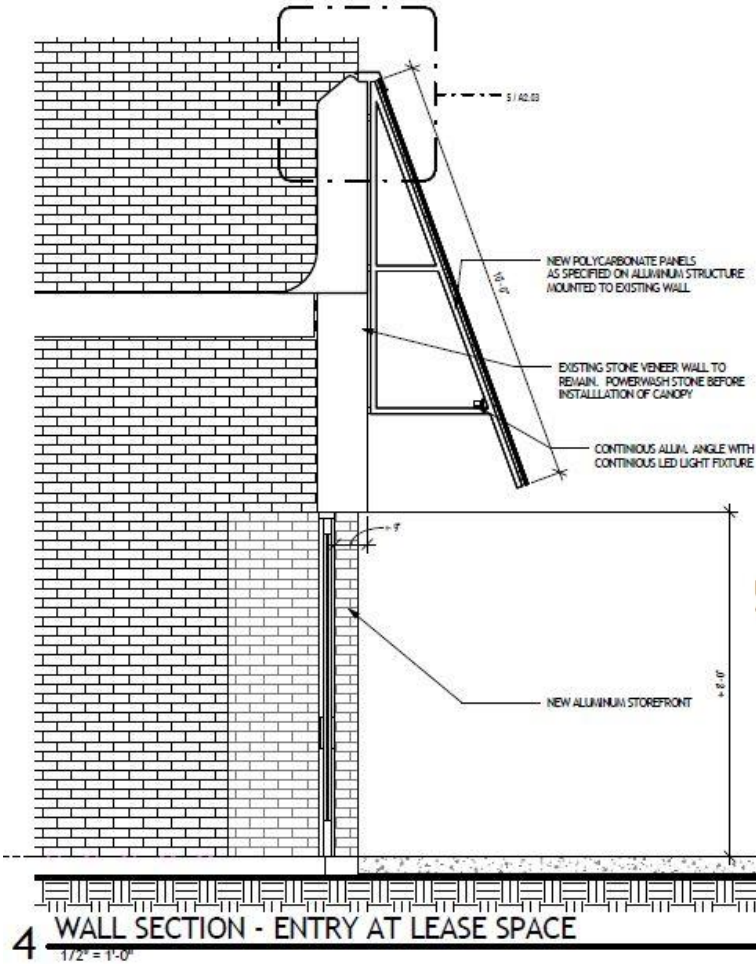
1 NORTH ELEVATION
1/16" = 1'-0"



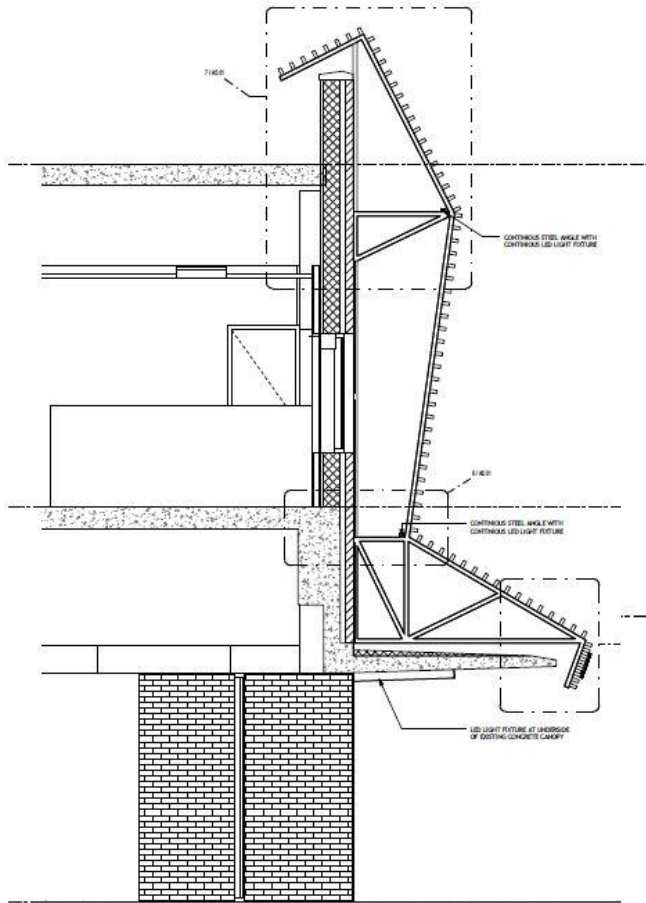
Sample Materials



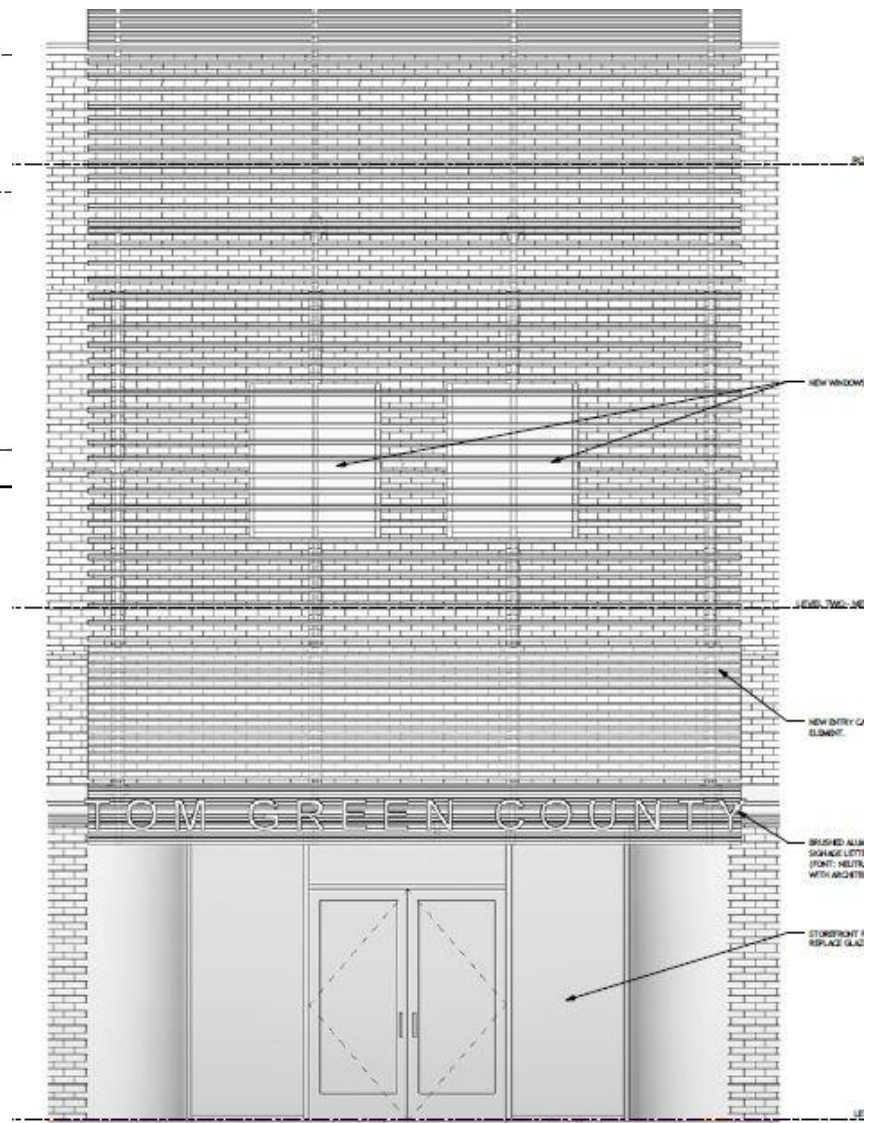
Partial Section Elevations – Turner Building



Partial Section Elevations – Keyes Building



1 PARTIAL WALL SECTION - NORTH ENTRY
1/2" = 1'-0"



NORTH ELEVATION - PARTIAL OF NORTH ENTRY
1/2" = 1'-0"

Sample Renderings (not part of approval)

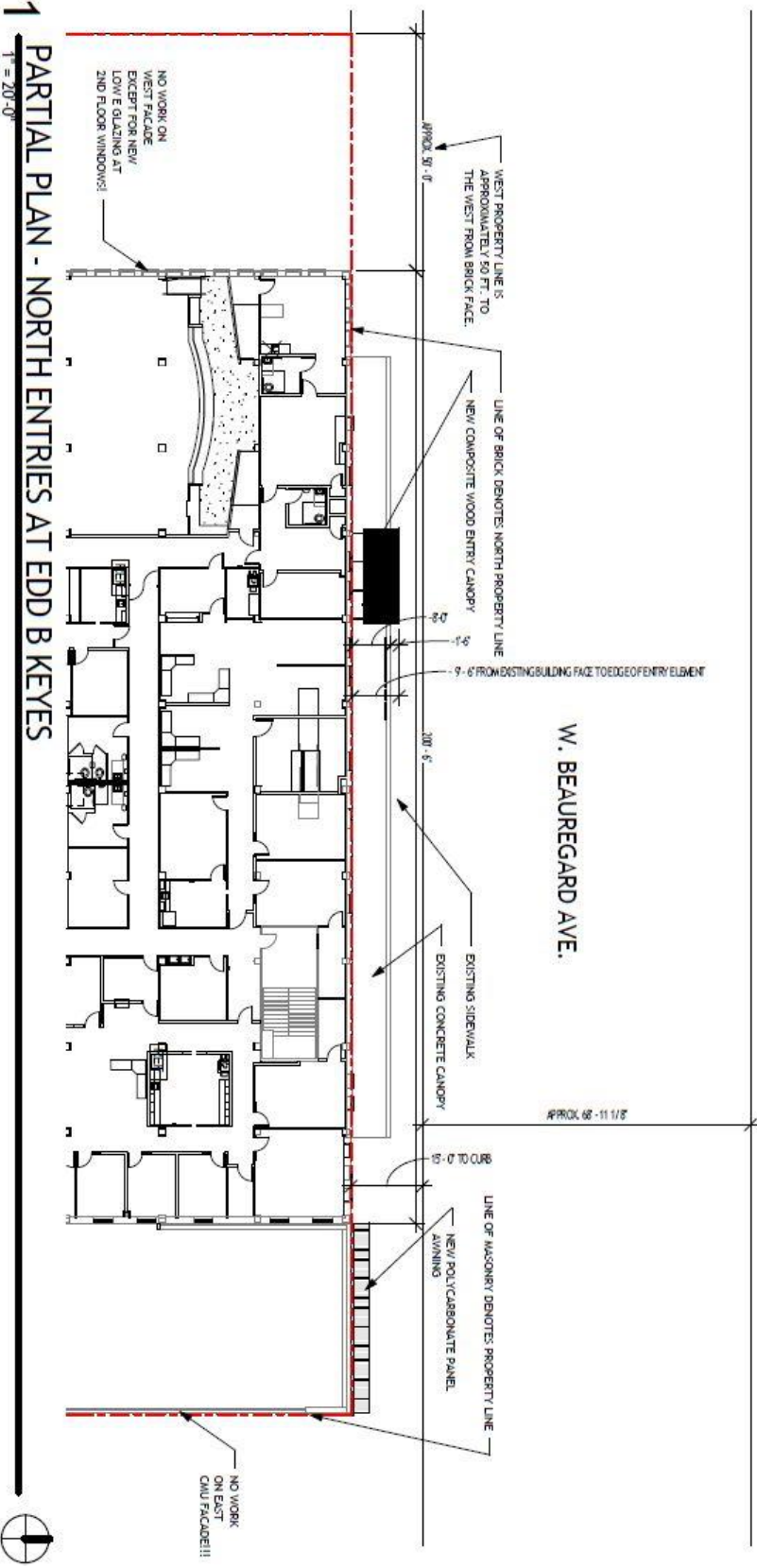
Turner Façade



Keyes Façade



Site Plan with Encroachments (Encroachments require City Council approval)



STAFF REPORT



Meeting: May 21, 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: Edward Vigil
Senior Planner

Case: CA15-02

Request: A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for a 400-square foot concession building, food trucks, outdoor seating with tables, a new 18-hole miniature golf course, and an attached, lit, wall sign, to the existing City of San Angelo public park recreational area, "The Bosque"

Location: 330 South Irving Street; generally located between South Irving Street and North Chadbourne Street, adjacent to the Concho River.

Legal Description: Lots 4 thru 31, Block B, in the O. B. Sampson Subdivision

Size: 2.433 acres

General Information

Future Land Use: Open Space
Zoning: Central Business District (CBD)
Existing Land Use: City of San Angelo Recreational Facility

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	AT&T Communications & City of San Angelo Housing Authority
West:	Central Business District (CBD)	S. Irving Street & Bart DeWitt Park
South:	General Commercial/Heavy Commercial (CGCH)	North Concho River & KIDY Fox 10 News Station
East:	Central Business District (CBD)	Bart DeWitt Park

District: CMD #3 - Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property is in between South Irving Street and North Chadbourne Street. South Irving is classified as a "Parkway" requiring 60 feet of right-of-way, 40 feet of paving width, and a two-lane pavement section. A parkway is a special designation utilized to classify roadways that serve public areas characterized by open space and waterfront features, often connecting the community's park and recreation resources. The primary purpose of these roadways is to provide access to the river and lake. North Chadbourne is classified as a "Major Arterial" and requires 100 feet of right-of-way, 60 feet of pavement width, and a 5 lane section that provides adequate space

for a dual left-turn lane at major intersections. Major Arterials form the primary framework of the roadway system, carry the longest trips and have the highest traffic volumes.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to four (4) Conditions of Approval.**

History and Background:

On March 13, 2015, an Application for a River Corridor Review was submitted to the Planning Division and on April 16, 2015, the applicant submitted an associated application for a Certificate of Appropriateness (CA15-02) to construct a new building in the Historic Overlay zoning district.

The Historic Preservation Design Guidelines state that any exterior alteration, demolition, or new construction, including new exterior paint colors, changing windows or doors, signs, light fixtures, landscaping, to buildings or structures designated as historic or designated as a landmark individually require a Certificate of Appropriateness. This site is within the River Corridor, the Central Business District, and the Downtown Development District.

The existing site is currently used as a public park that runs along the Concho River and is commonly known as, "The Bosque." The Bosque is an existing outdoor recreational area with games such as washers, ping pong, chess, bocci ball, paddle boats, a public men's and women's restroom facility, and winding walking paths lined by large mature trees along the Concho River.

The applicant is proposing to construct a new 400-square foot concession building with a new lit wall sign that will be attached to the front of the proposed concession building. In addition, the applicant proposes to re-construct a portion of the park to add an outdoor entertainment area where food trucks can drive in, park, and sell food and beverages to the general public. Also proposed is a new outdoor seating area with tables and a new 18-hole miniature golf course. The applicant is also proposing to enhance the existing landscaping throughout the Bosque site to include new trees, shrubs, grasses, boulders, decomposed granite, and mulch. Decorative items will also be added in the form of new benches, trash cans, lights, signs, and local artwork. Future plans are to remodel the existing paddle boats recreational area for a newer, larger site where the public may rent paddle boats by the hour.

The applicant has submitted a Site Plan of the proposed site, colored building elevations for the proposed concessions building, colored wall sign elevations, a preliminary site plan of the proposed miniature golf site, and a landscaping list of trees, shrubs, and grass that will be used to enhance the site. The applicant has also provided samples of the materials and colors that are proposed for the construction of the concession building and the lit wall sign.

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 a new 400 square foot concession building. Although this area is within the Historic Overlay, there are not any immediate buildings located in the park area. The proposed materials and colors for the building incorporate natural and environmental colors such as the proposed wood paneling on the front of the building and the green trim around the doors and canopy which appear to blend in with the natural park environment.

- 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.**

This site does not have any existing historical buildings or structures and the proposed concession building will be new and appears to have qualities and character that blend in with the park environment. The Bosque site will be enhanced with additional landscaping, plants, shrubs, and groundcover with the intent of improving yet preserving the natural quality and character of the park.

- 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 Bosque site sits within the Bart DeWitt Park without any historically designated structures. The existing site continues to be recognized as a recreational area intended for the community. The proposed concession building colors and materials appear to contribute to the visual continuity of the natural park area. However, brushed aluminum siding is proposed on the sides, the rear, and the roof of the concessions building which appears to be a conflict of Section Three of the Historic Preservation Guidelines which

state: "Aluminum and vinyl siding are examples of materials that are often discussed and are not allowed." However, given that there are no other buildings on the park site, the incorporation of some wooden façade features, and the relatively small size of the building at 400 square feet, the DHRC may make a finding that limited amounts of aluminum may be appropriate in this instance, and for this particular building only.

- 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.**

Although the concession building will be new, the colors proposed appear to compliment the natural park environment. The proposed recreational upgrades and additional landscaping appear to enhance and preserve the existing park area while maintaining the recognition and respect it was meant to have.

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

The applicant states the concession building should have more focus on it and therefore justifies an unusual shape with simple materials that will pick up light and color from the natural surroundings. Section Three of the Historic Preservation Guidelines states, "extremely bright, fluorescent or neon colors shall not be permitted as the primary color on the facades of building." Although the concession building complies with this requirement, the proposed lit wall sign is made of neon green channel lettering used to visually attract patrons from a distance. It appears since the neon green is a very small percentage of the overall proposal, it would not be considered a primary color on the façade of the building or site.

- 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.**

There are no architectural features of historical significance for this site. The applicant proposes to re-construct a portion of the park to add an outdoor entertainment area where food trucks can drive in, park, and sell food and beverages to the general public. Also proposed, is a new outdoor seating area with tables, and a new 18-hole miniature golf course. The applicant is also proposing to enhance the existing landscaping throughout the Bosque site that will include new trees, shrubs, grasses, boulders, decomposed granite, and mulch. Decorative items will also be added such as new benches, trash cans, lights, signs, and local artwork. The proposed renovations do appear to repair or replace previous and existing features that have deteriorated over

time with newer features that are consistent with those being replaced.

- 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 concession building and enhanced park area in the same careful manner as any existing City park.

- 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 historical and/or archeological resources of significance in the existing park 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 concession building will be one-story, made of brushed aluminum on three sides, wood paneling on the fourth (front) facade, with an elongated canopy also made of brushed aluminum, providing shade for patrons as they sit on tables and chairs underneath. In addition, the support structures and edging of the concession building will be painted a dark pale shade of green. The concession building's size is small when compared to the overall site and appears to blend with the existing recreational areas, and as indicated, the proposed colors and materials appear to compliment the natural park environment.

- 10. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**

If the proposed concession building were ever to be removed, the essential form and integrity of the existing park would not be impaired and the park will continue to be owned and maintained by the City. Therefore, it does not appear that the future overall form and integrity of the park will be impaired.

Action Requested:

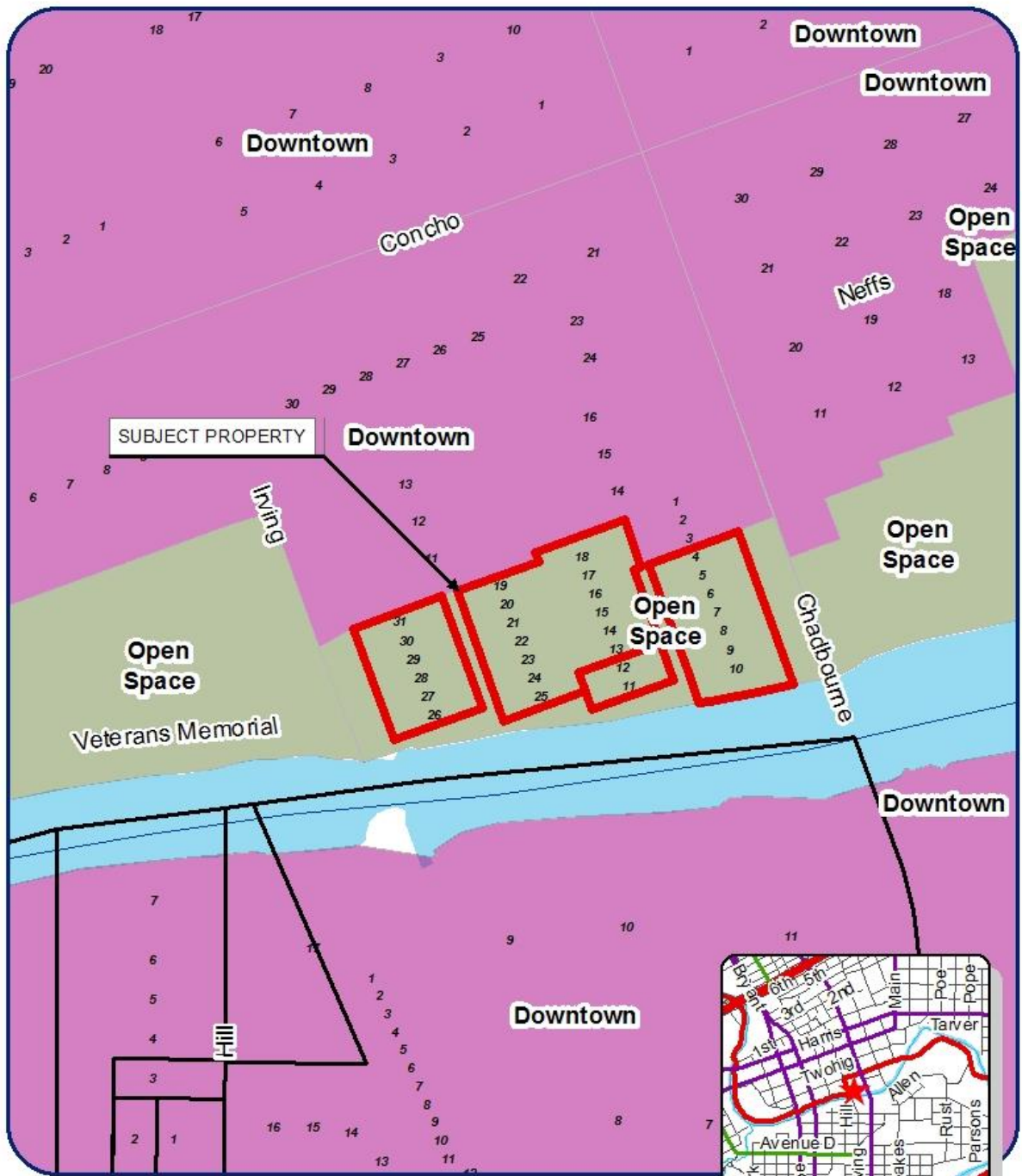
The action requested is for the Planning Commission to **APPROVE** Case CA15-02, for a Certificate of Appropriateness.

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:

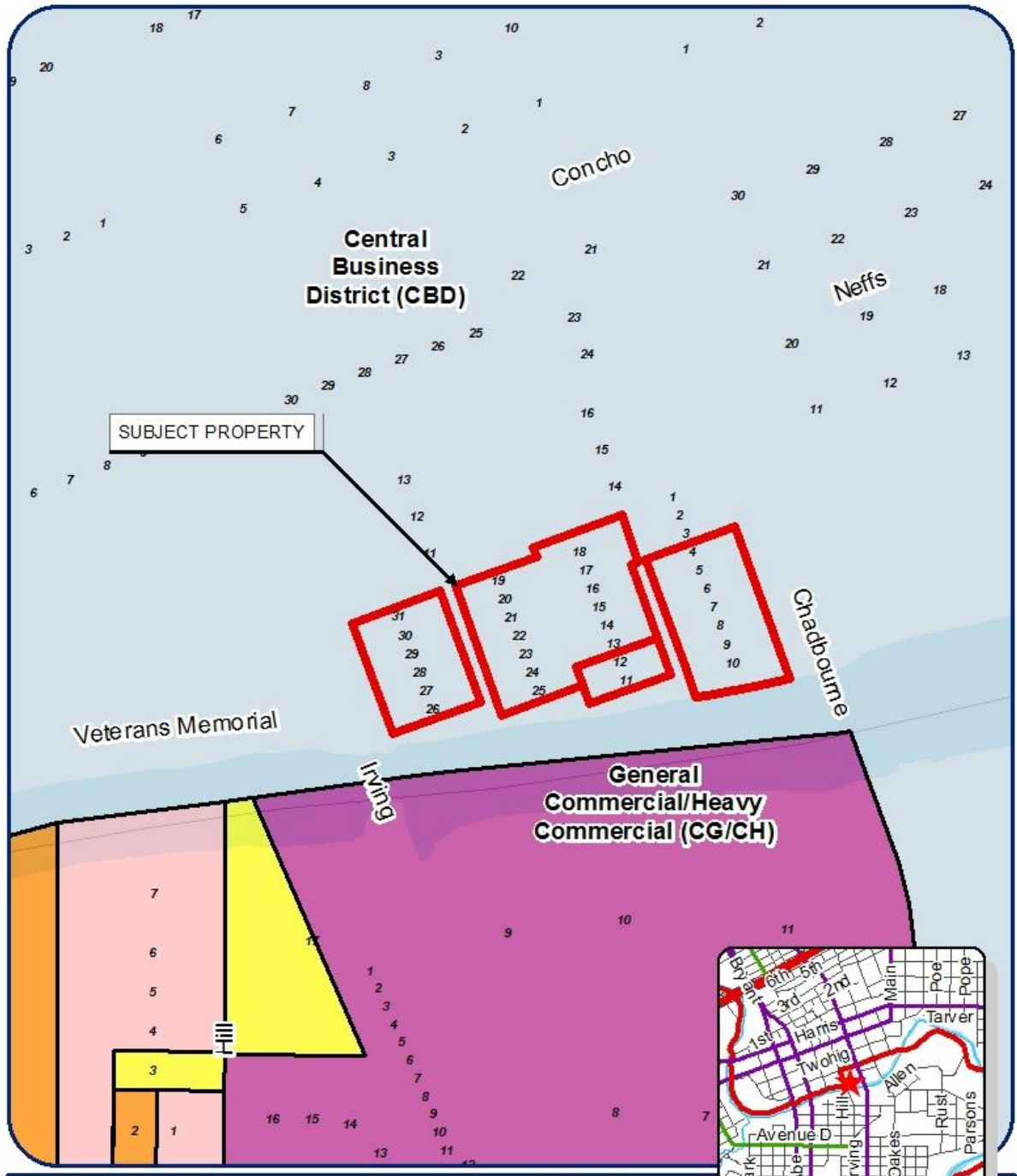
- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Site and Surrounding Area Buildings
- Site Plan
- Elevations
- Color Renderings
- Materials



DHRC RCC
RCC15-08 The Bosque
 Council District: #3 Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 160 ft
 Subject Property Legal Description(s): Bart DeWitt Park

Legend
 Subject Properties:
 Current Zoning: **CBD**
 Requested Zoning Change: **N/A**
 Vision: **OPEN SPACE**

N



DHRC RCC
RCC15-08 The Bosque

Council District: #3 Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 160 ft
 Subject Property Legal Description(s): Bart DeWitt Park

Legend

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



PHOTOS OF SITE AND SURROUNDING AREA

Site Images



Bosque entrance with mosaic art car



Pre-cast concrete restroom

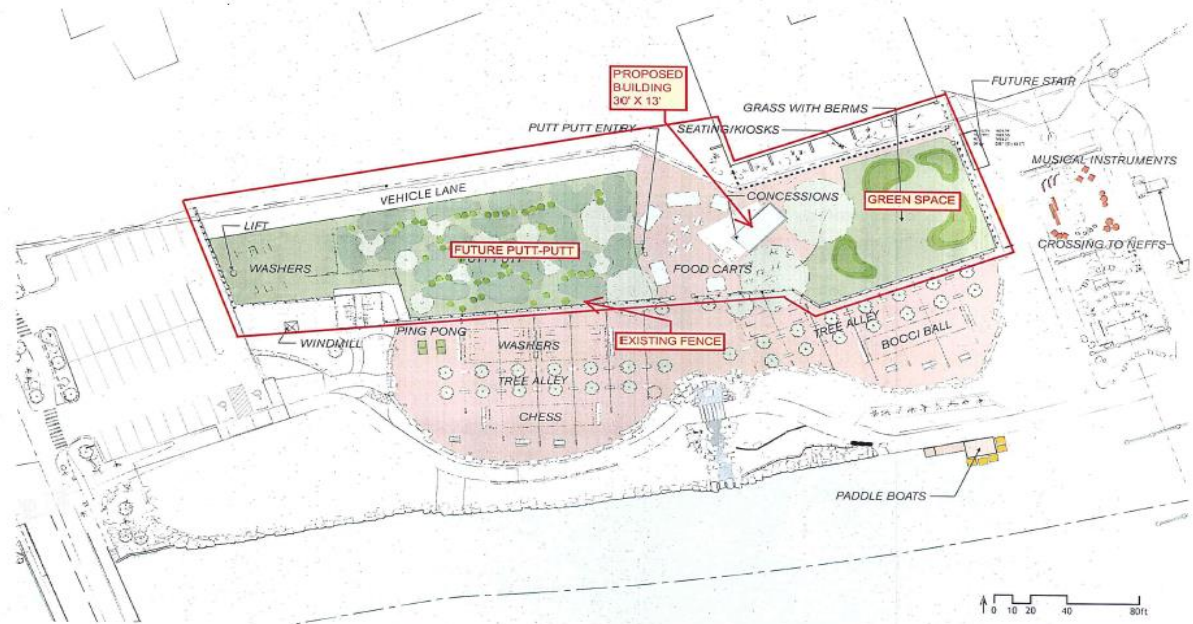


Adjacent Building to the north



Site view looking west

SITE PLAN



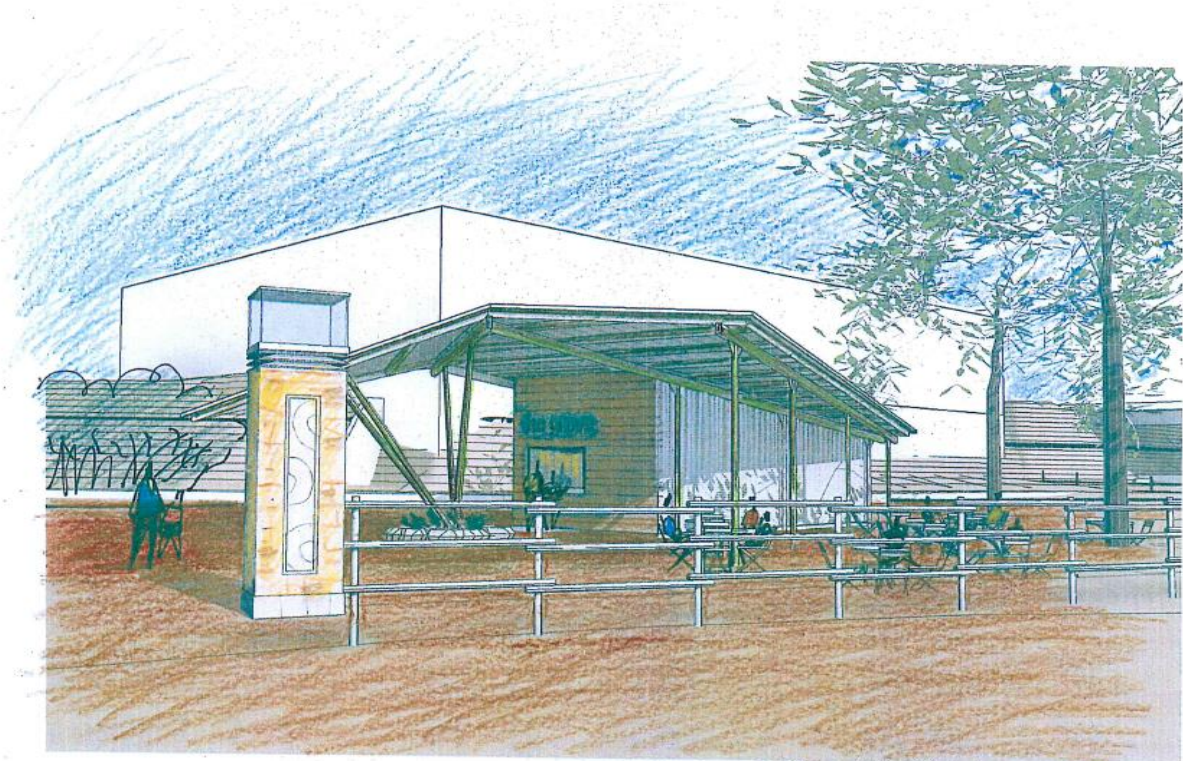
CONCESSION BUILDING AND FOOD TRUCKS - SCHEMATIC DESIGN OPTION A - GRASS WITH BERMS
 DECEMBER 10 2013
 Copyright © Kinney Franke Architects AIA, Inc. 2013

kinney franke
 ARCHITECTS AIA

MINIATURE GOLF SITE PLAN



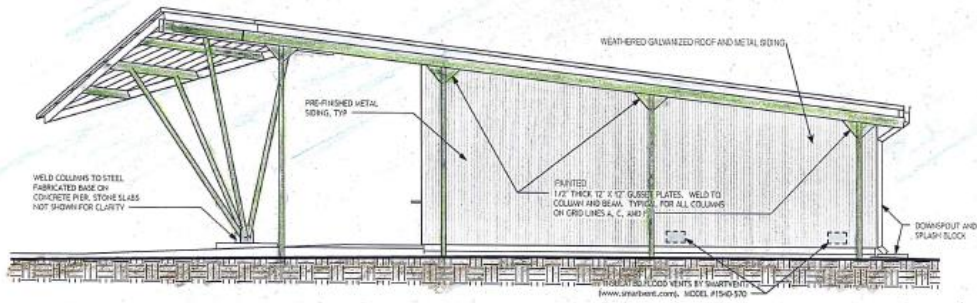
BUILDING ELEVATIONS



COSA CONCESSIONS BUILDING



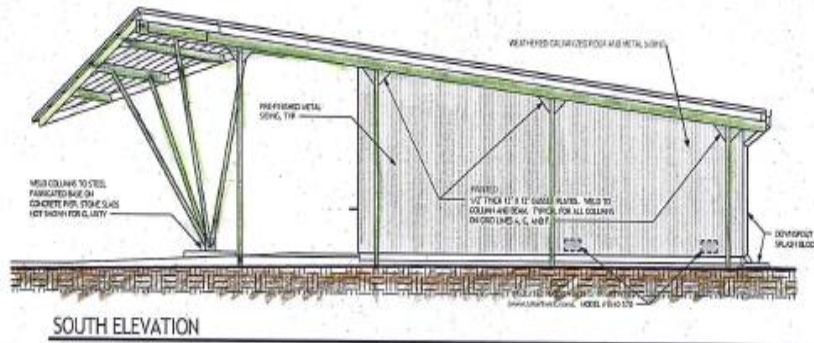
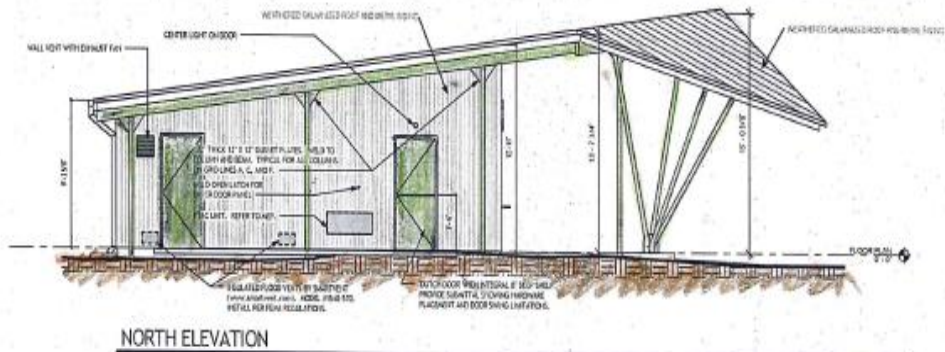
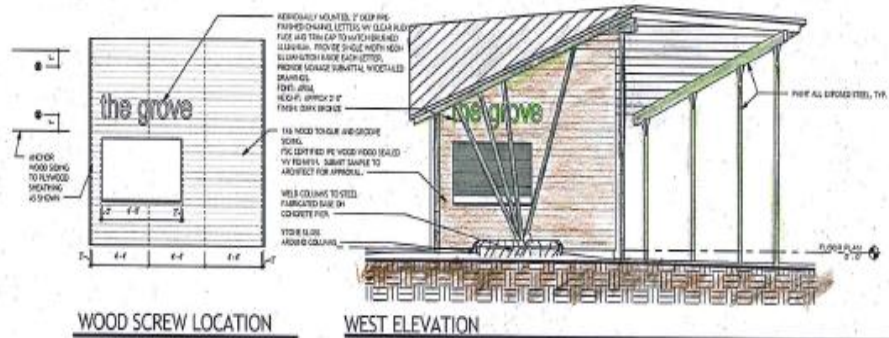
NORTH ELEVATION



SOUTH ELEVATION

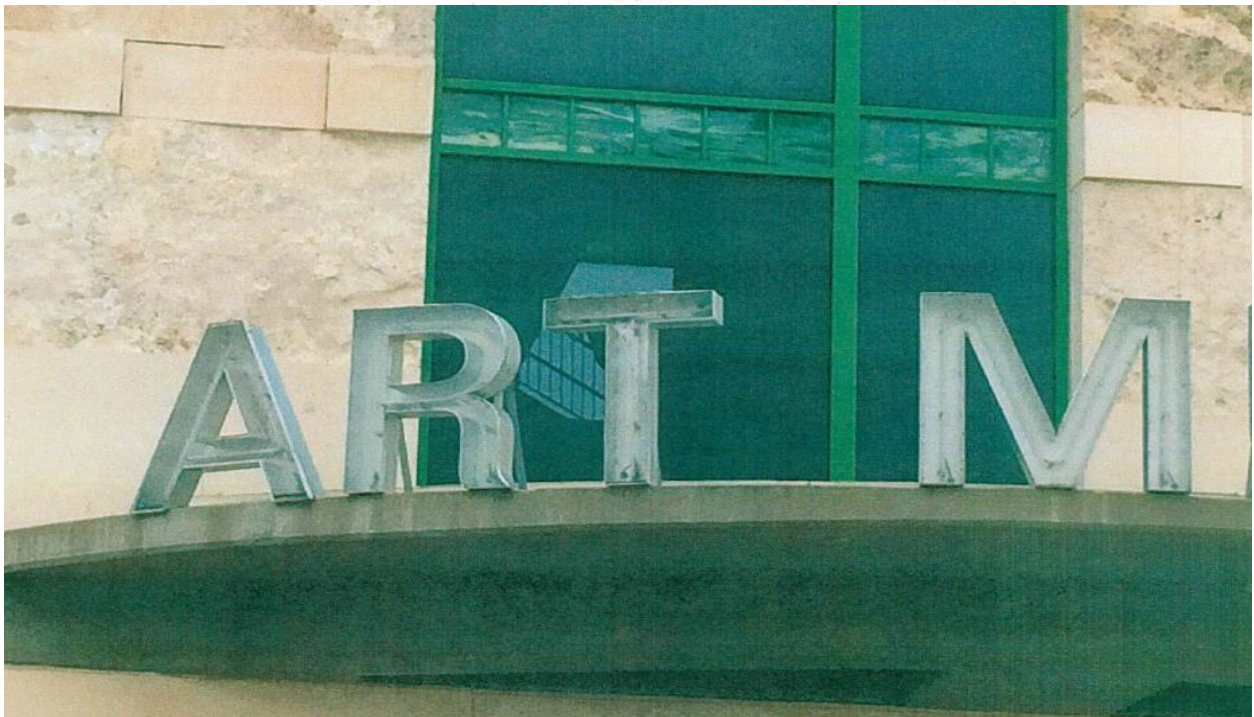
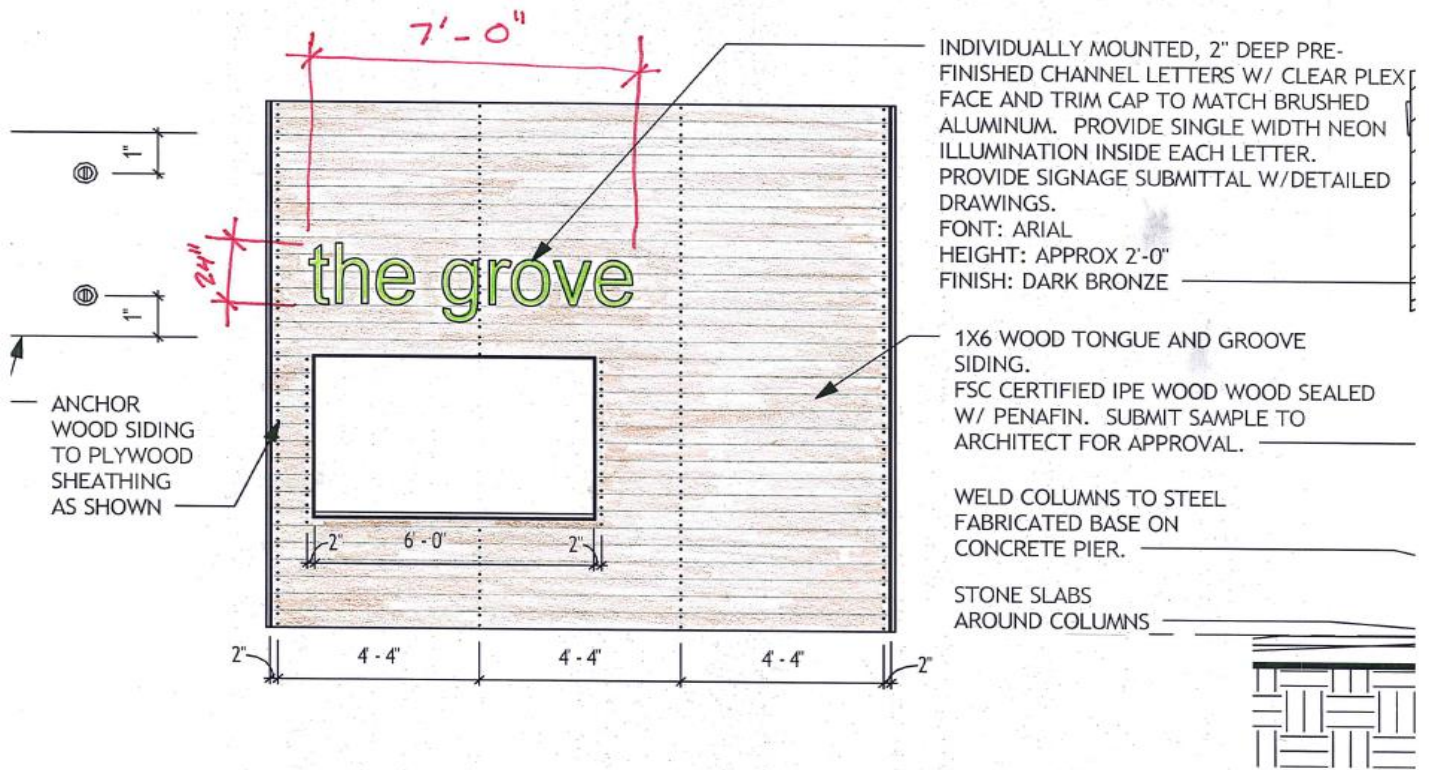
COSA Concessions Building Elevations

BUILDING ELEVATIONS

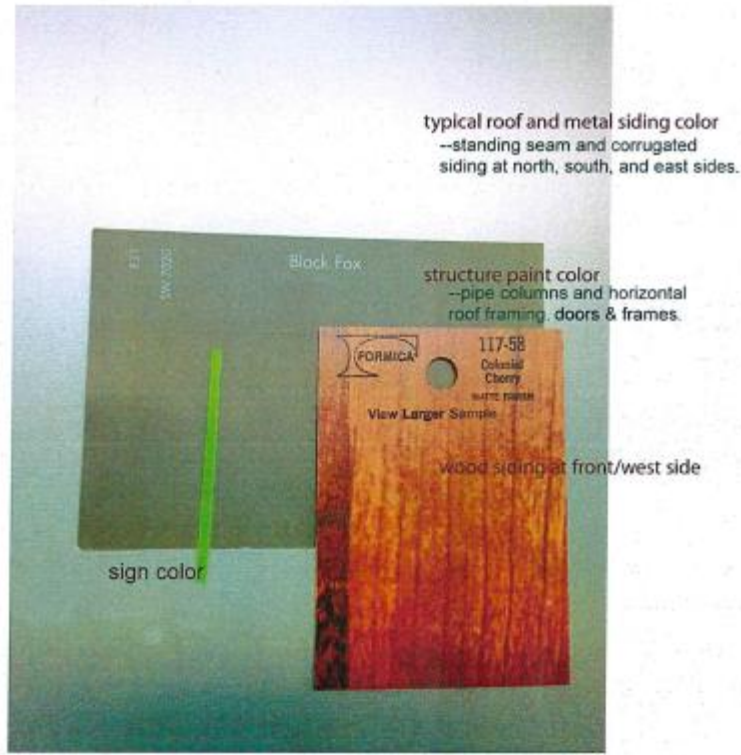


COSA Concessions Building Elevations

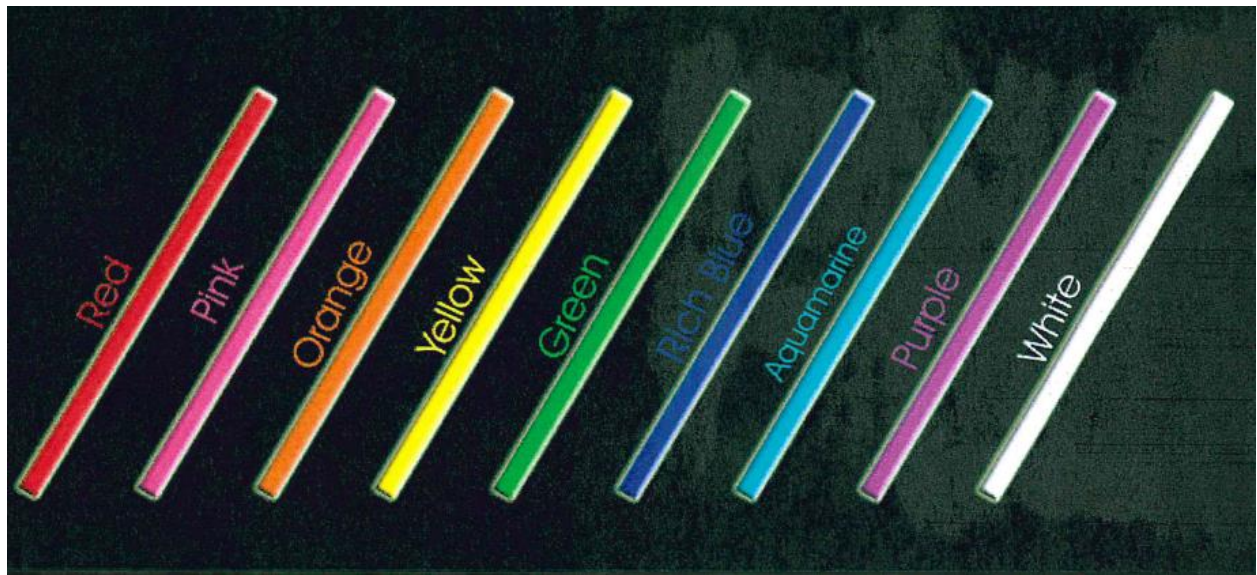
SIGN DETAILS



MATERIALS AND COLORS



COSA Concessions Building
Finish Selections



STAFF REPORT



Meeting: May 21, 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: Edward Vigil
Senior Planner

Case: RCC15-08

Request: A request for approval, as required per Section 12.703(b)(1) of the River Corridor Development Ordinance, of a 400-square foot concession building, food trucks, outdoor seating with tables, a new 18-hole miniature golf course, and an attached, lit, wall sign, to the existing City of San Angelo public park recreational area, "The Bosque"

Location: 330 South Irving Street: generally located between South Irving Street and North Chadbourne Street, adjacent to the Concho River.

Legal Description: Lots 4 thru 31, Block B, in the O. B. Sampson Subdivision

Size: 2.433 acres

General Information

Future Land Use: Open Space
Zoning: Central Business District (CBD)
Existing Land Use: City of San Angelo Recreational Facility

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	AT&T Communications & City of San Angelo Housing Authority
West:	Central Business District (CBD)	S. Irving Street & Bart DeWitt Park
South:	General Commercial/Heavy Commercial (CGCH)	North Concho River & KIDY Fox 10 News Station
East:	Central Business District (CBD)	Bart DeWitt Park

District: CMD #3 Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property is in between South Irving Street and North Chadbourne Street. South Irving is classified as a "Parkway" requiring 60 feet of right-of-way, 40 feet of paving width, and a two-lane pavement section. A parkway is a special designation utilized to classify roadways that serve public areas characterized by open space and waterfront features, often connecting the community's park and recreation resources. The primary purpose of these roadways is to provide access to the river and lake. North Chadbourne is classified as a "Major Arterial" and requires 100 feet of right-of-way, 60 feet of pavement width, and a 5 lane section that provides adequate space

for a dual left-turn lane at major intersections. Major Arterials form the primary framework of the roadway system, carry the longest trips and have the highest traffic volumes.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to four (4) Conditions of Approval.**

History and Background:

On March 13, 2015, an application for a River Corridor Review was submitted to the Planning Division and on April 16, 2015, the applicant submitted an associated application for a Certificate of Appropriateness (CA15-02) to construct a new building in the Historic Overlay. This site sits within the River Corridor, the Central Business District, and the Downtown Development District.

The existing site is currently used as a public park that runs along the Concho River and is commonly known as, "The Bosque." The Bosque is an existing outdoor recreational area with games such as washers, ping pong, chess, bocci ball, paddle boats, a public men's and women's restroom facility, and winding walking paths lined by large mature trees along the Concho River.

The applicant is proposing to construct a new 400-square foot concession building with a new lit wall sign that will be attached to the front of the proposed concession building. In addition, the applicant proposes to re-construct a portion of the park to add an outdoor entertainment area where food trucks can drive in, park, and sell food and beverages to the general public. Also proposed is a new outdoor seating area with tables and a new 18-hole miniature golf course. The applicant is also proposing to enhance the existing landscaping throughout the Bosque site to include new trees, shrubs, grasses, boulders, decomposed granite, and mulch. Decorative items will also be added in the form of new benches, trash cans, lights, signs, and local artwork. Future plans are to remodel the existing paddle boats recreational area for a newer, larger site where the public may rent paddle boats by the hour.

The applicant has submitted a Site Plan of the proposed site, colored building elevations for the proposed concessions building, colored wall sign elevations, a preliminary site plan of the proposed miniature golf site, and a landscaping list of trees, shrubs, and grass that will be used to enhance the site. The applicant has also provided samples of the materials and colors that are proposed for the construction of the concession building and the lit wall sign.

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 states, “The community as a whole needs to undertake a collective effort to ensure that the Concho River Corridor is developed, used, and protected to maximize the river’s unique features and function as a scenic, recreational, and commercial asset.” The proposed application appears to be consistent with this statement by improving and enhancing the existing appearance of the Bosque so the community may experience and enjoy the recreational opportunities along the Concho River. It also states that linkages between the river and nearby activities should be reinforced. The walking paths along the Concho River are winding and lined by mature tall trees that route pedestrians to differing recreational areas along the Concho River such as the Bosque site. Access to the river should be easy and attractive for people to reach the river. In addition, ongoing developments by public or private sectors should respect and enhance the natural environment of the Concho River. The applicant appears to be enhancing the existing Bosque recreational area by making improvements to the site with a new concession building, a new outdoor seating area with tables, adding a new 18-hole miniature golf course, and new benches. In addition, the applicant will be enhancing the site with additional trees, shrubs, grass, decomposed granite, and large boulders throughout the recreational and pedestrian areas of the existing Bosque site.

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.”

The only sign being introduced with this application is a green neon lit wall sign on the front façade of the proposed concession building. The sign will be made of individually mounted 2-inch deep pre-finished Channel Letters with clear Plex face and trim to match the aluminum. The sign will provide single width green neon illumination inside each letter. The sign dimension is 2 feet tall by 7 feet in length, for a total sign area of 14 square feet. The City’s Sign Ordinance states, “on-site signs shall be allowed on any building, wall, or canopy within any commercial or industrial zoning districts and shall not exceed 25% of the area of the wall on which the sign is attached or fronts.” The front façade of the

concession building is approximately 13 feet wide by 12 feet tall, for a total of 156 square feet of area. 25% of the front façade area would equal 39 square feet of sign area allowed. The applicant is only proposing 14 square feet of sign area. Although the wall sign will be comprised of green neon channel letters, the wall sign is not adjacent to any residential zoning districts or uses and its only purpose is to attract and notify pedestrians and park users of the services being offered at the Bosque site.

Staff conducted an assessment of the site and surrounding area on Friday, March 6, 2015. Careful attention was given to the consistency with the above guidelines to ensure that the proposed concessions building, sign, and other related improvements to the Bosque site will be consistent with these requirements. Staff believes the new addition and park improvements meet all the guidelines mentioned above.

The proposed concession building will be 13 feet by 30 feet in diameter for a total of approximately 390 square feet. The front façade (west elevation) of this building will have 1 foot by 6 inch “Colonial Cherry” brown, wood tongue and groove siding, sealed with Penafin. The other three sides of the building will be finished in typical brushed silver aluminum siding (north, south and east elevations). The concessions building will have a “large dog-eared” silver aluminum roof that will provide shade by extending over north, south, and east sides, including the proposed tables and seating areas, while adding to the unique, artistic flair of the area. Aluminum pipe columns and horizontal roof framing including doors and frames provide structural support to the concessions building and will be painted “Black Fox” which resembles an olive green color. It appears the colors and materials proposed for the concession building blend in with the colors of the parks’ natural environment of plants, shrubs, grasses, and trees while adding some modern elements such as the aluminum siding and neon-green wall sign.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC15-08, **subject to the following four (4) Conditions of Approval:**

1. The site plan and layout of the Bosque recreational area shall be developed as shown on the Site Plan, Miniature Golf Site Plan, and Landscaping Plan.
2. Building details and elevations shall be constructed according to the attached building elevations, colors, and materials.

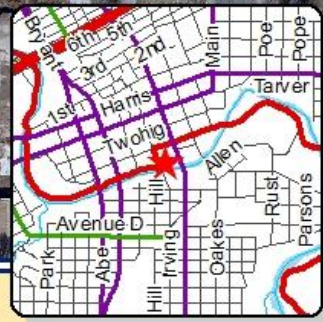
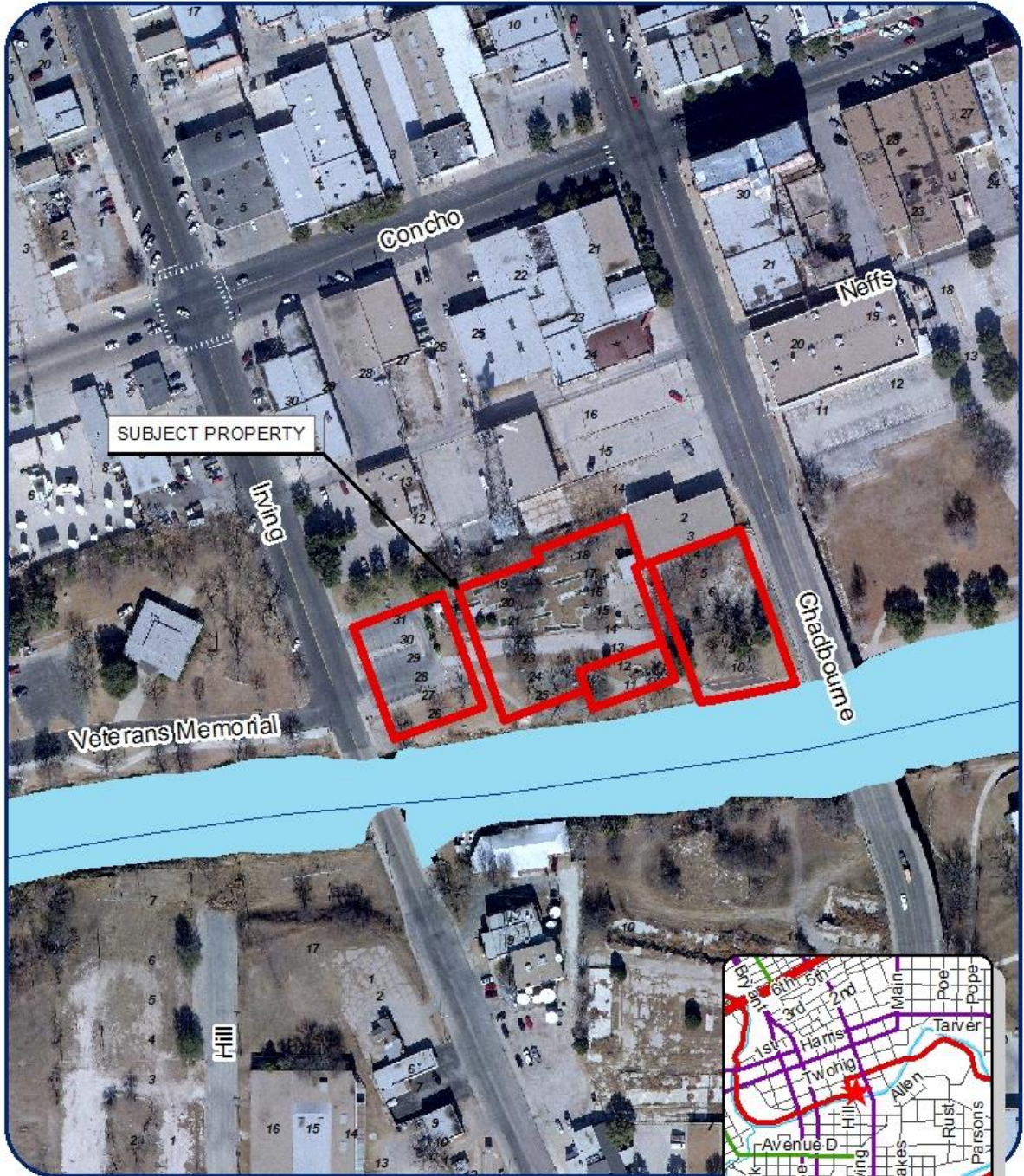
3. At the time of permit review, additional landscaping shall be shown which would serve to enhance the existing Bosque recreational area, subject to review and approval by the Planning Director or his/her designee.
4. Lighting for the proposed sign shall be constructed according to the attached sign elevations, color, and materials and shall not spill over onto adjacent properties.

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



DHRC RCC

RCC15-08 The Bosque

Council District: #3 Johnny Silvas

Neighborhood: Downtown

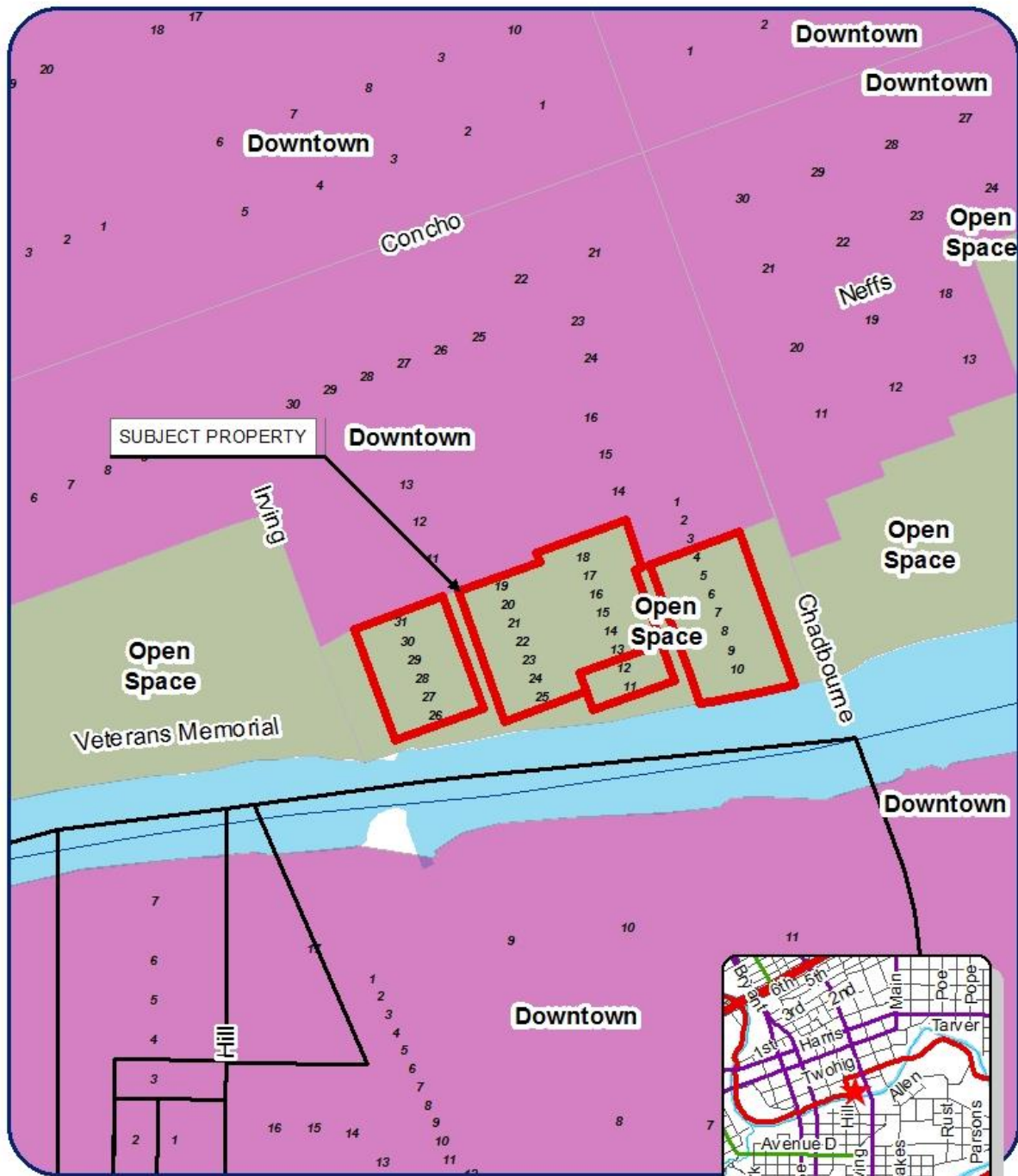
Scale: 1" approx. = 160 ft

Subject Property Legal Description(s): Bart DeWitt Park

Legend



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

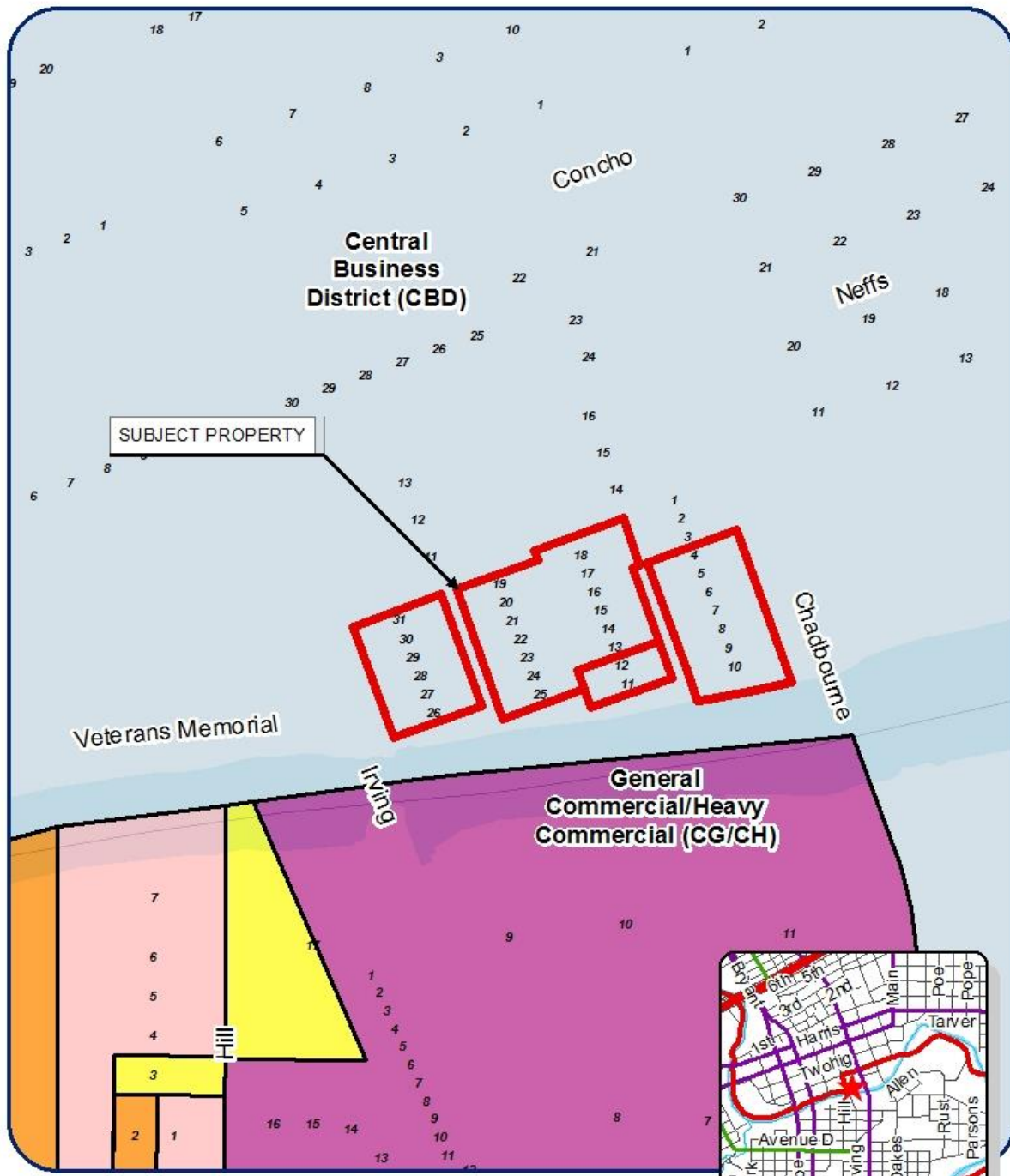




DHRC RCC
RCC15-08 The Bosque
 Council District: #3 Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 160 ft
 Subject Property Legal Description(s): Bart DeWitt Park



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

N





DHRC RCC
RCC15-08 The Bosque
 Council District: #3 Johnny Silvas
 Neighborhood: Downtown
 Scale: 1" approx. = 160 ft
 Subject Property Legal Description(s): Bart DeWitt Park

Legend
 Subject Properties:
 Current Zoning: CBD
 Requested Zoning Change: N/A
 Vision: OPEN SPACE

N



PHOTOS OF SITE AND SURROUNDING AREA

Site Images



Bosque entrance with mosaic art car



Pre-cast concrete restroom



Adjacent Building to the north



Site view looking west

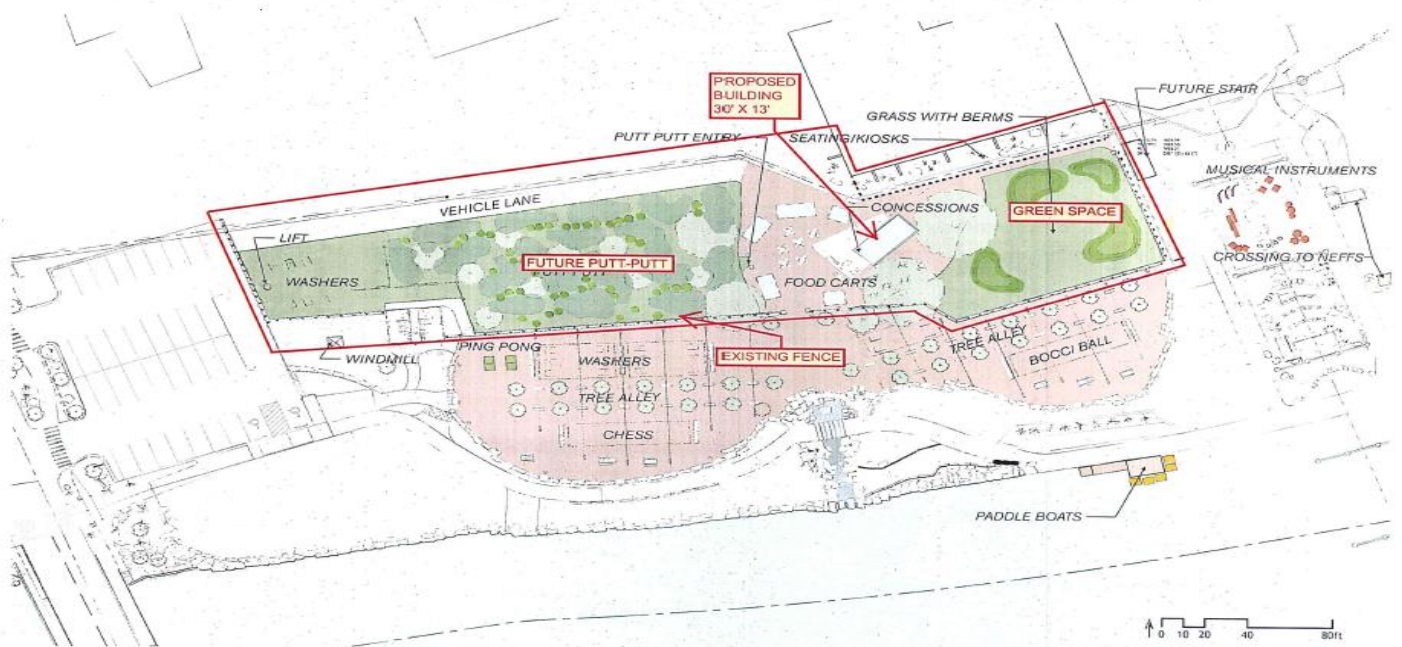
SITE PHOTOS



SITE PHOTOS



SITE PLAN



CONCESSION BUILDING AND FOOD TRUCKS - SCHEMATIC DESIGN OPTION A - GRASS WITH BERMS
 DECEMBER 10 2013
 Copyright © Kinney Franke Architects AIA, Inc. 2013

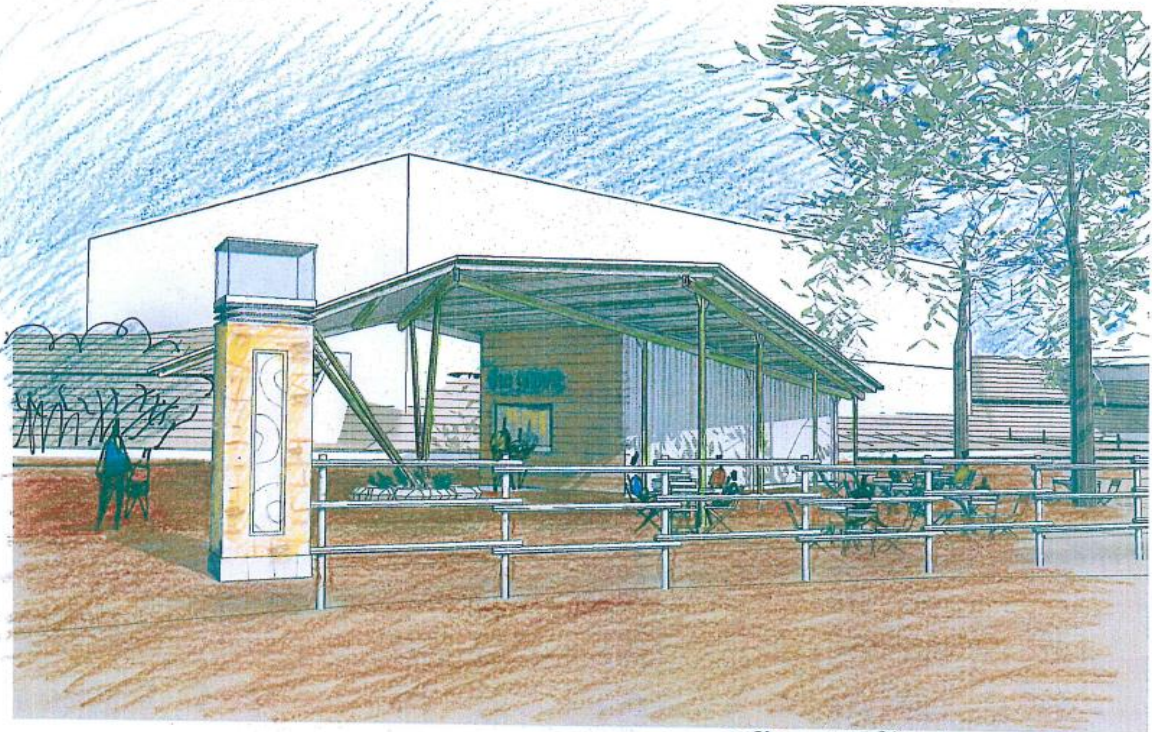
kinney franke
 ARCHITECTS AIA

MINIATURE GOLF SITE PLAN

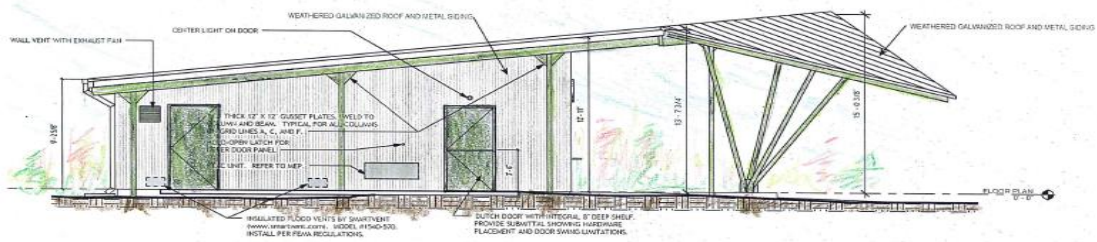


	PROJECT: San Angelo Miniature Golf San Angelo, TX
	DRAWN BY: J. Oshkosh DATE: 07/15/15 CHECKED BY: G. Lutz JOB #: 15-29-2
REVISIONS: 1/17/15 ADD VEHICLE GATEWAY	COLOR: BENDING SHEET: 7 OF 7
GRAPHICS LEGEND: R: Rough P: Planter ST: Sand Trap M: Mound T: Tree S: Shrub E: Elevation Change I: Intersection	DATE PRINTED: 11/21/15

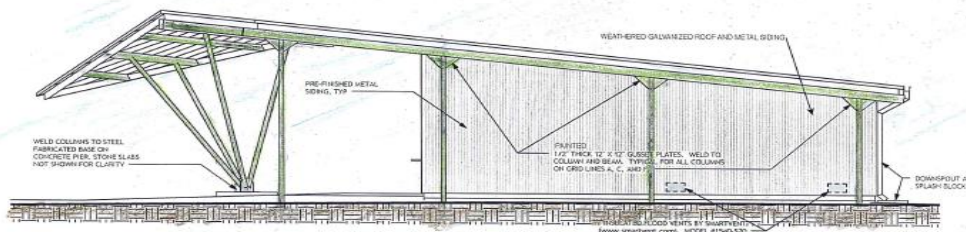
BUILDING ELEVATIONS



COSA CONCESSIONS BUILDING



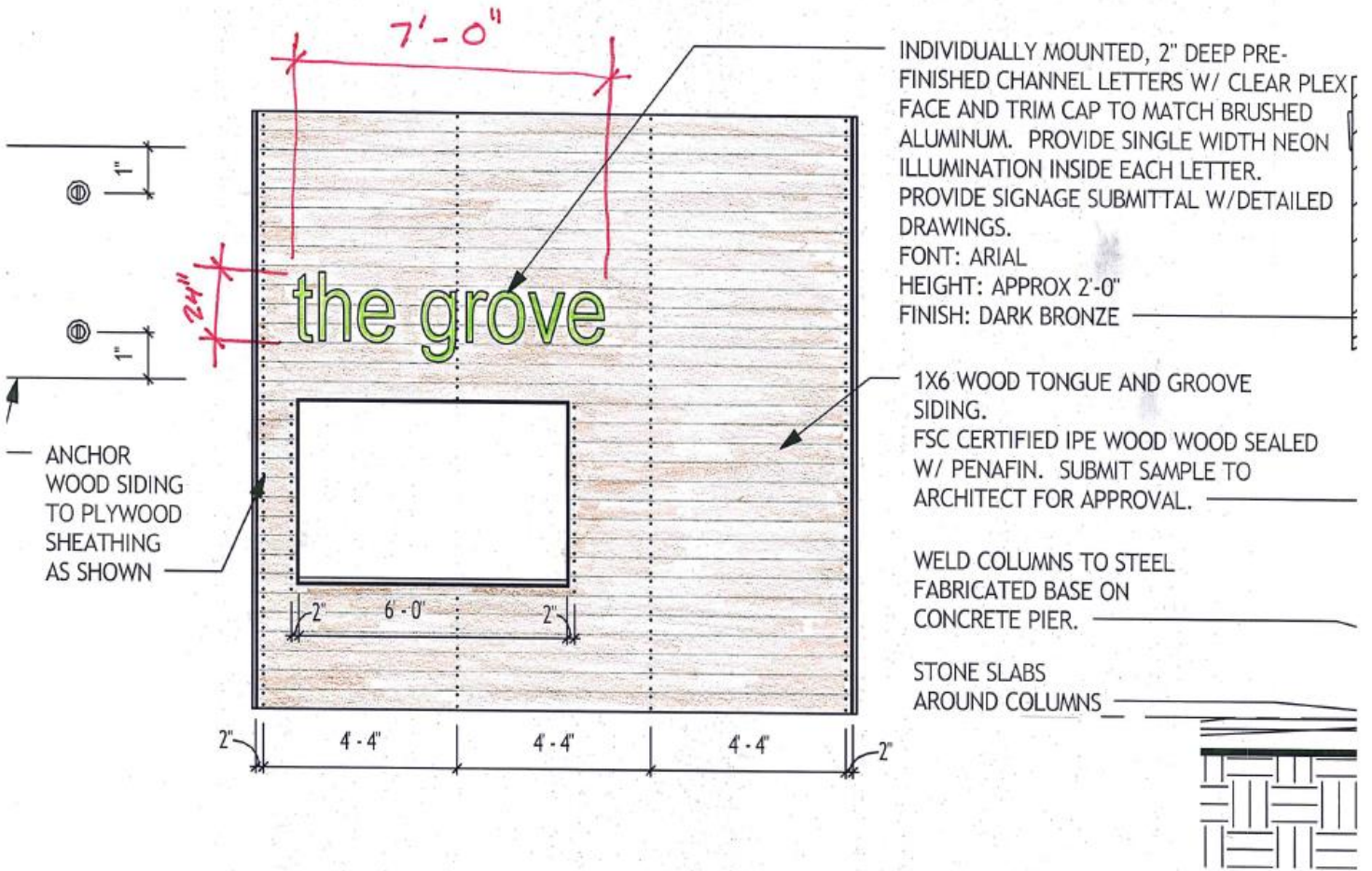
NORTH ELEVATION



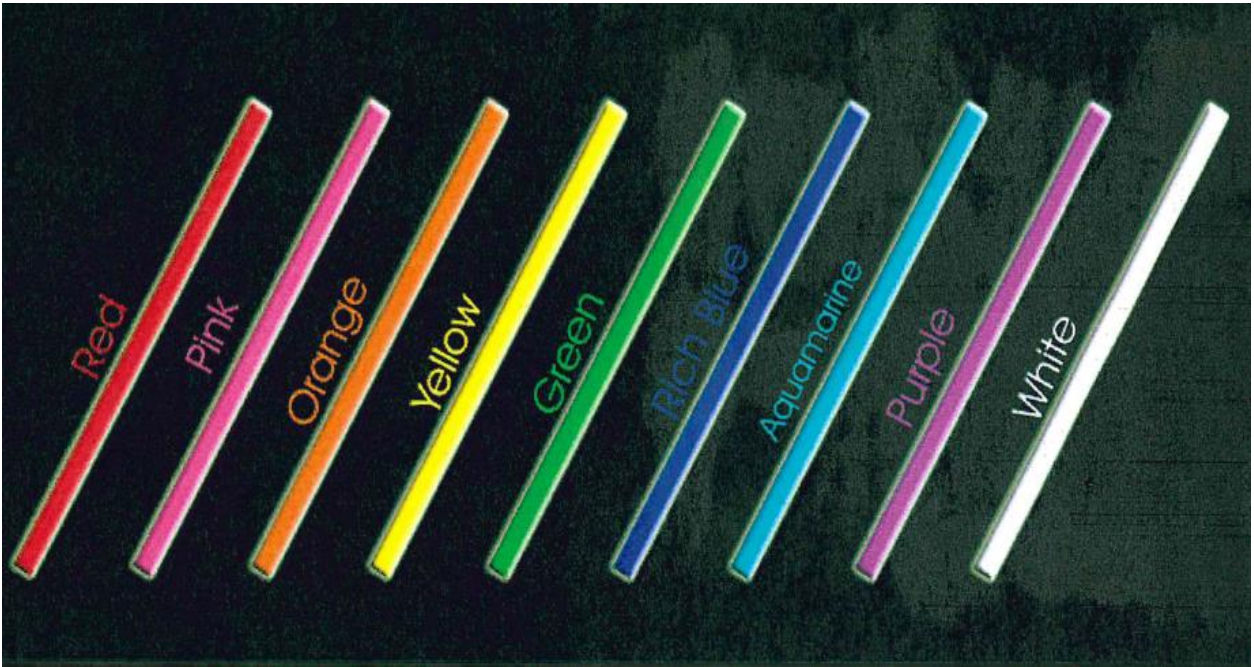
SOUTH ELEVATION

COSA Concessions Building Elevations

SIGN DETAILS



MATERIALS & COLORS



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 SanAngelo,Texas

Size: 0.172acres

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:**

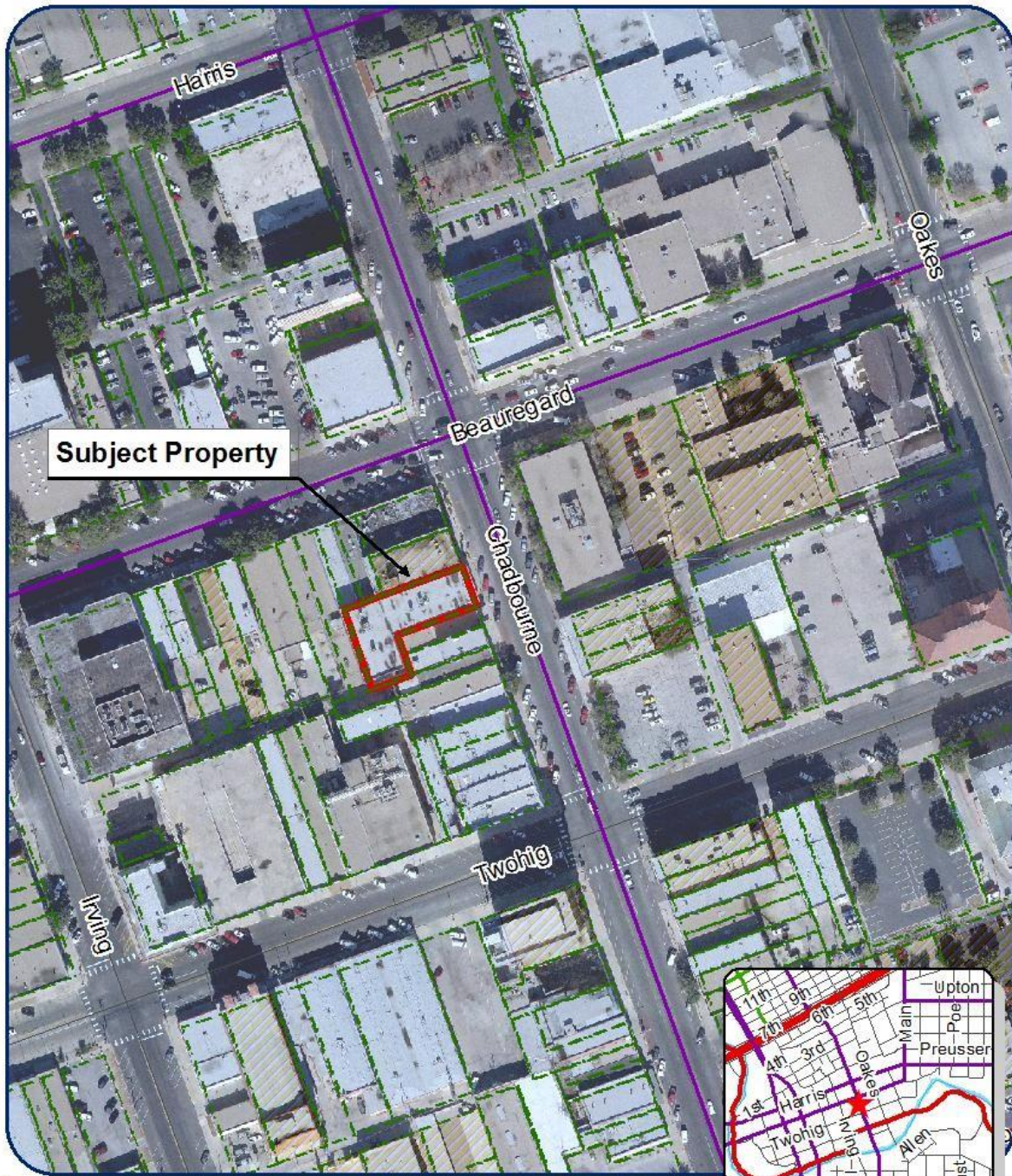
- 1. Lettering of the existing sign may be removed, but an application for a permit allowing for permanent signage shall be made to the Building Permit Division within 90 days of this River Corridor Approval.**
- 2. Final design of the building and signage shall be subject to review and approval by the 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

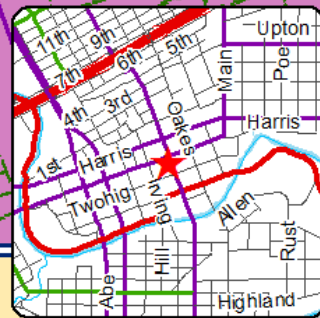
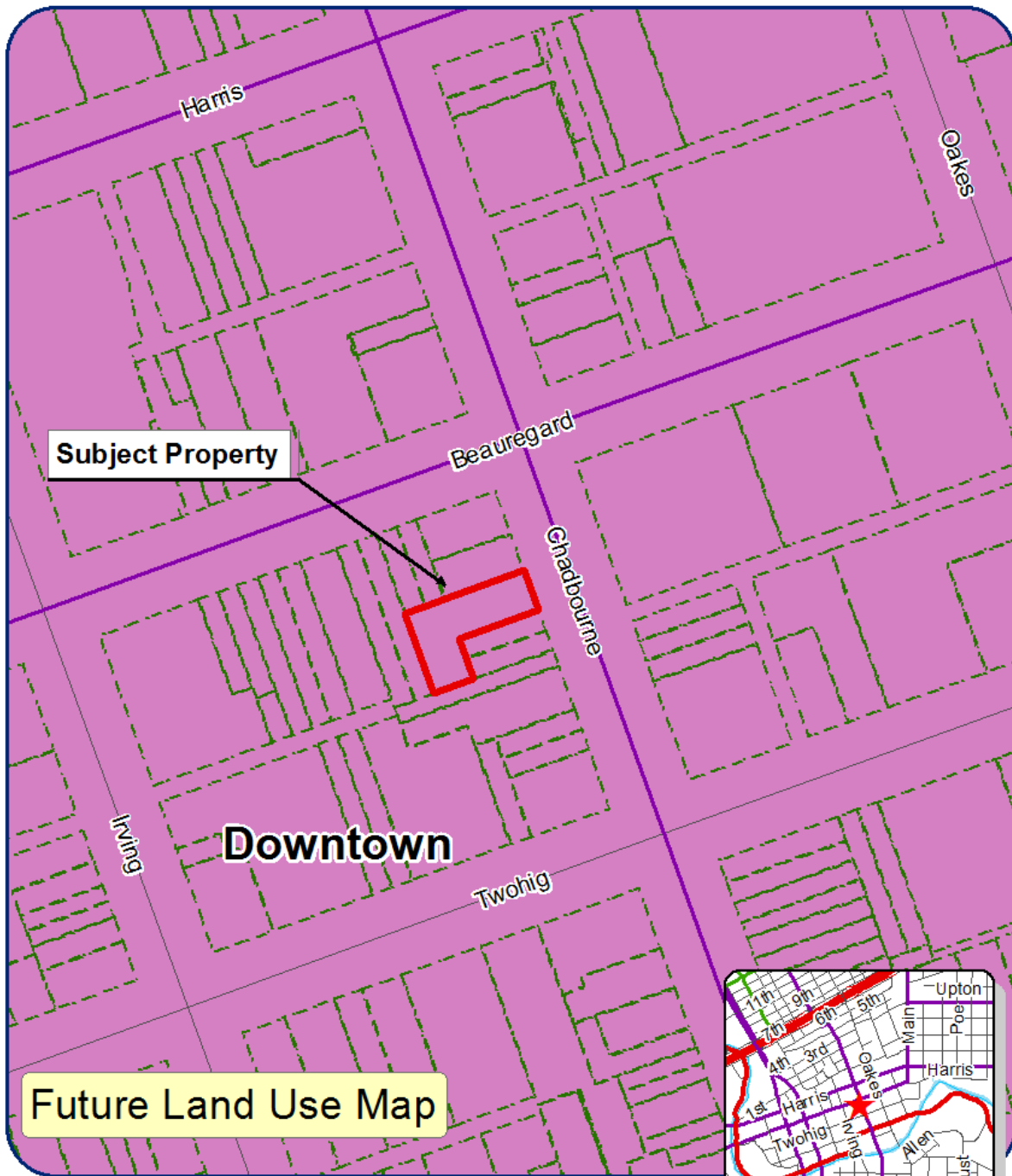
Scale: 1" approx. = 150 ft

Subject Property: 109 S. Chadbourne

Legend

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





River Corridor Case File

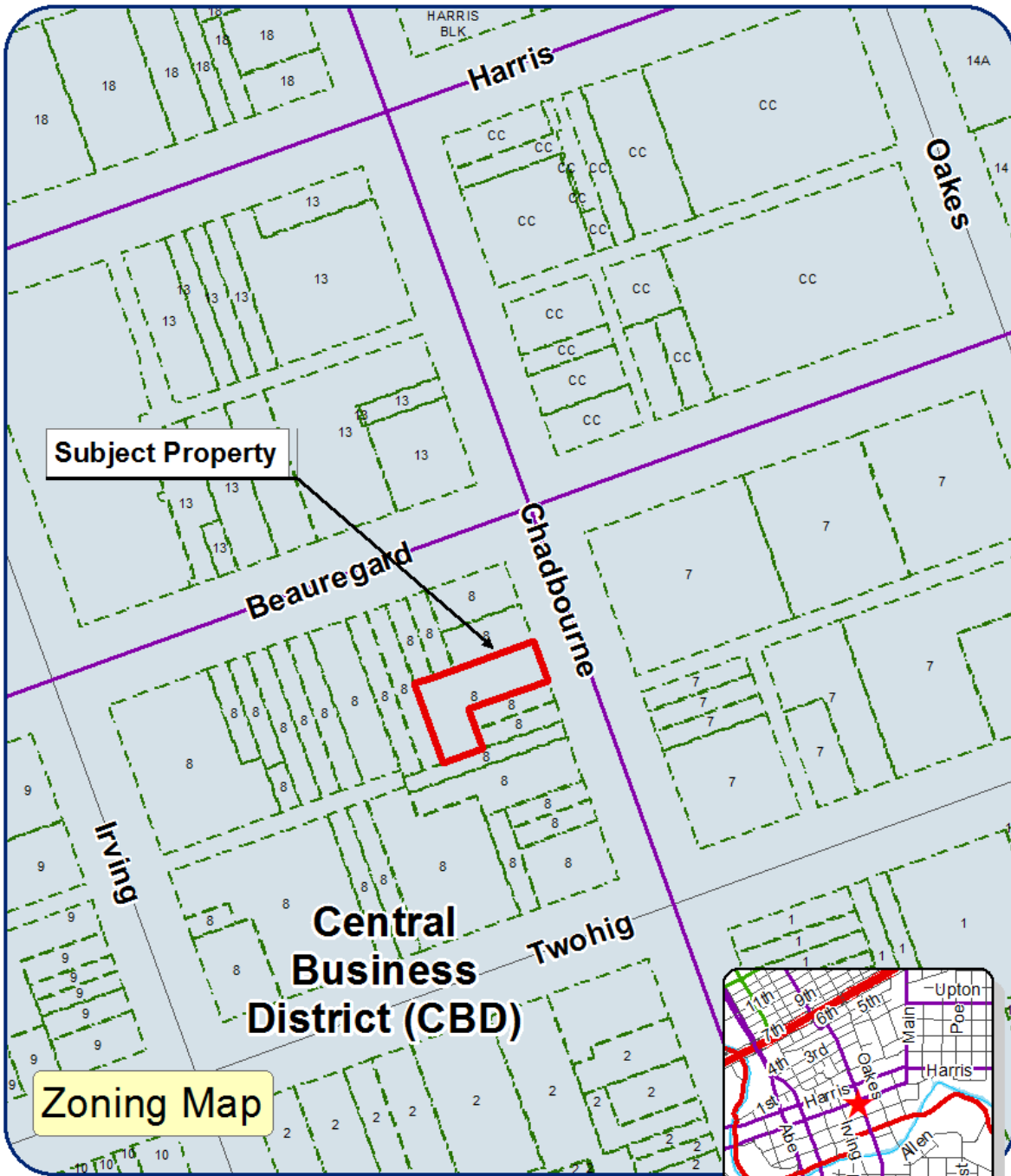
RCC15-07

Council District: Johnny Silvas
 Neighborhood: Downtown
 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

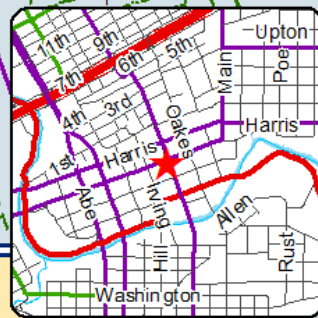
Neighborhood: Downtown

Scale: 1" approx. = 150 ft

Subject Property: 109 S. Chadbourne

Legend

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



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

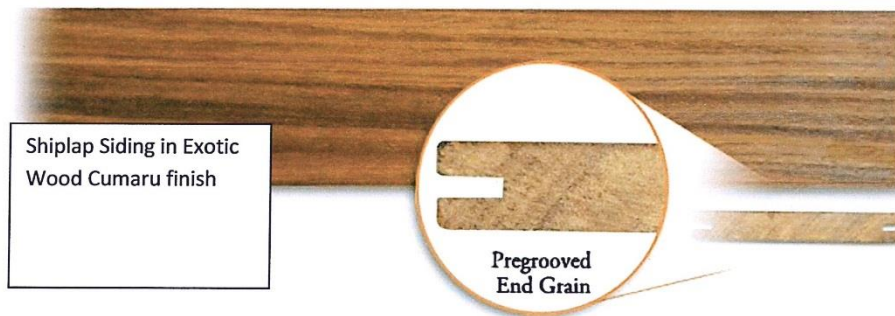
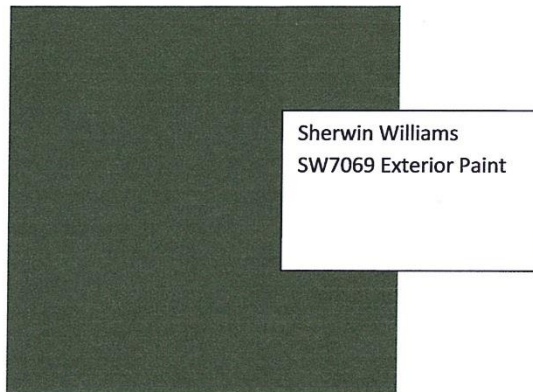


Building rendering – After proposed painting



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