

# STAFF REPORT



**Meeting:** September 3, 2015

**To:** Design and Historic Review Commission

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

**Case:** RCC15-24

**Request:** A request for approval of a remodeling to the exterior of an existing building in the River Corridor, as required by Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the construction of a black steel canopy with a second floor balcony

**Location** 29-31 East Concho Avenue; located approximately 140 feet southwest of the intersection of South Oakes Street and East Concho Avenue

**Legal**

**Description:** Occupying the west 49.2 feet of the east 80.5 feet of Lots 24 and 27 of the San Angelo Addition.

**Size:** 0.230 acres

## General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Retail

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Restaurants, retail
West:	Central Business District (CBD)	Retail
South:	Central Business District (CBD)	Retail, park
East:	Central Business District (CBD)	Eggemeyer's General Store, retail, park

District: SMD #3 – Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan, East Concho Avenue is designated as Parkway. Parkways are usually located in the proximity of a park or a ribbon of park-like developments.

**Recommendation:**

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

**History and Background:**

On July 9, 2015, the applicant submitted an application for River Corridor Review for the construction of a black steel canopy with a second floor balcony, railings, and

posts and a metal roof canopy along the front façade of an existing building for a clothing store in the Downtown neighborhood. The purpose of the proposed canopy and balcony is to enhance the appearance of the existing building and to provide weather protection to the doors and windows on the front of the building. A door will be installed on the upper floor of the building for access to the balcony. The balcony will be for personal use only. Included in the submission were photographs, renderings, and samples of the materials reflecting the proposed façade improvements. On July 14, 2015, the subject property received River Corridor Administrative Approval for two (2) unlit, attached wall signs: (1) 30-square feet, and (2) 4 square feet.

The canopy is 47 feet, 2-inches long by 14 feet, 4 inches wide, with a vertical clearance on the first floor of 13-feet, 4inches from the sidewalk, at grade, to the horizontal frame and a vertical clearance on the second floor of 8 feet, 8 inches from the finished floor on the second floor to the horizontal frame. Since, the canopy encroaches 14'-4" into the 16'-4" wide sidewalk, will require an Encroachment Approval from the City Council. Recessed light fixtures will be installed on the ceilings of the canopies above the 1<sup>st</sup> and 2<sup>nd</sup> floors.

The proposed canopy and balcony are proposed to be built with slender steel columns painted black. The steel columns on the ground floor have a 5" x 5" section and are 13'-3" tall, the steel columns on the balcony have a 4" x 4" section and are 8'-3" tall, each column will have a 6" by 6" sleeve at the bottom, a 6" x 6" sleeve welded to the column below the two brackets that are welded at 60 degrees, and another 6" x 6" sleeve at the top of each column. The beam supporting the balcony is 12" thick and the columns supporting the canopy above the balcony have a similar design as the columns that support the balcony. Six steel columns that are 9'-4" apart will support the balcony and the canopy above the proposed balcony. The ceilings above the first floor and second floor will be of fiber cement board with a wood trim at the edges and will be painted white. The ceilings will include recessed lighting fixtures with a ceiling opening of approximately 10" square. The ceilings on the first floor and second floor will include five light fixture evenly separated and the four existing light fixtures on the first floor will remain.

### **Analysis:**

Section 12.06.003(b)(1)of the River Corridor Development Ordinance requires the DHRC to review the "new construction of any structure." In order for the DHRC to evaluate this application, the request must be consistent with the design guidelines set forth in the *River Corridor Master Development Plan*.

Planning Staff has reviewed all of the renderings, colors, and materials submitted against the River Corridor *Master Development Plan*, and provides the following comments:

Section II of the River Corridor Master Development Plan provides guidelines for the rehabilitation of Historic Buildings. This section explains that historic buildings are those that help to convey a sense of San Angelo's early character and are those built at least fifty years ago. The same section states that appropriate renovations add to an existing building and may not be very noticeable. Because the existing building was built in 1917, it can be defined as a historic building in spite of it not being located within a historic overlay district. Since the structural elements and building materials for the proposed canopy and balcony do not hide the existing façade because of their slender linear elements, it appears that the proposed canopy and balcony will not affect the historic character of the existing building.

Section II A of the River Corridor Master Development Plan explains that awnings can provide weather protection, a place for store identification, create visual interest, and are encouraged on storefronts. The same section states that awnings have historically provided shade and shelter for pedestrians and protected merchandise from sun damage.

Section II A of the River Corridor Master Development Plan also states that on some buildings, horizontal metal canopies may be appropriate where there is historic precedence for that being used on similar buildings and recommends avoiding wood, plastic, or shingles for canopies. Buildings on the same block and across the street such as Eggemeyer's General Store and Sassy Fox Boutique include awnings and a balcony on their storefront which provide shade and shelter for pedestrians. Buildings in the downtown area such as Eggemeyer's General Store, Déjà Vu, a retail building located at the intersection of East Concho Avenue and South Oakes Street, and a building located at the corner of South Irving Street and West Concho Avenue include metal canopies that provide shade and shelter for pedestrians and protect outdoor merchandise from sun damage. It appears the proposed awning and balcony addition is consistent with the recommendations of this section of the River Corridor Master Development Plan.

Section II A of the River Corridor Master Development Plan recommends preserving the original façade materials or architectural details. The same section explains that the texture of the existing masonry will contribute to the visual continuity of the block. Since the applicant is not proposing to alter the existing brick façade or add new material that will affect the visual continuity of the block, it appears that the proposal is consistent with this section of the River Corridor Master Development Plan.

Section II B of the River Corridor Master Development Plan provides guidelines to help blend the existing structure and the new addition in a harmonious way. One of the guidelines states that an addition to a building can be recognized as a product of its own time and that changes in material or color can subtly differentiate an addition from the main building. The proposed canopy and balcony are proposed to be built with slender steel columns painted black. The steel columns on the ground floor have a 5" x 5" section and 13'-3" tall, the steel columns on the balcony have a 4" x 4" section and

are 8'-3" tall, each column will have a 6" by 6" sleeve at the bottom, a 6" x 6" sleeve welded to the column below the two brackets welded at 60 degrees, and another sleeve 6" x 6" sleeve at the top of each column. The beam supporting the balcony is 12" thick and the columns supporting the canopy above the balcony have a similar design as the columns that support the balcony. Six steel columns that are 9'-4" apart will support the balcony and the canopy above the proposed balcony. The proposed design does not appear to include massive elements that will obstruct the view or visual continuity of the existing block façade. Moreover, it appears to have a contemporary character that can blend with the existing historic building.

One of the Key Principles of the Central Business District Historic Preservation Design Guidelines refers to the "Pedestrian Environment." It recommends that streets, sidewalks, and landscaping should define the road edge and encourage walking, sitting, and other pedestrian activities. It appears that the proposed canopy with steel columns fronting East Concho Avenue will provide a transparent edge to the street and weather protection for pedestrian using the sidewalk. It seems that providing weather protection to pedestrians will encourage pedestrians to walk along East Concho Avenue where there are no trees.

Section II of the Central Business District Historic Preservation Design Guidelines recommends avoiding alterations that would damage historic features, that hinder the ability to interpret the design character of the original building, or that seek to imply an earlier period than that of the building. It appears that the proposed balcony and canopy designed with very slender steel elements that do not obstruct the view of the original building or alter its original design is consistent with this recommendation of the Central Business District Historic Preservation Design Guidelines.

Section II refers also to the visual impact of building alterations recommending that an addition shall be compatible in scale, materials, and character with the main building and that should be designed to remain subordinate to the main structure.

The Addition Compatibility subsection of Section II recommends that an addition should be made distinguishable from the original building, even in subtle ways, so that the character of the original building can be interpreted. The proposed canopy and balcony is proposed to be constructed using a very slender steel structure that will not hide the existing building or add a massive structure to the existing building. Furthermore, the proposed steel structure for the canopy and balcony clearly reflects a minimalist contemporary design. The steel structure includes small elements such as brackets below the beams supporting the balcony and the canopy on the second floor and sleeves at the bottom, middle, and top section of the columns that will serve to accentuate the supporting function of these structural elements. The proposed balcony and canopy appears to be subordinate to the main structure and distinguishable from the original building, and therefore appears to be consistent with the recommendations of the Central Business District Historic Preservation Design Guidelines.

**Action Requested:**

The action requested is for the Design & Historic Review Commission to **APPROVE** Case RCC15-24, **subject to the following two (2) Conditions of Approval:**

1. Building details and elevations shall be constructed according to the Design & Historic Review Commission’s decision. Final design shall be reviewed and approved by the Planning Director or his/her designee.
2. Lighting for the proposed building shall utilize a light-emitting diode (LED) light source 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.

**Attachments:**

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photos of Surrounding Area
- Existing Building Façade
- Proposed Balcony and Canopy
- Site Plan
- Building Rendering and Details
- Proposed Ceiling and Colors
- Proposed Light Fixtures



**River Corridor Case File**

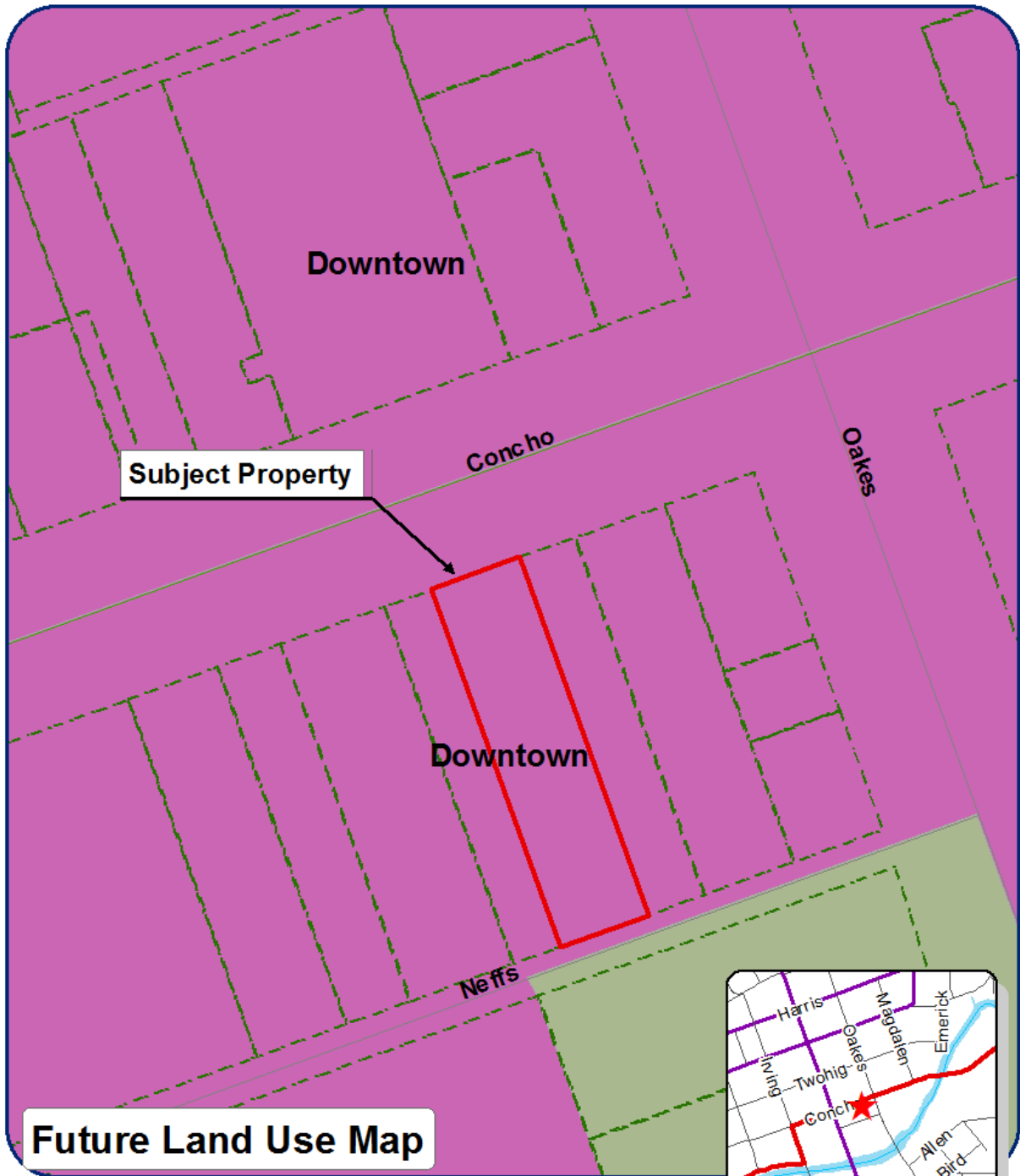
**RCC15-24 Strain**

Council District: Johnny Silvas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 67 ft  
 Subject Property: 29 E Concho

**Legend**

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





**Future Land Use Map**

**River Corridor Case File**

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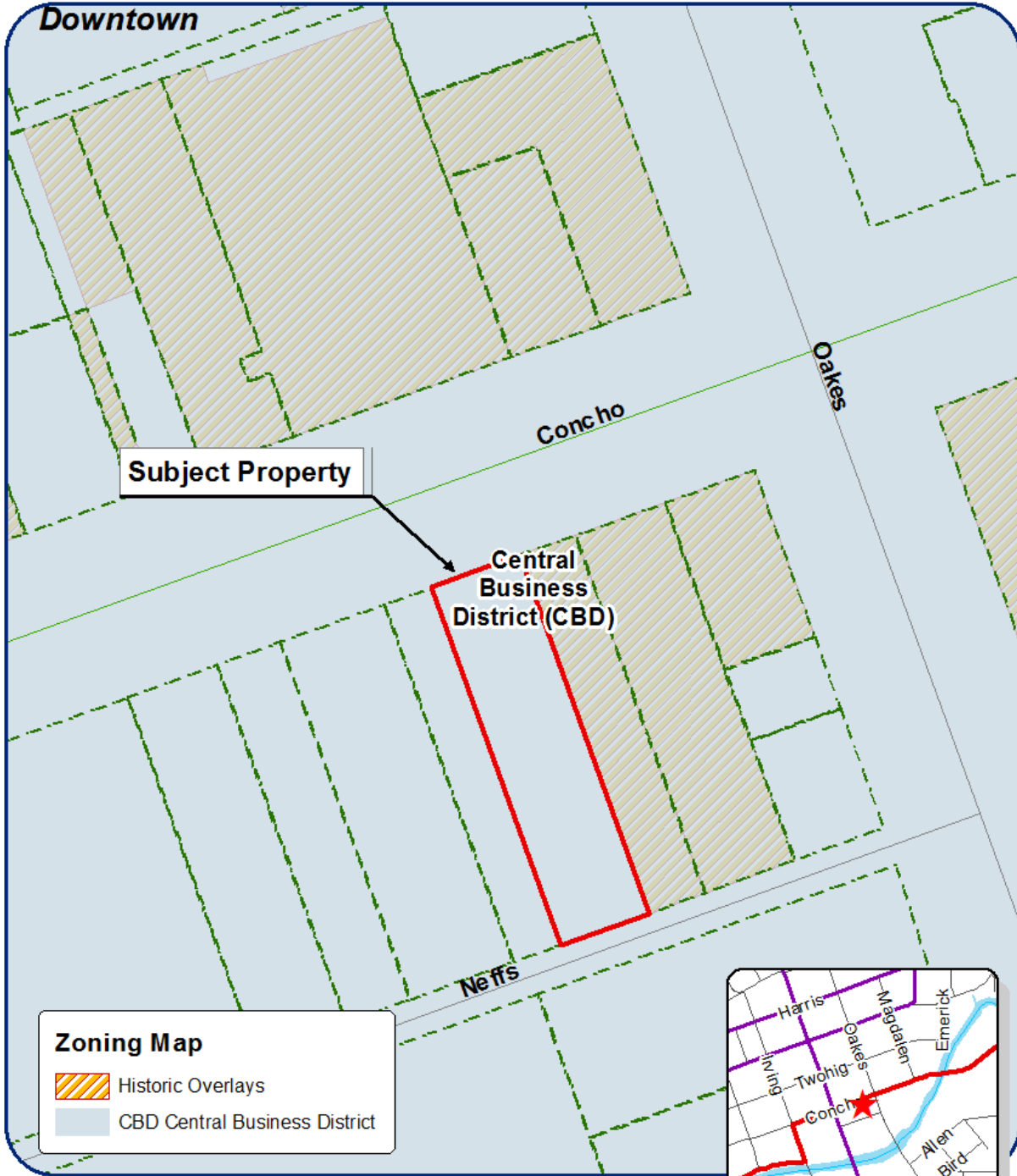
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**Downtown**



**Zoning Map**


-  Historic Overlays
-  CBD Central Business District



**River Corridor Case File**

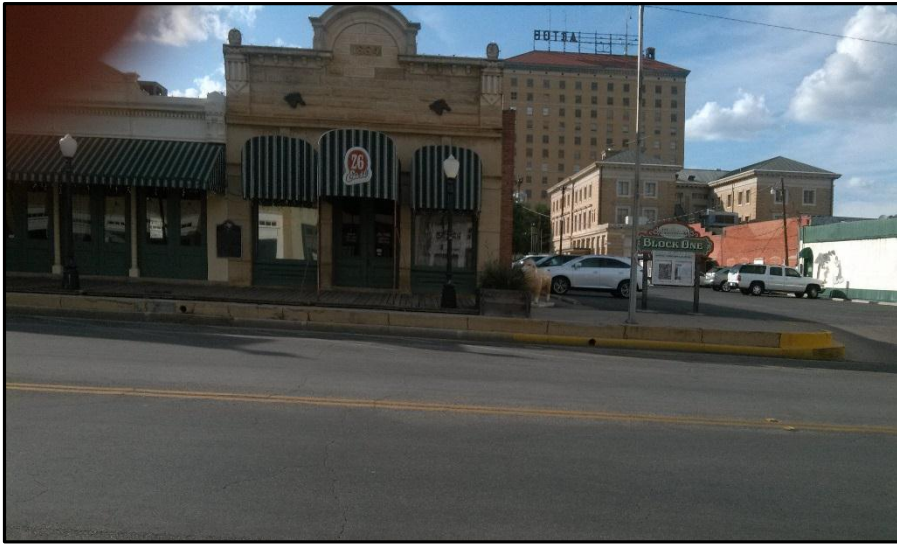
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## Photos of Surrounding Area



North



East



South



West

Existing Building Facade

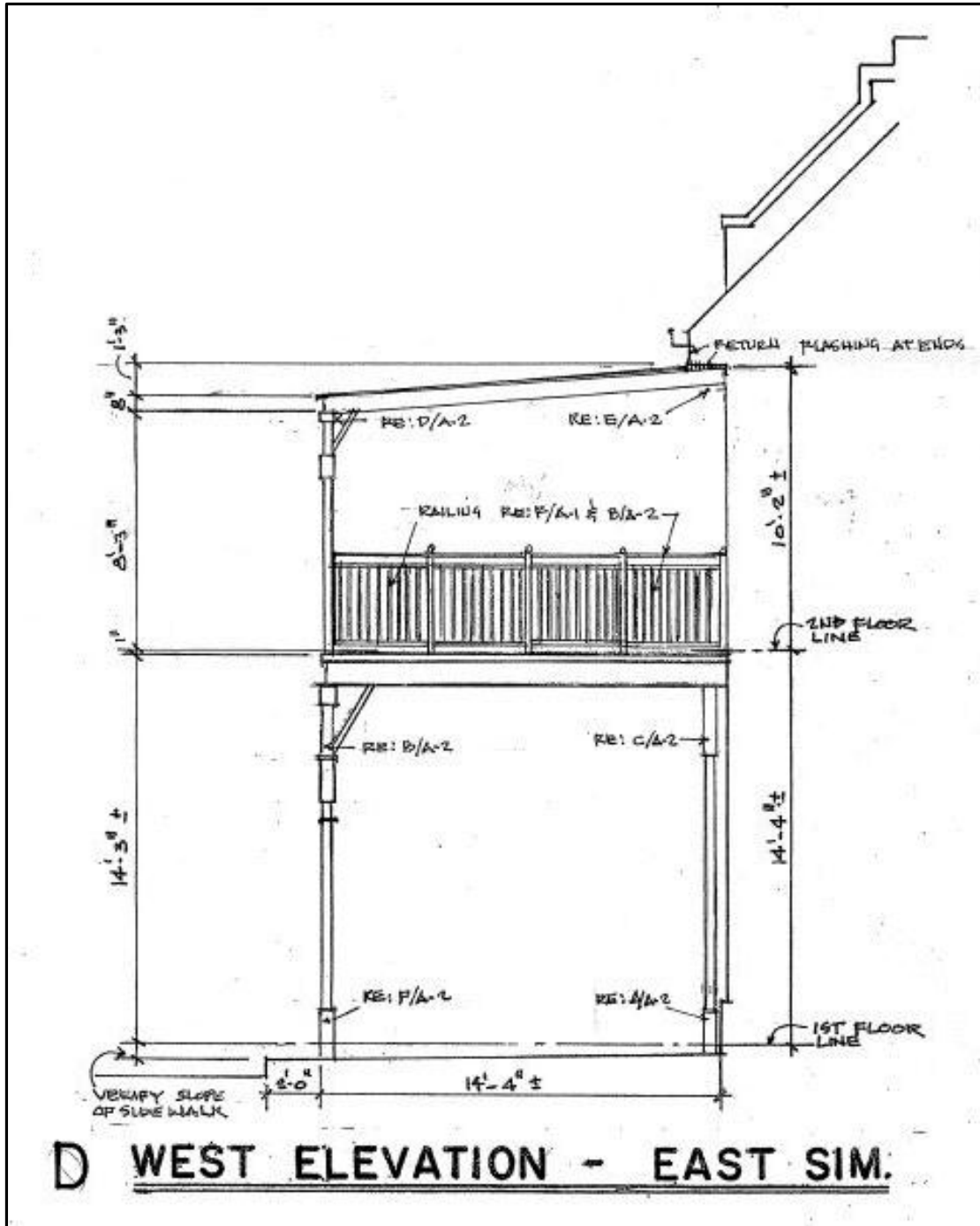


**Proposed Balcony and Canopy**

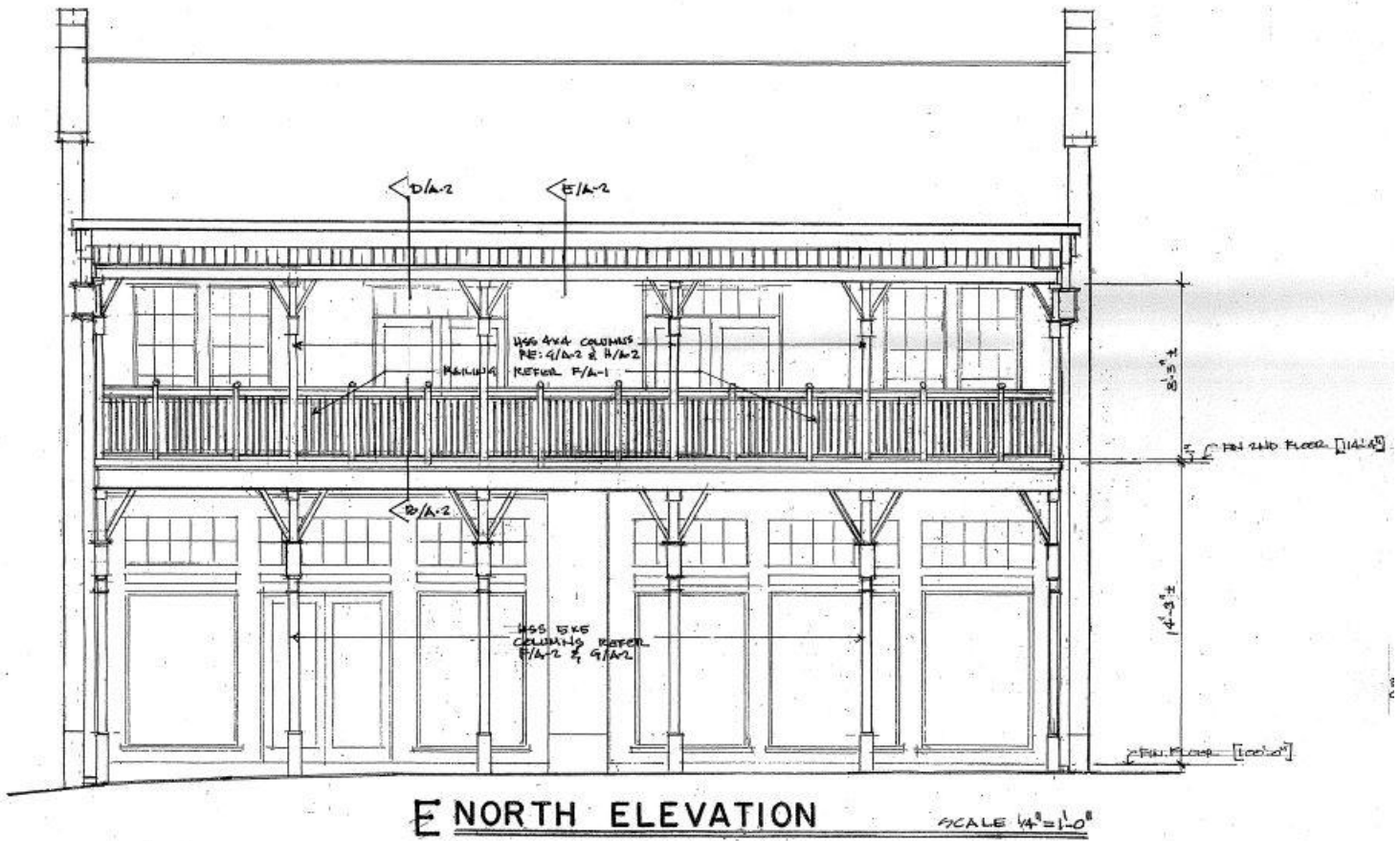




# Building Rendering and Details



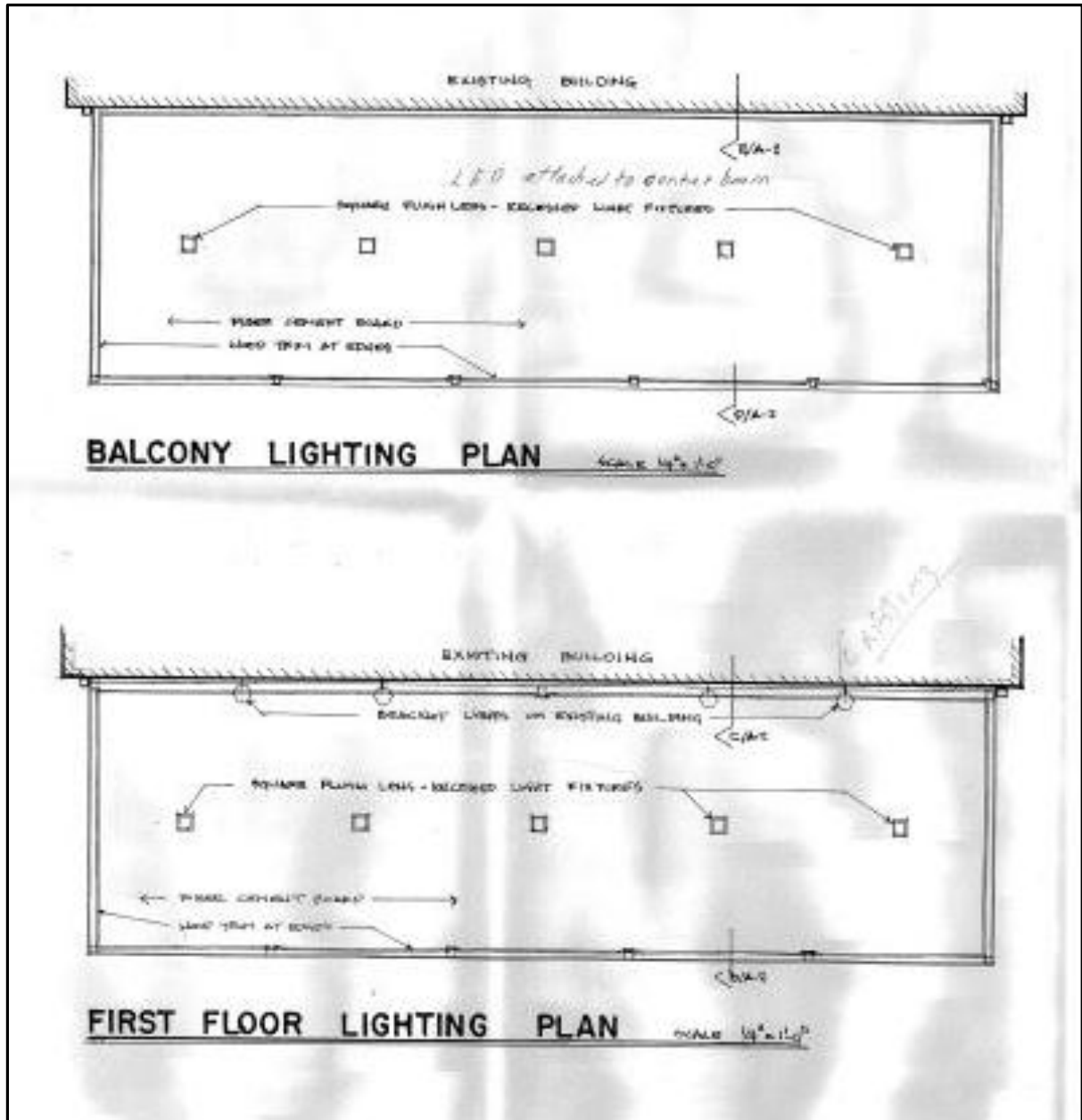
# Building Rendering and Details (cont.)



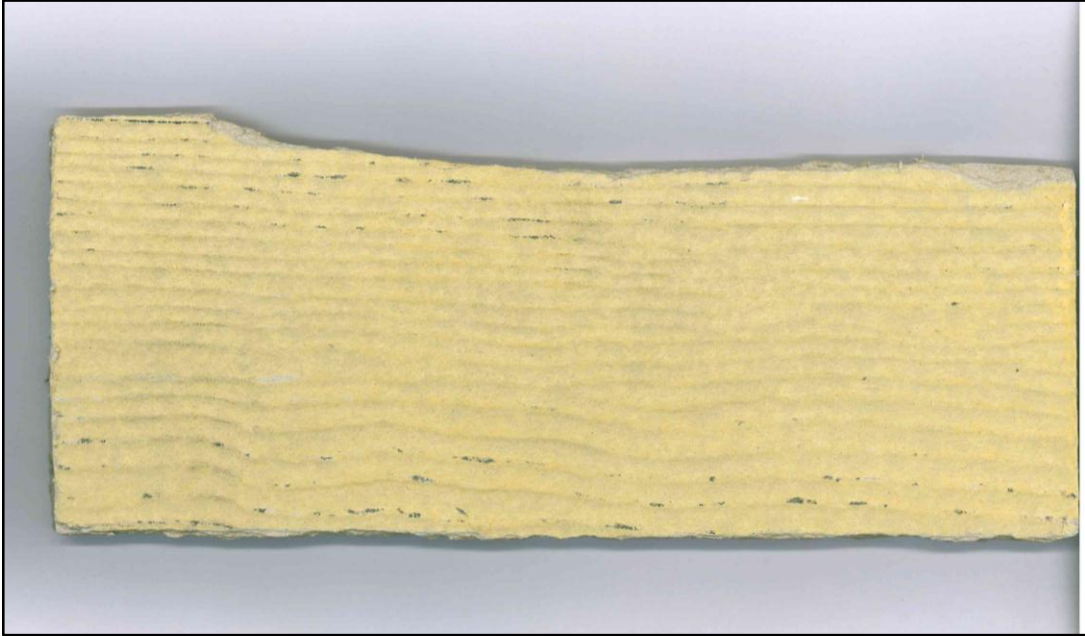




## Building Rendering and Details (cont.)



## Proposed ceiling and colors

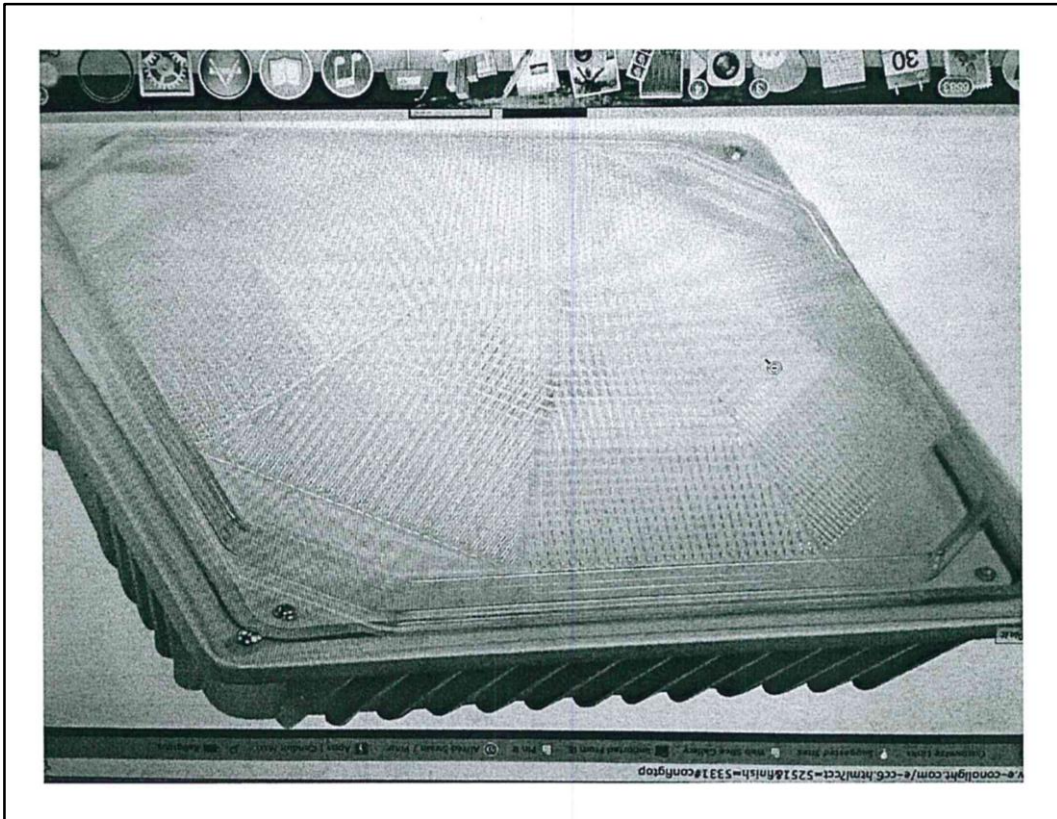


**Proposed ceiling**



**Proposed colors**

# Proposed Light fixture



P7211-30 Prismatic White 8-5/8" x 25-7/8" 4-1/4" 6-7/8" x 24-1/8" 120V NPF 2-F20 T-12

**Complete Square**

Complete with housing and trim. Flat white glass. Tension springs for easy relamping.

UL listed for damp locations. Thermo-Gard® automatic resetting thermal protection.

Cat. No.	Desc.	Finish	Access. Depth	Ceiling Opening	Trim (Sq.)	Lamp
P6414-30TG	Pre-wired	White	4-1/4"	8-1/8"	9-1/2"	100w
P6416-30TG	Pre-wired	White	4-1/4"	10-1/8"	11-1/2"	150w
P6912-TG	Closest light w/pullchain	White	4-1/4"	6-7/8"	8-1/4"	60w

**Accessory** P8700-01 four clips for finished or suspended ceiling installation. For use with complete squares and complete rounds. See page 395 for details.

**Square Housings And Trims**

White parabolic reflector. Junction box has 9 K.O.'s and canted ground. Includes 26" adjustable bar hangers. UL listed for damp locations. Thru-branch wiring, 4 in., 4 out. For complete fixture, order housing and matching trim. Example: P1-TG and P6630-29.

Item Desc.	P1-TG	P1-TG
Lamp	100w, A 19	150w, A 21
Ceiling opening	8-1/2" Sq.	10-1/2" Sq.
Recessed depth	5-3/8"	5-3/8"
Flat glass trim	P6630-29 (9-1/2" Sq.)	P6640-29 (11-1/2" Sq.)
Drop glass trim	P6631-29 (9-1/2" Sq.)	P6641-29 (11-1/2" Sq.)

**Accessory** P8716-01 Two 26" adjustable bar hangers for complete squares and complete rounds. See page 395 for details.

408 Progress Lighting