

# STAFF REPORT



**Meeting:** June 23, 2016

**To:** Design and Historic Review Commission

**From:** Jon James, AICP  
Director of Planning and Development Services

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

**Presenter:** Jeff Fisher, Planner I

**Case:** Amendment to RCC15-07

**Request:** A request for an amendment of Case RCC15-07, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following: (1) Maintain a dark matte color on the upper floor brick façade; (2) Maintain a dark matte color on the upper part of the canopy; (3) Maintain a neon green stripe under the canopy; (4) Replace the stone base and metal pillars with stucco, painted a dark matte color to match the upper floor façade; (5) Paint the metal casing around the doors and windows a dark matte color; (6) Replace the copy area inside the existing projecting wall sign; and (7) Approve three existing projecting canopy signs

**Location:** 109 South Chadbourne Street; generally located approximately 100 feet southwest of the intersection of South Chadbourne Avenue and East Beauregard Avenue

**Legal Description:** San Angelo Addition, Block 8, the north 50 feet of Lot 11 and the east 50 feet of Lot 12

**Size:** 0.172 acres

**General Information**

Future Land Use: Downtown  
Zoning: Central Business District (CBD)  
Existing Land Use: Retail Store

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 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), South Chadbourne Street is a “Major Arterial Street” which connects freeways and other arterials. Arterial Streets in the MTP require an 80-foot right-of-way and a 64-foot paving width. South Chadbourne Street has a right-of-way of 100 feet, in compliance, and a paving width of 40 feet, which is substandard. However, the subject lot was previously platted and would have met any paving requirements at that time.

## **History and Background:**

On May 21, 2015, the applicant received an approval from the Design and Historic Review Commission (DHRC) for the following exterior improvements to his retail use building (RCC15-07):

1. Painting the upper floor exterior brick walls a dark grey matte color;
2. Installation of wood siding under the canopy, ground floor base, and pillars;
3. Painting the upper part of the canopy a light grey color;
4. Painting the metal casings around the windows and doors a dark grey matte color;
5. Installation of new wood planter boxes on the ground floor; and
6. The removal of all text from the existing sign.

The approval of RCC15-07 was subject to two conditions:

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.

In January 2016, it was brought to the Planning Division's attention that items #2, #3, #4, #5 and #6 were not completed. In addition, the area under the canopy was painted a neon green color and the area on the upper part of the canopy was painted a dark grey matte color, inconsistent with the DHRC's decision. Moreover, the applicant has decided not to install the wooden planter boxes, and as a result, they have not been included in this request.

After further discussions with the applicant, the applicant submit this Amendment to his River Corridor Review RCC15-07 on May 13, 2016, for approval of the following:

- 1. Maintain a dark matte color on the upper floor brick façade;**
- 2. Maintain a dark matte color on the upper part of the canopy;**
- 3. Maintain a neon green stripe under the canopy;**
- 4. Replace the stone base and metal pillars with stucco, painted a dark matte color to match the upper floor façade;**
- 5. Paint the metal casing around the doors and windows a dark matte color;**
- 6. Replace the copy area of the existing projecting wall sign; and**
- 7. Legalize the three existing projecting canopy signs above the front entrance.**

Item #1 was approved as part of the previous DHRC approval (RCC15-07). Items #2, #3 and #7 were added without the approval of the DHRC.

## **Analysis:**

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any exterior remodeling to a structure or sign in the River Corridor. The proposed exterior improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

**The following are excerpts from the previous Staff Report RCC15-07, which remain unchanged except where bolded to reflect recent and proposed changes:**

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 for the following:

### **1. Maintain a dark matte color on the upper floor brick façade**

**On May 5, 2016, the Planning Division conducted a site visit and confirms the applicant has painted the upper floor brick façade a dark grey matte color, consistent with the original DHRC approval RCC15-07. Therefore, the Planning Division's Comments for this item remain unchanged from the May 21, 2015 DHRC approval:**

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 suburban shopping mall. The building façade defines the streetscape and with the adjacent 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 complement 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.**

## **2. Maintain a dark matte color on the upper part of the canopy**

Section II. A of the River Corridor Master Development plan states that “the color of the awning 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.”

**The original proposal depicted a light grey color on the upper canopy. During our site visit, the Planning Division verified this upper canopy has been painted a dark matte to match the upper floor façade improvements. The dark matte color is also consistent with other facades found on neighboring buildings including on the House of Fifi Dubois, and is consistent with the above policies. Therefore, the Planning Division recommends approval of this change.**

### **3. Maintain a neon green stripe under the canopy**

Section I.B.3. of the RCDMP states that “Materials and colors should relate to historic precedents apparent in the immediate environment”, “using subtle yet rich colors rather than intense, bright colors in keeping with historical precedents.” While “contrasting colors for architectural details, awnings, and at entrances should be used to create interesting architectural features”, the Planning Division believes that the guideline requiring “subtle yet rich” colors takes precedent, and that if contrasting colors are used, that they also be subtle yet rich to comply with this guideline.

The applicant painted the area under the canopy a neon green color without DHRC approval, and after his original approval for a natural wood finish under the canopy was approved. As indicated, this led to the Code Compliance Division sending him a letter on May 3, 2016, to obtain approval for this improvement, as well as the other improvements made without DHRC review.

The Planning Division believes this bright neon stripe is too intense for this historically significant part of Downtown San Angelo. Where green has been used, it is predominantly a subtle green, such as on the canopies for Fifi Dubois and the Man Store.

The applicant submitted a letter with his amendment application, indicating that the green stripe would provide a “clean and energized look” for his business, and that the same color was used on the Fuentes sign, Chadbourne Tavern, as well as the trim on the San Angelo Museum of Fine Arts (SAAF) building.

In the late 1990s when the SAAF Building was constructed, the 1990 version of the RCDMP did not contain specific requirements for the color of buildings. Furthermore, this building is not located in the historic part of downtown, and the green trim faces the rear of surrounding buildings.

Signage in the Central Business District has a different set of guidelines than those for buildings. Signage guidelines are less strict as they generally take up a smaller surface area and can be removed easier. Guidelines for buildings require careful attention to historic precedents given that they often remain for an extensive duration and generally cover a larger surface area. The Fuentes Sign at 101 South Chadbourne Street is a pre-existing sign, and the Chadbourne Tavern sign was deemed consistent with the RCDMP sign and lighting policies and approved by the DHRC in 2015 (RCC15-17).

**For the above reasons, the Planning Division recommends that the applicant’s request to maintain the neon stripe be denied, and that the applicant selects either a natural wood finish as originally approved, or paints this stripe a color that is consistent with historic precedents.**

**4. Replace the stone base and metal pillars with stucco, painted a dark matte color to match the upper floor façade**

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 applicant has not replaced the stone base and metal pillars with wood siding as originally approved, and no longer wishes to do so. He has decided to install stucco instead, and paint the stucco a dark grey matte color consistent with the upper floor. The Planning Division believes a dark matte stucco would provide an enhancement of the building, replacing the worn stone and metal with a better quality material.**

**5. Paint the metal casing around the doors and windows a dark matte color**

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 applicant has not painted the metal casing around the doors and windows a dark matte color as approved by the DHRC, however, they are proposing to do so as part of this amendment. The Planning Division maintains our previous comments, that the proposed dark matte color would relate to historic precedents found in the immediate environment including the façade on the House of Fifi Dubois, located south of the property. The new metal casing would provide a sleek look while maintaining the historical character of the building.**

**6. Replace the copy area inside the existing projecting wall 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 applicant has decided to replace the copy area of the projecting “Antiques” wall sign with “Home Décor” in traditional black letters on a white background. The sign will remain unlit. The Planning Division believes the black and white sign is consistent with historic precedents and would blend with the dark matte color on the building facades.**

**7. Legalize the three existing projecting canopy signs above the front entrance**

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.”

**In addition to the green striping, the applicant also installed three projecting signs under the canopy without DHRC approval. The Planning Division is satisfied that these signs are consistent with the above sign policies and should therefore be approved. They maintain a traditional appearance given the painted-on lettering, and the variety in color is consistent with the eclectic diversity of signage along the Chadbourne Street corridor.**

**Staff’s Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE AN AMENDMENT** to Case RCC15-07 for the remodeling of the exterior of an existing building and sign on the property as follows: maintain a dark matte color on the upper floor brick façade; maintain a dark matte color on the upper part of the canopy; replace the stone base and metal pillars with stucco, painted a dark matte color to match the upper floor façade; paint the metal casing around the doors and windows a dark matte color; replace the faces inside the existing projecting sign; approve three existing hanging wall signs; **AND TO DENY** a neon green stripe under the canopy; **subject to four (4) Conditions of Approval:**

1. The applicant shall replace the green striping under the canopy with either a natural wood finish consistent with the original RCC15-07 approval, or a new paint color consistent with historic precedents, subject to final review and approval by the Director of Planning and Development Services.



2. The colors and materials of all items except for the green striped area shall be consistent with the renderings approved by the Design and Historic Review Commission.
3. The applicant shall obtain a Building Permit for all improvements as required, from the Permits and Inspections Division.
4. The applicant shall obtain Sign Permits for the three (3) projecting canopy signs from the Permits and Inspections Division.

**Appeals:**

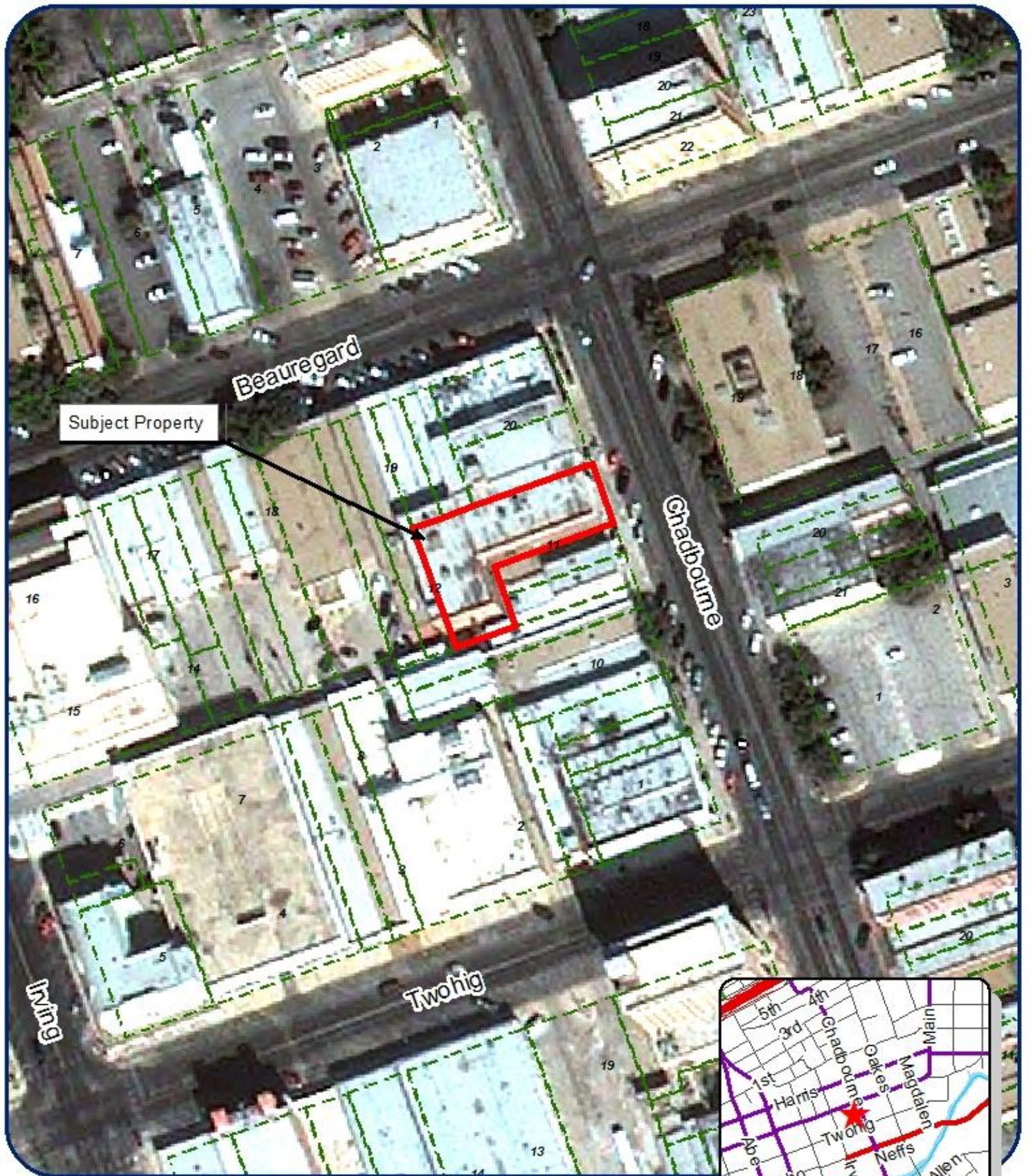
Per Section 12.06.003(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photos of Site and Surrounding Area Buildings  
Elevations:

- Before Changes
- RCC15-07 Approval
- After Changes – Current Façade
- Amendment to RCC15-07 Proposed Changes


Notice of Violation from Code Compliance (5/3/16)  
Letter from Applicant  
Application



**River Corridor Case File**  
**Amendment to RCC15-07**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft  
 Subject Property: 109 S. Chadbourne St.

**Legend**

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





**River Corridor Case File**  
**Amendment to RCC15-07**  
 Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft  
 Subject Property: 109 S. Chadbourne St.

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

N



**Central Business District (CBD)**

Beaugard

Chadbourne

Twohig

Irving

Subject Property



**River Corridor Case File**  
**Amendment to RCC15-07**

Council District: Harry Thomas (SMD #3)  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft  
 Subject Property: 109 S. Chadbourne St.

**Legend**

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



**Photos of Site and Surrounding Area**

**West at Building**



**North**



**South**



**East**



**Photos of Site and Surrounding Area**

**Facades South of Building**



**Facades North of Building**



**House of Fifi Dubois (Dark Mate Color Façade)**



**Antiques Store (Dark Mate Color Façade)**



Elevation – Before Changes



Elevation – RCC15-07 Approval





Elevations – After Changes – Current Façade



**Elevations**  
**Amendment to RCC15-07 Proposed Changes**



Elevations  
Amendment to RCC15-07 Proposed Changes





CODE COMPLIANCE DIVISION – Zoning Inquiry/Violation

TO: Taylor Harris  
1709 Cox lane  
San Angelo, TX 76903

Subject: 109 S. Chadbourne

Date: 5-3-16

It has come to our attention that the property referenced above *is* in violation (s) of the San Angelo Code of Ordinance:

Section 703, Violations

1. Any person who shall violate any of the provisions of this Zoning Ordinance or who shall fail to comply with any of the provisions of this Zoning Ordinance, or who shall build, alter or occupy any building in violation of any statement or plan submitted and approved hereunder, shall be guilty of a violation of this Code and punishable under this Code. Each day such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense.
2. DHRC approval for 109 S. Chadbourne st., RCC 15-07

► We request the following:

The applicant shall submit a River Corridor Application to the Planning Division by May 13, 2016 for the June 16, 2016 Design and Historic Review Commission Meeting, to seek permission to modify the DHRC's approval for Case RCC15-07 in order to retain the green coloring under the existing awning, and make the remaining improvements as follows:

- a. install wood siding on the walls and planter boxes under the canopy;
- b. paint the metal casings around the doors and windows "dark matte;"
- c. painting the upper part of the canopy a "light grey;"
- d. delineating any new signage onto the sign frame of the existing projecting "Antiques" sign;  
and
- e. delineate the three existing hanging signs on a revised elevation drawing.

► Code Compliance will review this case on: **May 13, 2016**

► Failure to comply with this request may require this office to file a complaint with Municipal Court. (Chapter 1, art. 1.01, sec. 1.01.009)

► If you have any questions or requests, please call your **Code Compliance Division, 325-657-4409** and speak with the Code Enforcement Officer responsible for this case. Se Habla Español

Respectfully,

R Ibarra  
Code Compliance Division

# OUR PROPOSED UPDATES

*109 S. CHADBOURNE, 76903*

WE WOULD LIKE TO COVER THE REMAINING UNPAINTED WALLS ON THE STREET LEVEL WITH PLASTER, AND THEN PAINT THEM THE SAME GRAY COLOR WE HAVE ALREADY USED ON THE SECOND FLOOR EXTERIOR. WE WOULD ALSO LIKE TO KEEP THE GREEN STRIPE FOR A POP OF INVITING COLOR. IT SHOWCASES OUR BRIGHT, INVENTIVE STYLE, AND IS A CLEAN & ENERGIZED LOOK, WHICH REFLECTS THE PRODUCTS WE SELL. FURTHERMORE, THE SAME GREEN COLOR IS REPEATED ON THE FUENTES SIGN (TWO DOORS DOWN TO OUR LEFT) AND THE CHADBOURNE TAVERN SIGN (TWO DOORS DOWN TO OUR RIGHT)... AS WELL AND THE TRIM COLOR THAT IS USED ON THE SAN ANGELO MUSEUM OF FINE ARTS (ALSO LOCATED DOWNTOWN).

THE LARGE SIGN ATTACHED TO THE TOP HALF OF OUR BUILDING SAYS "ANTIQUES" AND THE LETTERS ARE FALLING APART. WE ARE NOT AN ANTIQUE STORE. THEREFORE, WE WOULD LIKE TO HAVE A FLAT SIGN MADE WITH "HOME DECOR" PRINTED ON IT. THE SAME WHITE BACKGROUND THAT IS THERE NOW, AND BLACK LETTERING... A SIMPLE, CLEAR, CLEAN AND UPDATED LOOK THAT LETS THE PUBLIC KNOW WHAT WE ARE SELLING.

MANY OF OUR CUSTOMERS (OLD AND NEW WALK-INS) HAVE COMMENTED ON THE HOW MUCH THEY LOVE THE VIBRANT EXTERIOR OF OUR BUILDING. ALSO, MANY PEOPLE HAVE SAID THE GREEN COLOR HAS HELPED THEM

LOCATE US EASIER, WHICH IS GREAT, SINCE SO MANY BUILDINGS DOWNTOWN HAVE THE SAME LOOK AND BLEND IN TO EACH OTHER. WE WANT TO STAND OUT. WE HAVE HAD NOTHING BUT POSITIVE FEEDBACK ABOUT THE GREEN STRIPE. EVERYONE FROM JOYCE WILDE TO THE OCCASIONAL OUT-OF-TOWN CUSTOMER HAS VOICED HOW MUCH THEY LIKE WHAT WE HAVE DONE OUTSIDE... AND MANY ASK, "WHAT'S NEXT?!"

PLEASE ALLOW US TO HAVE SOME CREATIVE FREEDOM ON OUR EXTERIOR. IT HAS HELPED OUR BUSINESS FLOURISH AND WE WOULD REALLY LIKE TO CONTINUE CREATING AN EXCITING PLACE FOR PEOPLE TO SHOP DOWNTOWN AND BRING BUSINESS TO ALL OF US.

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

Name of Applicant(s): TAYLOR HARRIS

Owner  Tenant (Affidavit required)  Representative (Affidavit required)

Mailing Address: 109 S. CHADBOURNE Telephone: 325.315.6096

City/State/Zip: SAN ANGELO, TX 76903 Fax/other: \_\_\_\_\_

Contact Email Address: TAYHICKSHARRIS@ME.COM

Subject Property Address: SAME AS ABOVE

Proposed Use: HOME DECOR STORE

Legal Description\*: SAN ANGELO ADDITION N 50' OF LOT 11 & E 50' OF LOT 12 IN BLOCK 8


**Proposed Work:**

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

**Specific Details of Request: ADD STUCCO TO THE SIDE ALUMINUM WALLS AND  
CONTINUE TO PAINT THE EXTERIOR (COLOR PREVIOUSLY APPROVED)  
CHANGE EXISTING SIGN LETTERING**

\* use attachment, if necessary

**I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below. I/We also understand that this application cannot be processed until all the required items on the attached checklist have been submitted to the satisfaction of the Planning Division.**

Signature 

Date 05/13/16

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

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

**\*SEE PROPOSED UPDATES SHEET ATTACHED\***

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OFFICE USE ONLY <i>Amendment</i>	
Case No.: <i>RCC 15-07</i>	Nonrefundable Fee: \$ <i>385.00</i>
Related Case, if there is one: _____	Date related case will be heard: <i>6/16/2016</i>
Date Paid: <i>5/13/2016</i>	Received by: <i>JEFF FISHER</i>
Receipt No.: <i>247324</i>	<input checked="" type="checkbox"/> All required checklist items completed to satisfaction of Planning Division





# STAFF REPORT



**Meeting:** June 23, 2016

**To:** Design and Historic Review Commission

**From:** Jon James, AICP  
Director of Planning and Development Services

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

**Presenter:** Jeff Fisher, Planner I

**Case:** RCC16-13

**Request:** A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the remodeling of the exterior of an existing single detached dwelling on the property as follows: (1) replacement of wood siding facades with new hardie-board cement fiber siding; (2) installation of new doors and windows; (3) installation of front posts; (4) repainting of the facades from white to dark tan; and (5) repainting of the door and window trim to dark green

**Location:** 612 North Adams Street; generally located approximately 115 feet northeast of the intersection of North Adams Street and West Houston Harte Expressway

**Legal Description:** Angelo Heights Addition, Block 64, the west ½ of Lot 9 and the north 41 feet of the east half of Lot 9

**Size:** 0.146 acres

**General Information**

Future Land Use: Neighborhood  
Zoning: Single-Family Residence (RS-1)  
Existing Land Use: Single detached dwelling (1968)

Surrounding Zoning / Land Use:

North:	Single-Family Residence (RS-1)	Single-Family Dwellings
West:	Single-Family Residence (RS-1)	Single-Family Dwellings
South:	Single-Family Residence (RS-1)	Single-Family Dwellings
East:	Single-Family Residence (RS-1)	Single-Family Dwellings

District: SMD #4 – Lucy Gonzales

Neighborhood: Central

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), North Adams Street is classified as a “Local Street.” Existing local streets in the MTP require a 50-foot right-of-way and a 36-foot paving width. North Adams Street has a right-of-way of 60 feet and a paving width of 36 feet, in compliance with the MTP.

**History and Background:**

On April 28, 2016, the applicant submitted a River Corridor Review to remodel the exterior of an existing single-family house in the River Corridor. The home was built in 1968, and is located within an established residential area where the majority of the homes were built in the 1950s and 1960s. A site visit by the Planning Division on June 3, 2016, affirmed that it is in disrepair. The applicant indicated on their application they are seeking to remodel the home to bring it up to current standards and requirements.

The applicant is proposing to replace the wood siding on the facades with new hardie-board cement fiber siding, as well as replace all existing doors and windows with new doors and windows. The front door will be of metal clad construction and the rear door will be birch wood. The new aluminum clad windows will include cross-hatched panes. The east window at the rear of the home will be removed. The applicant also proposes to replace the four wood posts at the front of the home with new wood posts of sturdy construction. The facades, which are currently white, would be repainted a dark tan color “Cobbler Shop,” and the new doors and window trim would be painted a dark green color (“Friendly Fairway”).

### **Analysis:**

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any exterior remodeling to a structure in the River Corridor. The proposed exterior improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP) for Infill Housing in Traditional Neighborhoods*, in order to be approved. They are also required to address any relevant *Other Environmental Concerns* in the RCMDP.

### **Consistency with the River Corridor Master Development Plan (RCMDP)**

#### *Infill Housing in Traditional Neighborhoods*

As indicated, the existing home is located in a traditional residential neighborhood where the majority of homes were built in the 1950s and 1960s. The architectural detail guidelines in the RCMDP state that “new infill development should have a comprehensive architectural theme that includes the building form, siding materials, material colors, window proportions, roof forms, and other building elements that combine to create a pleasing whole,” and “a mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood, and add new character.” In our site visit on June 3, 2016, the Planning Division found that all of the homes on North Adams Street were of wood or hardie-board siding construction, with the exception of the adjacent home on the corner of West Houston Harte Expressway Frontage Road and North Adams Street which has a rock wall façade. The applicant is proposing to replace the existing wood siding façade with a new hardie-board façade, consistent with the surrounding streetscape. The new metal clad and birch wood doors, and cross-hatched aluminum windows, are also found on other homes on North Adams Street. The proposed dark tan painted facades are of a similar shade found on homes in the area, as well on the dwelling located behind the home. The Planning Division believes the proposed improvements combine to create a pleasing design which will blend into the existing neighborhood.

### *Other Environmental Concerns*

The RCDMP also contains general design guidelines to ensure high quality development fronting onto the Concho River. “Buildings or accent colors should not be bright or intense nor should highly reflective surfaces be utilized. Colors of building materials should reflect those found in the natural landscape, such as soft greens, and warm brown tones.” The proposed colors appear to be consistent with these guidelines. The new dark green “Friendly Fairway” color choice for the doors and window trim, and the new dark tan “Cobbler Shop” color choice for the facades are warm tones that are consistent with the paint colors on other homes in the neighborhood. The home at 717 North Adams Street has a similar dark green trim, and as indicated above, several homes on Adams Street have a tan color façade. Planning Staff believes the applicant’s color choice will be consistent with the surrounding area and meets the design guidelines of the RCDMP.

### **Staff’s Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC16-13 for the remodeling of the exterior of an existing single detached dwelling with the following improvements: (1) replacement of wood siding facades with new hardie-board cement fiber siding; (2) installation of new doors and windows; (3) installation of front posts; (4) repainting of the facades from white to dark tan; and (5) repainting of the door and window trim to dark green, **subject to two (2) Conditions of Approval:**

1. The applicant shall obtain a Building Permit for all improvements as required, from the Permits and Inspections Division.
2. The colors and materials shall be consistent with the renderings approved by the Design and Historic Review Commission.

### **Appeals:**

Per Section 12.06.003(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission’s decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

### **Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photos of Site and Surrounding Area Buildings  
Site Plan  
Elevations  
Proposed Colors  
Application



**River Corridor Case File**  
**RCC16-13: Hatfield**

Council District: Lucy Gonzales (SMD #4)  
 Neighborhood: Central  
 Scale: 1" approx. = 75 ft  
 Subject Property: 612 N. Adams Street

**Legend**

Subject Properties: —  
 Current Zoning: **RS-1**  
 Requested Zoning Change: **N/A**  
 Vision: **Neighborhood**





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 Neighborhood: Central  
 Scale: 1" approx. = 75 ft  
 Subject Property: 612 N. Adams Street

**Legend**

- Subject Properties: —
- Current Zoning: RS-1
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**River Corridor Case File**  
**RCC16-13: Hatfield**

Council District: Lucy Gonzales (SMD #4)  
 Neighborhood: Central  
 Scale: 1" approx. = 75 ft  
 Subject Property: 612 N. Adams Street

**Legend**

- Subject Properties: —
- Current Zoning: **RS-1**
- Requested Zoning Change: **N/A**
- Vision: **Neighborhood**





**Photos of Site and Surrounding Area**

**West**



**North**



**South**



**Looking East at Existing Home**



**Side of Existing Home**



**Rear of Existing Home**



## Photos of Site and Surrounding Area

**Existing dwelling behind Home**



**616 North Adams Street**



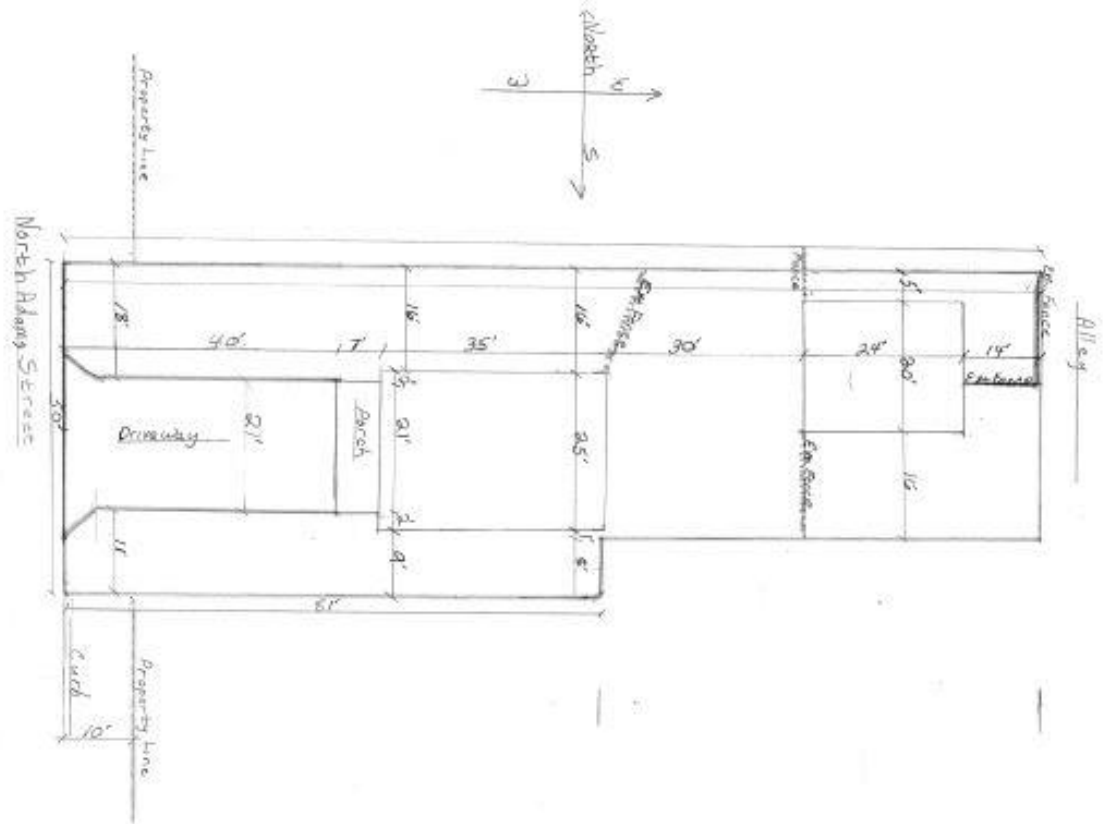
**622 North Adams Street**



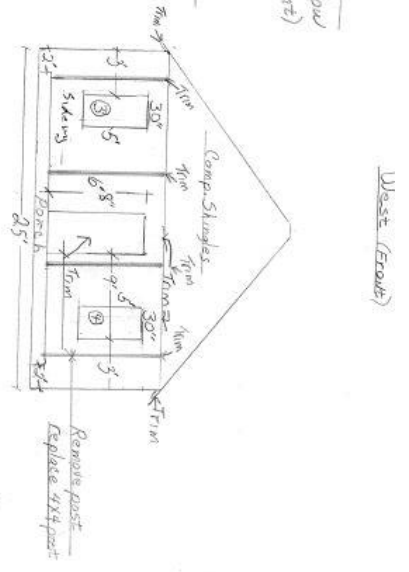
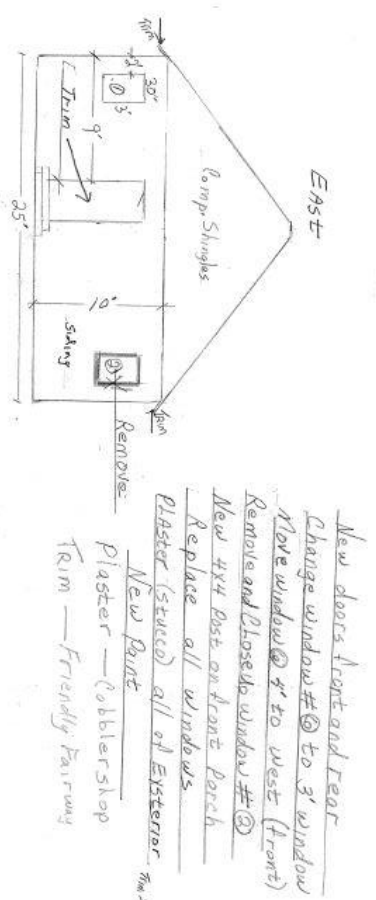
**609 North Adams Street**



# Site Plan

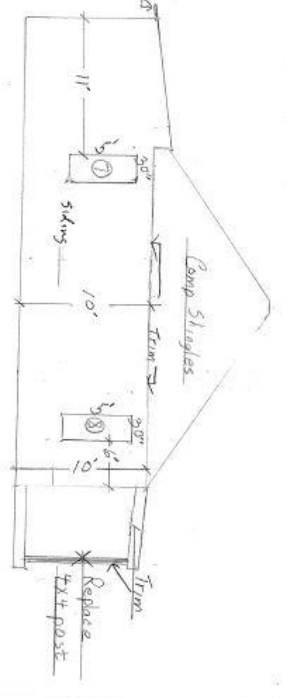
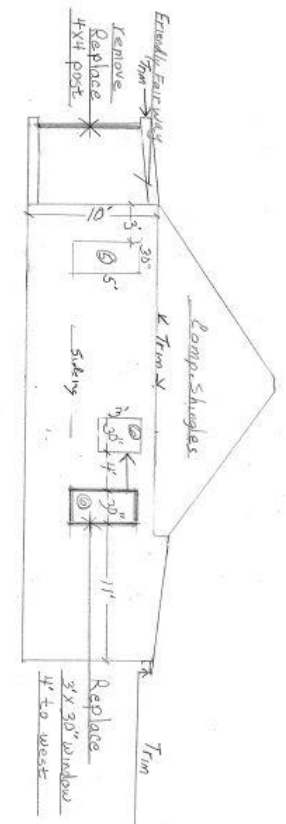


# Elevations

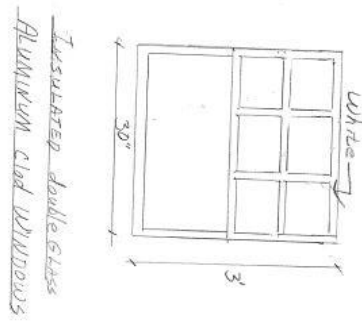
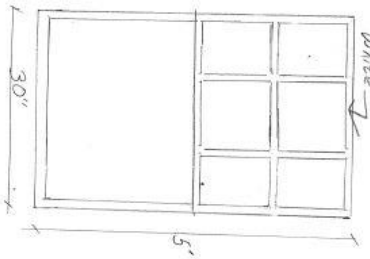
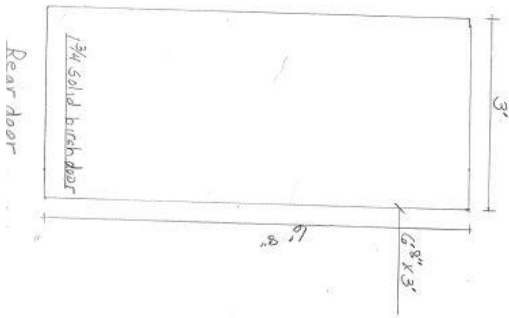
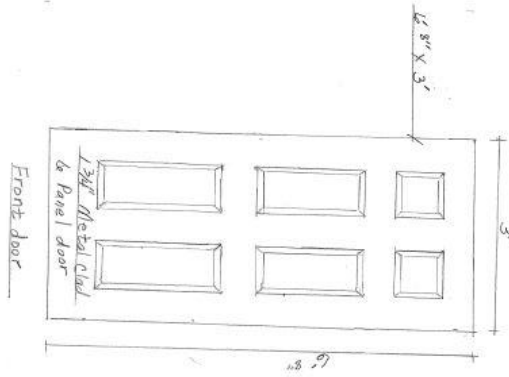


South

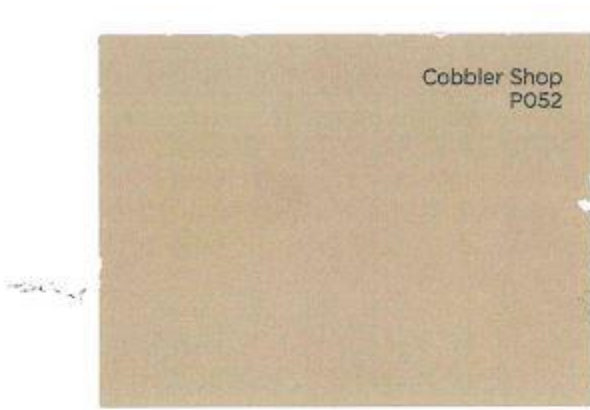
North



## Elevations (Continued)



## Proposed Colors



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

Name of Applicant(s): Joe Hatfield

Owner  Tenant (Affidavit required)  Representative (Affidavit required)

Mailing Address: 3109 TRAVIS st Telephone: 325-277-4569

City/State/Zip: SAN ANGELO TEXAS 76903 Fax/other: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Subject Property Address: 612 North Adams St.

Proposed Use: Single Family Resident

Legal Description\*: ANGELO HEIGHTS APARTMENT W. 1/2 of LOT 9  
Block 64 & NORTH 41 FEET OF THE EAST 1/2 of LOT 9 - 11

Proposed Work:

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

Specific Details of Request: New Siding (Hardy board) all 4 sides J.H.  
Plaster over ext. Lap Siding (Wood)

Exterior - Complete remodel inside-out. New windows,  
doors, ~~stucco~~ siding J.H., Paint, New post on porch.  
Interior - Drop ceilings to 8', Repair all framing, complete new  
Sheetrock, trim, paint, tile floor, ALL new Electrical,  
New plumbing. New Central AC and Heat

\* use attachment, if necessary

I/We the undersigned acknowledge that the information provided above is true and correct, and have read the statements below. I/We also understand that this application cannot be processed until all the required items on the attached checklist have been submitted to the satisfaction of the Planning Division.

Signature: Joe Hatfield

Date: 4/28/16

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

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

The house has not been lived 12-14 years  
 Someone had started work on it and quit.  
 The house has been vandaleized and fallen  
 in to disrepair and is in desperate need of  
 repair. We intend to go completely throught the  
 house with a complete remodel inside and  
 out and bring up to the standards and  
 requirments of the River Corridor.

OFFICE USE ONLY	
Case No.: RCC <u>16-13</u>	Nonrefundable Fee: \$ <u>385.00</u>
Related Case, if there is one: _____	Date related case will be heard: <u>6/16/2016</u>
Date Paid: <u>5/13/2016</u>	Received by: <u>Jeff Fisher</u>
Receipt No.: <u>247323</u>	<input checked="" type="checkbox"/> All required checklist items completed to satisfaction of Planning Division