

STAFF REPORT



Meeting: November 17, 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

Planner: Jeff Fisher, Planner I

Case: RCC16-20: Pfluger

Request: A request for approval, as required per Section 12.06.003(b)(1) of the River Corridor Development Ordinance, for a new urban park, consisting of the following new construction: (1) a 113-square foot rainwater capture building; (2) three stainless steel, cloth-covered shade structures; (3) four pole light structures with ornamental features; (4) a pond area with waterfalls and rock garden; (5) a life-size cowboy and horse bronze statue; (6) new trees and landscaping; and (7) new concrete sidewalks, brick pavers, and walls

Location: 202 South Oakes Street; located at the southeast corner of East Twohig Avenue and South Oakes Street

Legal
Description: The north 46 feet of Lot 11 and the north 46 feet of the west 24 feet of Lot 12 in Block 3, San Angelo Addition

Size: 0.088 acres

General Information

Future Land Use: Downtown
Zoning: Central Business District (CBD)
Existing Land Use: Vacant Commercial Building

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Cactus Hotel, Masonic Lodge Building
West:	Central Business District (CBD)	Federal Building, retail commercial buildings
South:	Central Business District (CBD)	Flamingo Flats
East:	Central Business District (CBD)	Apartment House

District: SMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets:

Per the Master Thoroughfare Plan (MTP), South Oakes Street is classified as an “Urban Local Street.” An Urban Local Street carries light neighborhood traffic at low speeds, and requires a right-of-way width of 50 feet, and a paving width of 40 feet, or 36 feet with a 4-foot sidewalk. The existing right-of-way width is 100 feet and the existing paving width is 68 feet, in compliance with the MTP.

Per the Master Thoroughfare Plan (MTP), East Twohig Avenue is classified as an “Urban Local Street.” An Urban Local Street carries light neighborhood traffic at low speeds, and requires a right-of-way width of 50 feet, and a paving width of 40 feet or 36 feet with a 4-foot sidewalk. The existing right-of-way width is 100 feet and the existing paving width is 74 feet, in compliance with the MTP.

History and Background:

On August 29, 2016, the applicant submitted this request for a River Corridor Review for the construction of a new urban park, "Heritage Park," consisting of the following new construction: (1) a 113-square foot rainwater capture building; (2) three stainless steel, cloth-covered shade structures; (3) four pole light structures with ornamental features; (4) a pond area with waterfalls and rock garden; (5) a life-size cowboy and horse bronze statue; (6) new trees and landscaping; and (7) new concrete sidewalks, brick pavers, and walls. The property is located at the southeast corner of South Oakes Street and East Twohig Avenue and is presently vacant. The purpose of the urban park is to provide an environmentally-friendly area for the community to congregate and provide information about water conservation and West Texas heritage. The applicant intends to maintain the park under private ownership and will be responsible for all required maintenance and improvements on the property, including obtaining building, plumbing, and electrical permits as needed for these improvements. It is noted that the City has installed three existing brick pavers inside the street right-of-ways adjacent to the property. The applicant plans to install street trees and plants within these pavers, as well as install two new pavers within the right-of-ways. These public right-of-way improvements will require approval from Engineering Services prior to installation. In addition, Section 509.A of the Zoning Ordinance requires that where a side or rear lot line of a nonresidential use is adjacent to a residential district boundary or use, a minimum 6-foot high opaque privacy fence shall be installed. The east property line is adjacent to an existing apartment house and the applicant will be required to install a 6-foot high opaque privacy fence, constructed of wood, masonry or metal, along the east property line, tapering to 4 feet within the front 25-foot setback.

Analysis:

The applicant has submitted a site plan, landscape plan, color renderings, structural elevations, and design details for the proposed improvements. Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure. The proposed construction needs 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 (*CBD Guidelines*). An analysis of each of the proposed improvements is provided below.

1. A 113-square foot stone rainwater capture building

The proposed rainwater building will be a tan color and constructed of a natural stone veneer with a cypress siding roof. It will have a height of 20'-8" from grade and include a rainwater catchment gutter that will capture rainwater from the roof

of the building immediately to the south, Flamingo Flats. Water will be recirculated by way of a filtered system pump. The smaller portion of the building will be used for storage and equipment. This portion of the building will include an exterior video screen that will display information to the public about water conservation and West Texas history and heritage.

The applicant's renderings show significant improvements consistent with the policies of the *RCMDP* and the *CBD Guidelines*. The *RCMDP* states that "quality materials promote a sense of permanence and are encouraged" and that "materials and colors should relate to historic precedents." The *CBD Guidelines* indicate that "brick and cast stone were the traditional materials of commercial style buildings" and that "colors should complement neighboring buildings and reflect a traditional color palette."

The proposed materials and colors of the rainwater building are consistent with the above policies. The cut stone is a natural element commonly used in historical buildings in the River Corridor. The cut stone options provided by the applicant are consistent with surrounding buildings including the Masonic Lodge at the northeast corner of the intersection, and the Federal Building at the southwest corner of the intersection. The traditional cedar roof enhances the historic appearance of the building and provides an additional natural element.

2. Three stainless steel, cloth-covered shade structures

The applicant is proposing to erect three large, leaf-like shade structures in the center of the park. The structures will provide shade for visitors as well as enhance overall site aesthetics. The shade structures will be of stainless steel construction with an awning fabric cover. The applicant is proposing to use an "Evergreen" dark green color for the covering. The *RCMDP* policies state that awnings can "serve as a transition between the building, sidewalk and street, helping visually unite them, and providing pedestrian scale to the street. Awnings and canopies provide shelter and shade to pedestrians and reduce glare. They can also provide a colorful accent to a building and the opportunity for store identification." The proposed shade structures are consistent with the awning policies of the *RCMDP*. They provide shade to visitors and serve as an area of congregation between the water/information building and the street. The proposed color and cloth cover matches those on the Cactus Hotel building immediately to the north.

3. Four pole light structures with ornamental features

The applicant is proposing four, 12-foot tall pole lights to provide additional security and visibility to the park. The poles will be of steel construction, as will the ornamental wings along the top portion. No further details have been provided at this time. The rendering shows the poles painted white and the ornamental wings painted red. These solid neutral colors, or similar colors will be acceptable in

accordance with the surrounding area. The lighting policy in the RCMDP 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 proposing LED lights which can mitigate light spill, consistent with the lighting policy.

4. A pond area with waterfalls and rock garden

The limestone rock garden with natural waterfalls will provide an additional aesthetic feature to the urban park. The elevation drawing provided by the applicant delineates a stepped-down waterfall approximately three feet from grade at its tallest point. Perennial vegetation will be provided around the limestone rocks for additional visual enhancement. The limestone rocks will be similar to the cut stone on the main building and surrounding buildings, utilizing natural materials consistent with the RCMDP policies.

5. A life-size cowboy and horse bronze statue

The proposed cowboy and horse statue will be of bronze construction and measure four feet wide, ten feet long and seven feet tall. The bronze exterior will enhance the site, providing a unique statue in the heart of historic downtown using natural elements.

6. New trees and landscaping

The applicant has provided a landscape plan with an irrigation detail drawing for their proposed trees and plantings throughout the site. All of the trees and plantings will be drought-resistant, and the landscape architect has provided written verification that all of the species will thrive given their proposed sizes and locations. Three “Mountain Laurel” trees with a minimum of five feet in height, as well as perennial plants, are proposed to be planted within the street right-of-way brick pavers and will require approval from Engineering Services prior to installation. The landscape policies of the RCMDP support landscaping “from informal planting arrangements bordering natural open space areas, transitioning to more formal landscape arrangements closer to buildings and developed areas.” The proposed landscape plan will achieve both objectives. The park site will be mainly void of buildings, and the location of the proposed landscaping will be used to enhance the empty spaces as well as provide additional aesthetics around the water building, waterfalls and rock garden. As a condition of approval, Planning Staff recommend that the proposed Chinese Pistache tree and Live Oak tree abutting the east property line be shifted to the west to ensure their adequate growth and avoid any encroachment into the existing tree and apartment house to the east.

7. New concrete sidewalks, brick pavers and walls

The proposed brick pavers and decorative two-foot high walls are consistent with brickwork found on historical buildings and used as pavers on other properties downtown. The CBD guidelines include brick as one of the traditional materials used in downtown San Angelo. The proposed concrete sidewalks throughout the site will connect to the public sidewalks along the East Twohig Avenue and South Oakes Street public right-of-ways. As previously stated, the two new pavers will require approval from Engineering Services prior to installation.

Staff's Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC16-20 for the following: (1) a 113-square foot rainwater capture building; (2) three stainless steel, cloth-covered shade structures; (3) four pole light structures with ornamental features; (4) a pond area with waterfalls and rock garden; (5) a life-size cowboy and horse bronze statue; (6) new trees and landscaping; and (7) new concrete sidewalks, brick pavers and walls, **subject to six Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the rendering approved by the Design and Historic Review Commission.
2. The applicant shall obtain a Building Permit for all improvements as required, including any required plumbing or electrical permits, from the Permits and Inspections Division.
3. Obtain written permission from the owner of 204 South Oakes Street (Flamingo Flats) to attach the rainwater capture gutter to the building on this property.
4. Shift the proposed Chinese Pistache tree and Live Oak tree along the east property line further to the west, ensuring adequate growth potential and no encroachment into the existing tree and apartment house to the east.
5. All proposed improvements within the public right-of-ways, including the installation of three street trees, perennial plantings, and two brick pavers will require approval from Engineering Services prior to installation.
6. Construct the required 6-foot high opaque privacy fence along the east property line abutting a residential use, tapering to four feet within the 25-foot front yard setback as per Section 509.A of the Zoning Ordinance. The fence shall be constructed of wood, masonry or metal, as required.

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
- Overall Rendering
- Site Plan
- Landscape Plan
- Rainwater Capture Building
- Shade Structures
- Light structures with ornamental features
- A pond area with waterfalls and rock garden
- Cowboy and horse bronze statue
- New trees (samples)
- Sample brick pavers and walls
- Application



Subject Property

Source: Esri, DigitalGlobe, GeoEye, USA, USGS, AEX, Getmapping, User Community, Esri, HERE, DeLorme, contributors, and the GIS user community



River Corridor Case File
RCC16-20: Pfluger

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 202 S. Oakes Street



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

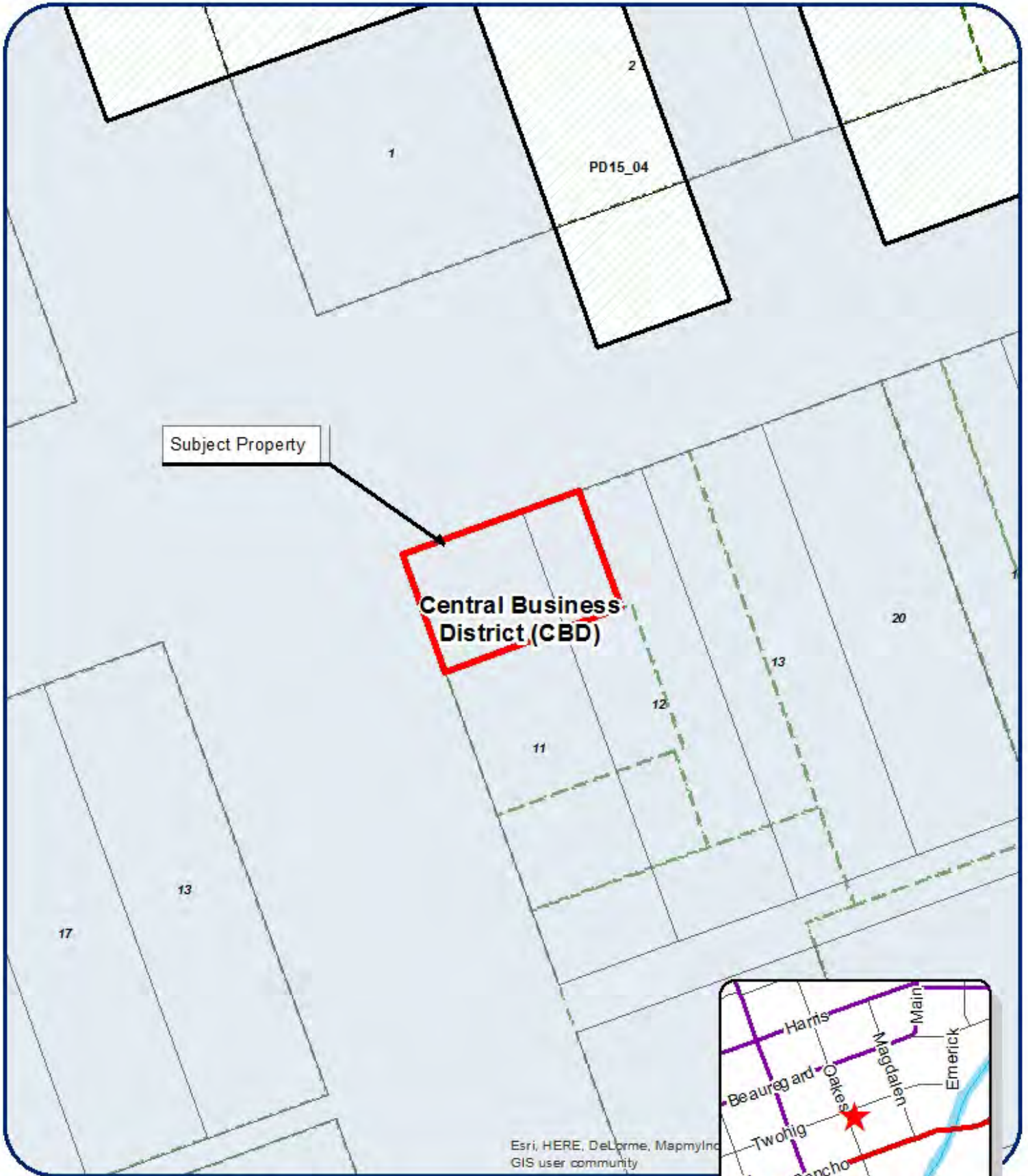




Esri, HERE, DeLorme, MapmyIndia, GIS user community



<p>River Corridor Case File</p> <p>RCC16-20: Pfluger</p> <p>Council District: Harry Thomas (SMD #3)</p> <p>Neighborhood: Downtown</p> <p>Scale: 1" approx. = 50 ft</p> <p>Subject Property: 202 S. Oakes Street</p>		<p>Legend</p> <p>Subject Properties: —</p> <p>Current Zoning: CBD</p> <p>Requested Zoning Change: N/A</p> <p>Vision: Downtown</p>	 
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Esri, HERE, DeLorme, MapmyIndia, GIS user community



River Corridor Case File
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 Council District: Harry Thomas (SMD #3)
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 Subject Property: 202 S. Oakes Street

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



Photos of Site and Surrounding Area

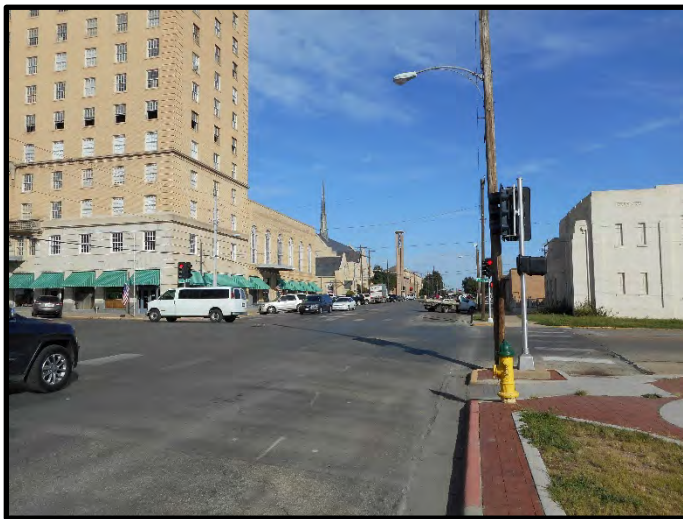
East at property



South at property



North



South



Photos of Site and Surrounding Area

West



East



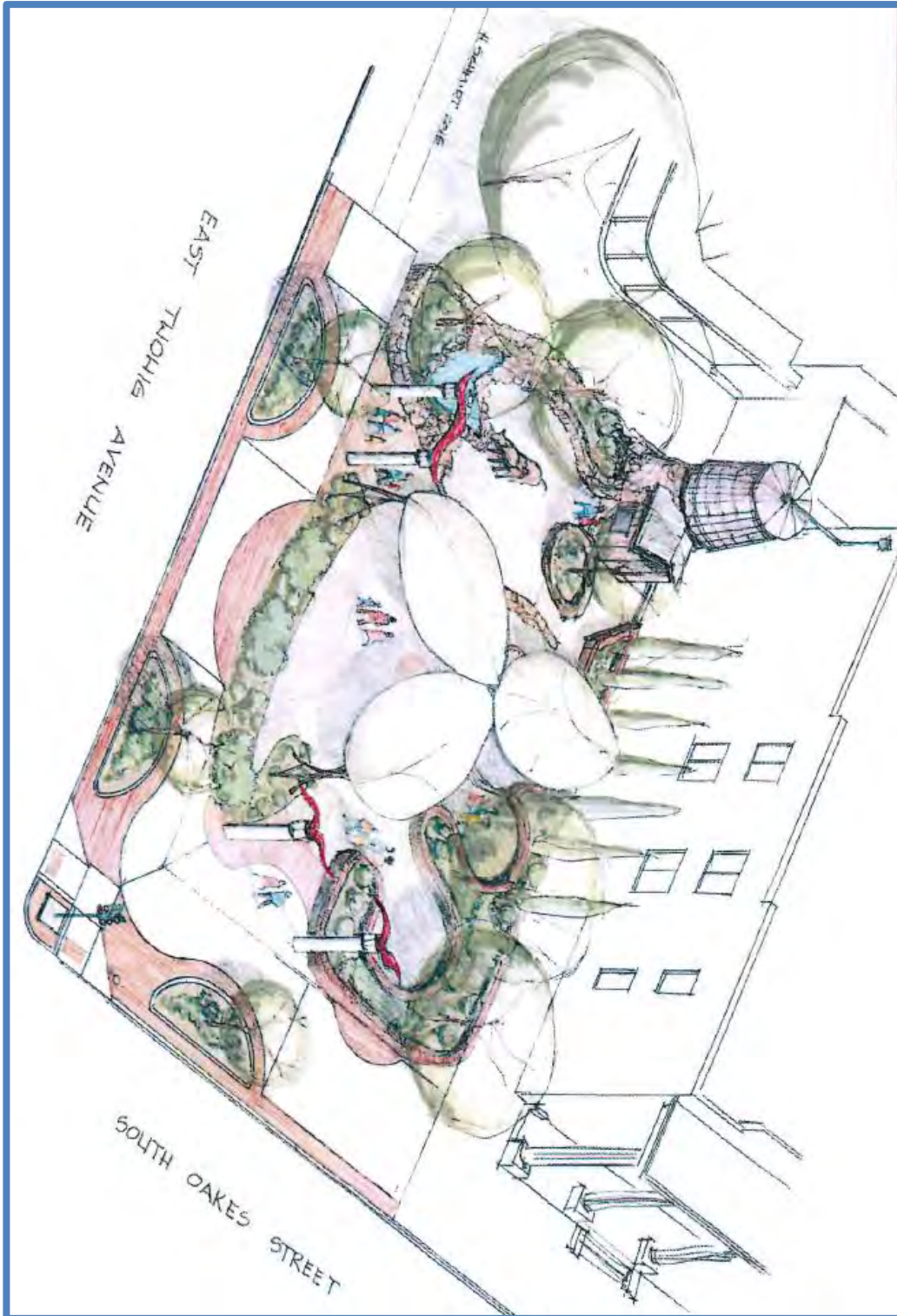
Existing Brick Pavers in right-of-way



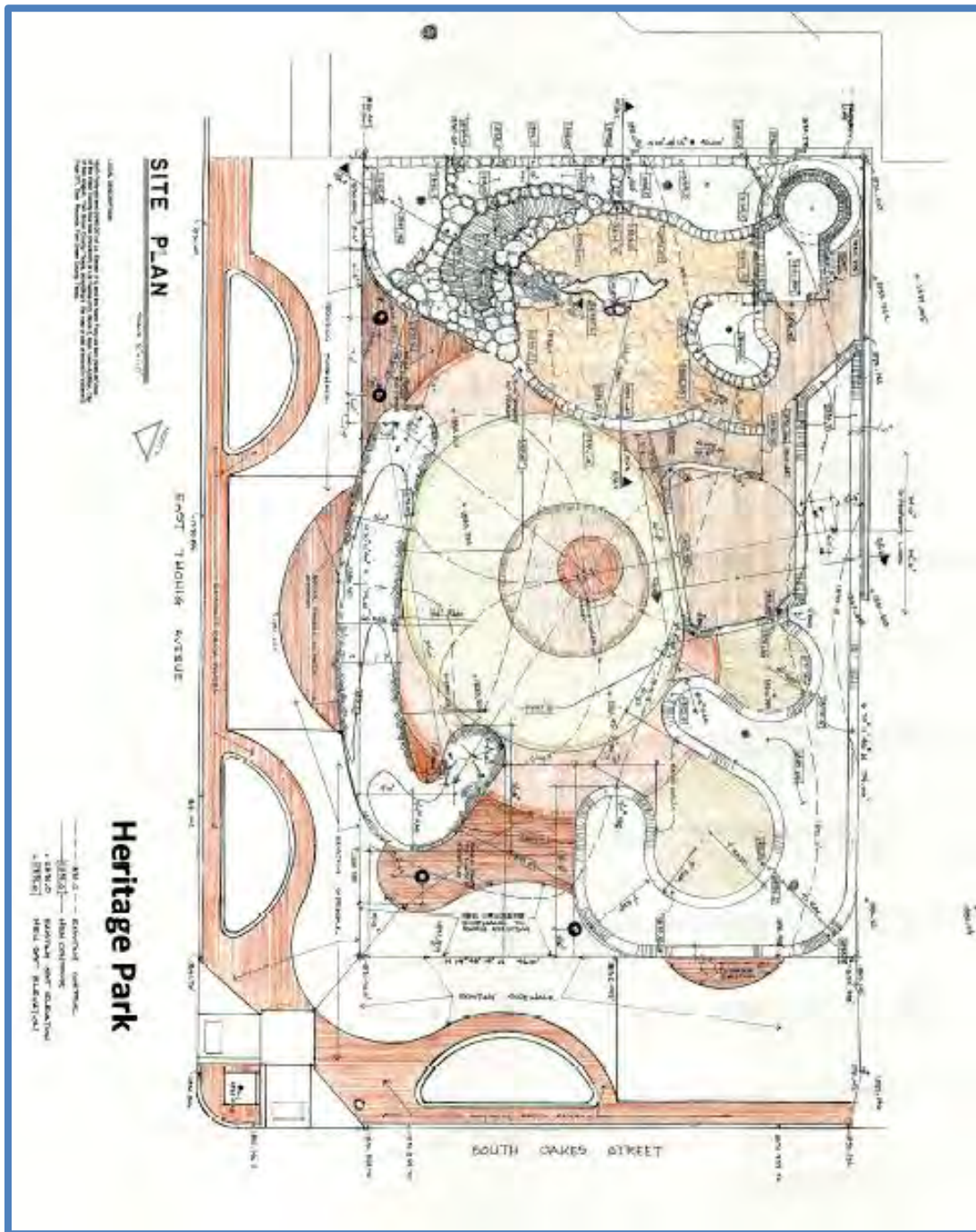
**Rainwater gutter at 204 S. Oakes St.
(to connect to new rainwater building)**



Overall Rendering



Site Plan



Landscape Plan



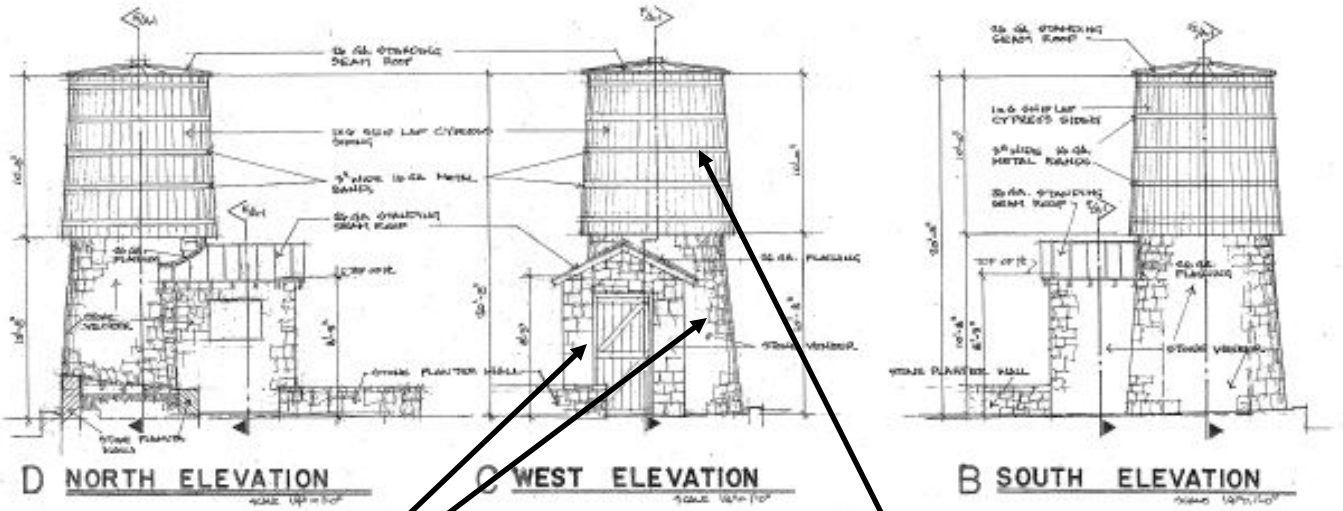
Plant List

- 100G Live Oak.....2
- 100G Burr Oak.....1
- 100G Chinese Pistache.....1
- 30G Italian Cypress.....7
- 5' Mountain Laurel.....4
- 5G Dwarf Yaupon Holly.....35
- 5G Dwarf Wax Myrtle.....15
- 1G Perennial Plantings.....185
- Tone Native Boulders (beds only)....9

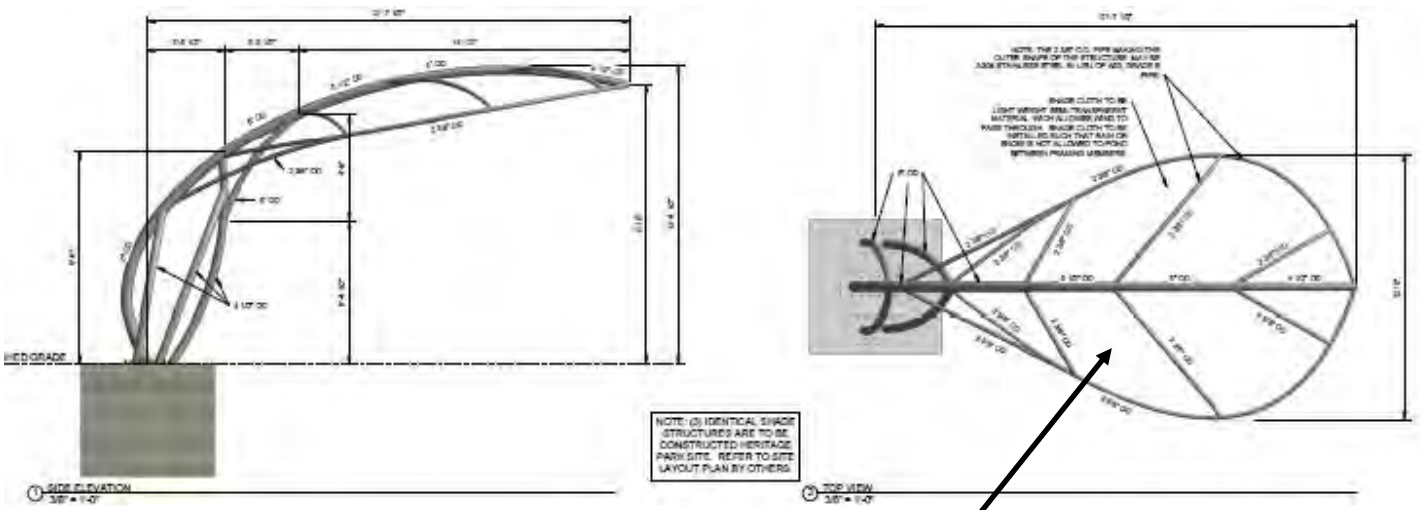
- Live Oak-100G MIN 6" CAL
- Burr Oak-100G MIN 6" CAL
- Chinese Pistache-100G MIN 6" CAL
- Italian Cypress- 30G
- Mountain Laurel-5' MIN HEIGHT
- Dwarf Yaupon Holly-5G
- Dwarf Wax Myrtle-5G
- Perennial Plantings to be determined w/ owner (18" OC)-1G
- Native Boulders (locally procured, beds only)

HERITAGE PARK

1. Rainwater Capture Building



2. Shade structures

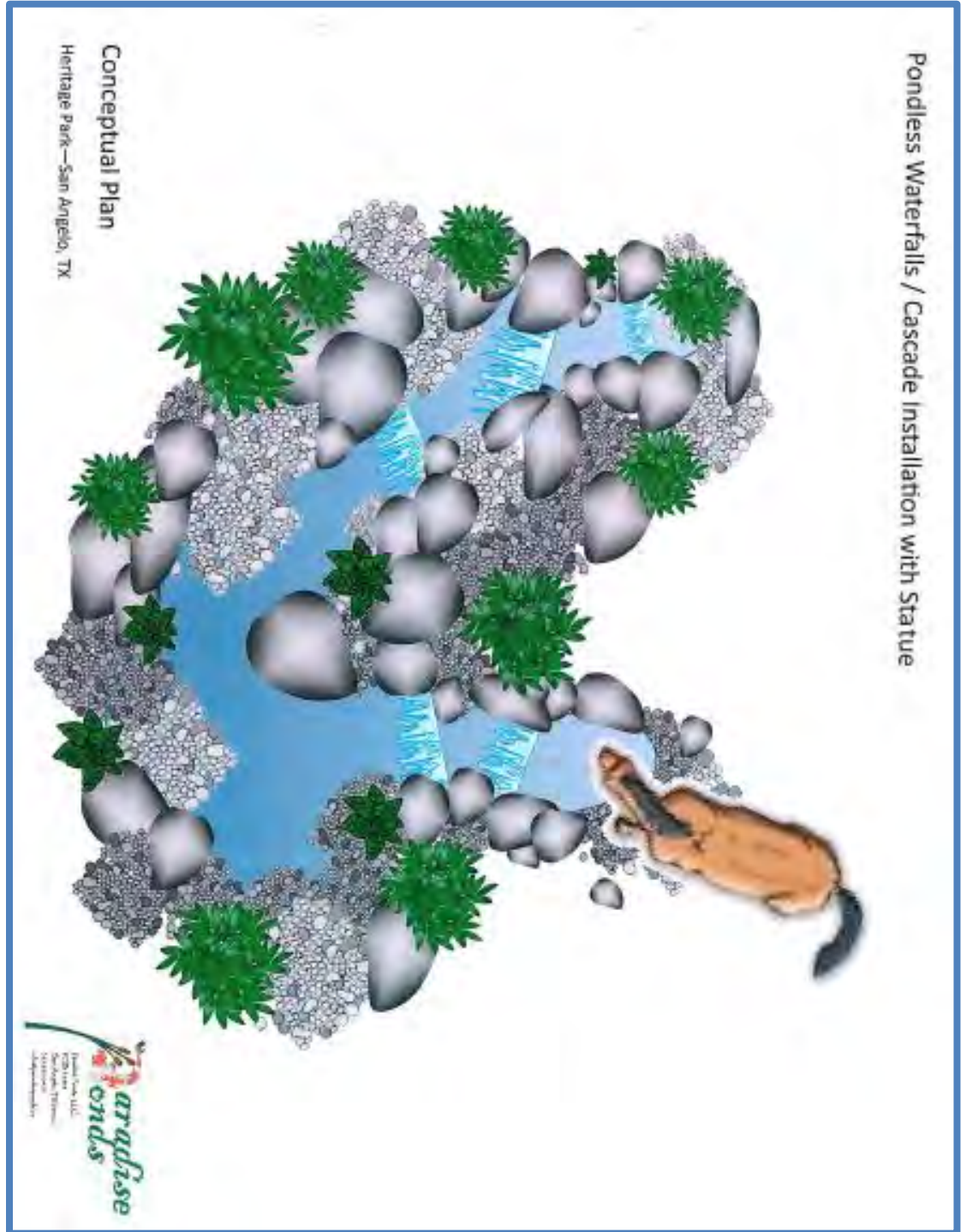


Evergreen NT7711

3. Pole light structures with ornamental features



4. A pond area with waterfalls and rock garden



5. Cowboy and horse bronze statue



Bronze Statue - 4' wide X 10' long X 7'tall

6. New trees (samples)

Bur Oak

Bur Oak
Quercus macrocarpa
Secondary Names:
Honeycup Oak
Leaf Type: Deciduous
Texas Native:
Evergreen:



Live Oak

Live Oak
Quercus virginiana
Secondary Names:
Coast Live Oak
Leaf Type: Evergreen
Texas Native:
Evergreen:



Chinese Pistache

Chinese Pistache
Ashiae chinensis
Secondary Names:
Chinese Pistache
Leaf Type: Deciduous
Texas Native:
Evergreen:



Italian Cypress



Mountain Laurel



Dwarf Holly



Dwarf Myrtle



Perennials



7. Sample brick pavers and walls

Hard-fired Clay Pavers With Your Message



Standard colors



Pathway Red



Full Range, English Edge



Ironspot, English Edge

Engraved pavers from Acme Brick enable you and your group to make a lasting, personal contribution to any building project.

These beautiful units are made from natural shale and hard-fired for years of enduring beauty. Careful engraving adds your personal message. In fact, our computer-controlled laser engraving process can accommodate simple graphics, including logos. (Custom artwork subject to approval by our engraving department, of course.)

The most common sizes for finished pavers are $7\frac{5}{8}'' \times 3\frac{5}{8}''$, $8'' \times 4''$, and $8'' \times 8''$. Engraving is available in a wide variety of designs and layouts.

Brick wall options

Color Selection

Denver Plant



CR Red

Perla East Gate Plant



Dove Gray



Glacier White



Marble Gray



Ridgeman



Slate Gray



Steel Gray

Tulsa Plant



Crimson



Garnet



Patriot Red

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

Name of Applicant(s): Lee Pfluger - Heritage Park

Owner Tenant (Affidavit required) Representative (Affidavit required)

Mailing Address: PO Box 1991 Telephone: 325-944-4444

City/State/Zip: San Angelo, TX 76902 Fax/other: 325-658-1330

Contact Email Address: assistant@cactushotel.net

Subject Property Address: 202 S. Cakes, San Angelo, TX 76903

Name of Building or Site: Heritage Park (currently a vacant lot)

Legal Description*: Blk 3, Subd: San Angelo Addition, N 46' of Lot 11
and N 46' of W 24' of Lot 12

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:

Construction of a pocket park in Downtown San Angelo
providing visitors with information about our West Texas heritage.

* use attachment, if necessary

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

Admission Pfluger
Signature

5 August 2016
Date

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

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

Heritage Park will be a welcoming site for visitors and shoppers in Downtown San Angelo, providing education about our West Texas heritage and water conservation, along with offering an environmental friendly gathering place. The development of this park will greatly enhance the corner of Tenth and Dikes, while also attracting more of the community to Downtown San Angelo.

OFFICE USE ONLY	
Case No.: RCC 16 -- 20	Nonrefundable Fee: \$ 385.00
Related Case, if there is one: _____	Date related case will be heard: 10/20/2016
Date Paid: 8/29/2016	Received by: JEFF FISHER
Receipt No.: 247392	<input checked="" type="checkbox"/> Description/photograph of site <input checked="" type="checkbox"/> Sample(s) of materials to be used <input checked="" type="checkbox"/> Sketches, plans, sketches of work

STAFF REPORT



Meeting: November 17, 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

Planner: David Stallworth, AICP
Principal Planner

Case: RCC16-30: Tom Green County

Request: A request for approval, as required by Section 12.06.003(e)(4) of the River Corridor Development Ordinance, to: (a) eliminate both the previously approved trellis canopy feature and all non-illuminated signage atop the front canopy along West Beauregard Street; and (b) install 80 square feet of non-illuminated new wall signage and a new 60-square foot illuminated projecting sign along the front (West Beauregard) building elevation of the E. B. Keyes Government Building.

Location: 112 West Beauregard Street; generally located along the south side of West Beauregard Street, between South Randolph and South Irving Streets

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

Size: Approximately 0.640 acres

General Information

Future Land Use: Downtown
Zoning: Central Business (CBD) District
Existing Land Use: Institutional
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: CMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: West Beauregard Street is designated as a “Major Arterial” which generally has a minimum ROW width of 80 feet and is intended to serve as a principal conduit for fast and heavy-volume traffic. A Primary Arterial typically has its origin and termination at some point outside of the city limits and is not intended to provide direct land access service.

History and Background:

The E. B. Keyes Building located at 112 West Beauregard Street is a two-story, 20,000-square-foot building that was erected in the 1950's and is currently undergoing renovations. A building addition was completed in 1981 which resulted in an 8-foot encroachment into the West Beauregard Street right-of-way. In May of 2015, the Petitioner obtained approval of River Corridor application RCC15-09 to remodel the exterior of the Judge Edd B. Keyes and Turner Buildings, which included the removal

of a portion of an existing building façade, a new entry trellis, polycarbonate paneling, new windows, aluminum framing, and new signage.

Analysis:

Section 12.06.003.e.6 of the River Corridor Development Ordinance (RCMDP) requires the DHRC to review and approve plans for exterior building renovations in the River Corridor area that will result in material changes to a 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 – Commercial and Mixed Use in the Historic City Center*.

The existing Edd B. Keyes County Government Building is a two-story building that reflects contemporary architecture containing a tan, cast concrete panel overhang, tan brick ground-level veneer, and circular windows along the ground floor. The recent approval calls for the removal of the cast panel overhang, a complete resurfacing of the Beauregard Street elevation with matching tan brick, the inclusion of fixed windows along the second story, a 130-square-foot wood trellis canopy feature above the central main entrance (West Beauregard Street), concrete canopies on either side and channeled signage affixed to the canopies. The Petitioner is now requesting to: (a) eliminate both the previously approved trellis canopy feature and all non-illuminated signage atop the front canopy along West Beauregard; and (b) install 80 square feet of non-illuminated new wall signage and a new 60-square foot illuminated projecting sign along the front (West Beauregard) building elevation of the E. B. Keyes Government Building..

The previously approved application allowed for the placement of 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 were to be white and indirectly lit. The Petitioner is now seeking to modify the previous approval by removing the proposed wood trellis canopy entirely, eliminating all proposed canopy signage, and installing both new non-illuminated wall signage and a new illuminated projecting sign along the building’s West Beauregard elevation.

Color and Design

Projecting signs are allowed in the Central Business District. The proposed sign will project approximately five feet from the building, but it will nevertheless be set back greater than 18 inches from the back of curb, thereby complying with Section 12.04.005.B.2.A of the City’s Sign Ordinance. The proposed sign will exceed nine feet of clearance between the bottom of the sign and grade, which is in keeping with Section 12.04.005.B.2.B. The top of the proposed sign will be at the building roof line of 29 feet, thereby conforming to Section 12.04.005.B.2.C.ii. Because it

exceeds 16 square feet in overall sign area, however, City Council approval will be required, per Section 12.04.005.B.2.C.iv.

The proposed sign will be a projecting canister sign that is approximately fifteen feet in height, four feet in depth and an overall four inches in breadth. The proposed sign will consist of a dark bronze fixed cabinet containing 1-1/2"-thick, dark bronze aluminum lettering mounted vertically on a satin white acrylic background. The sign will be internally illuminated with full spectrum colored LED lighting and will be double-faced. Lettering will utilize bold "Arial Black" font.

With respect to proposed wall signage, the Petitioner intends to install up to 80 square feet of non-illuminated wall signage along the West Beauregard elevation in lieu of the originally proposed canopy signage. The lettering will be bronze anodized aluminum in Arial font, part of which will be centered over the building's primary entrance above the canopy and part of which will be located to the right of the building entrance, three brick courses underneath the canopy. An address placard consisting of the same design and style will be located at pedestrian level but will not be counted toward overall wall sign area.

Materials

The RCDMP requires "quality materials" that "promote a sense of permanence" and that the "quality finished materials should be used." The design and scale of the proposed projecting sign, as well as the proposed bronze wall signage, does not appear to be overwhelming and is complementary to the building's exterior design. The proposed satin white background, in conjunction with the dark bronze cabinet and the LED back-lighting, will create an interesting visual amenity.

Lighting

The applicant plans to use internal LED lighting for the proposed projecting sign. Ideally, sign lighting "should not result in glare and light spill..." particularly when considering matters of residential adjacency. The proposed sign illumination appears to comply with all lighting policies of the RCMDP, particularly with respect to the use of LED lighting. The RCMDP stresses that the style and placement of exterior lighting should enhance a building's architectural elements, which the proposed projecting sign appears to satisfactorily do.

Staff Recommendation:

Staff's recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC16-30 to: (a) eliminate the previously approved trellis canopy feature; and (b) make changes to the previously approved non-illuminated signage atop the front canopy along West Beauregard; and (c) install a new 60-square foot

illuminated projecting sign along the front (West Beauregard) building elevation of the E. B. Keyes Government Building, **subject to three Conditions of Approval:**

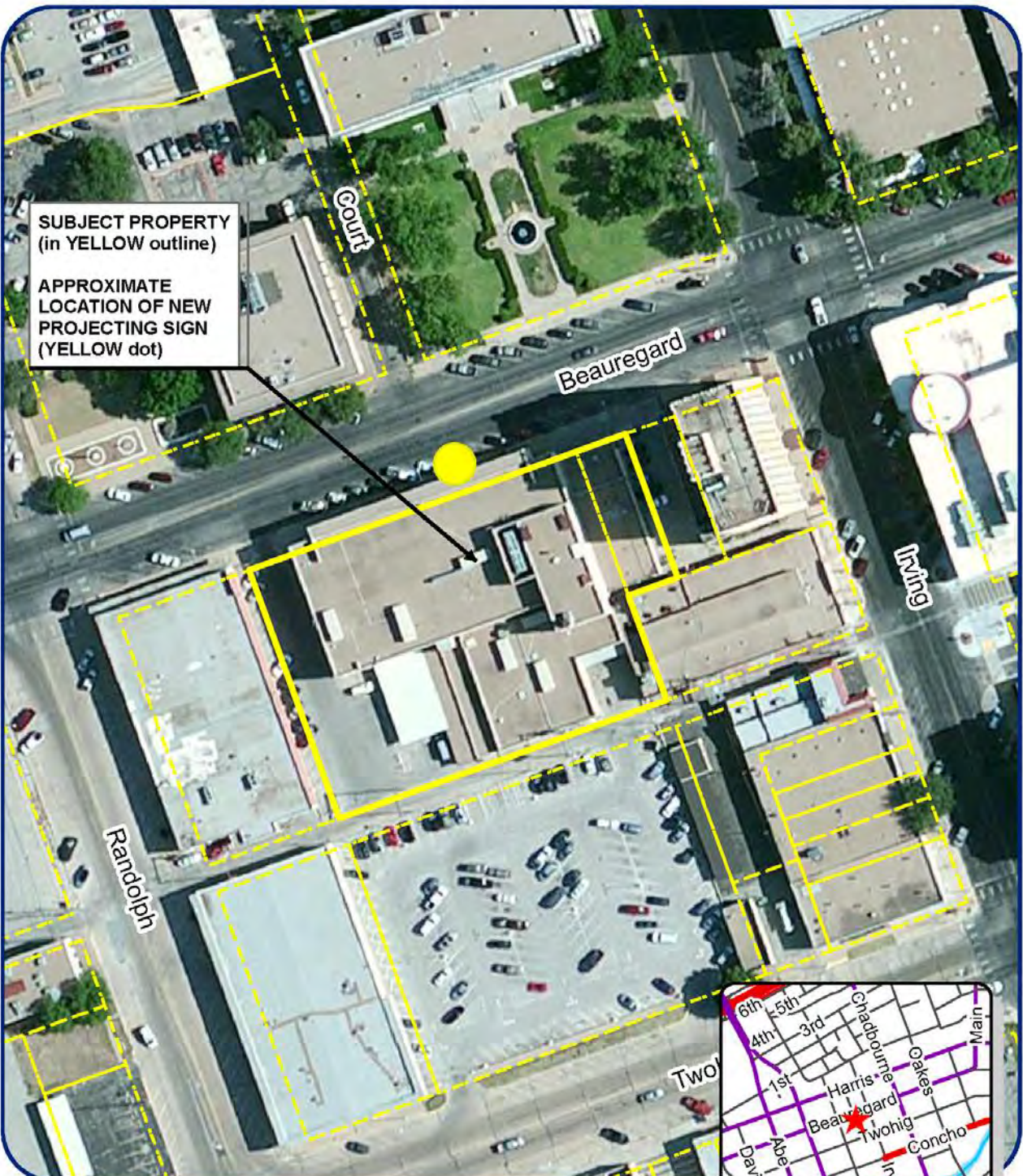
1. The Petitioner shall obtain a Sign Permit from the Permits and Inspections Division.
2. The sign colors, materials, and location shall be consistent with the renderings approved by the Design and Historic Review Commission.
3. The Petitioner shall obtain City Council approval for any projecting signage that exceeds 16 square feet in area prior to the filing of an application for a Sign Permit.

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
Major Thoroughfare Map
Site Photographs
Proposed Changes to Current Approvals



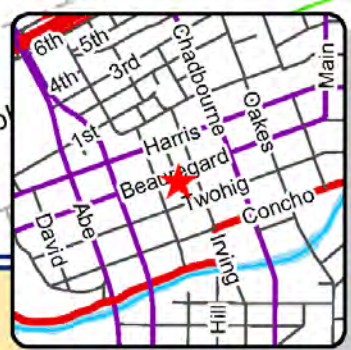
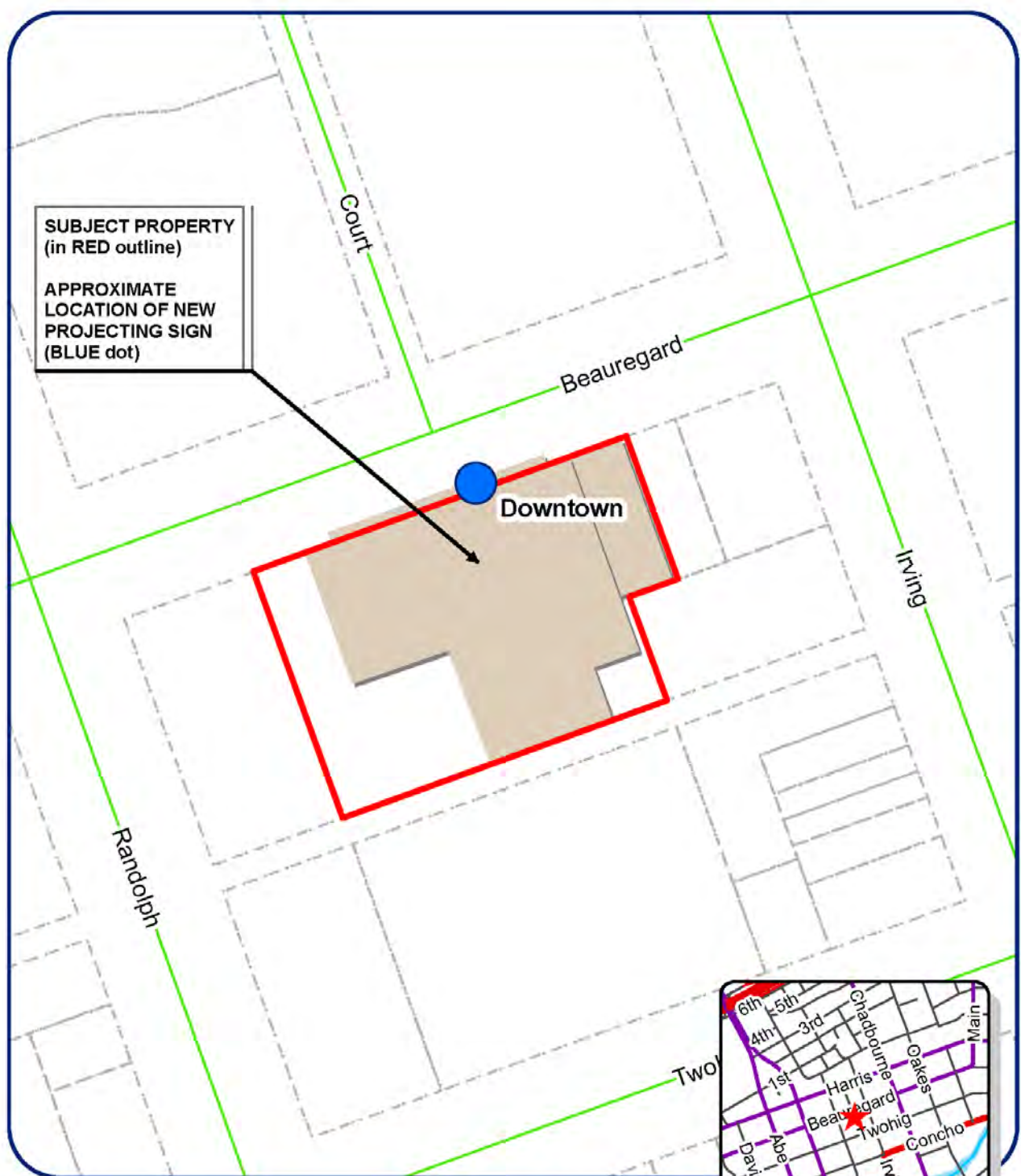
River Corridor Case File
RCC16-30 Tom Green County
 Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: Lots 13-17, and the N110' of the W37.5' of Lot 18, Blk 9, San Angelo Add'n

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

N

SUBJECT PROPERTY
(in RED outline)

APPROXIMATE
LOCATION OF NEW
PROJECTING SIGN
(BLUE dot)

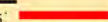


River Corridor Case File

RCC16-30 Tom Green County

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: Lots 13-17, and the N110' of the W37.5' of Lot 18, Blk 9, San Angelo Add'n

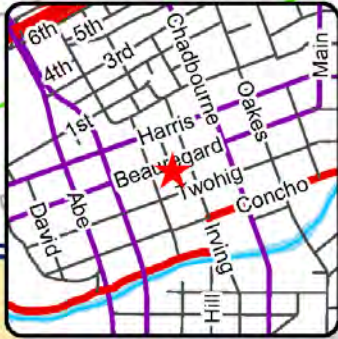
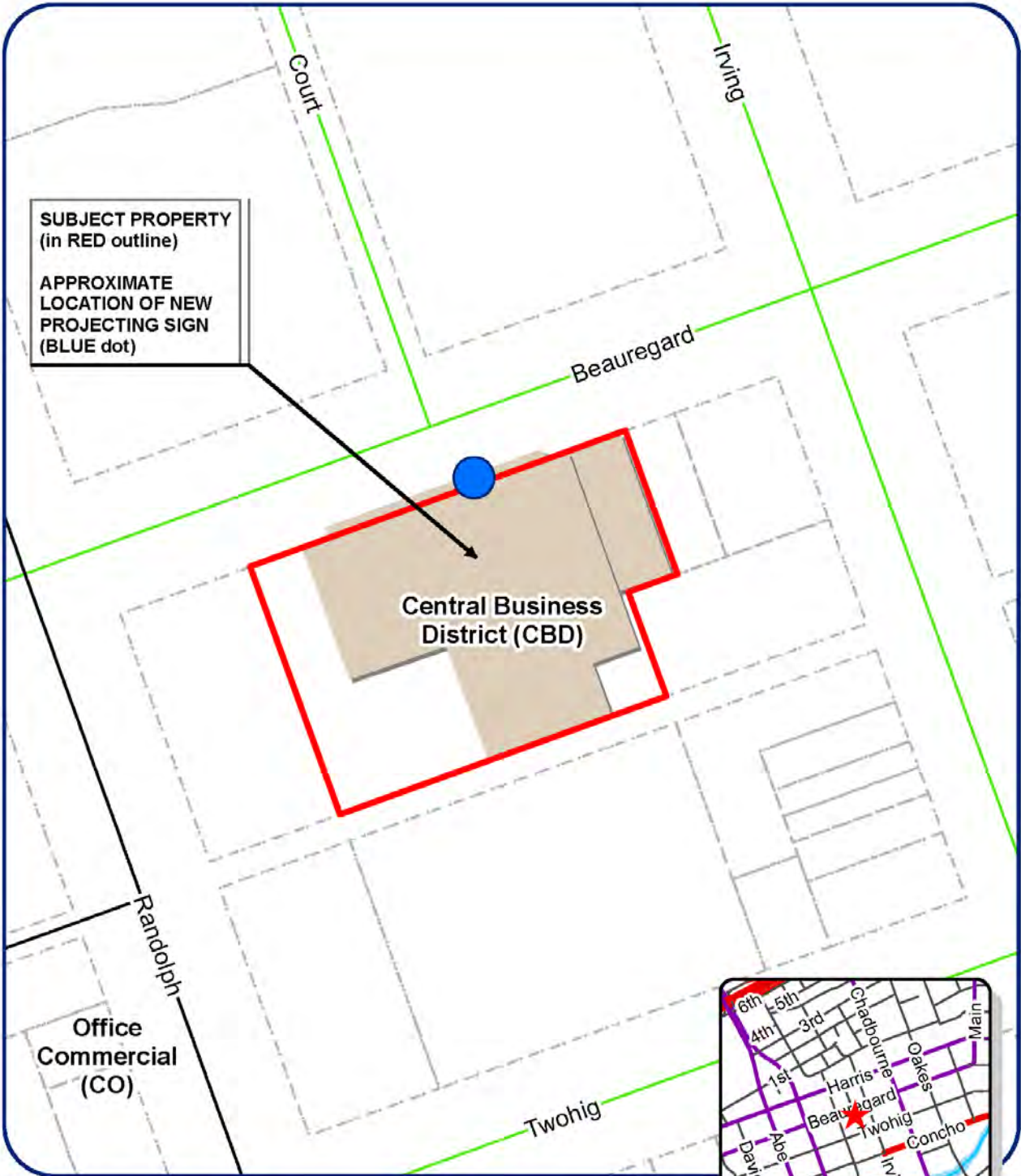
Legend

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



SUBJECT PROPERTY
(in RED outline)

APPROXIMATE
LOCATION OF NEW
PROJECTING SIGN
(BLUE dot)



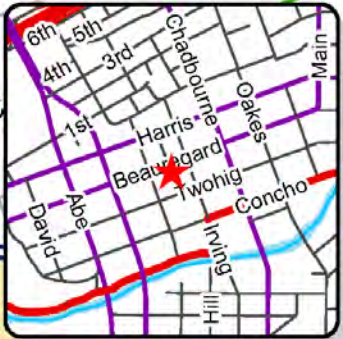
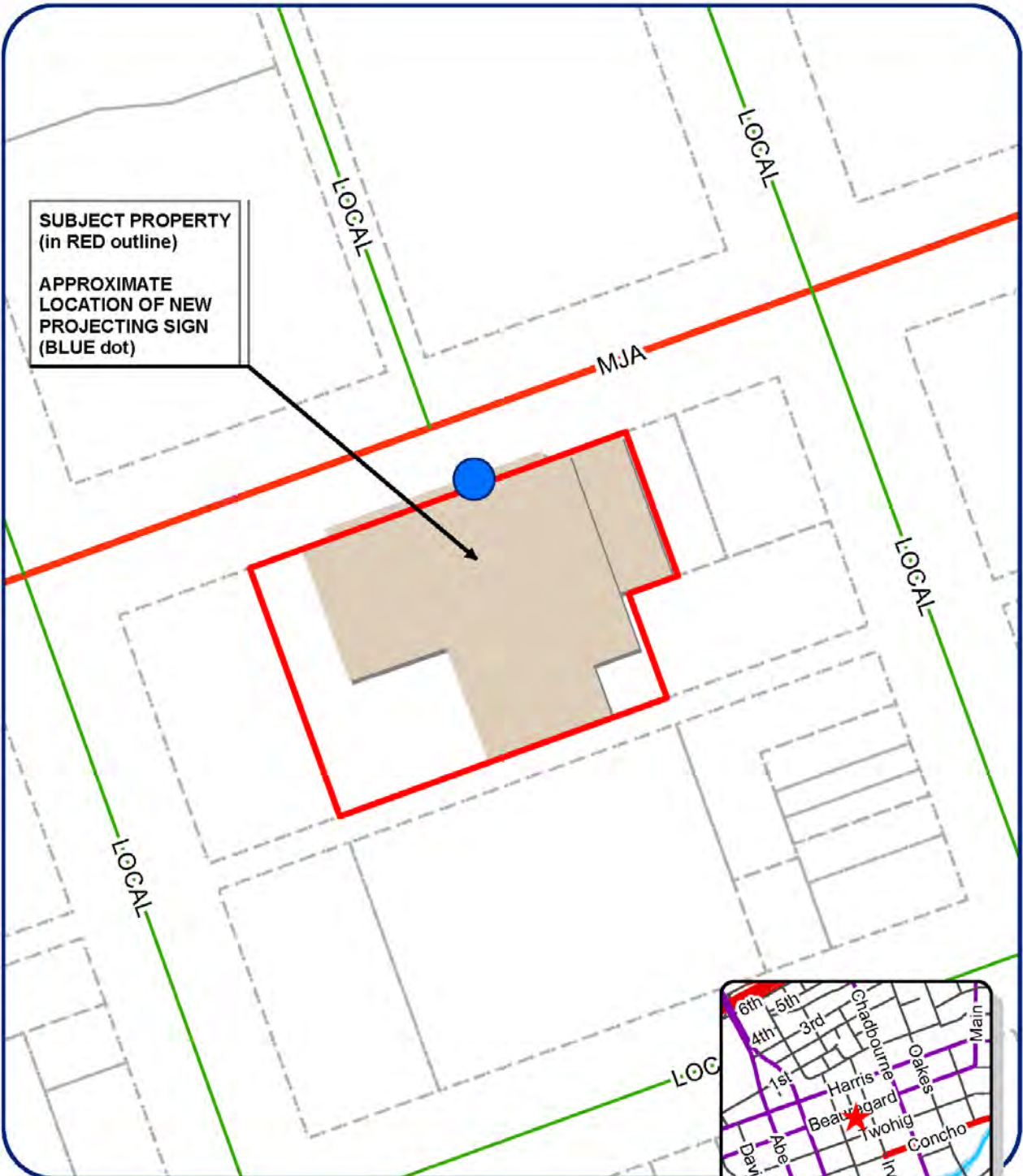
River Corridor Case File
RCC16-30 Tom Green County
Council District: SMD #3 (Thomas)
Neighborhood: Downtown
Scale: 1 inch :: 100 feet
Legal Desc: Lots 13-17, and the N110' of the W37.5' of Lot 18, Blk 9, San Angelo Add'n

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




SUBJECT PROPERTY
(in RED outline)

APPROXIMATE
LOCATION OF NEW
PROJECTING SIGN
(BLUE dot)



River Corridor Case File
RCC16-30 Tom Green County
Council District: SMD #3 (Thomas)
Neighborhood: Downtown
Scale: 1 inch :: 100 feet
Legal Desc: Lots 13-17, and the N110' of the W37.5' of Lot 18, Blk 9, San Angelo Add'n

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



Pre-renovation conditions – E. B. Keyes Building (West Beauregard frontage)



Present conditions – E. B. Keyes Building (West Beauregard frontage)

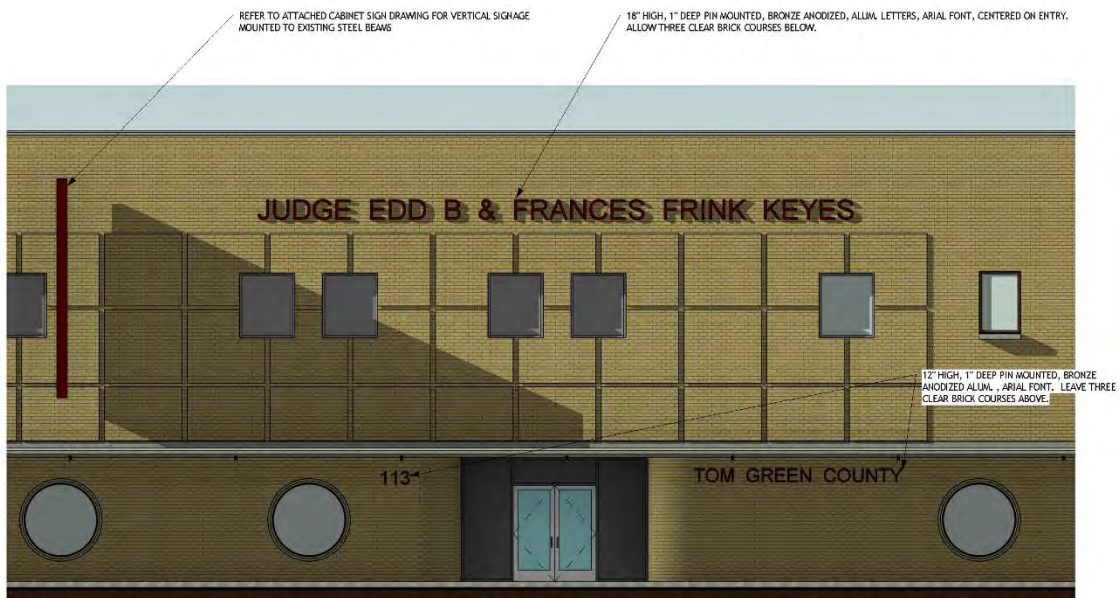


Proposed modifications to May 21, 2015 approval




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

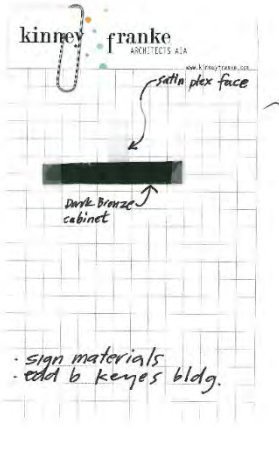
1. Removal of proposed trellis canopy from plans;
2. Exclusion of proposed canopy signs – “TOM GREEN COUNTY” and “JUDGE EDD B KEYES BUILDING.”
3. Inclusion of proposed illuminated projecting sign, 60 s.f.;
4. Inclusion of 80 s.f. of non-illuminated wall sign – “JUDGE EDD B AND FRANCIS FRINK KEYES” and “TOM GREEN COUNTY”



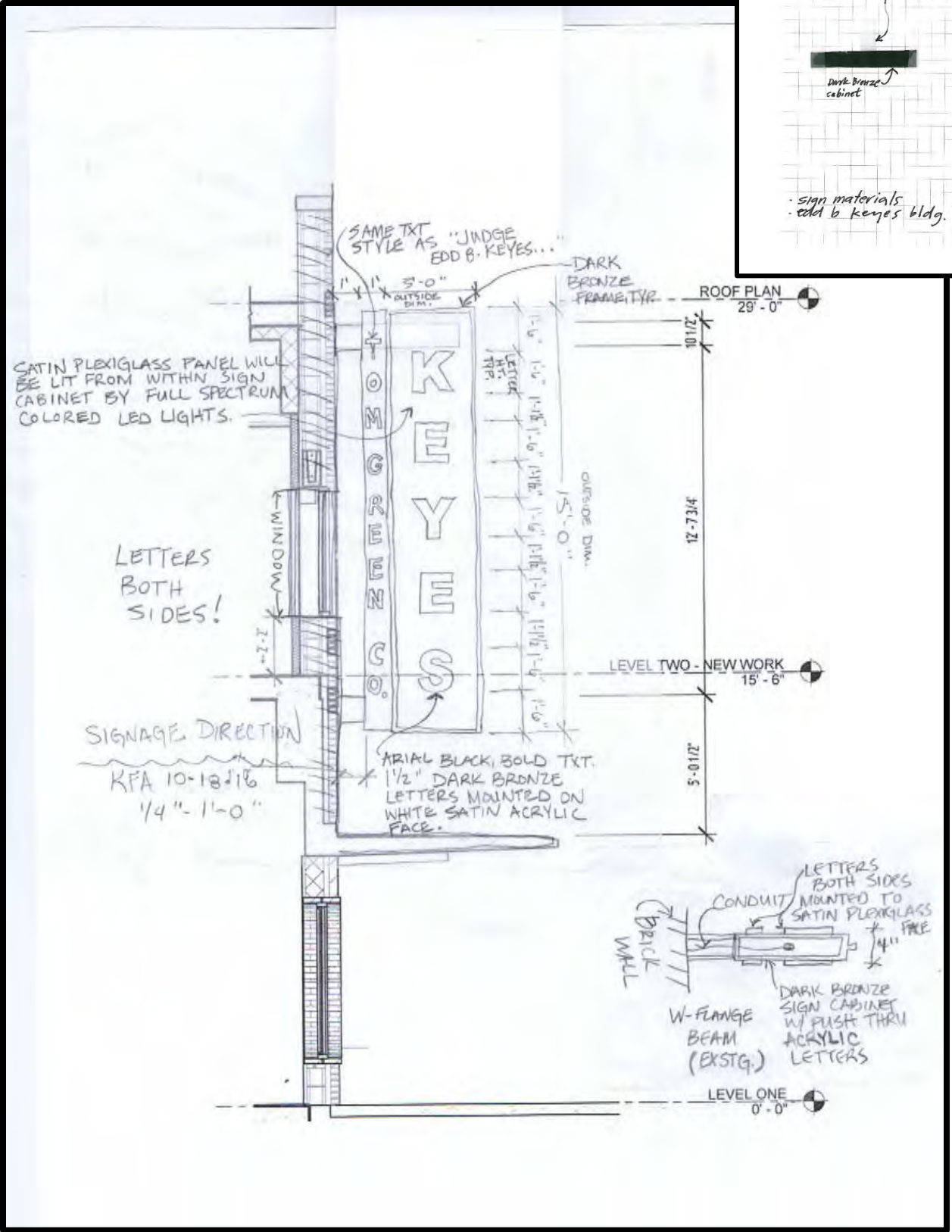
1 NORTH signage RFP 007
3/16" = 1'-0"

RFP 007
10/21/16
Copyright © Kinney Franke Architects AIA, Inc. 2015

kinney  franke
ARCHITECTS AIA



sign materials.
 edd b keyes bldg.



STAFF REPORT



Meeting: November 17, 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

Planner: David Stallworth, AICP
Principal Planner

Case: RCC16-31: All About Signs (102 North Abe)

Request: A request for approval, as required by Section 12.06.003(e)(4) of the River Corridor Development Ordinance, for the following wall signage: (a) up to four illuminated logo (or "button") signs with a total of 144 square feet and (b) up to 48 square feet of illuminated attached signage along various building elevations of a recently remodeled fast food restaurant (cumulative total of 192 square feet)

Location: 102 North Abe Street; generally located at the north-northeast corner of North Abe and West First Streets

Legal
Description: Lots 1 and 2, Section 2, Replat of Block 2, Central Plaza Addition

Size: 0.44 acres

General Information

Future Land Use: Downtown
Zoning: Neighborhood Commercial (CN) District
Existing Land Use: Office

Surrounding Zoning/Land Use:

North:	General-to-Heavy Commercial (CG/CH)	Retail sales/service (Popeye's)
West:	General-to-Heavy Commercial (CG/CH)	Retail sales/service (Auto sales)
South:	Office Commercial (CO)	Retail sales/service (Walgreens); surface parking lot
East:	General-to-Heavy Commercial (CG/CH)	Retail sales/service (Discount Tire)

District: CMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: West First Street is designated as a “Local Street,” which generally has a minimum ROW width of 50 feet. Local Streets are typically designed to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.

North Abe Street (US 87 southbound) is designated as a “Major Arterial,” which generally has a minimum ROW width of 80 feet and is intended to serve as a principal conduit for fast and heavy-volume traffic. A Primary Arterial typically has its origin and termination at some point outside of the city limits and is not intended to provide direct land access service.

History and Background:

The subject property contains a single-story, 3,000-square-foot fast food restaurant (Burger King) that was originally built in 2001 and was recently remodeled. The property is located within the River Corridor Sign area, as delineated in Section 12.06.002 of the River Corridor Development Ordinance, and was replatted in 2008. The petitioner is requesting approval of the following: (a) up to four illuminated logo (or “button”) signs with a total of 144 square feet; and (b) up to 48 square feet of illuminated attached signage along various building elevations of a recently remodeled fast food restaurant (cumulative total of 192 square feet). The petition does not include the freestanding pylon sign.

Analysis:

Section 12.06.003(e)(4) of the River Corridor Development Ordinance (RCMDP) requires the DHRC to review and approve plans for new illuminated signage in the River Corridor Sign area. 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 – Commercial and Mixed Use in the Historic City Center*.

Color and Design

The remodeled restaurant employs contemporary design elements such as a combination of brick, stucco, and Hardie Board for the exterior, red trim along the parapet, aluminum awnings, fixed pane windows and varying tower elements. The proposed four illuminated “button,” or logo signs, consist of translucent vinyl facing enclosed in a brushed silver trim, each of which are 36 square feet in sign area. The proposal also includes a 48-square-foot, illuminated attached sign to be placed atop an awning along the building’s south (W. 1st Street) elevation. The sign will consist of individual, metallic-colored, vinyl channeled lettering on a metallic raceway. Although the proposed letter designs do not incorporate “subtle rich colors that relate to historic precedents apparent to the immediate environment...,” as dictated by the RCMDP, the proposed type, scale and placement of wall signage on the premises integrates well with both the building exterior and the surrounding area and is consistent with similar businesses within the surrounding area.

Materials

The RCDMP requires “quality materials” that “promote a sense of permanence” and that the “quality finished materials should be used.” The overall proposed signage does not overwhelm and is complementary to the building’s exterior

design. The proposed channeled lettering and LED back-lighting should minimize visual impact.

Lighting

The applicant plans to use internally illuminated, or backlit, signage. Ideally, integration of lighting into a building “should not result in glare and light spill.” The proposed backlit signage thereby appears to comply with all lighting policies of the RCMDP and is consistent with similar businesses within the surrounding area. The RCMDP stresses that the style and placement of exterior lighting should enhance a building’s architectural elements. The proposed illuminated signage is complementary to other non-residential development in the surrounding area as well as the building to which it will be affixed.

Staff Recommendation:

Staff’s recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC16-31 to allow for: (a) up to four illuminated logo (or “button”) signs with a total of 144 square feet and (b) up to 48 square feet of illuminated attached signage along various building elevations of a recently remodeled fast food restaurant (cumulative total of 192 square feet), **subject to the following three Conditions of Approval:**

1. The applicant shall obtain a Sign Permit from the Permits and Inspections Division.
2. The sign colors, materials, and location shall be consistent with the renderings approved by the Design and Historic Review Commission.
3. Lighting for the proposed sign shall utilize a light-emitting diode (LED) light source.

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
 Major Thoroughfare Map
 Details of Proposed Signage
 Proposed Sign Location



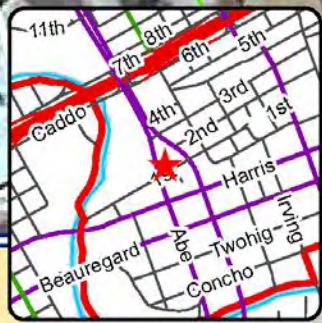
River Corridor Case File

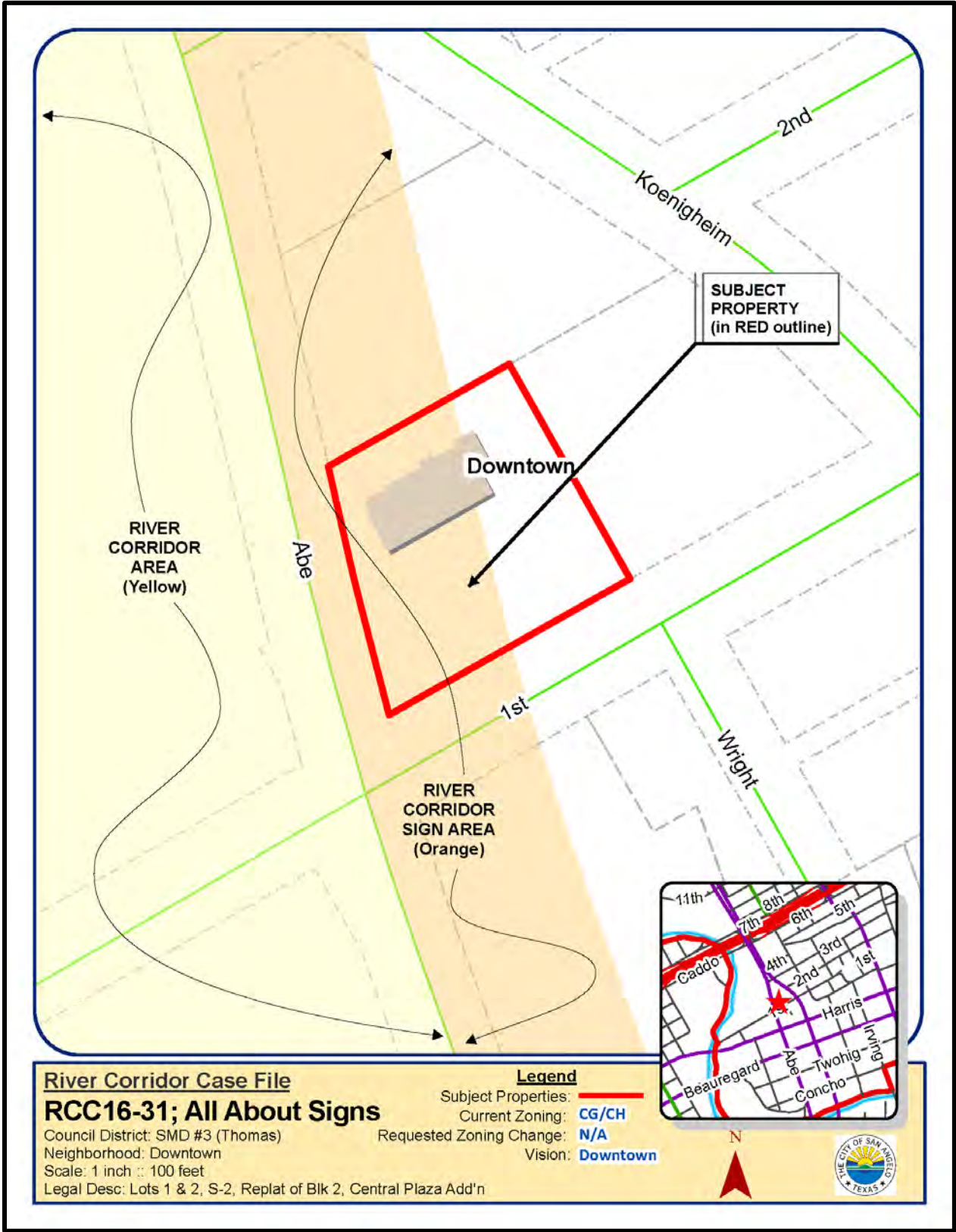
RCC16-31; All About Signs

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: Lots 1 & 2, S-2, Replat of Blk 2, Central Plaza Add'n

Legend

Subject Properties: —
 Current Zoning: CG/CH
 Requested Zoning Change: N/A
 Vision: Downtown





River Corridor Case File

RCC16-31; All About Signs

Council District: SMD #3 (Thomas)

Neighborhood: Downtown

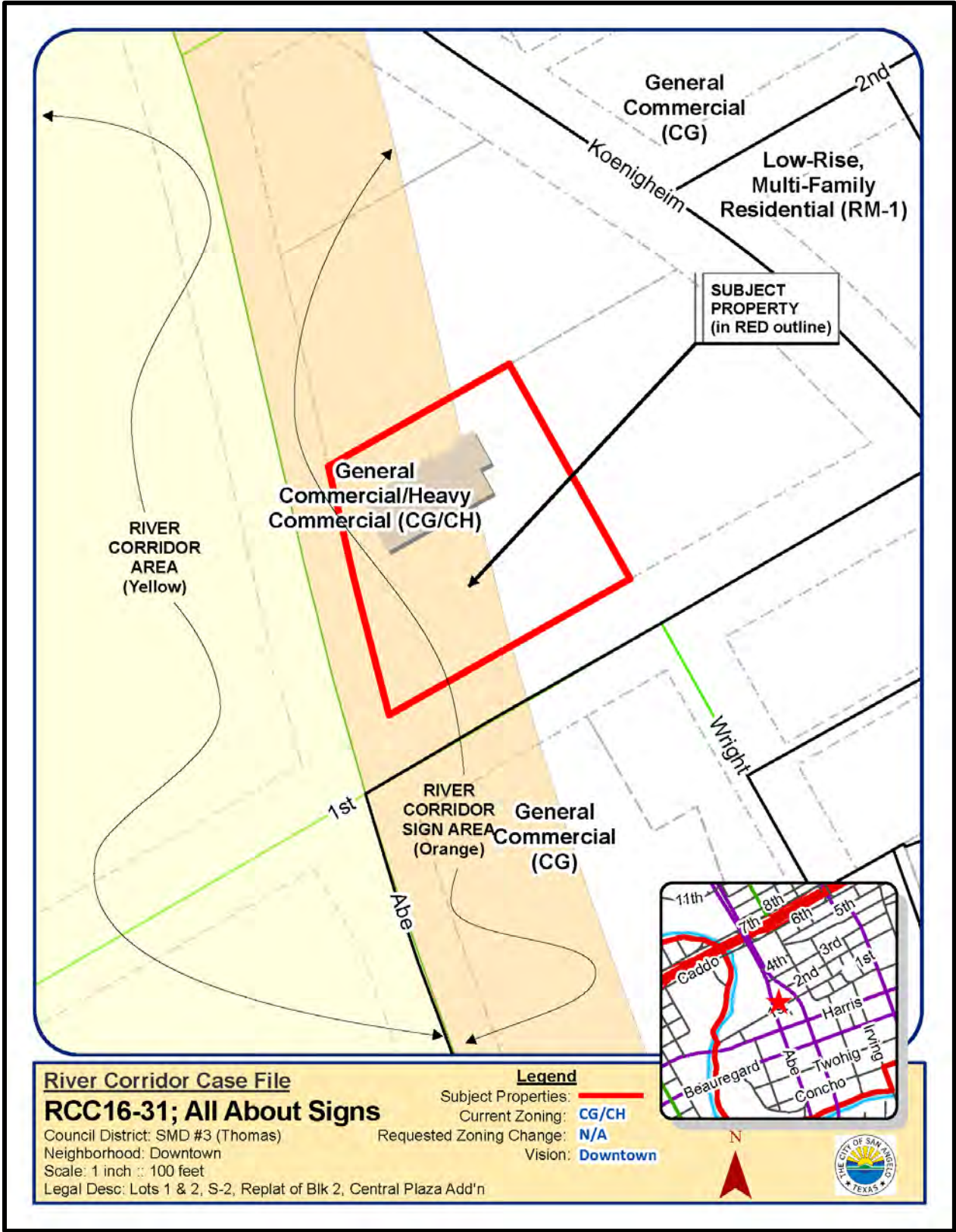
Scale: 1 inch = 100 feet

Legal Desc: Lots 1 & 2, S-2, Replat of Blk 2, Central Plaza Add'n

Legend

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





River Corridor Case File

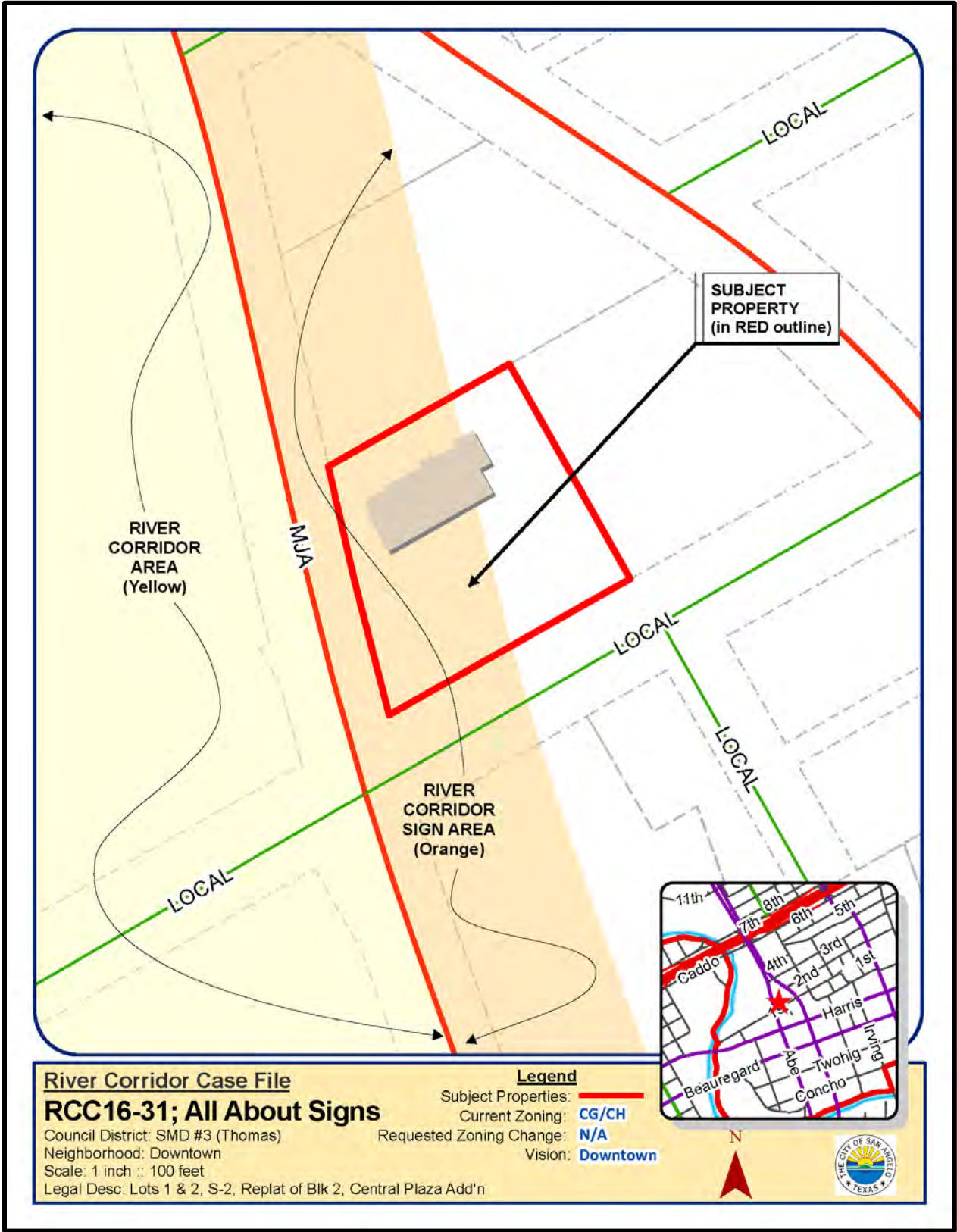
RCC16-31; All About Signs

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch = 100 feet
 Legal Desc: Lots 1 & 2, S-2, Replat of Blk 2, Central Plaza Add'n

Legend

Subject Properties: —
 Current Zoning: **CG/CH**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**





River Corridor Case File

RCC16-31; All About Signs

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch = 100 feet
 Legal Desc: Lots 1 & 2, S-2, Replat of Blk 2, Central Plaza Add'n

Legend

Subject Properties: —
 Current Zoning: **CG/CH**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**

Exhibit-A: Proposed sign and placement

HOME OF THE WHOPPER

ILLUMINATION VIEW

27.39 SQ. FT.

CONSTRUCTION DETAIL:

1/2" THICK ALUMINUM PLATE WITH .005" PRECISION CUT ALUMINUM LAMINATED DETAILS. LIST SURFACE: BRASS METALLIC FINISH. COAT FINISH: BRASS. STAINLESS STEEL LETTERS WITH 1/2" DIA. ALUMINUM WASHER AND LOCK W/DT.

MODEL #
S-3A HOME OF THE WHOPPER

PARTS COMPONENT LIST:

ITEM	PART NUMBER	DESCRIPTION	QTY
1	BKS14HOTWSIL	13'-8" L. X 1" RACEWAY & LETTERS	1 EA.
2	BKS14HOTWSIL	9'-9 3/4" L. X 1" RACEWAY & LETTERS	1 EA.
3		HOME OF THE WHOPPER	
4			
5			
6			
7			

CHANNEL LETTER SECTION DETAIL:

NOTE: MINIMUM 48 SHEET HEIGHT SCREENS. DISCONNECT FROM THE MAIN ELECTRICAL SYSTEM. NO FEEDER THAN IN SCREENS OR FEEDER.

FACE DECORATION: USE WHITE DECORATION COLOR FILM. PRINT ON ONE SIDE ONLY.

FACE DECORATION: U.S. PAT. OFF. SERIAL NUMBER: 3,801,137. 1978. W/ALUM. ADHESIVE BAK. 1/2" STAINLESS STEEL. 1/2" STAINLESS STEEL. 1/2" STAINLESS STEEL. 1/2" STAINLESS STEEL.

INFORMATION BAR:

THIS IS A KIT PART ORDER

KIT PART NUMBER:

BKS14HOTWSIL-KP

PAGE ORDER:

1 OF 3

SALES ORDER:

207546

Have it your way.



2826 SQ. FT.

SignSource
 11111 RIVERWAY, SUITE 100
 FORT WORTH, TEXAS 76116
 (817) 281-1111
 WWW.SIGNSOURCE.COM

This document represents a preliminary design drawing. It is not intended for construction. The manufacturer is responsible for the final design and construction of the sign. The manufacturer is not responsible for any errors or omissions in this document. The manufacturer is not responsible for any damage to property or persons caused by the use of this document.

REV	DATE	DESCRIPTION
A	02/12/11	ISSUE TO CLIENT FOR REVIEW
B	02/22/11	ISSUE TO CLIENT FOR REVIEW
C	02/27/11	ISSUE TO CLIENT FOR REVIEW
D	02/27/11	ISSUE TO CLIENT FOR REVIEW

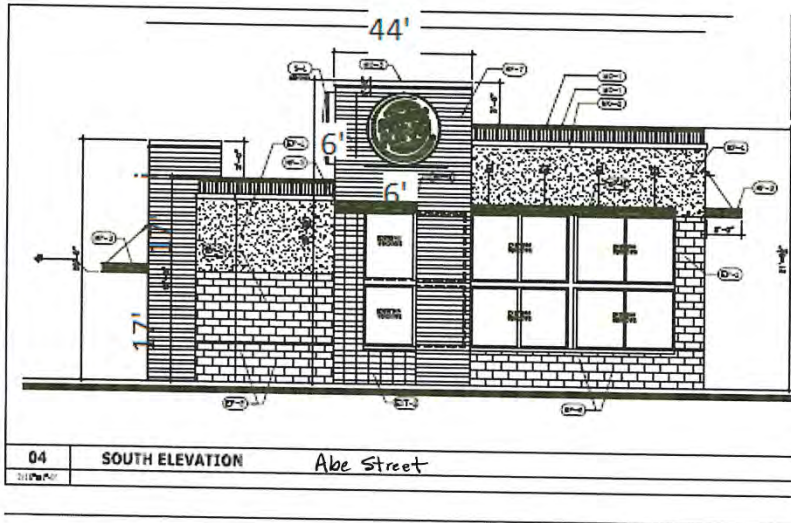
MODEL #
S-1.1L-72 INCH LED LOGO WALL SIGN

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY. USE ONLY APPROVED ARTWORK FOR PRODUCTION.

REV	DATE	DESCRIPTION
1	02/27/11	ISSUE TO CLIENT FOR REVIEW

Have it your way

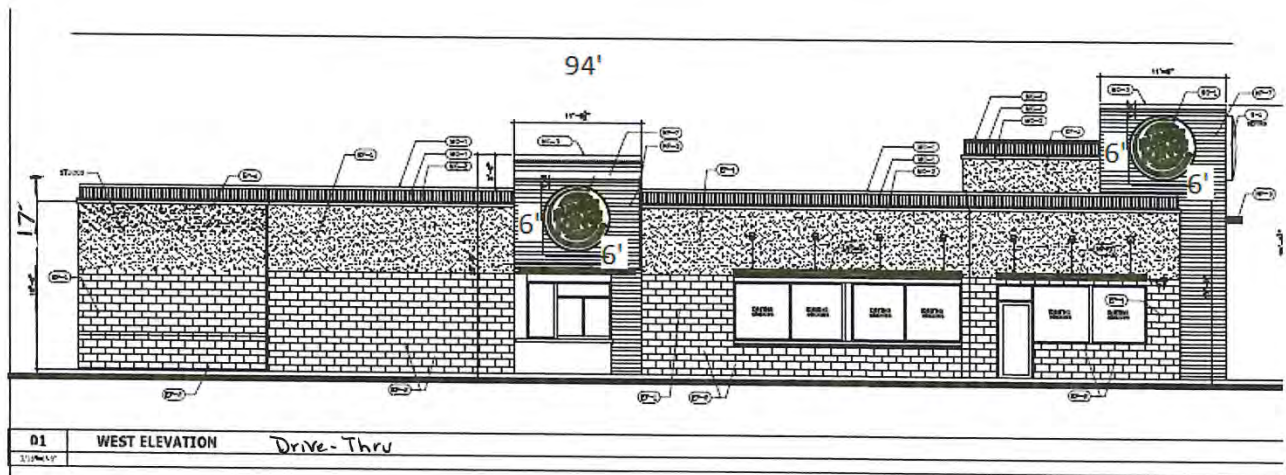
REV	DESCRIPTION
A	2826 SQ. FT. SIGN WITH 2826 SQ. FT. SIGN
B	2826 SQ. FT. SIGN WITH 2826 SQ. FT. SIGN
C	2826 SQ. FT. SIGN WITH 2826 SQ. FT. SIGN
D	2826 SQ. FT. SIGN WITH 2826 SQ. FT. SIGN
E	2826 SQ. FT. SIGN WITH 2826 SQ. FT. SIGN



Wall Face Area = at least 17' x 44' = 748 sf

Allowable Signage = 187 sf

Proposed Signage = 6' x 6' = 36 sf



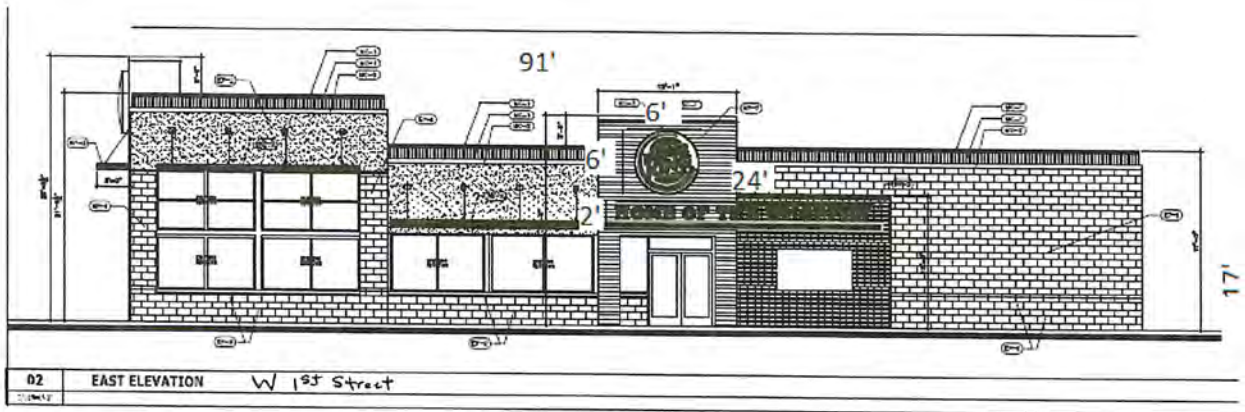
Wall Face Area = at least 94' x 17' = 1598 sf

Allowable Signage = 399.5 sf

Proposed Signage = 6' x 6' = 36 sf front tower

6' x 6' = 36 sf drive-thru

72 sf



Wall Face Area = at least 91' x 17' = 1547 sf
 Allowable Signage = 386.75 sf
 Proposed Signage =
 BURGER KING = 6' x 6' = 36 sf
 HOME OF THE WHOPPER = 2' x 24' = 48 sf
 TOTAL 84 sf

STAFF REPORT



Meeting: November 17, 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: David Stallworth, AICP
Principal Planner

Case: CA16-31

Request: A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for an exterior remodel of an existing historically landmarked building

Location: 33 East Concho Avenue; generally located on the south side of East Concho Avenue between South Oakes and South Chadbourne Streets

Legal Description: The East 31.5 feet of Lots 24 and 27, Block C, San Angelo Addition

Size: 0.15 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: Vacant

Surrounding Zoning / Land Use:

North:	Central Bus'n Dist. (CBD)	Retail Sales and Service
West:	Central Bus'n Dist. (CBD)	Retail Sales and Service
South:	Central Bus'n Dist. (CBD)	Surface Parking Lot
East:	Central Bus'n Dist. (CBD)	Retail Sales and Service

District: SMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), East Concho Avenue is classified as a Parkway. Although there are no minimum design specifications or definitions for this roadway classification in the MTP, a parkway is generally defined as a broad and often-times landscaped thoroughfare that is intended for gateway or scenic purposes.

Background:

The subject property contains a historically-designated, 5,000-square-foot building that is believed to have been constructed in 1900 (RE: Z95-15, approved by City Council on 8/1/1995). The one-story commercial building contains a pressed brick cornice, flat roof, and a row of windows in the upper part of the façade as well as fixed-pane storefront windows at pedestrian level. Projecting iron rings indicate the presence of a canopy in earlier years, and the building's side walls are brick. The building's present appearance does not appear authentic with its modified recessed entryway and painted brick, but it is, nevertheless, indicative of early Twentieth-Century commercial architecture. The building has housed several businesses over the years, including a buggy and wagon repair shop, a tea room, an auto parts store, and most recently, a boutique store.

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 building has already been altered substantially, and there is very limited archival evidence that can verify its architectural authenticity. The building has nevertheless been seen as a contributory building and did qualify for landmark protection because: (a) the building possessed significance in the City's history; (b) the building embodied distinctive characteristics of a type, period or method of construction; and (c) the building represented an established and familiar feature of the City. With this in mind, the proposed exterior modifications appear appropriate and in character with the surrounding 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.**

The building has already been altered substantially, and there is very limited archival evidence that is available to verify its architectural authenticity. The proposed exterior modifications appear appropriate and in character with the surrounding environment, however. The renovations appear to pay homage to local architect Oscar Ruffini, who designed numerous buildings in the San Angelo area as well as several courthouses throughout the state. Many of the architectural elements found in Mr. Ruffini's work, such as stone walls, serrated pilasters with molded ornamental capitals, ornamental cornices along the parapet, high-arched bays with fixed windows and a prominent centralized tower element.

- 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 subject building is seen as a contributory building as it possesses significance in the City's history, embodies distinctive characteristics of a type, period or method of construction, and represents an established and familiar feature of the City. The proposed exterior renovations are in keeping with the architectural theme expressed in the Block One area and do invoke references to a major contributor to local turn-of-the-century commercial architecture.

- 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.

Many of the changes that occurred on the subject building were conducted based on the building's purpose at the time and may have compromised the historic integrity of the original building. Unfortunately, archival evidence is not readily available to verify its architectural authenticity. While the proposed exterior renovations may be seen by some as contrived, they offer substantially more embellishment than what the present building may offer, and it does so in accordance with other similar period construction that is presently found in Block One.

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

As stated previously, many of the changes that occurred on the subject building were conducted based on the building's purpose at the time and may have compromised the historic integrity of the original building.

- 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.**

The aim of the proposed renovation is to redefine the appearance of the building in a manner that is in keeping with several other buildings within the Block One area.

- 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.**

As this renovation will involve a reconstruction of the current building façade utilizing veneers, this criterion is not applicable.

- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

The extent of the renovations will be limited to the subject building and should not impact neighboring properties. Other than historical surveys conducted by the City, Staff was unable to find other available archeological resources relative to the subject building, including Sanborn fire insurance maps.

- 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.

No contemporary elements will be incorporated with this renovation. The proposed exterior renovations are in keeping with the architectural theme expressed in the Block One area and do invoke references to a major contributor to local turn-of-the-century commercial architecture.

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.

The existing architecture of the building is neither exemplary nor unique. It does, however, represent distinctive characteristics of a type, period or method of construction for its day, and the building characterizes an established and familiar feature of the City. Because the renovation will involve a reconstruction of the current building façade utilizing veneers, this criterion may not be applicable.

Staff's Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA16-06 for a Certificate of Appropriateness, **subject to the following three Conditions of Approval:**

1. The applicant shall obtain a Building Permit from the Permits and Inspections Division.
2. The building colors, materials and design shall be consistent with the renderings approved by the Design and Historic Review Commission.
3. All exterior lighting shall be designed to reduce spillover of illumination onto adjacent properties. Light fixture locations will be shown on building elevations. Any site lighting and sign illumination shall utilize a light-emitting diode (LED) light source. Site lighting shall be consistent with adjacent properties that are owned by the Petitioner.

Appeals:

Per Section 211.J of the Zoning Ordinance, an applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner and according to the same procedures as provided in Section 212 of Chapter 12,

Exhibit A "Zoning Ordinance," of the Code of Ordinances of the City of San Angelo, except that review and public hearing by the Planning Commission shall not be necessary.

Attachments:

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

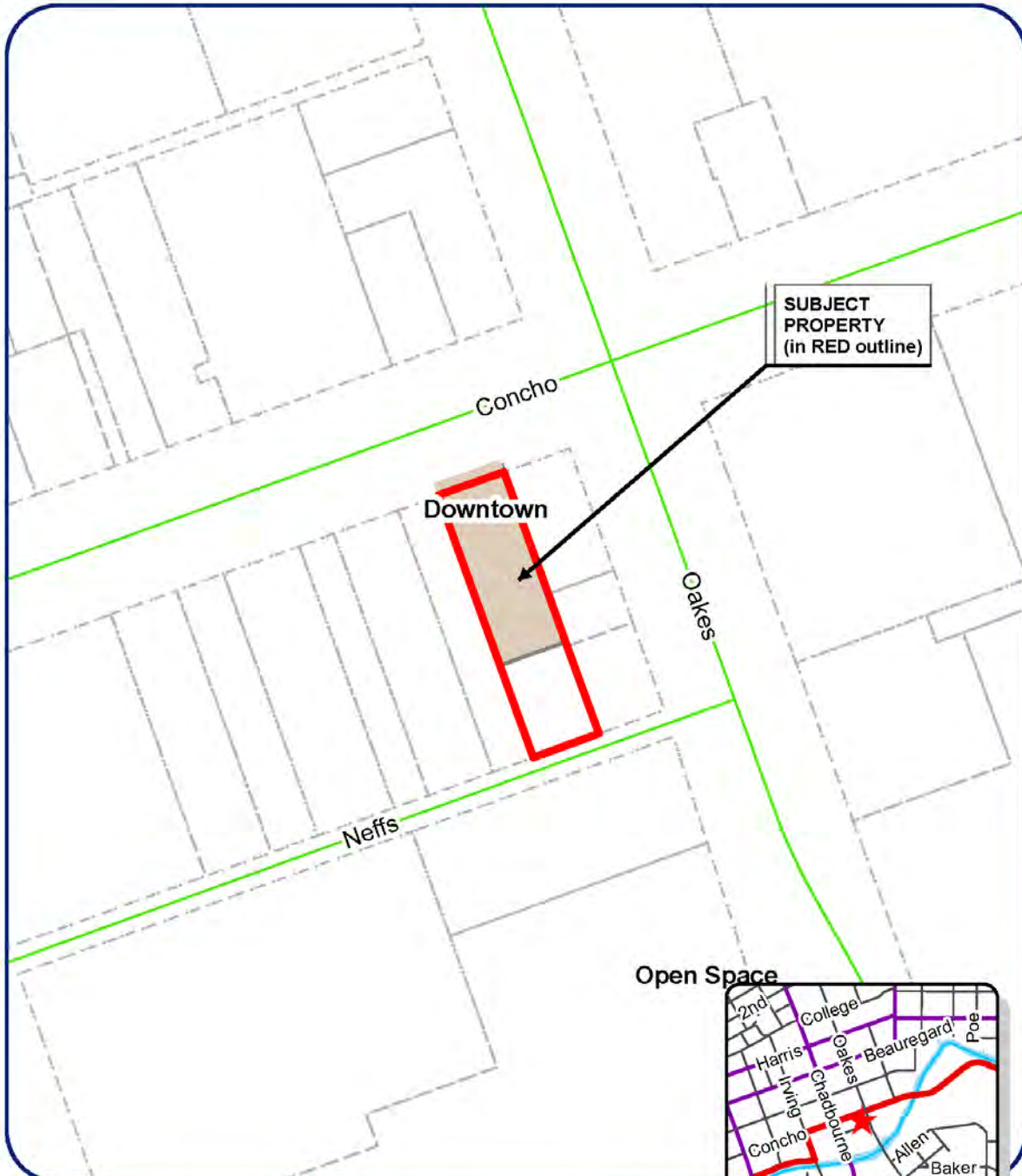


River Corridor Case File
CA16-06/RCC16-32: Eggemeyer

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: W 50 FT OF LOTS 25 & 26; BIK C, SAN ANGELO ADDITION

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



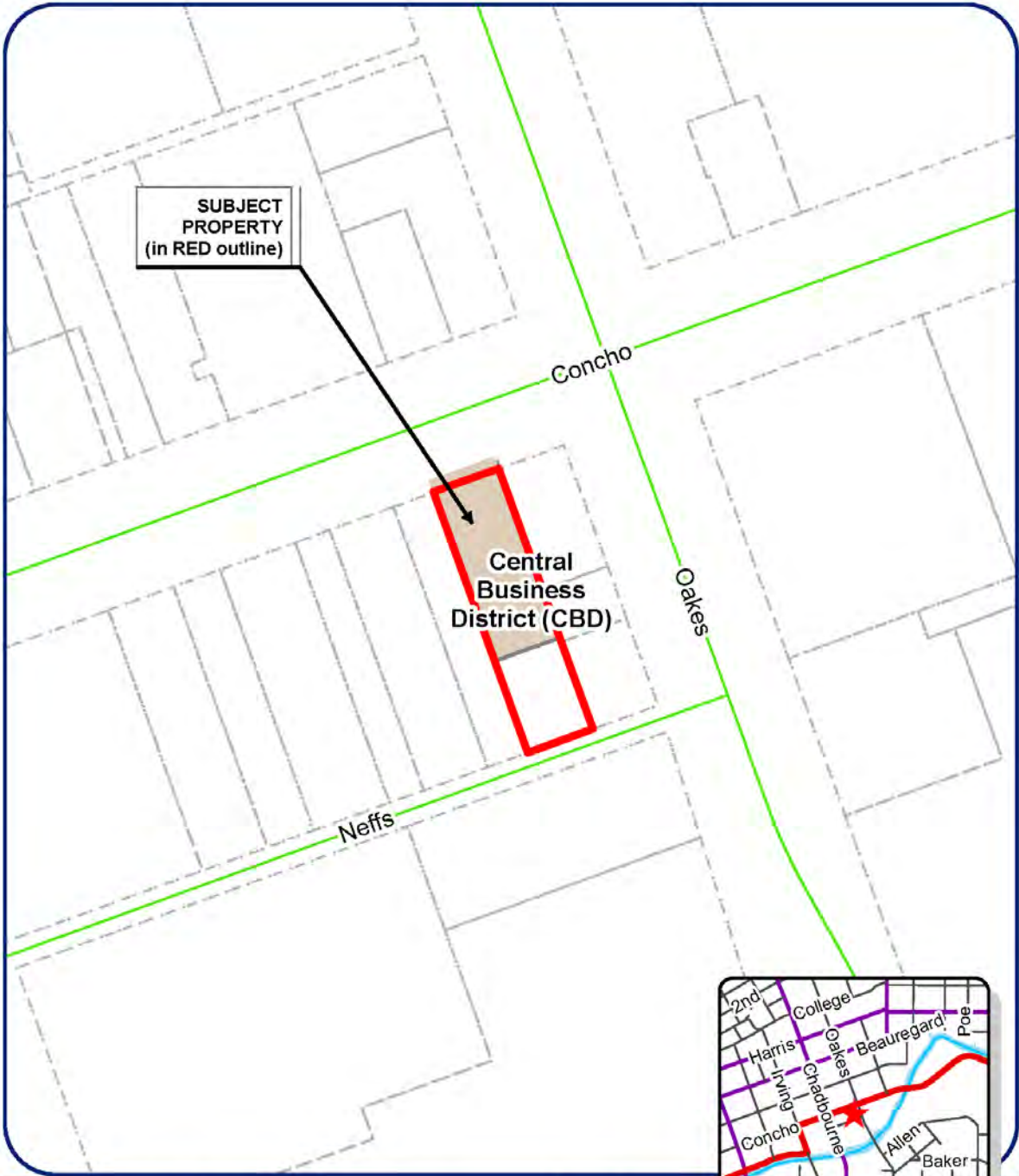


Open Space



River Corridor Case File		Legend	
CA16-06/RCC16-32: Eggemeyer		Subject Properties:	
Council District: SMD #3 (Thomas)		Current Zoning: CBD	
Neighborhood: Downtown		Requested Zoning Change: N/A	
Scale: 1 inch :: 100 feet		Vision: Downtown	
Legal Desc: W 50 FT OF LOTS 25 & 26, BIK C, SAN ANGELO ADDITION,			





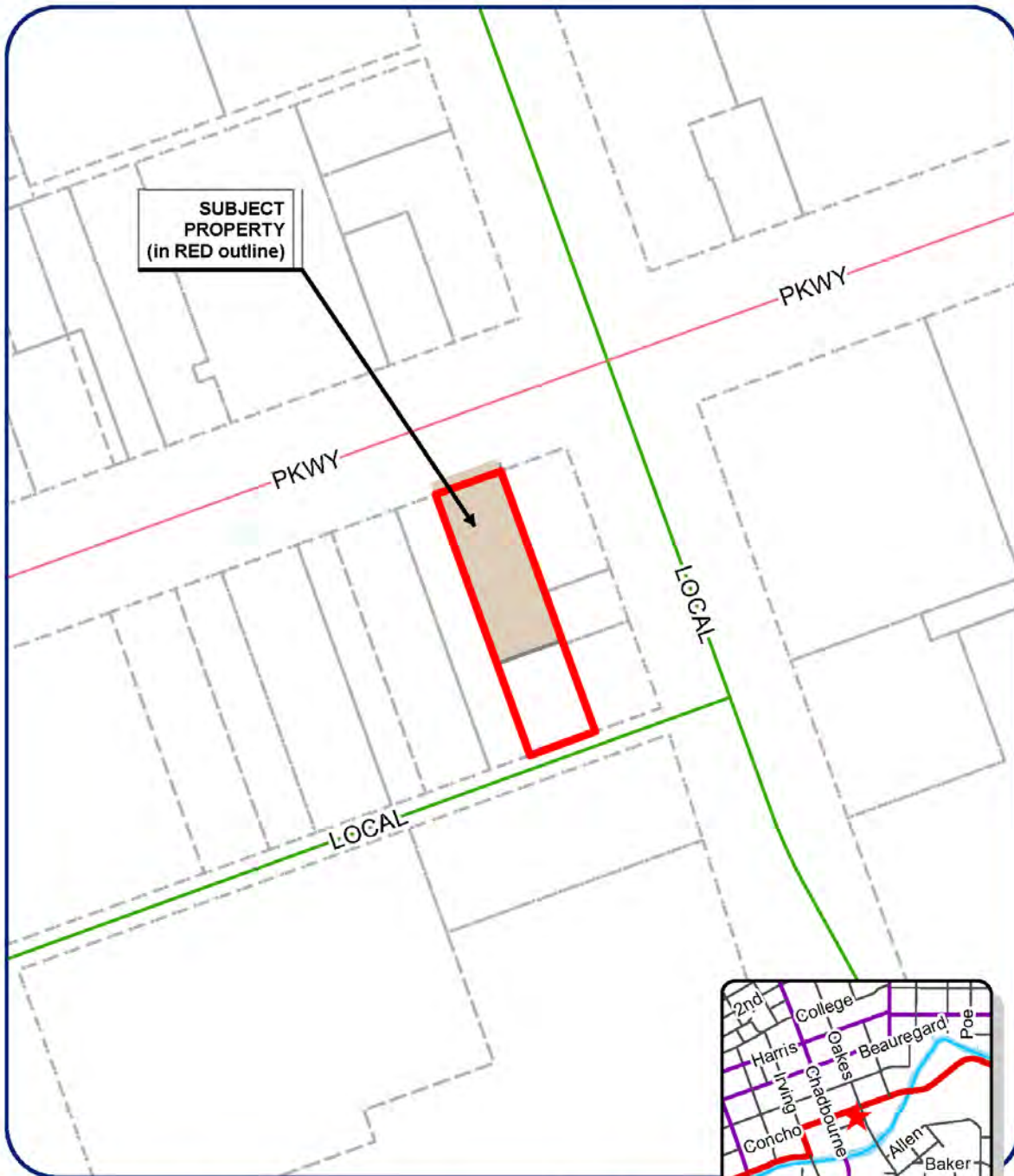
River Corridor Case File
RCC16-32: Eggemeyer

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: W 50 FT OF LOTS 25 & 26; BIK C, SAN ANGELO ADDITION,

Legend

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





River Corridor Case File
RCC16-32: Eggemeyer

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: W 50 FT OF LOTS 25 & 26, BIK C, SAN ANGELO ADDITION,

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



Photos of Subject Property and Surrounding Area

Former Condition – Subject Property



Present Condition – Subject Property



Adjoining Properties to the East



Adjoining Properties to the West



Photos of Surrounding Area (North)



Color Rendering



NORTH ELEVATION $\frac{1}{2}'' = 1'-0''$
33 EAST CONCHO AVE.

Approximate Style of Doors/Window Trim

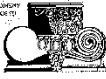


Approximate Color of Exterior



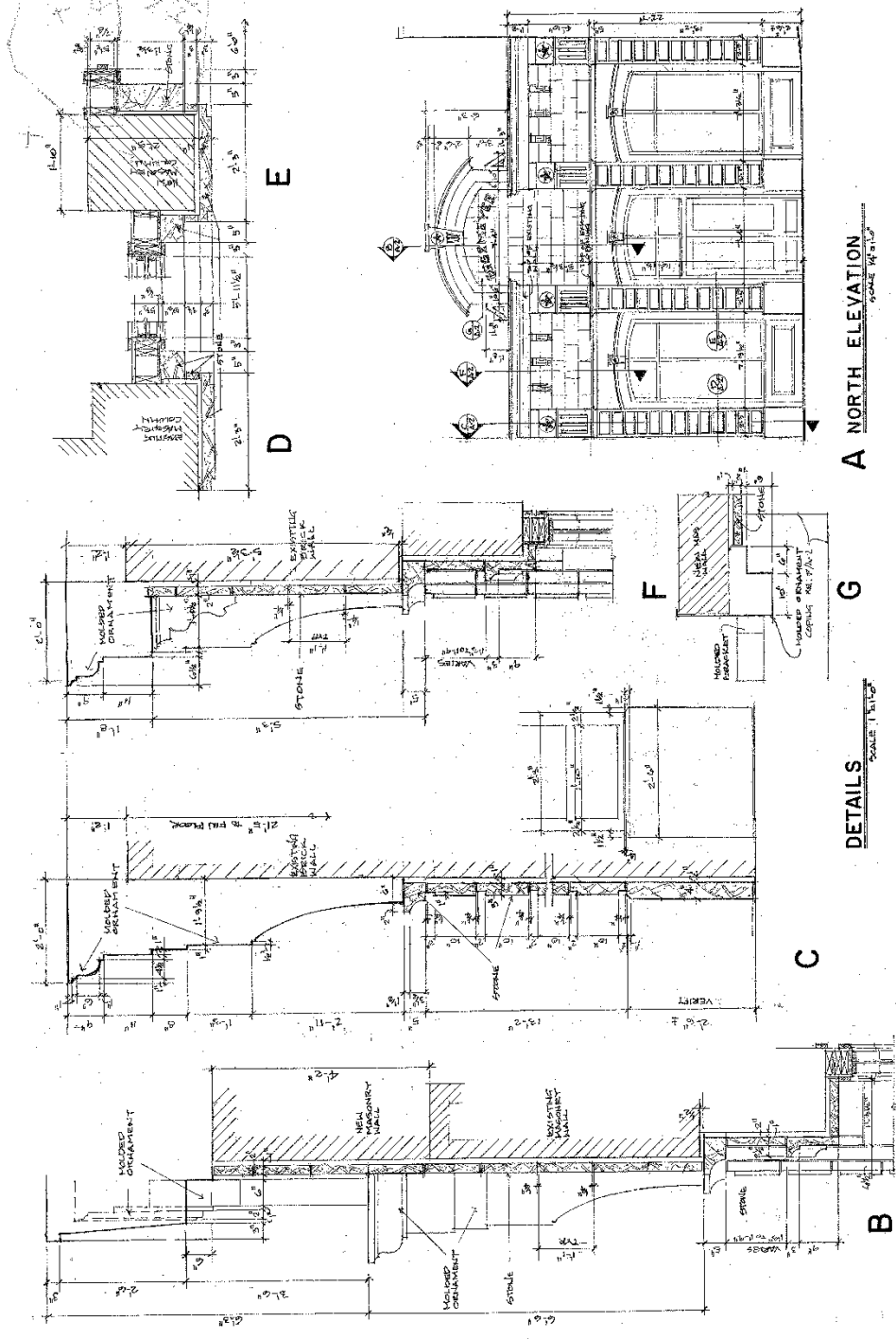
Building Plans

11. SCHMIDT ARCHITECTS
 10 BOWEN STREET, SUITE 1000, DALLAS, TEXAS 75202
 ARCHITECTS & INTERIORS



ALTERATIONS
 33 EAST CONCHO AVENUE
 SAN ANGELO, TEXAS

SHEET NO.
A-2
 OF 2



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

DETAILS
 SCALE: 1/4" = 1'-0"

STAFF REPORT



Meeting: November 17, 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

Planner: David Stallworth, AICP
Principal Planner

Case: RCC16-32: Eggemeyer

Request: A request for approval, as required by Section 12.06.003(e)(6) of the River Corridor Development Ordinance, to remodel a historically landmarked building in a manner that materially changes the current appearance of the structure

Location: 33 East Concho Avenue; generally located on the south side of East Concho Avenue between South Oakes and South Chadbourne Streets

Legal
Description: The East 31.5' of Lots 24 and 27, Block C, San Angelo Addition

Size: 0.15 acres

General Information

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

Surrounding Zoning/Land Use:

North:	Central Business District (CBD)	Retail Sales and Service
West:	Central Business District (CBD)	Retail Sales and Service
South:	Central Business District (CBD)	Surface Parking Lot
East:	Central Business District (CBD)	Retail Sales and Service

District: CMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), East Concho Avenue is classified as a Parkway. Although there are no minimum design specifications or definitions for this roadway classification in the MTP, a parkway is generally defined as a broad and often-times landscaped thoroughfare that is intended for gateway or scenic purposes.

History and Background:

The subject property contains a historically-designated, 5,000-square-foot building that is believed to have been constructed in 1900 (RE: Z95-15, approved by City Council on 8/1/1995). The building was seen as a contributory building and did qualify for landmark protection because: (a) the building possessed significance in the City's history; (b) the building embodied distinctive characteristics of a type, period or method of construction; and (c) the building represented an established and familiar feature of the City. The building has housed several businesses over the years, including a buggy and wagon repair shop, a tea room, an auto parts store, and most recently, a boutique store. Development application CA16-06, a request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance,

for an exterior remodel of an existing historically landmarked building, corresponds to this request.

Analysis:

Section 12.06.003.e.6 of the River Corridor Development Ordinance (RCMDP) requires the DHRC to review and approve plans for exterior building renovations in the River Corridor area that will result in material changes to a 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 – Commercial and Mixed Use in the Historic City Center*.

The one-story commercial building contains a pressed brick cornice, flat roof, and a row of windows in the upper part of the façade as well as fixed-pane storefront windows at pedestrian level. Projecting iron rings indicate the presence of a canopy in earlier years, and the building's side walls are brick. The building's present appearance does not appear authentic with its modified recessed entryway and painted brick. Many of the changes that occurred on the subject building may have been conducted based on the building's purpose at the time and also may have compromised the historic integrity of the original building. The building is considered contributory, however, as it indicative of early Twentieth-Century commercial architecture, particularly when compared holistically with the "Block One" historical area between Oakes and Chadbourne.

Color and Design

The *RCMDP* guidelines require that "materials and color should relate to historic precedents apparent in their immediate environment", using "subtle yet rich colors rather than intense, bright colors." The *Design Guidelines of the Central Business District (CBD)* require that "materials shall appear to be similar to those used traditionally...colors should complement neighboring buildings and reflect a traditional color palette..." and "only colors similar to or comparable to the palette adopted by the *National Trust for Historic Preservation* will be allowed."

Unfortunately, previous extensive façade renovations may have compromised any historic integrity and value that the façade may have once had, and archival evidence is not readily available to verify its architectural authenticity, so the amount of deviation from its original form is uncertain. The current facade, however, does not appear to contain any exemplary or unique architectural features that merit significant concern or special care. The aim of the proposed renovation is to redefine the appearance of the building in a manner that is in keeping with several other buildings within the Block One area. The proposed renovation appears to pay homage to local architect Oscar Ruffini, who designed numerous buildings in the San Angelo area as well as several courthouses throughout the state. Many of the architectural elements found in Mr. Ruffini's work, such as stone walls, quoined pilasters with molded ornamental capitals,

and molded cornices with ornamental bracketing along the parapet are incorporated into the renovation, as well as high-arched bays with keystone elements, fixed storefront windows with mullions, double entry doors with transom and a prominent centralized tower element with a keystone element. The name “EGGEMEYER” appears to be embossed within the tower element, which is consistent with both other vanity placards seen in the Block One area and similar architecture for that period. The masonry to be utilized will be limestone colored, as indicated in Exhibit “A,” while the double doors and window trim will be cherry wood, which is similar to that used for the Petitioner’s adjacent building to the east, the Eggemeyer General Store and as indicated in Exhibit “B.”



EXHIBIT A



EXHIBIT B

Materials

The *RCDMP* requires “quality materials” that “promote a sense of permanence” and that the “quality finished materials should be used.” The *RCMDP* policies also state that “patterns and rhythm in the façade of the building can be created with recessed doors, windows, columns, ledges, changes of materials, and other architectural features” and “recessed entries to individual storefronts are encouraged, as they create a transition from the sidewalk to the interior of a commercial building.”

As referenced above, the proposed colors should relate to historic precedents and complement neighboring buildings. In the Central Business District, the Design Policies state that while “new interpretations of traditional buildings styles are encouraged,” “buildings that are similar in scale and overall character to those seen historically are strongly encouraged.” The characteristics for this time period 1900-1920 include brick and stone storefronts, large display windows, and recessed entries.

The Petitioner intends to attach a veneer consisting of 3-½-inch limestone-colored stone masonry over the existing façade. For comparison purposes, a similar exterior may be found at the San Angelo Museum of Fine Art. As previously indicated, the double doors and window trim will be cherry wood, which is similar to that used for the Eggenmeyer General Store to the east of the subject property.

Lighting

No outdoor lighting is proposed for this project. Should the Petitioner chose to install such lighting, however, a separate application for DHRC review and approval must be solicited prior to the filing of an electrical permit. The RCMDP stresses that, under ideal circumstances site lighting “should not result in glare and light spill...” and that the style and placement of exterior lighting should enhance a building’s architectural elements. With these things in mind, a Condition is recommended to allow the Petitioner to add site lighting in the future, provided it is consistent in design and character with his adjoining business to the east, the General Store.

Staff Recommendation:

Staff’s recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC16-30, a request for approval, as required by Section 12.06.003(e)(6) of the River Corridor Development Ordinance, to remodel a historically landmarked building in a manner that materially changes the current appearance of the structure, **subject to three Conditions of Approval:**

1. The Petitioner shall obtain a Permit from the Permits and Inspections Division.
2. The colors, materials, and design shall be consistent with the renderings approved by the Design and Historic Review Commission.
3. All exterior lighting shall be designed to reduce spillover of illumination onto adjacent properties. Light fixture locations will be shown on building elevations. Any site lighting and sign illumination shall utilize a light-emitting diode (LED) light source. Site lighting shall be consistent with adjacent properties that are owned by the Petitioner.

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
Major Thoroughfare Map
Photos of Site and Surrounding Area Buildings
Elevations
Color Renderings



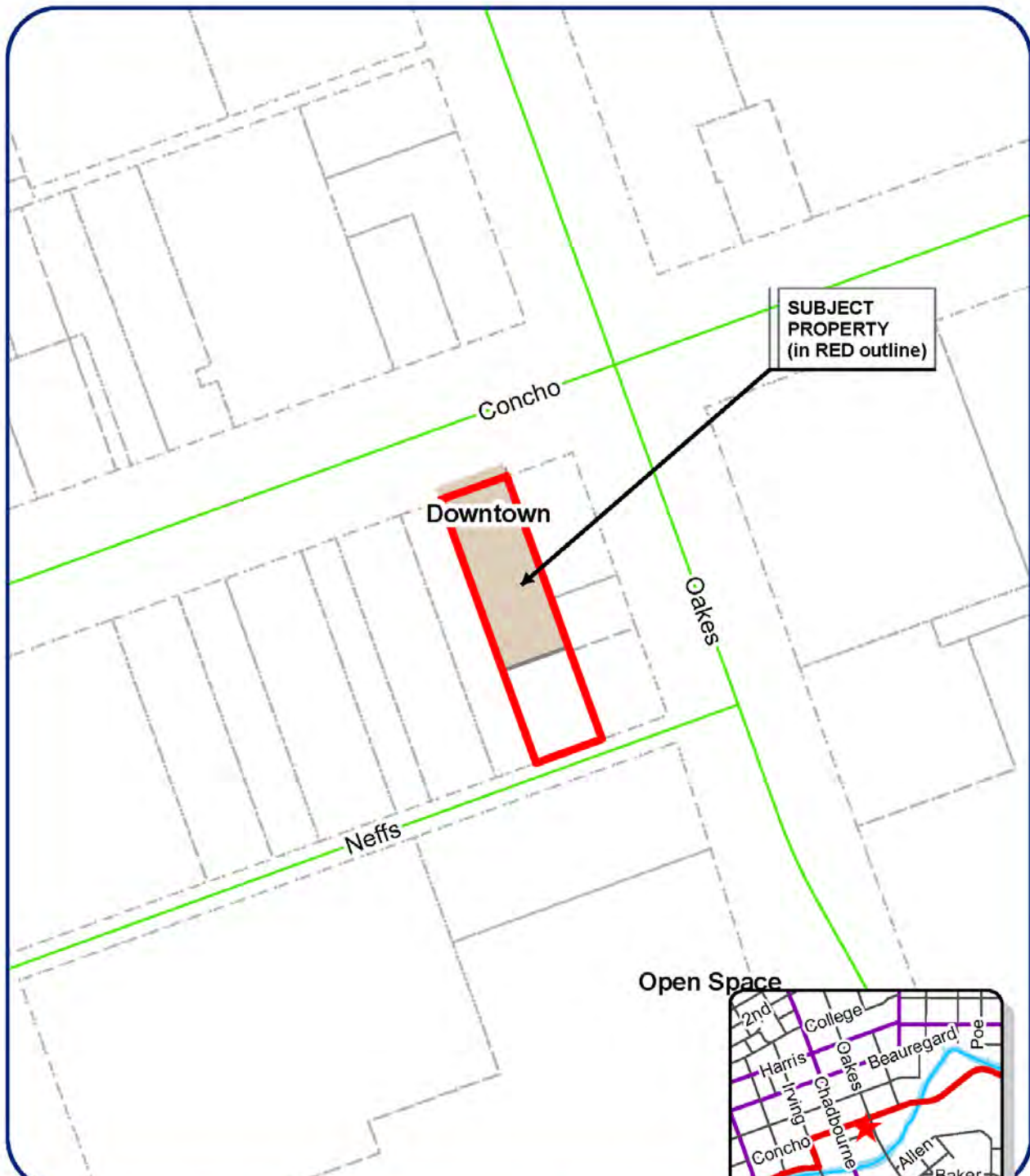
River Corridor Case File
CA16-06/RCC16-32: Eggemeyer

Council District: SMD #3 (Thomas)
 Neighborhood: Downtown
 Scale: 1 inch :: 100 feet
 Legal Desc: W 50 FT OF LOTS 25 & 26; Bk C, SAN ANGELO ADDITION

Legend

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

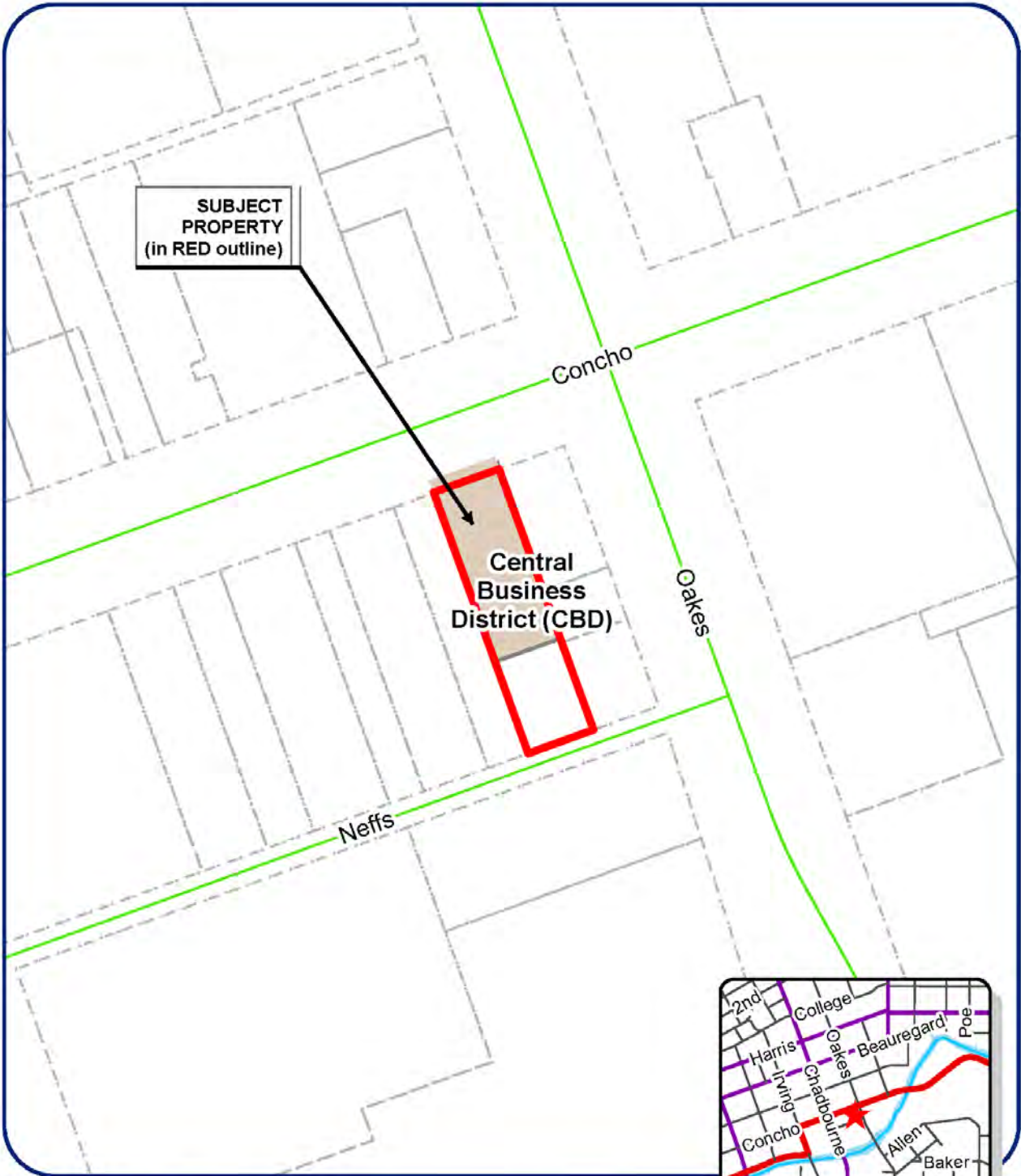




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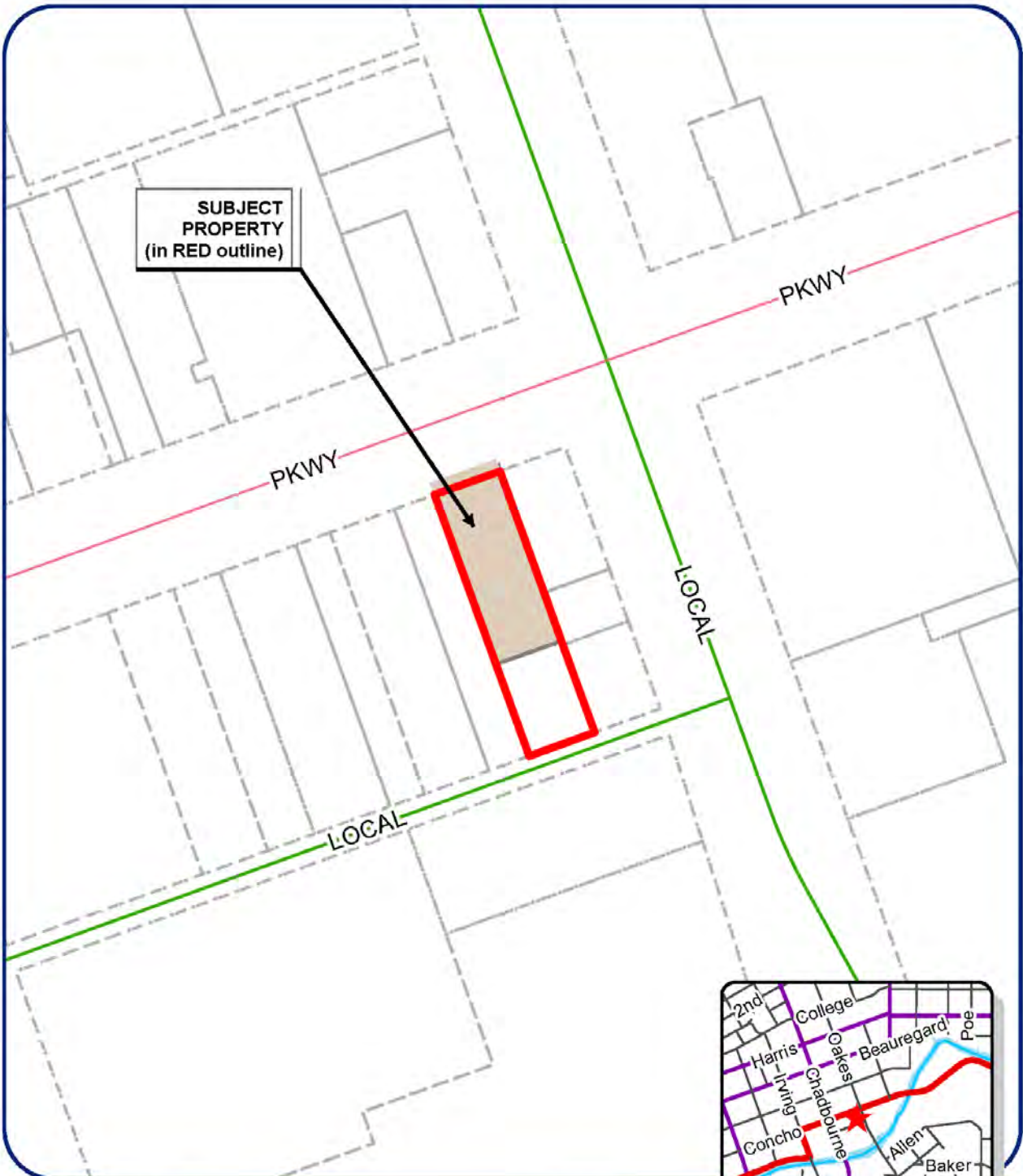




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 Requested Zoning Change: **N/A**
 Vision: **Downtown**



Photos of Subject Property and Surrounding Area

Former Condition – Subject Property



Present Condition – Subject Property



Adjoining Properties to the East



Adjoining Properties to the West



Photos of Surrounding Area (North)



Color Rendering



NORTH ELEVATION $\frac{1}{2}'' = 1'-0''$
33 EAST CONCHO AVE.

Approximate Style of Doors/Window Trim

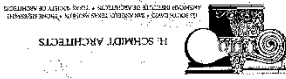


Approximate Color of Exterior



Building Plans

ALTERATIONS
 33 EAST CONCHO AVENUE
 SAN ANGELO, TEXAS



SHEET NO.
A-2
 OF 2

