

STAFF REPORT



Meeting: March 23, 2017

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: RCC17-07: Mazur

Request: A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: (1) remodeling of the front building façade with new plaster finish and moldings painted white; (2) installation of two new black and white fabric awnings; (3) a new wood door and low e-glass windows, painted black with black trim; (4) two new metal LED hanging light fixtures painted black; and, (5) two new wrought-iron railings painted black, on 0.048-acre property located at 32 North Chadbourne Street.

Location: 32 North Chadbourne Street; generally located approximately 75 feet south of the intersection of North Chadbourne Street and East College Avenue

Legal Description: Being the south 25.5 feet of Lot 7 in the Harris Block of Main Part of San Angelo

Size: 0.048 acres

General Information

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

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Roosevelt Hotel, Western Printing Company
West:	Central Business District (CBD)	First Presbyterian Church Youth Center buildings
South:	Central Business District (CBD)	Vacant office buildings
East:	Central Business District (CBD)	Parking Lots

District: SMD #3 – Harry Thomas

Neighborhood: Downtown

Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), North 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. North Chadbourne Street has a right-of-way of 100 feet and a paving width of 64 feet, both in compliance with the MTP.

History and Background:

On February 15, 2017, the applicant submitted this request for a River Corridor Review for remodeling and new construction of the existing building on the subject property. The improvements include remodeling of the building with a new plaster finish and moldings; two new cloth awnings; a new wood door and low-e glass windows; two new metal light fixtures; and wrought-iron decorative railings along the front building façade. The plaster façade will be painted “eider white” which is an off-white color. The awnings will be striped in “Eider White”

and “Tricorn Black” colors. The new door, window trim, and light fixtures will be painted a solid black color.

According to the 1985 Historical Resource Survey, the original building was constructed between 1920 and 1927 as a one-story brick building but was later rep paneled and today maintains a plaster façade. The applicant believes that the existing plaster façade is outdated and that the new upgraded plastering, along with the other building improvements, will enhance the building’s front exterior and attract new business opportunities to the building.

The overhanging awnings will require an encroachment approval from City Council as they will overhang into the public right-of-way. The applicant has not provided further details at this time, but has indicated these awnings will project approximately two feet into the public sidewalk right-of-way along North Chadbourne Street. The existing sidewalk along this portion North Chadbourne Street is 9.2 feet leaving ample room for canopy encroachments. Section 3202.2 of the *International Building Code (IBC)*, requires that the “vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet minimum.” From the applicant’s renderings, the future awnings will have more than 7 feet of vertical clearance and final specifications will be provided as part of the required building permit application.

It is noted that the applicant had obtained approval from the DHRC on July 21, 2016 for similar improvements to the northerly-most building within this block, located at 38 North Chadbourne Street (RCC16-14). Remodeling of this façade is now almost complete. This building is being painted a dark matte color with black trim, which will provide contrast from the proposed eider white façade on the subject building, as well from the vacant building in the middle which also has a white façade.

Analysis:

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure, and 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)*, and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

Planning Staff has reviewed all of the renderings, colors and materials submitted, and the *Master Development Plan and CBD Design Guidelines*, and provides the following comments for each of the improvements:

1. Remodeling of the front building façade with new plaster finish and moldings painted white

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 policies also require “quality finished materials” should be used. 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.”

The proposed new plastering will enhance the façade and replace the outdated plaster while still maintaining a historic look to the building. The plaster will be of high quality material, similar to other developments in Downtown San Angelo including the new First Financial Bank building at 222 South Koenigheim Street and 123 W. Twohig Avenue. The two new molded columns, and the large cornice across the top of the façade, will be consistent with the architecture of the 1900-1920s period as outlined in the CBD design guidelines. The “Eider White” color of the new façade will be consistent with the existing facades along this block, and with the white trim found on the facades along the west side of Chadbourne Street. This neutral off-white color is also similar to the light earth tone colors of the Historic Color Palette.

2. Installation of two new cloth fabric canopies painted black and white

The *RCMDP* states that “primary entrances to each building should be clearly identified with a canopy or awning” and “canopies can be either metal or glass and can be located over major entries to a building or over windows.” The *CBD Design Policies* recommend using “awning colors that are compatible with the overall color scheme of the façade. Solid colors or simple, multi-stripe patterns are appropriate.”

The new cloth fabric awnings will be supported underneath with a metal frame, and will be located over the new, low e-glass windows, consistent with the above policies. The multi-stripe pattern can be found on numerous buildings downtown including on the Man Store at 107 South Chadbourne Street. The solid black color can also be found on the canopies at 38 North Chadbourne Street recently approved by the DHRC (RCC16-14), and on the window and door trim at the First Presbyterian Church Youth Center building at 33 North Chadbourne Street.

3. A new wood door and low e-glass windows, painted black with black trim

The *RCMDP* policies state that “the size and proportion of window and door openings should be similar to those found on adjacent buildings in this area,” and that the basic scale and proportions of windows “should be similar to those seen

historically in the area.” The CBD Design Guidelines also encourage traditional kick-plates underneath doors and windows.

The proposed new door and windows will be consistent with the height and dimensions of the door and windows on the original building. They will be of similar height and scale to surrounding properties, including the First Presbyterian Church Youth Center buildings across the street, and the applicant’s most recent project, 38 North Chadbourne Street which received a recent DHRC approval (RCC16-14). The applicant is proposing kick-plates along the bottom of the door, consistent with 38 North Chadbourne Street. As stated previously, the black color on the doors and window trim is consistent with the Historic Color Palette and surrounding buildings.

4. Two new metal LED hanging light fixtures painted black

The *RCMDP* states that “integrating lighting into a building can enhance the building façade and architectural features, and provide safety for pedestrians, but should not result in glare and light spill” and lighting fixtures “should fit the style of the building and respect the visual character of San Angelo’s historic city center.”

The applicant is proposing two new LED hanging light fixtures, painted black, above the front façade to enhance the building’s traditional appeal and provide for additional security, consistent with the *RCMDP* lighting policies. These hanging lights are also of similar style as the 38 North Chadbourne Street redevelopment which incorporated hanging light fixtures as well above the main entrances.

5. Two new wrought-iron railings painted black

The *RCMDP* encourages design elements which “should be used to break up long expanses of uninterrupted walls, both vertically and horizontally” and the CBD Design Guidelines state that “building materials and 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.”

The proposed black, wrought-iron railings in front of the windows are consistent with all of the above policies. They add a unique, yet traditional ornamental feature to the large wall expanse of this block of buildings on the east side of North Chadbourne Street. Further, the railings are consistent with other downtown developments, including the wrought-iron patio fencing in front of the FiFi Dubois building at 123 S. Chadbourne Street.

Staff's Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-07 for the following: (1) remodeling of the front building façade with new plaster finish and moldings painted white; (2) installation of two new black and white fabric awnings; (3) a new wood door and low e-glass windows, painted black with black trim; (4) two new metal LED hanging light fixtures painted black; and, (5) two new wrought-iron railings painted black, on the subject property at 32 North Chadbourne Street, **subject to three Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission.
2. The applicant shall obtain a Building Permit for all improvements as required, from the Permits and Inspections Division.
3. The applicant will be required to obtain a Right-Of-Way Encroachment Approval from City Council for the two canopies which encroach into the public right-of-way.

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
Survey of Property
Current Building
Proposed Improvements
Canopy Material Details
Light Fixture and Railing Details



SUBJECT PROPERTY

Source: Esri, DigitalGlobe, GeoEye, USA, USGS, AER, GeoMapping User Community



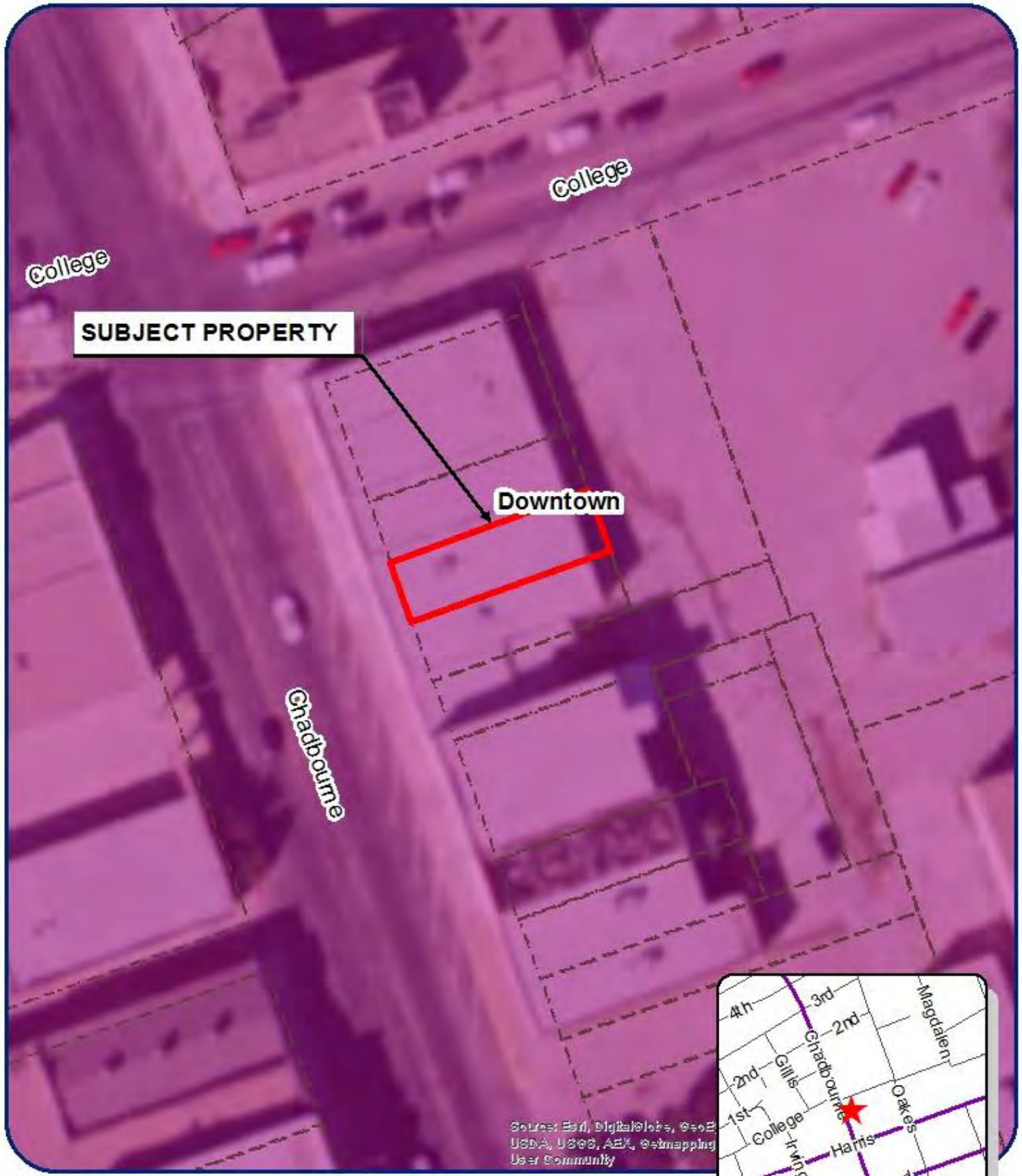
River Corridor Case File
Case RCC17-07: Mazur

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 32 N. Chadbourne St.

Legend

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





Source: Esri, DigitalGlobe, GeoEye, USA, USDA, AER, GeoMapping, User Community

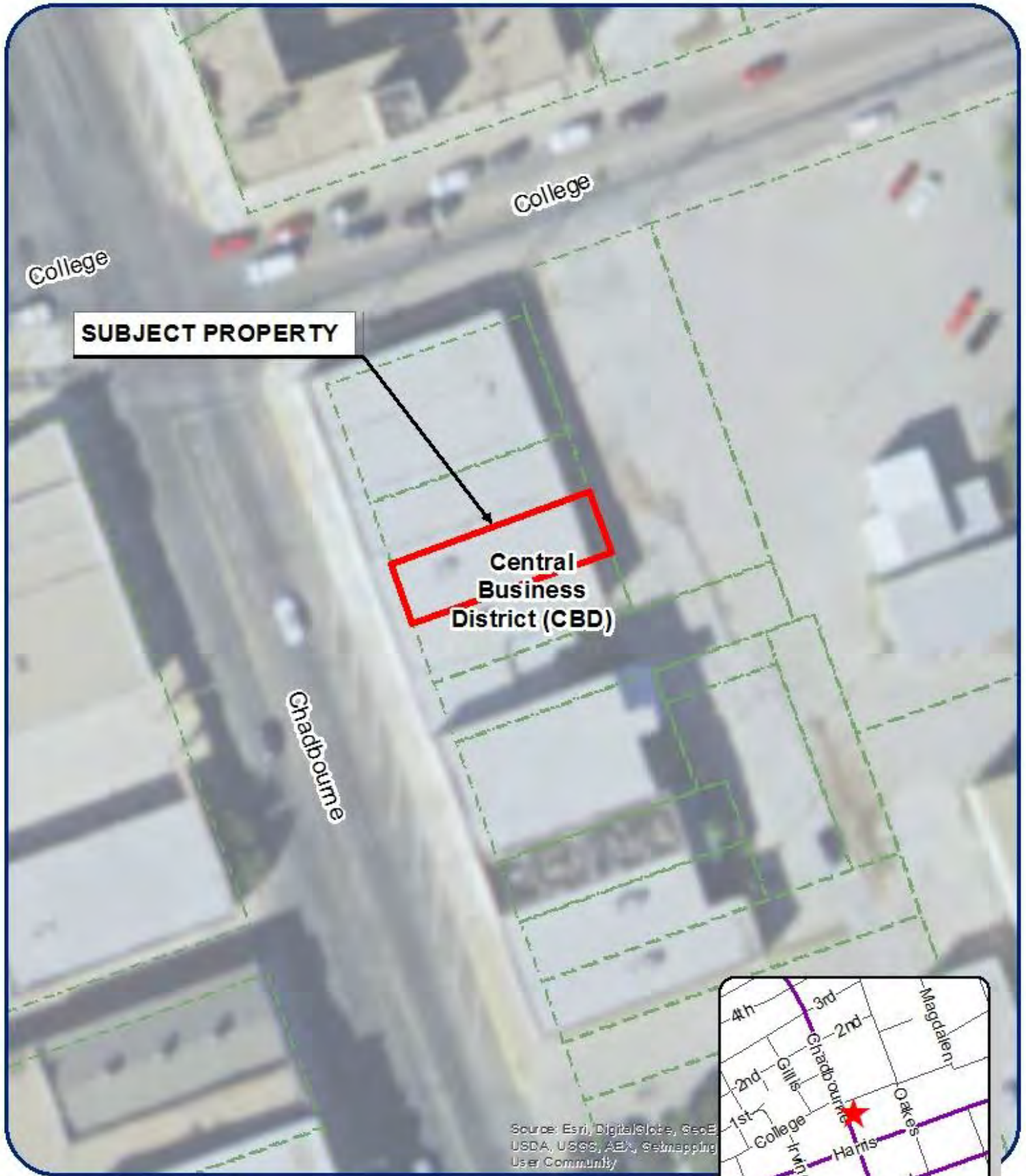
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Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
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Legend

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





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Case RCC17-07: Mazur

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
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Legend

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



Photos of Site and Surrounding Area

Existing façade looking east



Close-up of existing facade



38 N. Chadbourne St. (RCC16-14)



West



South



North

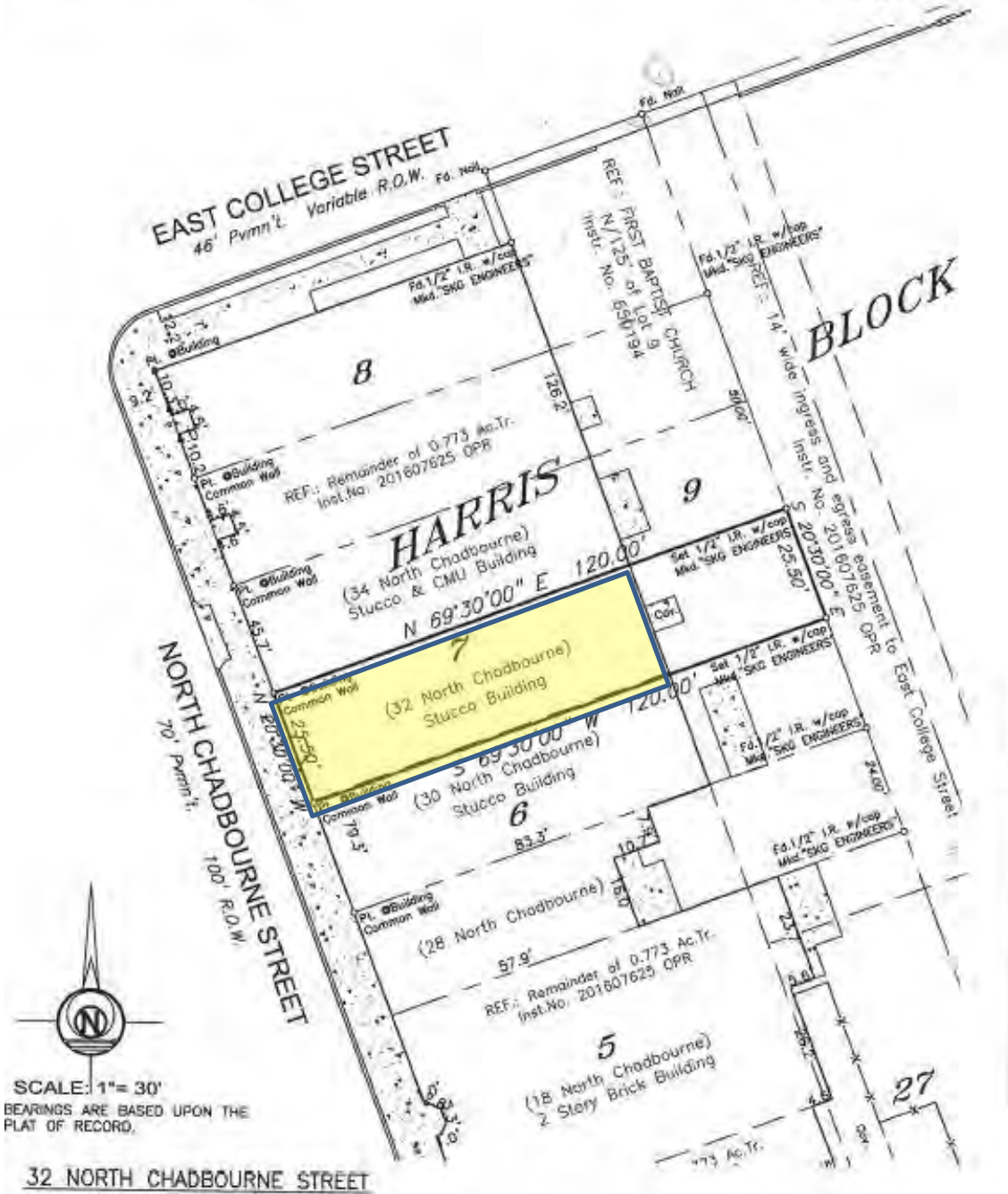


Survey of Property

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SKG
ENGINEERING, LLP
SURVEYING • ENVIRONMENTAL • LAB/CMT
TOP SOUTH ADE STREET
DAY WIGGOLD TEXAS 76825
PHONE: 325.652.1238
FAX: 325.652.4700
PMT#NO. 10482400
www.skg.com

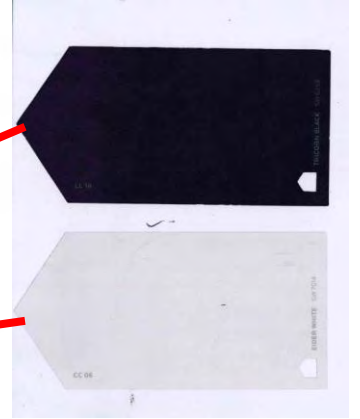


Current Building



Proposed Improvements

32 NORTH CHADBOURNE



Canopy Material Details
(see colors previous page – black and white)

DURASOL
AWNINGS®
Your Total Sawning Solution

sunbrella



Bik/Wt Stripe

571

Light Fixture and Railing Details



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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: RCC17-08: Mazur

Request: A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: (1) installation of new brick pavers on the front building façade; (2) installation of a new black metal canopy; and (3) a new wood door and low e-glass windows with black trim, on 0.048-acre property located at 30 North Chadbourne Street.

Location: 30 North Chadbourne Street; generally located approximately 100 feet south of the intersection of North Chadbourne Street and East College Avenue

Legal Description: Being the north 26 feet of Lot 6 in the Harris Block of Main Part of San Angelo, on 0.048 acres.

Size: 0.048 acres

General Information

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

Surrounding Zoning / Land Use:

North:	Central Business District (CBD)	Roosevelt Hotel, Western Printing Company
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Thoroughfares/Streets: Per the Major Thoroughfare Plan (MTP), North 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. North Chadbourne Street has a right-of-way of 100 feet and a paving width of 64 feet, both in compliance with the MTP.

History and Background:

On February 15, 2017, the applicant submitted this request for a River Corridor Review for remodeling and new construction of the existing building on the subject property. The improvements include the installation of new brick pavers on the front building façade; installation of a new black metal canopy; and installation of a new wood door and low e-glass windows with black trim.

According to the 1985 Historical Resource Survey, the original building was constructed between 1920 and 1927 as a one-story brick building but was later repaneled and today maintains a plaster façade. The applicant intends to restore

the original brick façade by installing new bricks over the existing plaster. If approved by the DHRC, the new brick would reflect the original building design, and provide contrast between the plaster facades on either side of this building wall.

The overhanging metal canopy will require an encroachment approval from City Council as it will overhang into the public right-of-way. The applicant has not provided further details at this time, but has indicated that the canopy will project approximately four feet into the public sidewalk right-of-way along North Chadbourne Street. The existing sidewalk along this portion North Chadbourne Street is 9.2 feet leaving ample room for a canopy encroachment. Section 3202.2 of the *International Building Code (IBC)*, requires that the “vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet minimum.” From the applicant’s renderings, the future canopy will have more than 7 feet of vertical clearance and final specifications will be provided as part of the required building permit application. In addition, this canopy which includes hanging guidewires, will have to be engineered as part of the building permit process.

It is noted that the applicant had obtained approval from the DHRC on July 21, 2016, for similar improvements to the northerly-most building within this block, located at 38 North Chadbourne Street (RCC16-14). Remodeling of this façade is now almost complete. This building is being painted a dark matte color with black trim, which will provide contrast from the proposed eider white façade on the subject building, as well from the vacant building in the middle which also has a white façade.

Analysis:

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure, and 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)*, and meet the *Historic Preservation Design Guidelines* for commercial properties within the Central Business District of San Angelo.

Planning Staff has reviewed all of the renderings, colors and materials submitted, and the *Master Development Plan and CBD Design Guidelines*, and provides the following comments for each of the improvements:

1. Installation of new brick pavers on the front building façade

The *RCMDP* guidelines require that “materials and color should relate to historic precedents apparent in their immediate environment” and that “quality finished materials” should be used. The *Design Guidelines of the Central Business District (CBD)* also require that “materials shall appear to be similar to those used traditionally.”

The proposed brick façade will match the original brick façade on the building constructed in the 1920s. The brick pavers will also provide contrast between the proposed plaster façade immediately north (RCC17-07) and the vacant building immediately south at 28 North Chadbourne Street. The brick will be of quality construction and consistent with the brick facades found on the west side of Chadbourne Street in this historical part of downtown.

2. Installation of a new black metal canopy

The *RCMDP* states that “primary entrances to each building should be clearly identified with a canopy or awning” and “canopies can be either metal or glass and can be located over major entries to a building or over windows.” The *CBD Design Policies* recommend using “awning colors that are compatible with the overall color scheme of the façade. Solid colors or simple, multi-stripe patterns are appropriate.”

The proposed canopy will be of metal construction, consistent with the above policy. It will project across the entire building façade, providing both aesthetic enhancement to the large wall expanse, as well as shade and protection from the elements. The solid black color is consistent with the black trim and canopies at 38 North Chadbourne Street (RCC16-14) and on the applicant’s associated application for improvements on 32 North Chadbourne Street (RCC17-07).

3. A new wood door and low e-glass windows, painted black with black trim

The *RCMDP* policies state that “the size and proportion of window and door openings should be similar to those found on adjacent buildings in this area,” and that the basic scale and proportions of windows “should be similar to those seen historically in the area.” The *CBD Design Guidelines* also encourage traditional kick-plates underneath doors and windows.

The proposed new door and windows will be consistent with the height and dimensions of the door and windows on the original building, and with the new proposed façade immediately to the north at 32 North Chadbourne Street (RCC17-07). They will be also of similar height and scale to surrounding properties, including the First Presbyterian Church Youth Center buildings across the street, and the applicant’s most recent project, 38 N. Chadbourne Street which received

a recent DHRC approval (RCC16-14). The applicant is proposing kick-plates along the bottom of the door, consistent with 38 N. Chadbourne Street. The black color on the doors and window trim is consistent with the Historic Color Palette and surrounding buildings.

Staff's Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-08 for the following: (1) installation of new brick pavers on the front building façade; (2) installation of a new black metal canopy; and (3) a new wood door and low e-glass windows, painted black with black trim, on the subject property at 30 North Chadbourne Street, **subject to three Conditions of Approval:**

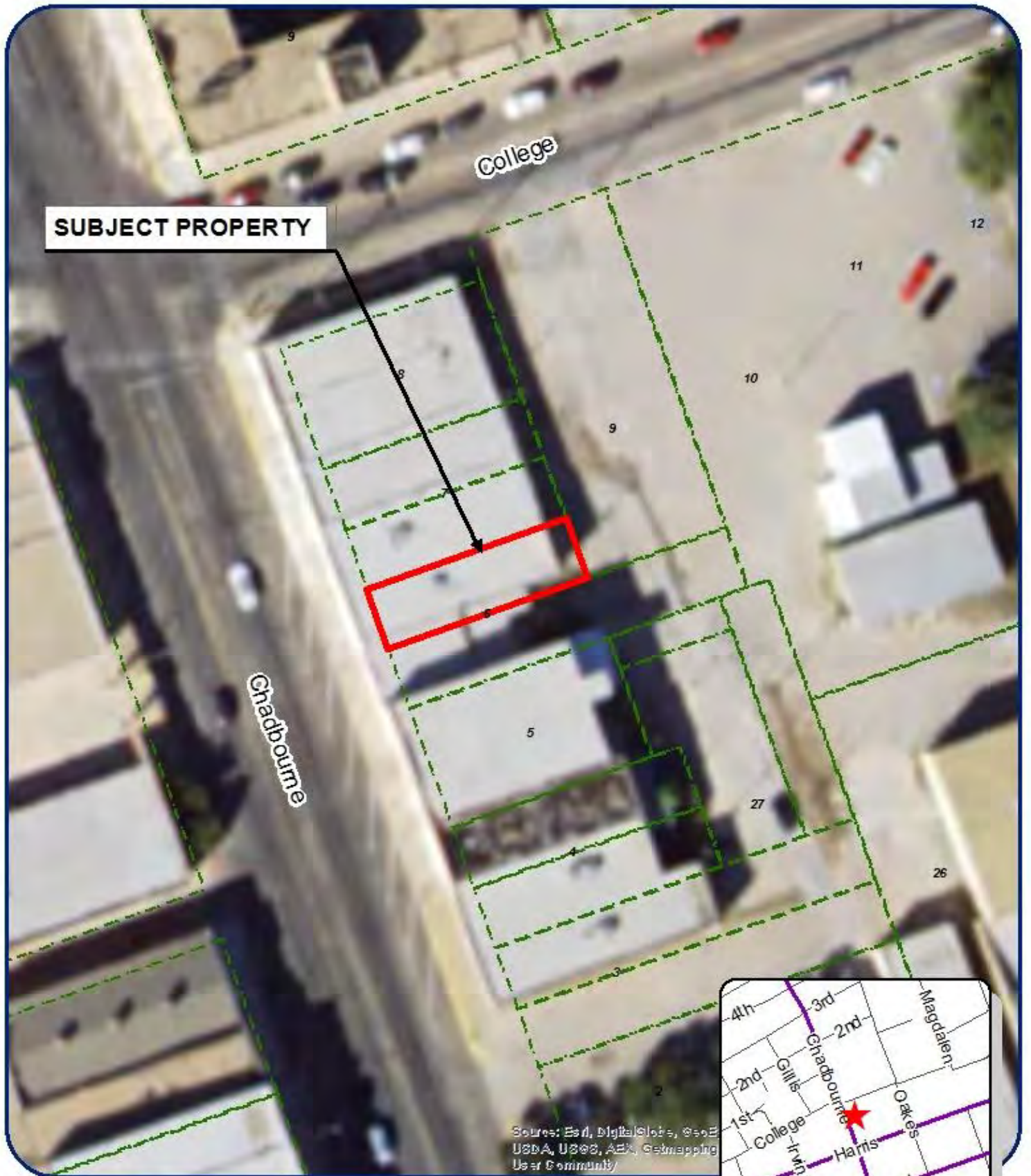
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission.
2. The applicant shall obtain a Building Permit for all improvements as required, and the canopy shall be engineered to the satisfaction of the Permits and Inspections Division.
3. The applicant will be required to obtain a Right-Of-Way Encroachment Approval from City Council for the canopy which encroaches into the public right-of-way.

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
Survey of Property
Current Building
Proposed Improvements



SUBJECT PROPERTY

Source: Esri, DigitalGlobe, GeoEye, USA, USGS, Aero, Getmapping, User Community



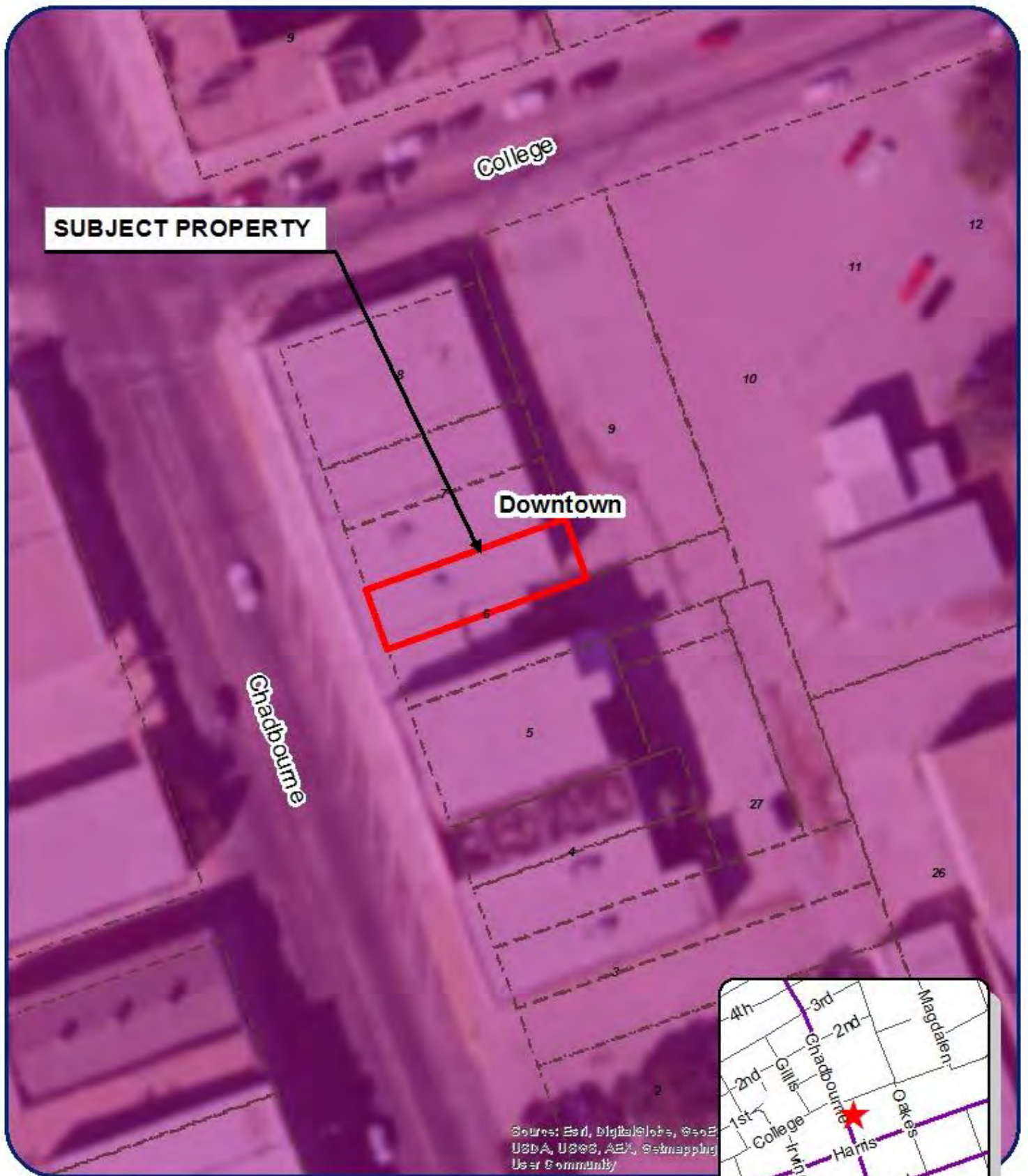
River Corridor Case File
Case RCC17-08: Mazur

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 30 N. Chadbourne St.

Legend

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





Source: Esri, DigitalGlobe, GeoEye, USA, USDA, USGS, Aero, Getmapping, User Community



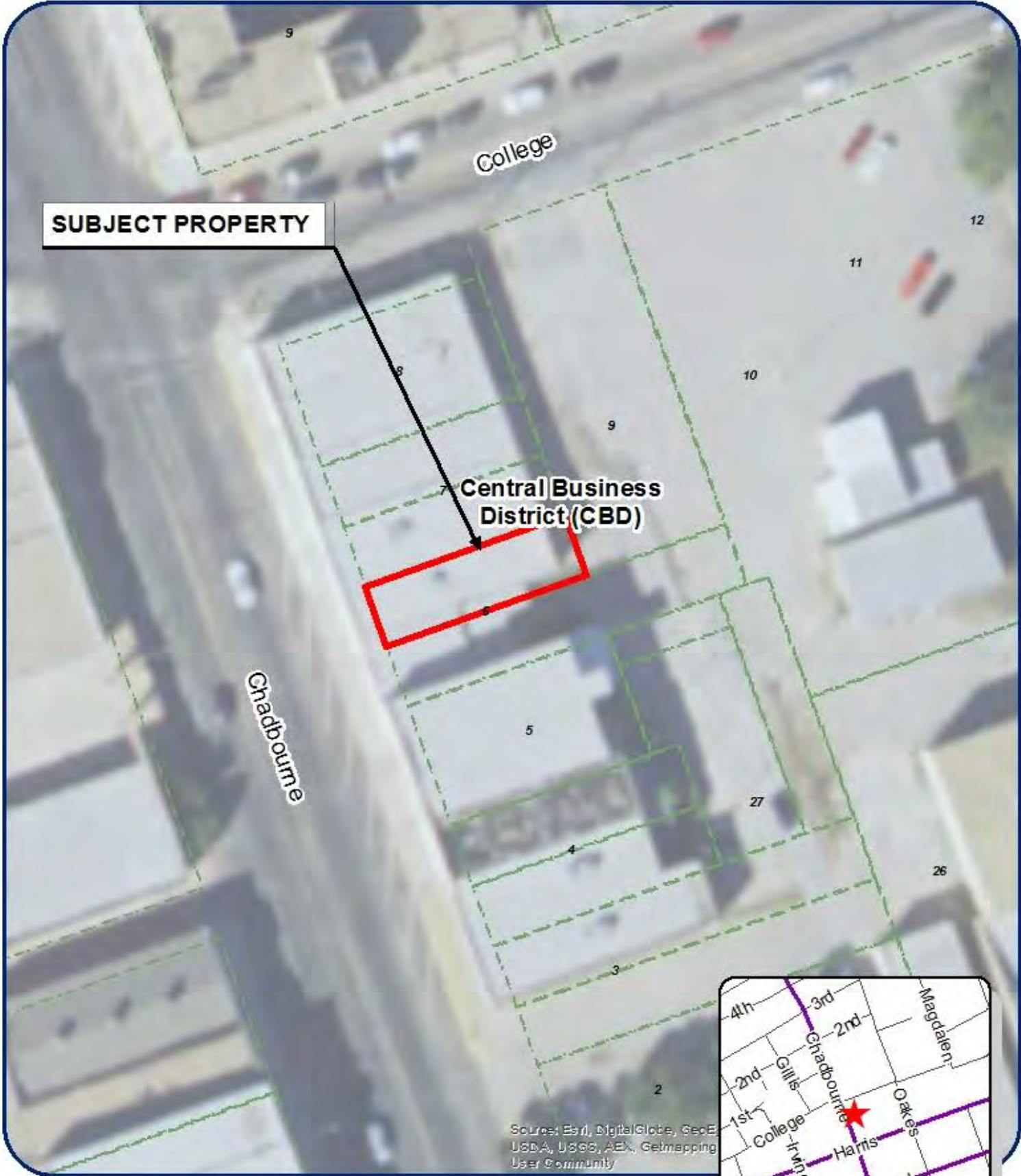
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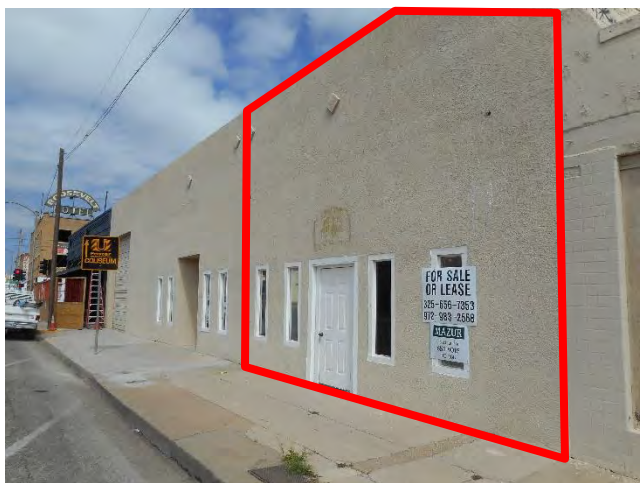


Photos of Site and Surrounding Area

Existing façade looking east



Close-up of existing facade



38 N. Chadbourne St. (RCC16-14)



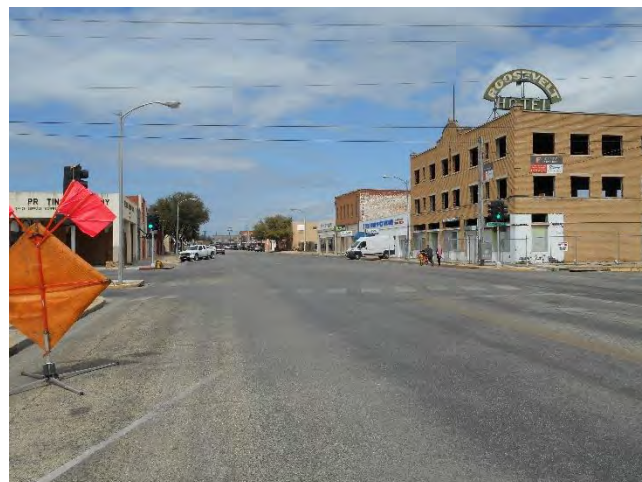
West



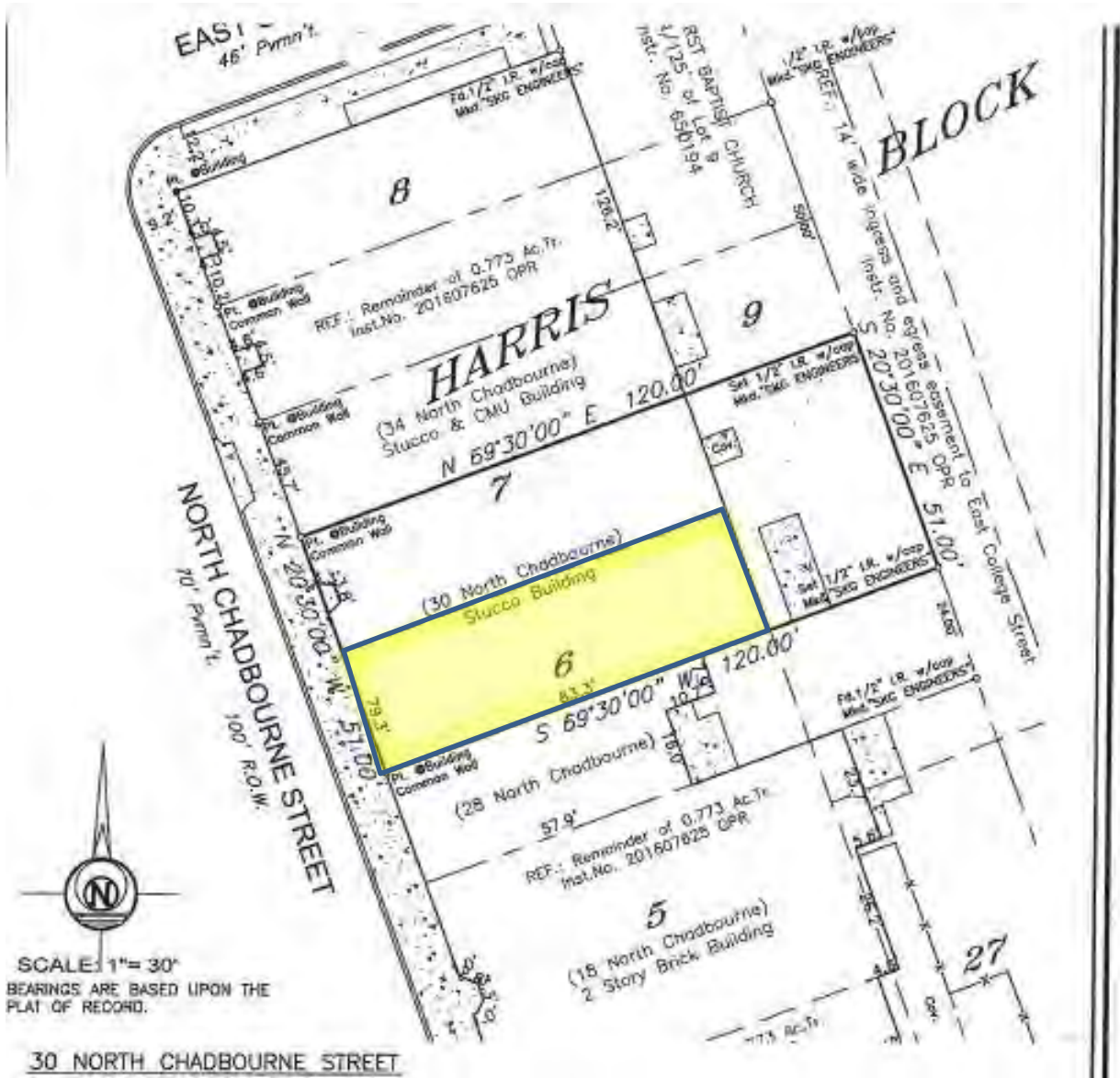
South



North



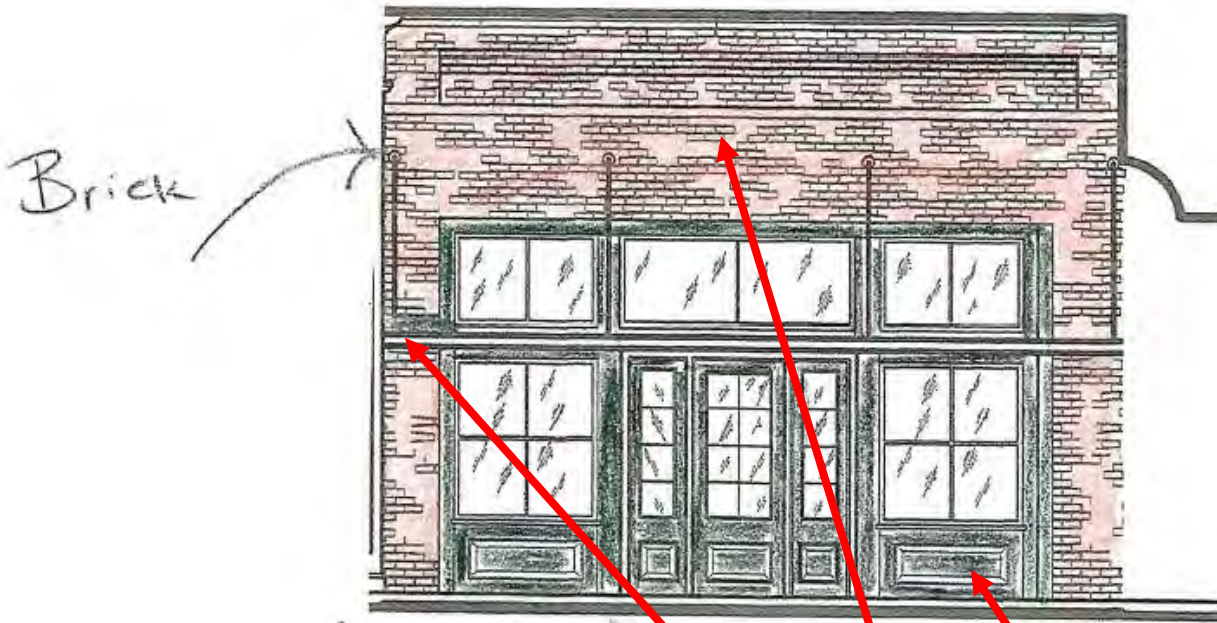
Survey of Property



Current Building



Proposed Improvements



Semi-Glass
Black

