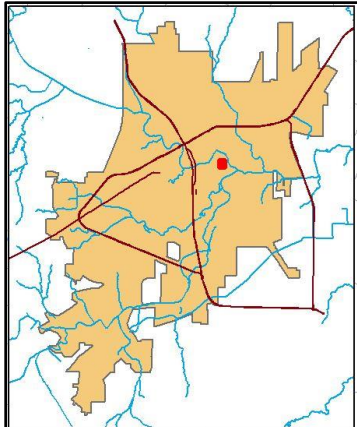




DESIGN AND HISTORIC REVIEW COMMISSION – August 17, 2017

STAFF REPORT

APPLICATION TYPE:	CASE:		
River Corridor Review	RCC17-24: Gomez		
SYNOPSIS:			
<p>The applicant has applied for a River Corridor Approval to allow the construction of a new single-family residence with an attached carport on the subject property. The new home will replace the original dwelling that was destroyed by fire in May of this year. The Fire Marshall’s Office has confirmed they have no objections to the new request as submitted. The proposed dwelling will be approximately 1,200 square feet with a 432-square foot carport. The final gross floor area will be approved by the Permits and Inspections Division as part of the permitting process. Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires all new construction over 1,200 square feet to be approved by the Design and Historic Review Commission (DHRC). The new dwelling will match the construction materials of the previous dwelling and other dwellings found in the immediate area, using LP wood particle siding and an asphalt shingled roof. The carport will also match the material, roof style and pitch of the main dwelling, also utilizing asphalt shingles with wooden beam posts. New wooden doors and low e-glass windows will be installed. It is noted that the Zoning Ordinance does not allow accessory structures without a principal dwelling. As a condition of approval, Planning Staff is recommending either the applicant obtains a permit for the new single-detached dwelling, or a demolition permit for all remaining accessory structures within 90 days, if approved by the DHRC.</p>			
LOCATION:		LEGAL DESCRIPTION:	
520 Baker Street; generally located approximately 245 feet southeast of the intersection of Baker Street and Rust Street		Being the east 65 feet of the south 210 feet in Lot 19 of the Fort Concho River Lots Subdivision, comprising a total of 0.313 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #3 – Harry Thomas Fort Concho Neighborhood	RS-1 – Single-Family Residential	N – Neighborhood	0.313 acres
THOROUGHFARE PLAN:			
<p>Baker Street – Urban Local Street Required: 50’ right-of-way, 40’ pavement, or 36’ feet pavement with a 4’ foot sidewalk Provided: 100’ right-of-way, 34’ pavement and no sidewalk * (*no requirement for additional pavement as property already platted as part of Fort Concho River Lots Subdivision, recorded on January 26, 1906)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC17-04 for a new single-detached residence, with attached carport, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> Mr. Candelario Gomez <i>Agent:</i> Mr. Miguel Garcia			
STAFF CONTACT:			
Jeff Fisher, Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

RCC17-24 Analysis

River Corridor Master Development Plan (RCMDP)

Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new construction over 1,200 square feet. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the applicable policies of the *River Corridor Master Development Plan (RCMDP)* for Infill Housing in Traditional Neighborhoods, and address any relevant Other Environmental Concerns in the RCMDP.

1. Building Mass and Scale

The RCMDP policies for infill housing in traditional neighborhoods state that “architectural form, mass and scale of new buildings should be similar to or not appear out of character, in comparison with existing buildings that are typical of the neighborhood.” The majority of the existing dwellings on this portion of Baker Street, as well as the previous home on this property destroyed by fire, were built in the 1950s as one-story bungalows of similar size and scale. Consistent with the surrounding area, the new home will also be constructed with a wood siding façade with an asphalt shingled roof and attached carport of similar design.

2. Architectural Detail

The RCMDP policies for infill housing in this neighborhood states that “new infill development should have a comprehensive architectural theme that includes the building form, siding materials, material colors, window proportions, roof forms, and other building elements that combine to create a pleasing whole”, “traditional patterns for windows and doors should reflect the scale and patterns found in the neighborhood”, and “a mix of building materials, both traditional and new, can blend a new building project into an existing neighborhood, yet add new character. As indicated previously, the new home will be constructed of LP wood particle siding with an asphalt roof, similar to other homes in the area and the previous home on the property. The new low-e glass windows will improve overall energy efficiency while still maintaining the traditional character of the home, consistent with the surrounding neighborhood. Overall, Planning Staff believe the combination of traditional wood siding with new low-e glass windows will combine to create an attractive residence consistent with the above policies.

3. Other Environmental Concerns and the River Front

The subject property is located in close proximity to the Concho River, and therefore is also required to comply with the RCMDP policies for the River Front. These policies require that “building or accent colors should not be bright or intense nor should highly reflective surfaces be utilized. Colors of building materials should reflect those found in the natural landscape, such as soft greens, and warm brown tones.” The proposed main façade color “homey cream” and trim color “edamame” are consistent with other solid, earth tone colors in the surrounding neighborhood. The “edamame” color is a soft green that provides a visually pleasing accent color to the main light yellow façade “homey cream,” consistent with the Historic Color Palette adopted by the National Trust for Historic Preservation.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-24 for a new single-detached residence, with attached carport, **subject to two Conditions of Approval:**

1. The applicant shall either obtain a Building Permit for the new single-family dwelling, or a Demolition Permit for all remaining accessory structures on this property, within 90 days of this approval, in compliance with the Zoning Ordinance which does not allow accessory structures without a principal building on the property. Extension(s) may only be granted by the Planning and Development Services Director with significant evidence that the proposed use cannot be realistically implemented with due diligence within this time period.
2. The building colors, materials, and location shall be consistent with the renderings approved by the Design and Historic Review Commission.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Previous Dwelling (destroyed by fire)
Site Plan
Sample Renderings, Colors and Materials
Application



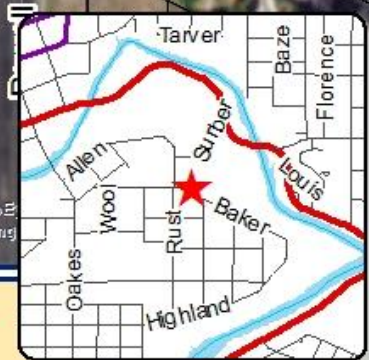
River Corridor Case File

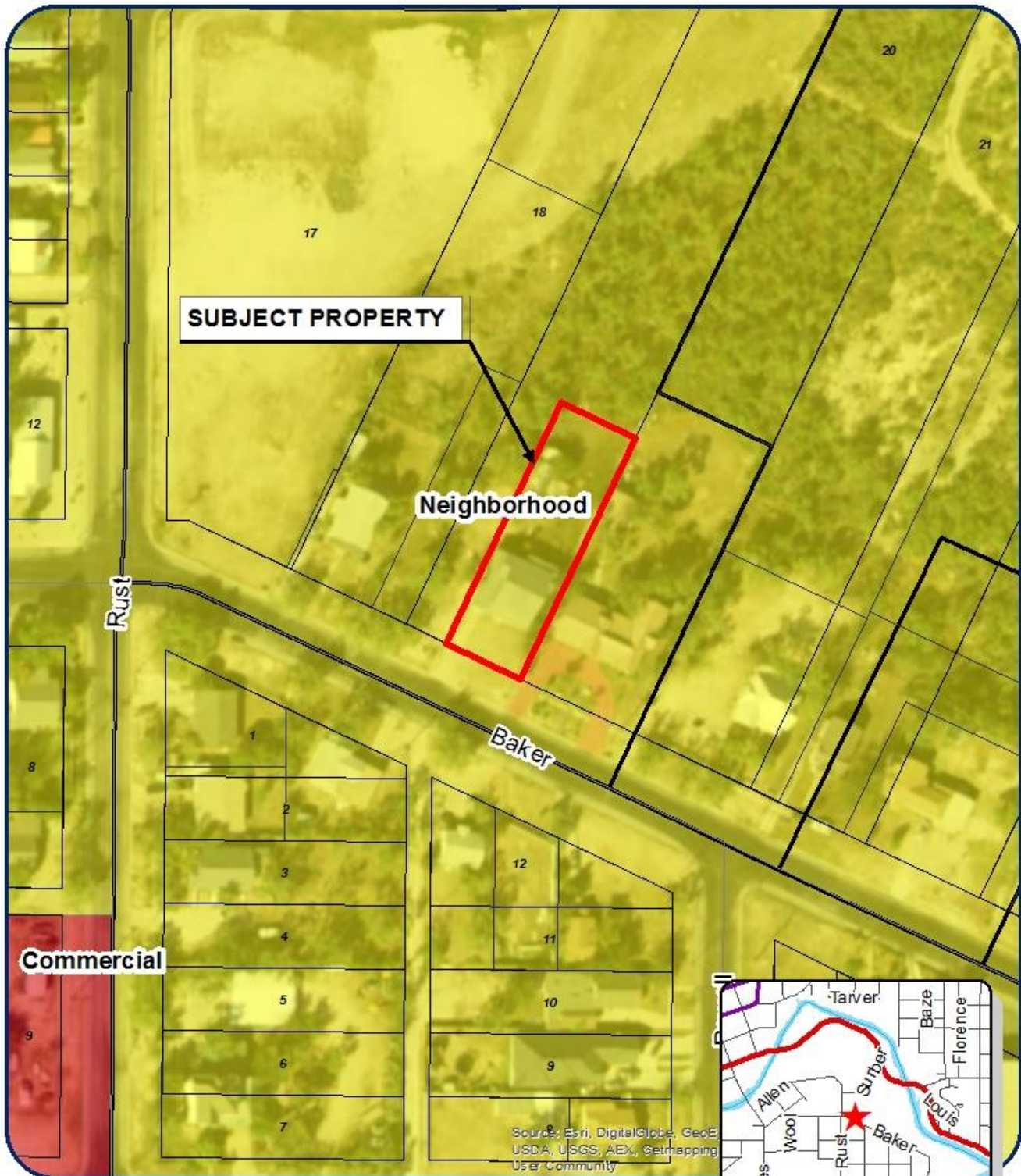
RCC17-24: Gomez

Council District: Harry Thomas (SMD#3)
Neighborhood: Fort Concho
Scale: 1" approx. = 100 ft
Subject Property: 520 Baker Street

Legend

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






River Corridor Case File

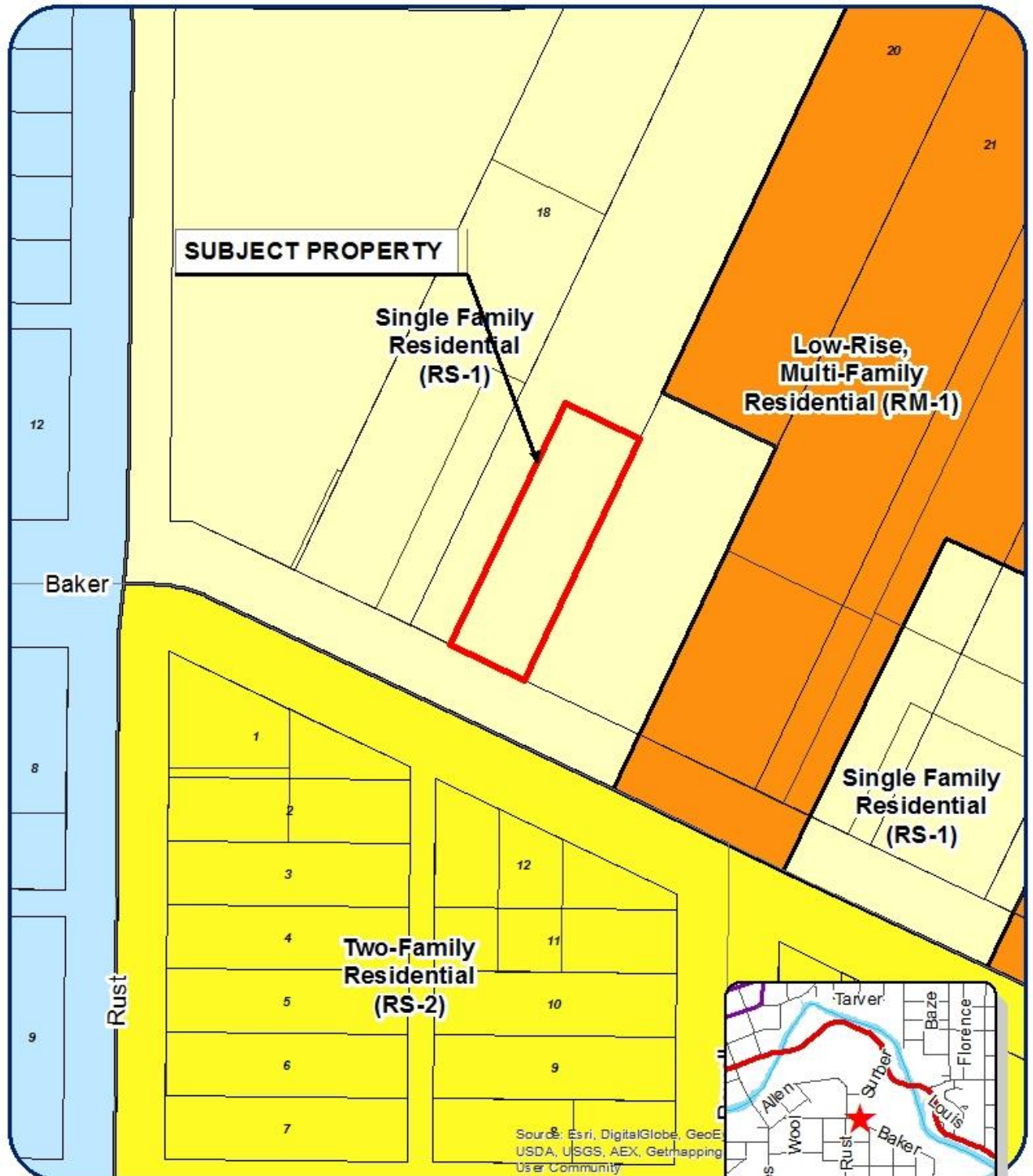
RCC17-24: Gomez

Council District: Harry Thomas (SMD#3)
Neighborhood: Fort Concho
Scale: 1" approx. = 100 ft
Subject Property: 520 Baker Street

Legend

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





River Corridor Case File
RCC17-24: Gomez

Council District: Harry Thomas (SMD#3)
Neighborhood: Fort Concho
Scale: 1" approx. = 100 ft
Subject Property: 520 Baker Street

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



Photos of Site and Surrounding Area

WEST



EAST



NORTH AT PROPERTY (VACANT)



SOUTH AT 511 BAKER STREET



SOUTH AT 521 BAKER STREET



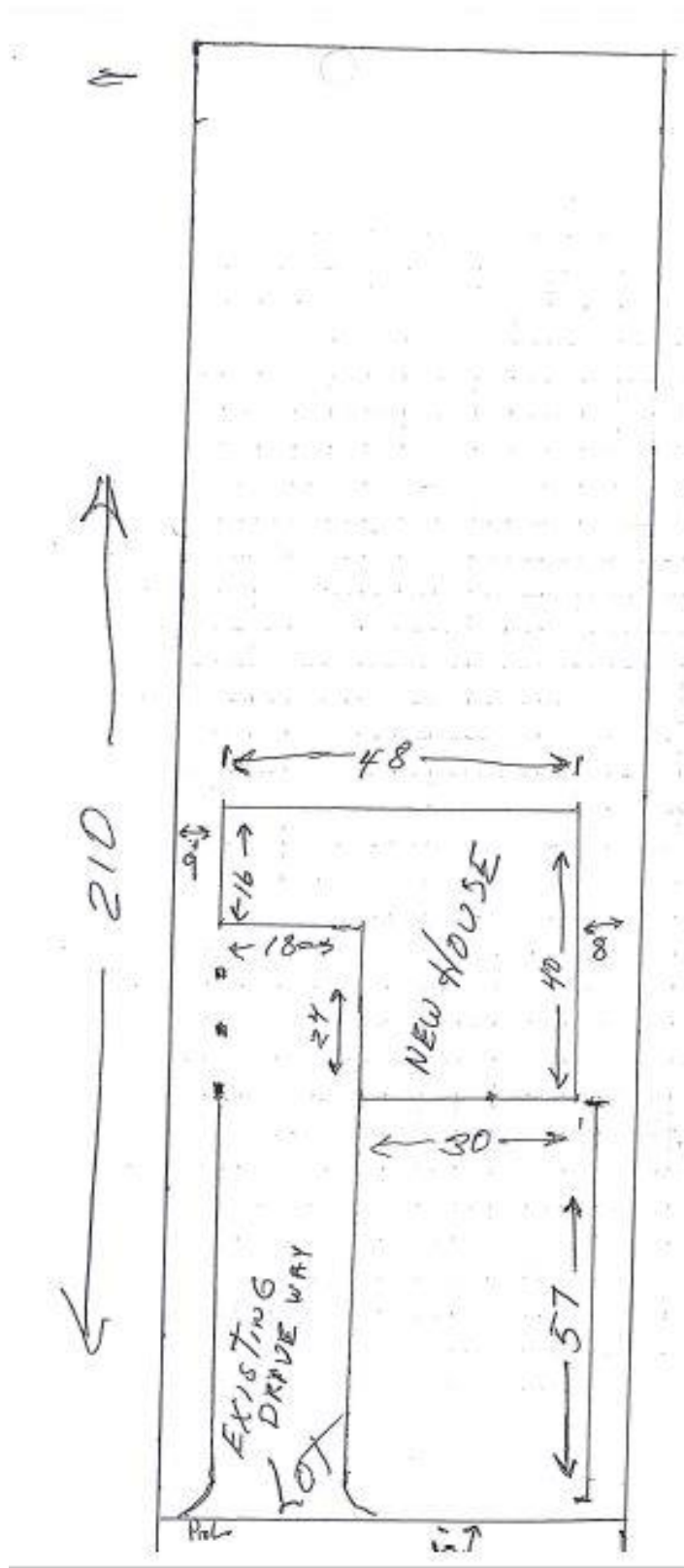
613 BAKER STREET



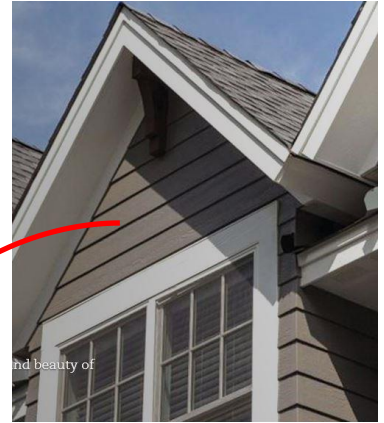
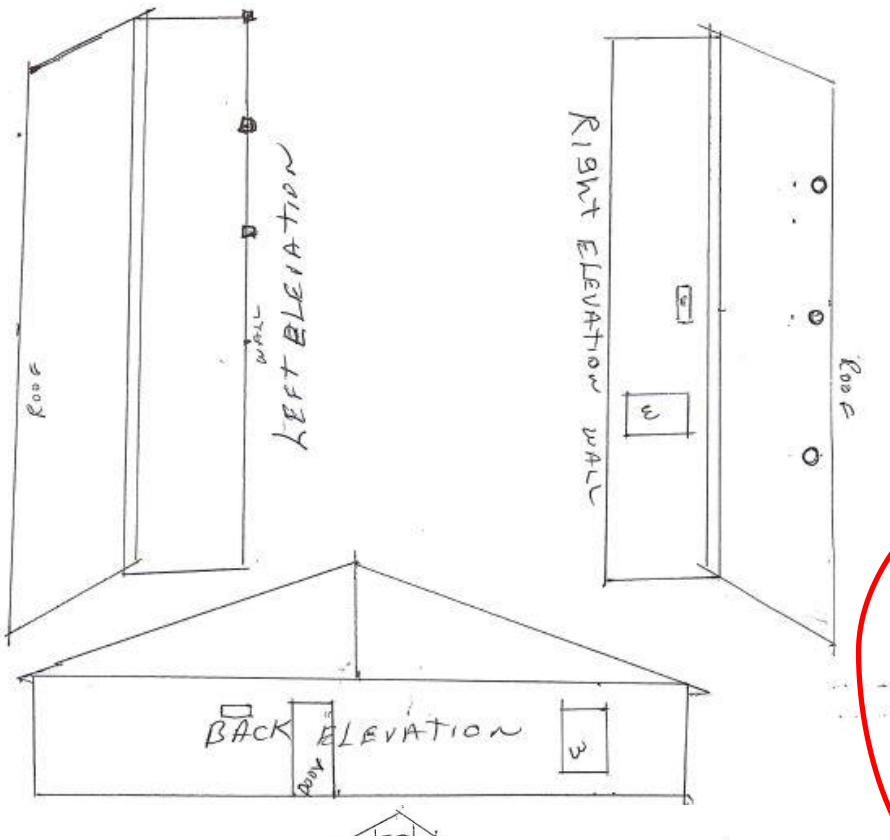
Previous Dwelling (destroyed by fire)



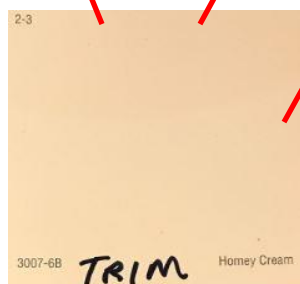
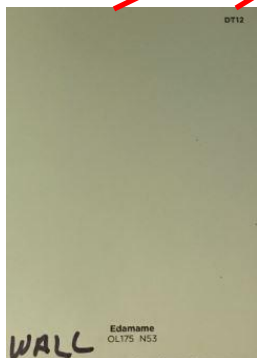
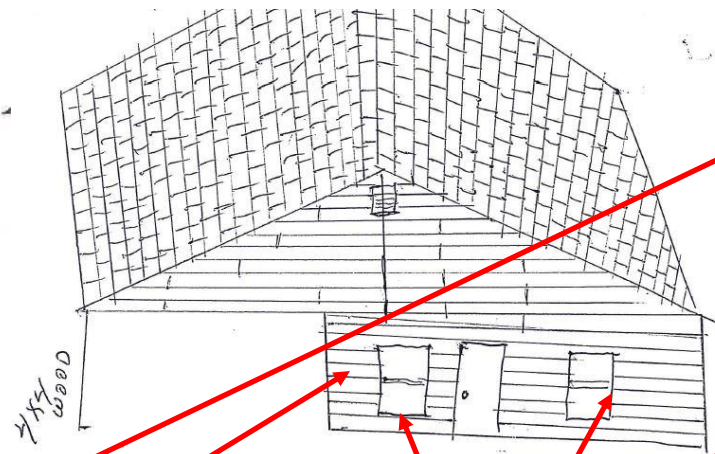
Site Plan





Sample Renderings, Colors and Materials



Sample House Design



Effective January 3, 2017

 City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for River Corridor Review 

Section 1: Basic Information

Name of Applicant(s): CANDELARIO GOMEZ
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 520 BAKER SAN ANGELO TX 76903
City State Zip Code

Contact Phone Number: 325 262 2883
Contact E-mail Address: _____

Subject Property Address: 520 BAKER SAN ANGELO TX 76903
City State Zip Code

Legal Description (can be found on a property tax statement or at www.tamarencad.com):
FORT CONCHO RIVER LOT E. 65' OF S 210' LOT 19

Zoning: RS1

Section 2: Site Specific Details

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 subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary*

3 BED ROOM HOUSE 2 BATH
SHINGLE ROOF
LAP SIDING
VINYL WINDOWS 3' X 5'

Effective January 3, 2017

Section 2 continued: Site Specific Details

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

MATERIAL AND COLORS
CONSISTING WITH NEARBY BOORHOOD

Section 3: Applicant(s) Acknowledgement
 (By checking the boxes you indicate that you understand below regulations)

On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.

On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.

Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.

Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.

The decision of the Commission may be appealed to the City Council.

Proposed construction into a public right-of-way may require additional approvals.

Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.

MIGUEL GARCIA 7-25-17
 Signature of licensee or authorized representative Date

 Printed name of licensee or authorized representative

 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used

Verified Complete Verified Incomplete

Case No.: RCC 17-24 Related Case No.: _____ Date Related case will be heard: _____

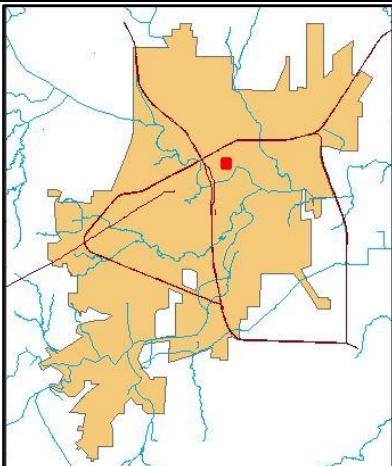
Nonrefundable fee: \$ _____ Receipt #: 269502 Date paid: 7, 25, 17

Reviewed/Accepted by: J. Fisher Date: 7, 25, 17



DESIGN AND HISTORIC REVIEW COMMISSION – August 17, 2017

STAFF REPORT

APPLICATION TYPE:		CASE:	
River Corridor Review		RCC17-26: Shannon Medical Center	
SYNOPSIS:			
<p>The applicant has applied for a River Corridor Approval to allow the construction of a new 40-square foot, illuminated, wayfinding directional sign within the public right-of-way adjacent to the Shannon Medical Center. The proposed sign will direct vehicles and patrons to the emergency entrance of the Medical Center, replacing the existing sign in this location. Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires all new lit signs to be approved by the Design and Historic Review Commission (DHRC). On April 20, 2017, the DHRC approved 11 new signs in the River Corridor for Shannon Medical as part of new wayfinding sign program to better direct patrons to their medical facilities. This included approval of the two other encroaching signs at the main entrance and exit points on East Harris Avenue. The applicant now wishes to proceed with this new sign and has submitted an associated Encroachment Application that requires City Council approval. Prior to a Council decision on the encroachment, the applicant requires this River Corridor application to be approved by the DHRC, consistent with the River Corridor Master Development Plan.</p>			
LOCATION:		LEGAL DESCRIPTION:	
Within public right-of-way south of 120 East Harris Avenue, located at the northwest corner of East Harris Avenue and South Magdalen Street		Being located within a proposed 83-square foot encroachment area immediately south of the southeast corner of Shannon Medical Center, Downtown Campus, Section One, Block 22A, Lot A	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	PD15-04 – Planned Development District	D – Downtown	83-square feet
THOROUGHFARE PLAN:			
<p>East Beauregard Avenue – Urban Arterial Street Required: 80' right-of-way, 64' pavement Provided: 100' right-of-way, 70' pavement, with a 5' sidewalk</p> <p>South Magdalen Street – Urban Local Street Required: 50' right-of-way, 40' pavement or 36' pavement with a 4' sidewalk Provided: 90' right-of-way, 70' pavement</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the proposed illuminated, wayfinding directional sign within the public right-of-way, adjacent to 120 East Harris Avenue, subject to five Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner:</i> Shannon Medical Center</p> <p><i>Agent:</i> Mr. Dale Droll</p>			
STAFF CONTACT:			
<p>Jeff Fisher, Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us</p>			

RCC17-26 Analysis

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD): Section 12.06.003(b)(1) of the River Corridor Development Ordinance requires the DHRC to review any new signage greater than 50 square feet, as well as any lit signs regardless of size, in the River Corridor. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the applicable policies of the *River Corridor Master Development Plan (RCMDP) for Commercial Use in the Historic City Center*, and the *Historical Preservation Design Guidelines in the Central Business District (CBD Guidelines)*.

1. Colors and Materials

The RCMDP policies state that “materials and color should relate to historic precedents apparent in the immediate environment” and that “quality finished materials should be used.” The CBD Guidelines further state that “colors should complement neighboring buildings and reflect a traditional color palette.” The proposed sign will be constructed of the same high-quality, galvanized aluminum and acrylic lettering as the recently approved wayfinding signage (RCC17-10). In addition, the proposed Berridge Almond façade color maintains the same natural earth tone color as the other newly approved signs, as is consistent with the color found on many nearby buildings. The dark green clover and translucent red emergency lettering provide colorful accents to the sign, also consistent with the other recently approved signage. Planning Staff conducted a site visit on August 8, 2017, reviewing several of the newly approved signs, and some of the existing signs to be replaced. Staff believes that the newly approved signs, and the proposed sign, will enhance the overall appeal of the Shannon Medical Campus, and will direct patrons more easily to existing facilities.

2. Lighting

The lighting policy in the RCMDP requires that lighting “does not result in glare or light spill” and calls to “eliminate light trespass from building sites, improve night sky access, and reduce development impact on nocturnal environments.” The proposed sign is located within the approved Planned Development (PD15-04) Zoning District for the Shannon Medical Center and is surrounded by exclusively commercial and institutional buildings. However, given the sign’s location within the River Corridor and in the Historical City Center, spillover affects onto adjacent properties remains a concern. The applicant is proposing LED lighting inside the sign, consistent with the other recently approved signs. Also consistent with the previously approved signage, the applicant has agreed to install dimmers inside the sign should there be any excess light frequency emitted.

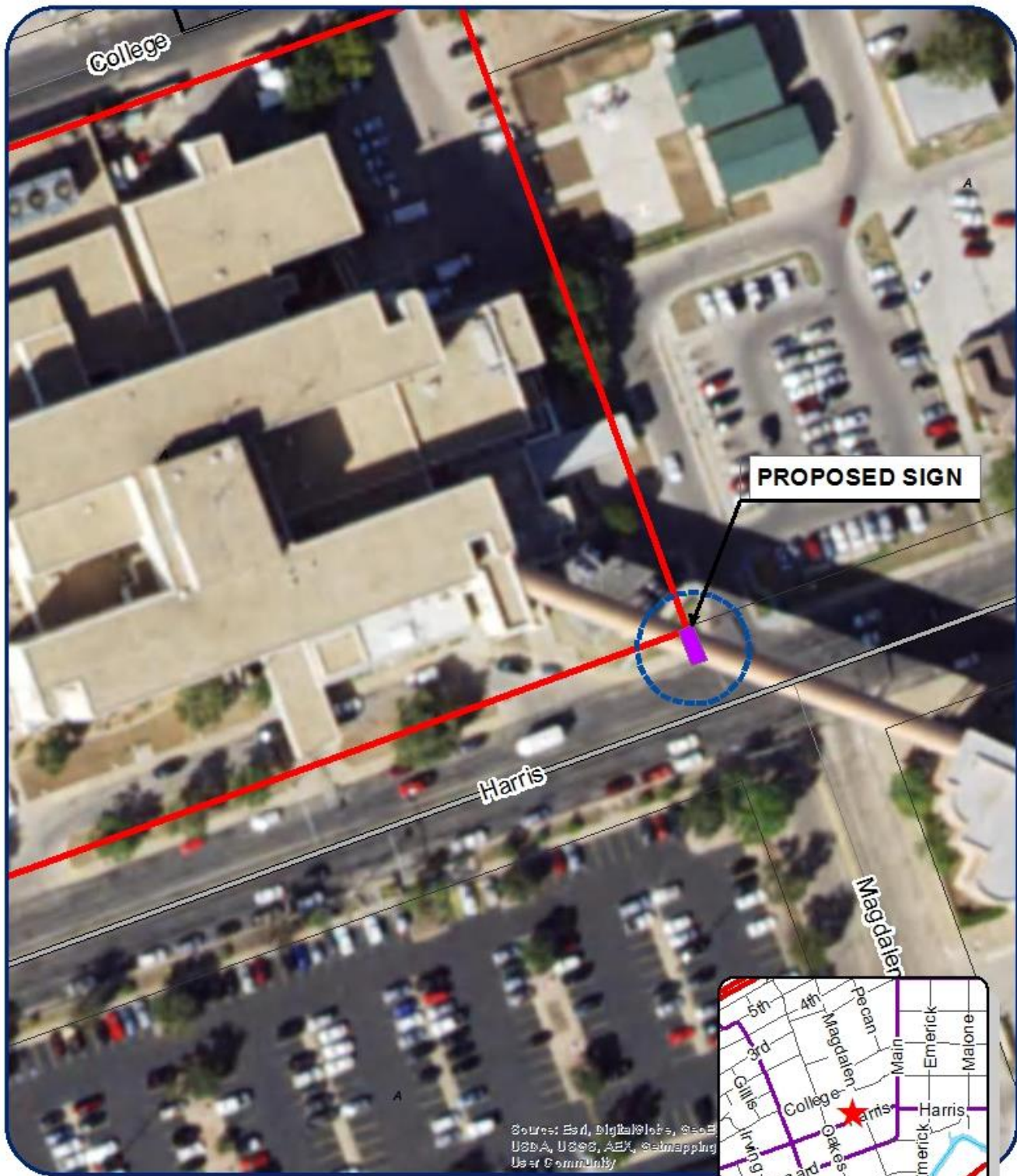
Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-26 for a proposed illuminated, wayfinding directional sign within the public right-of-way, adjacent to 120 East Harris Avenue, **subject to the following five Conditions of Approval:**

1. The applicant shall obtain a Sign Permit from the Permits and Inspections Division for the new sign.
2. The sign colors, materials, and location shall be consistent with the renderings approved by the Design and Historic Review Commission and shall comply with all relevant development standards of the Planned Development (PD15-04) Zoning District.
3. Any existing freestanding signage to be replaced shall be removed prior to erection of the new freestanding sign.
4. There shall be no glare of spillover illumination onto adjacent properties.
5. The applicant shall be required to obtain an Encroachment Approval from City Council for the new sign, and record the associated sidewalk use license agreement.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
River Corridor Location Map
Site Plan – Encroachment Area
Sign Renderings
Application




River Corridor Case File

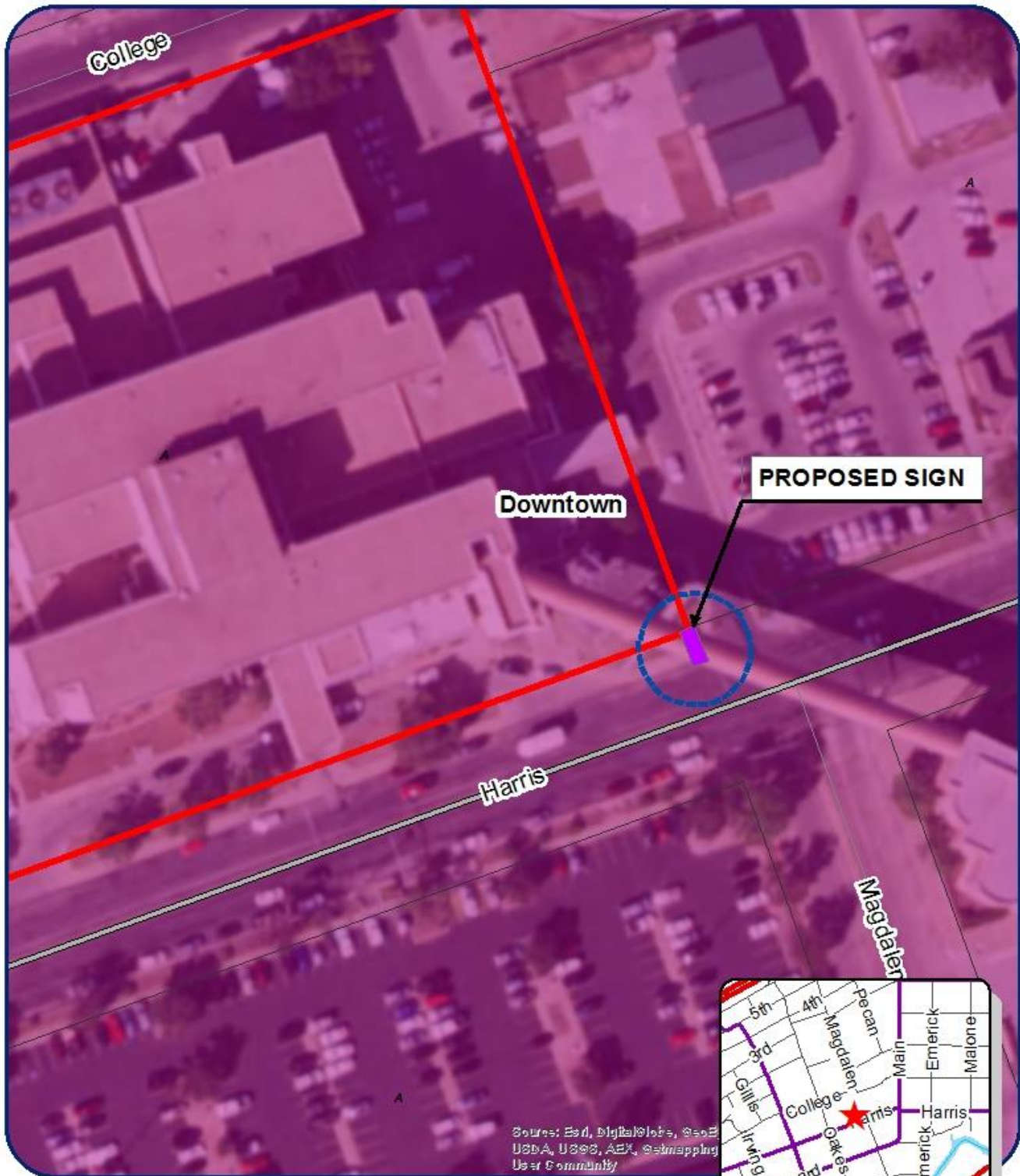
RCC17-26 Shannon Medical

Council District: Harry Thomas (SMD #3)
Neighborhood: Downtown
Scale: 1" approx. = 75 ft
Subject Property: S. of 120 E. Harris Avenue

Legend

Subject Properties: 
Current Zoning: PD15-04
Requested Zoning Change: N/A
Vision: Downtown





Source: Esri, DigitalGlobe, GeoEye, USA, USGS, Aerial, @satmapping, User Community

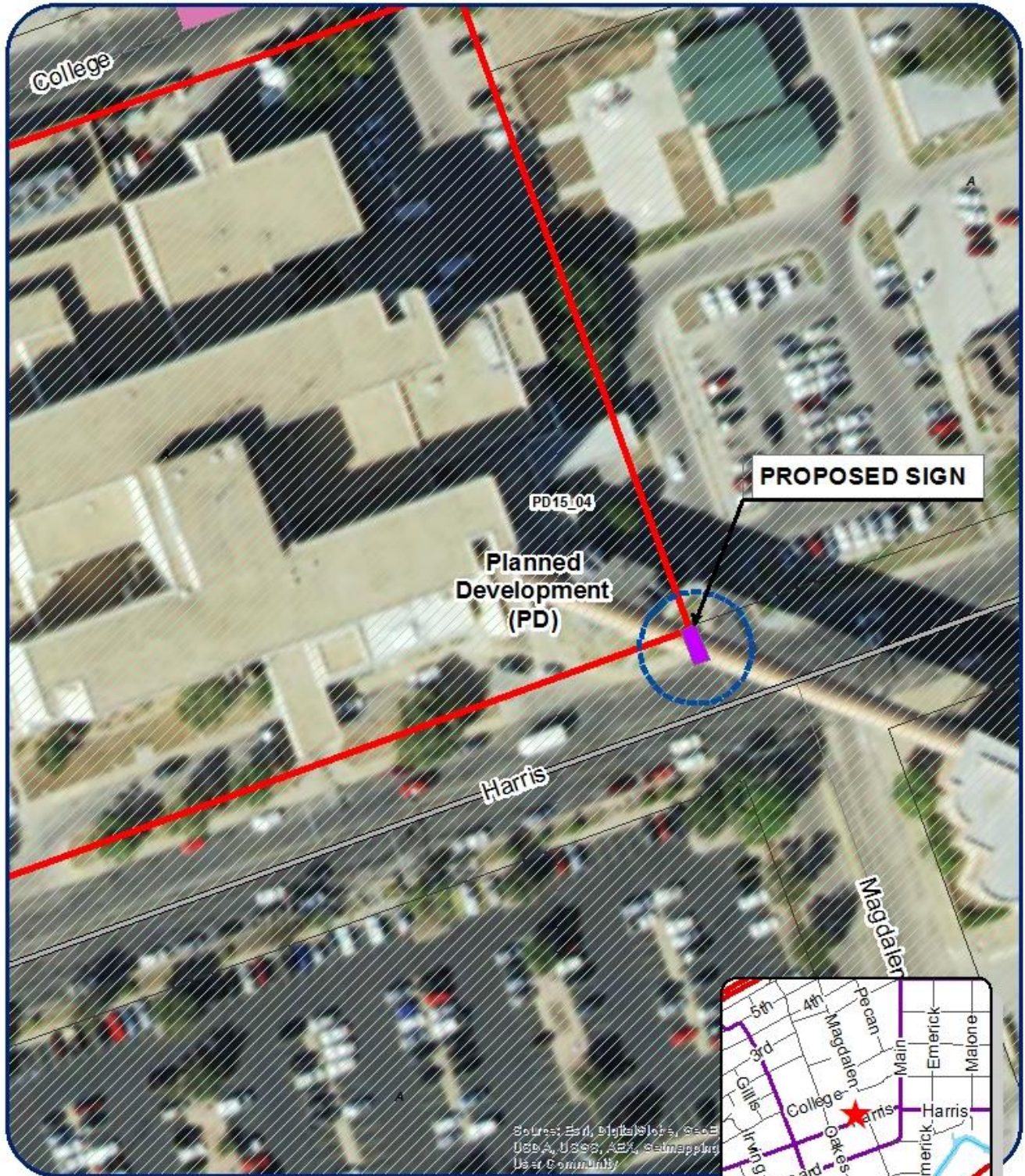
River Corridor Case File
RCC17-26 Shannon Medical

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: S. of 120 E. Harris Avenue

Legend

Subject Properties: —
 Current Zoning: PD15-04
 Requested Zoning Change: N/A
 Vision: Downtown





Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, Aero, GeoMapping, DeLorme, Community

River Corridor Case File
RCC17-26 Shannon Medical

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 75 ft
 Subject Property: S. of 120 E. Harris Avenue

Legend

Subject Properties: —
 Current Zoning: PD15-04
 Requested Zoning Change: N/A
 Vision: Downtown



Photos of Site and Surrounding Area

**LOOKING WEST AT EXISTING SIGN
(TO BE REPLACED WITH NEW SIGN)**



**LOOKING EAST AT EXISTING SIGN
(TO BE REPLACED WITH NEW SIGN)**



**EXISTING EMERGENCY ENTRANCE
SHANNON MEDICAL CENTER
(120 E. HARRIS AVENUE)**



NEW SIGN LOCATION LOOKING WEST



Photos of Site and Surrounding Area

**ENCROACHING SIGN TO REPLACE EXISTING
(APPROVED BY RCC17-10)**



**ENCROACHING SIGN TO REPLACE EXISTING
(APPROVED BY RCC17-10)**



**EXAMPLE OF NEW SHANNON SIGNAGE
(220 E. HARRIS AVENUE)**



**EXAMPLE OF NEW SHANNON SIGNAGE
(220 E. HARRIS AVENUE)**

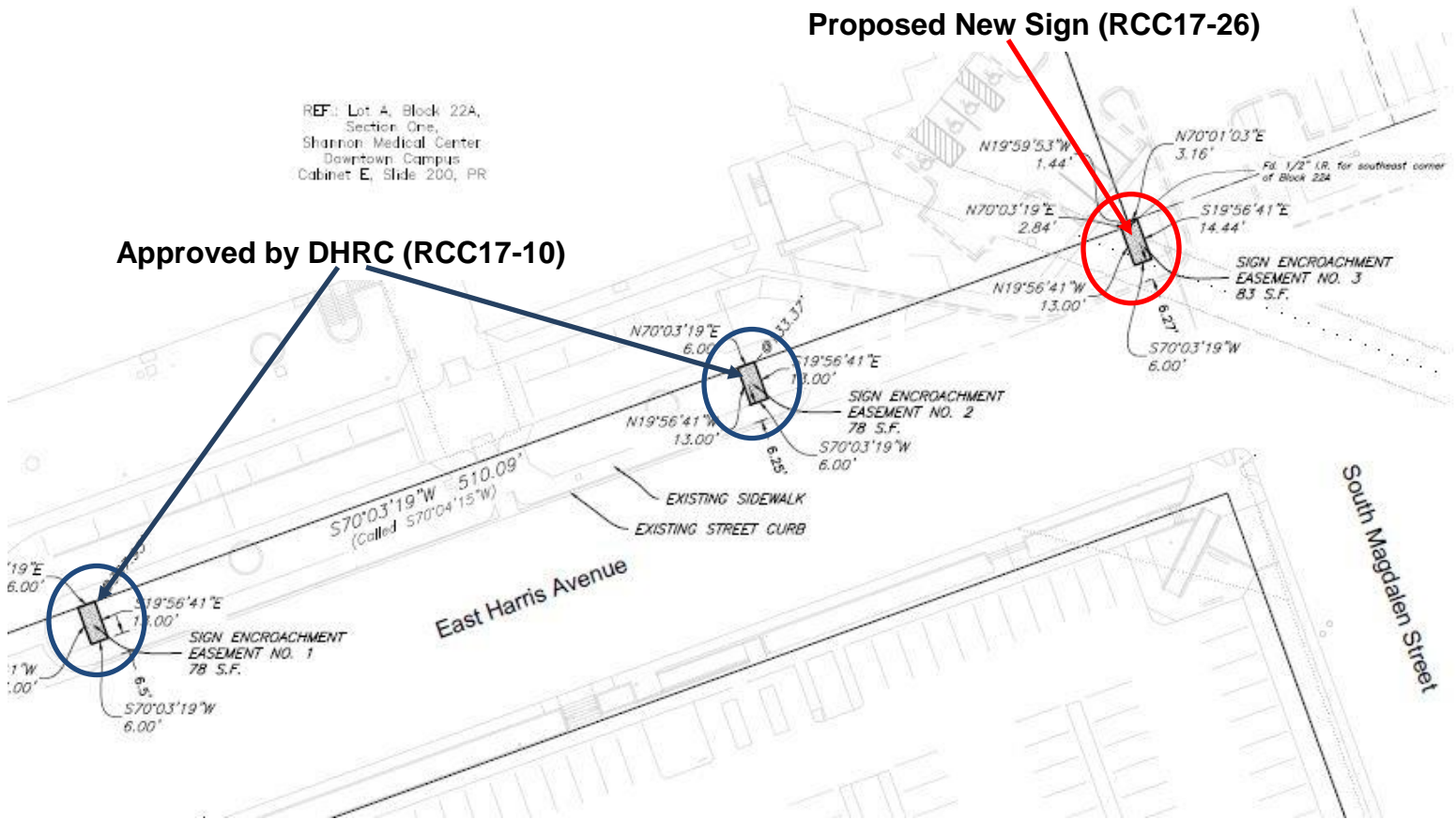


Site Plan – Encroachment Area

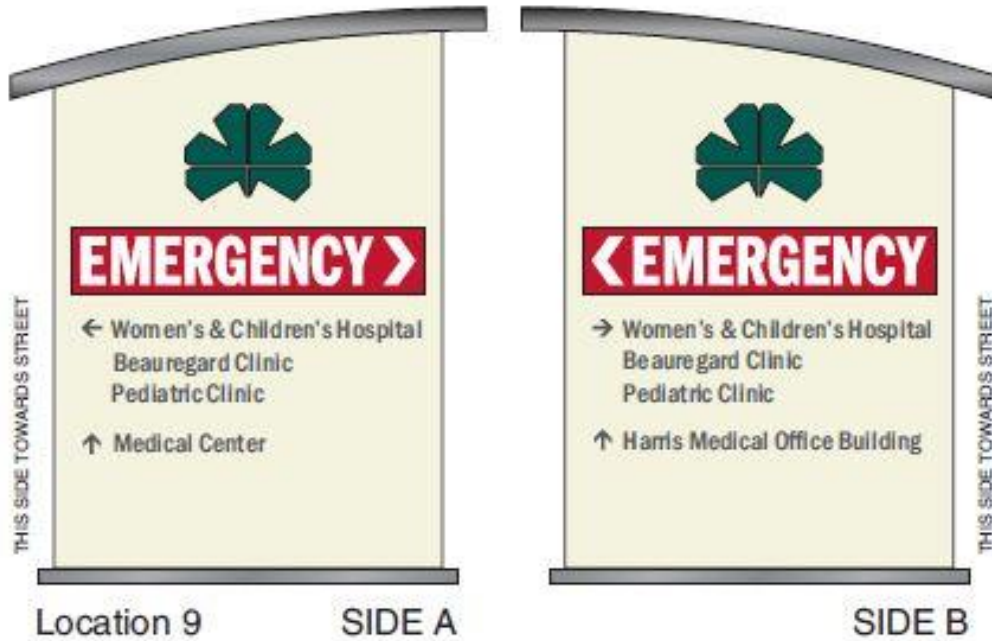
REF: Lot A, Block 22A,
Section One,
Shannon Medical Center
Downtown Campus
Cabinet E, Slide 200, PR

Approved by DHRC (RCC17-10)

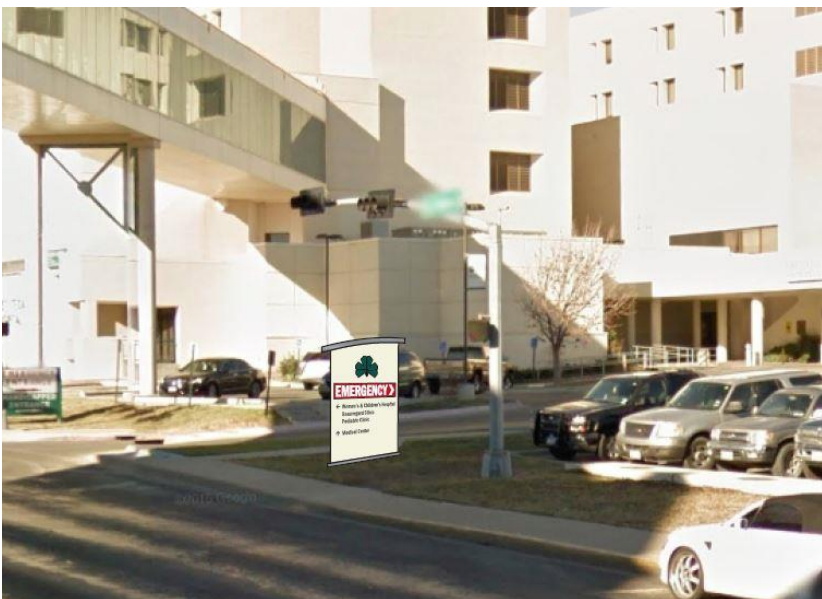
Proposed New Sign (RCC17-26)



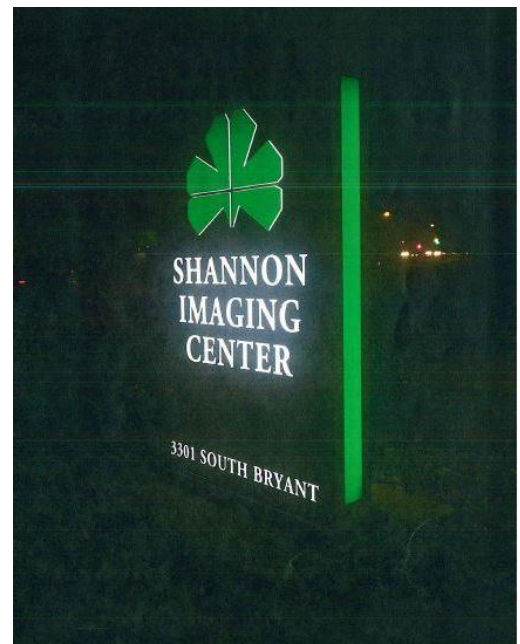
Sign Renderings



Proposed Sign Location



Lighting Sample (Typical)





City of San Angelo, Texas – Planning Division
52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): Shannon Medical Center (Dale Droll)
 Owner Representative (Notarized Affidavit Required)

AO 1879 San Angelo TX 76902
Mailing Address City State Zip Code

325657-8233 daledroll@shannonhealth.org
Contact Phone Number Contact E-mail Address

120 East Harris San Angelo TX 76903
Subject Property Address City State Zip Code

Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: CBD

Section 2: Site Specific Details

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 subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary*
Replace existing sign with new version of sign

Section 2 continued: Site Specific Details

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

This sign will match the new style that is being installed. This sign was missed when the first application was done

Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.

Dale Droll
Signature of licensee or authorized representative

7-31-17
Date

Dale Droll
Printed name of licensee or authorized representative

Shannon Medical Center
Name of business/Entity of representative

FOR OFFICE USE ONLY:

- Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used
- Verified Complete Verified Incomplete

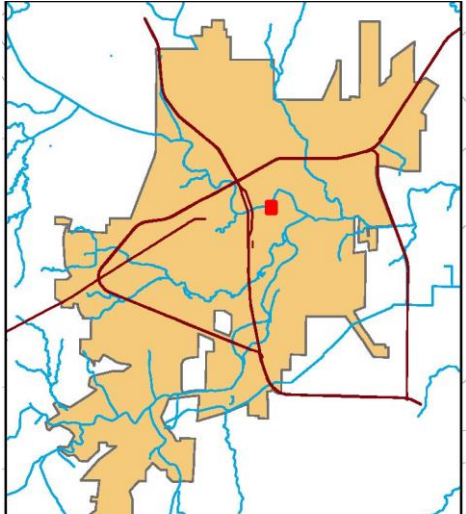
Case No.: RCC *17-26* Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ *385.00* Receipt #: *269509* Date paid: *7,31,17*

Reviewed/Accepted by: *Jeff Fisher* Date: *7,31,17*

**DESIGN AND HISTORIC REVIEW COMMISSION – August 17, 2017
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review / Certificate of Appropriateness		RCC17-21 & CA17-03: San Angelo Museum of Fine Arts	
SYNOPSIS:			
The applicant has requested a River Corridor approval for the following improvements on the back of the building facing Love Street: 1) install a code compliant fire escape, 2) railing, 3) patio roof at the back of the building. The purpose of the improvements is to recreate a previously existing roof and a stairway that was no longer existent at the time the museum purchased the property.			
LOCATION:		LEGAL DESCRIPTION:	
423 South Oakes Street; generally located approximately 165 feet northwest of the intersection of South Oakes Street and Love Street		Lot: 8 Forrester & Bailey S/D Out Of N1/2 B, Block: 51, Subdivision: Forrester & Bailey S/D, comprising a total of 0.057 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FLU:	SIZE:
SMD District #3 – Harry Thomas Ft. Concho Neighborhood	CBD – Central Business District	D – Downtown	0.057 acres
THOROUGHFARE PLAN:			
South Oakes Street – Local Street, 50' ROW required, 40' pavement required Love Street – Local Street, 50' ROW required, 40' pavement required			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of cases RCC17-21 & CA17-03 for new exterior improvements, subject to two Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<i>Property Owner:</i> San Angelo Museum of Fine Arts <i>Agent:</i> Howard Taylor			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

August 17, 2017

Background:

The applicant submitted a building permit application in April of 2017 for the front exterior renovation on the subject property. This application was generally consistent with RCC07-22 approval in January of 2008. In June of 2017, a building permit application was submitted for an interior wall but the plans also showed exterior rear improvements that the building department did not show records for. The applicant was told to apply for a permit for the construction already in progress which they submitted in July of 2017. During that review it was determined that the improvements were not in line with the previous RCC07-22 approval. The applicant was then notified that they would need to go back to the DHRC for the revised exterior improvements, and have subsequently submitted River Corridor and Certificate of Appropriateness applications. This Certificate of Appropriateness application is required because the project is located in the Old Town District.

RCC17-22 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 exterior improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, as well as the guidelines for Old Town District of San Angelo.

The Old Town District guidelines state that alternations should “minimize the visual impacts of an additions to a commercial building.” The new additions are located to the rear of the building which minimizes their effect from South Oakes Street. The patio roof generally aligns with the previous cover that was lost some time ago, so this should not add drastically different new features. The current improvements will be constructed on painted metal which sets it apart as a new addition, yet doesn’t considerably differ from the original color palette. The River Corridor Development Master Plan states that “building or accent colors should not be bright or intense nor should highly reflective surfaces be utilized. Colors of building materials should reflect those found in the natural landscape, such as soft greens, and warm brown tones.” The selected red color for the fire escape, and green roof colors, are similar to colors found in the surrounding area and not are reflective in nature. The green roof color will be similar to the green roof appurtenance on the main building and on the front facades of the buildings on South Oakes Street, including the retail buildings on the west side and the MHMR building to the east. The red fire escape stairway and railing will be similar to the red alteration on the main building. Both colors are solid natural colors, consistent with the policy. The Old Town guidelines also state that “any addition should be simple in design to prevent it from competing with the primary façade.” These improvements are simple in nature and should not stand out from the original building with significance.

CA17-02 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.**

No major alterations are being sought as part of this request. The patio roof replaces a roof that was previously destroyed. This roof is similar to the original, but its differences are slight enough so as to not be readily apparent. The railing and fire escape stairway add necessary safety alterations to the rear of the building without drastically changing the overall appearance of the building.

- 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.**

There are no distinguishing characteristics evident on the rear of the building where these alterations are being requested. Any original features of that nature have been lost or removed over time. The requested alterations do not significantly affect the overall character of the building.

- 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 original construction of the building was very simple and utilitarian in form. The roof alteration follows the building's original form and utilizes material consistently employed over time. The railing and stairway do not attempt to mimic construction of the 1920's era, and instead, are simply practical in nature.

- 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.**

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Any changes which have occurred over time have mostly been limited to the replacement of deteriorated bricks with either painted stucco or new bricks that have been painted over. The requested alterations do not affect these previous changes.

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

There are few original distinctive features which remain on the building. The new improvements are located on the rear of the building where no distinctive features are being disturbed.

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 building has been repaired overtime with new brick or stucco that has been painted. The few architectural features remaining on the building have been minimally kept and preserved. The new roof is utilizing the original framework left behind, with minor changes to ensure structural soundness. The stairway and railing are new features not seen in 1920's era buildings of this kind. There is little historical evidence to guide staff or the applicant.

7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.**

The construction and design details submitted by the applicant do not show any surface cleaning.

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

To the best of Staff's knowledge, there do not appear to be any archeological resources in the area.

9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant**

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historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

As indicated above, the new patio roof, railings, and fire escape stairway would be consistent in color with other previous building elements and those found in the surrounding area. The current improvements are constructed with metal, which although more contemporary in design, do not detract from any feature found on the structure.

- 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 current improvements could be removed and the existing building repaired with minimal impact to the original building.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE RCC17-22** the proposed exterior improvements on the subject property, **subject to two 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, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all improvements as required.

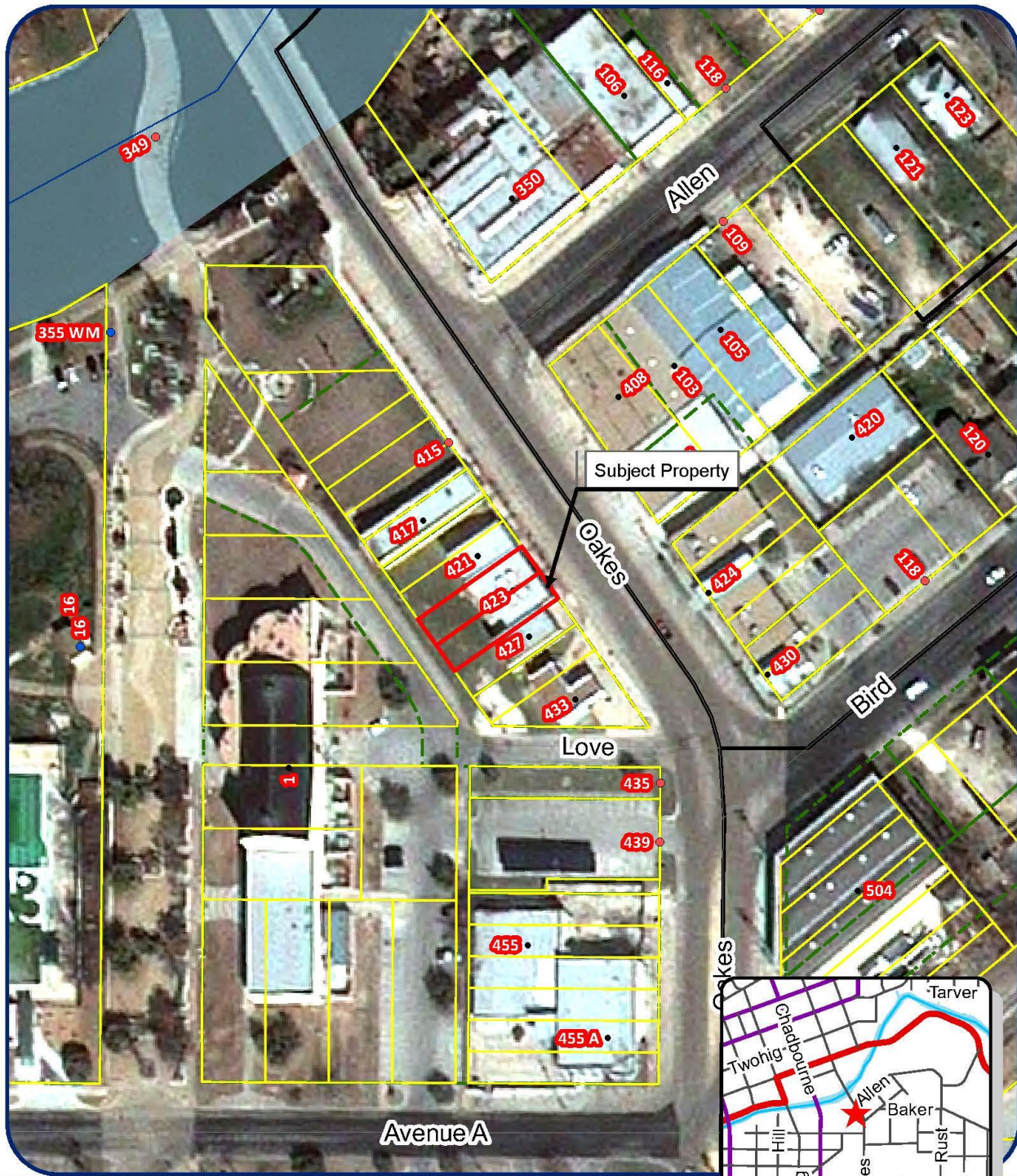
AND

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE CA17-03** the proposed exterior improvements on the subject property, **subject to two Conditions of Approval.**

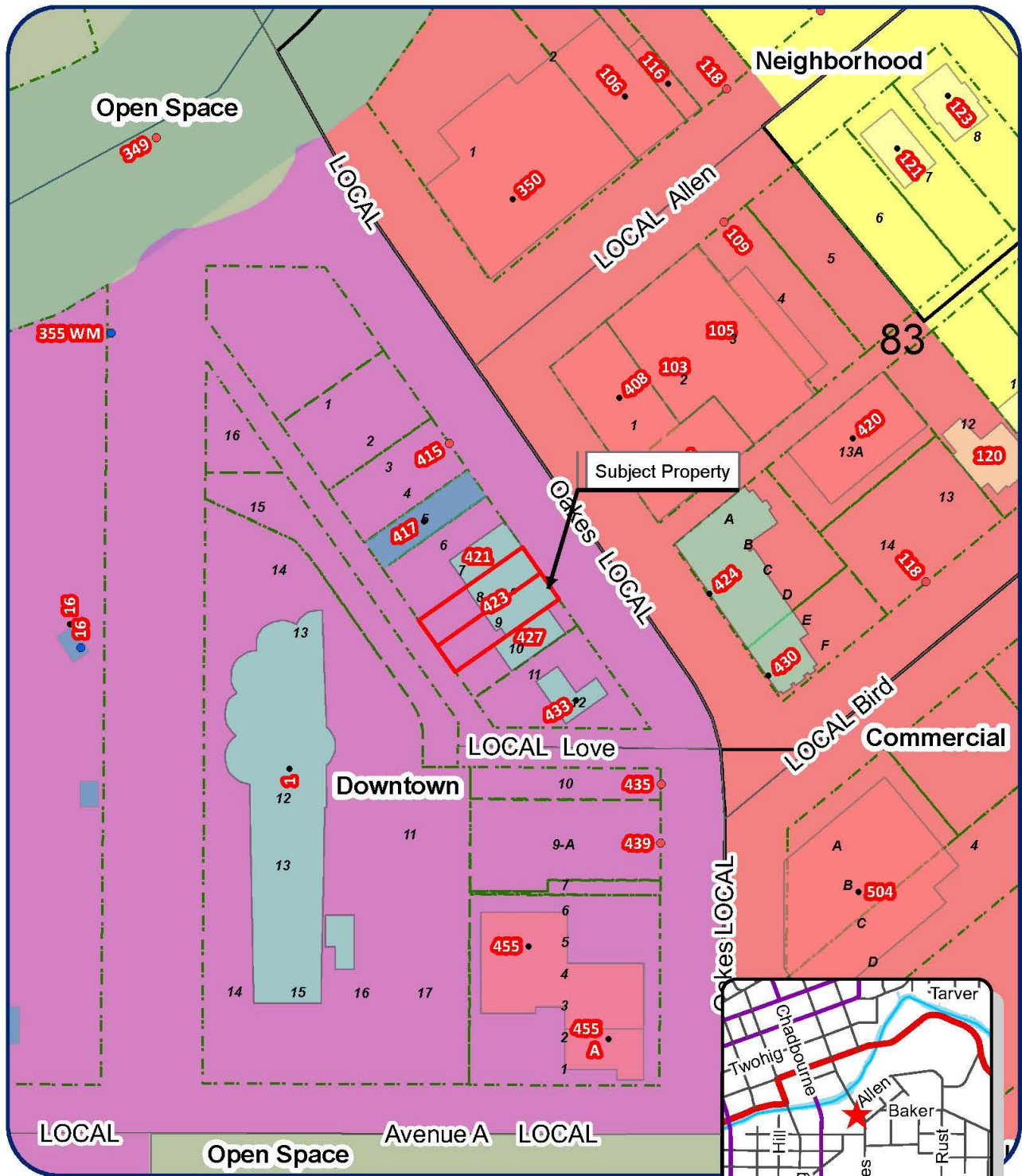
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all improvements as required.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Renderings with proposed materials
Application



RCC 17-22: San Angelo Museum of Fine Arts		Legend Subject Properties: — Current Zoning: CBD Requested Zoning Change: N/A Vision: Downtown
423 South Oakes Street		
Council District: SMD #3 - Harry Thomas Neighborhood: Ft. Concho Scale: 1" approx. = 100 ft		



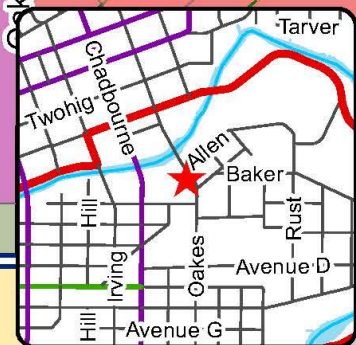
RCC 17-22: San Angelo Museum of Fine Arts

423 South Oakes Street

Council District: SMD #3 - Harry Thomas
 Neighborhood: Ft. Concho
 Scale: 1" approx. = 100 ft

Legend

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





RCC 17-22: San Angelo Museum of Fine Arts
423 South Oakes Street
 Council District: SMD #3 - Harry Thomas
 Neighborhood: Ft. Concho
 Scale: 1" approx. = 100 ft

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

N



Photos of Site and Surrounding Area

Front of Building



Rear of Building



North toward Rear of Building



North toward Downtown



Museum Entrance toward the Rear of Building



Stairway



Rear of Building



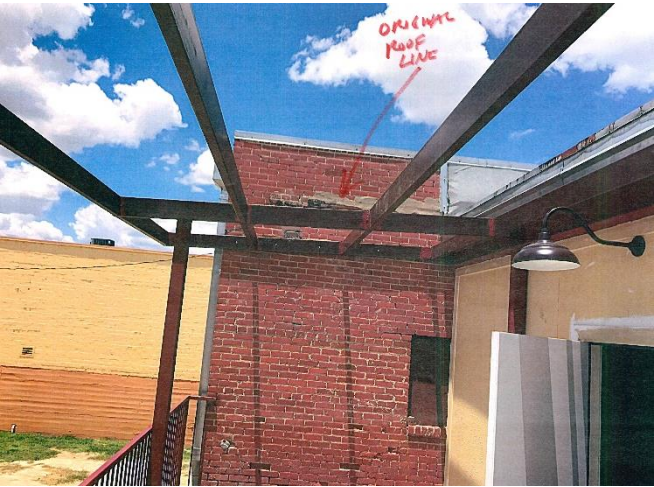
Roof Supports



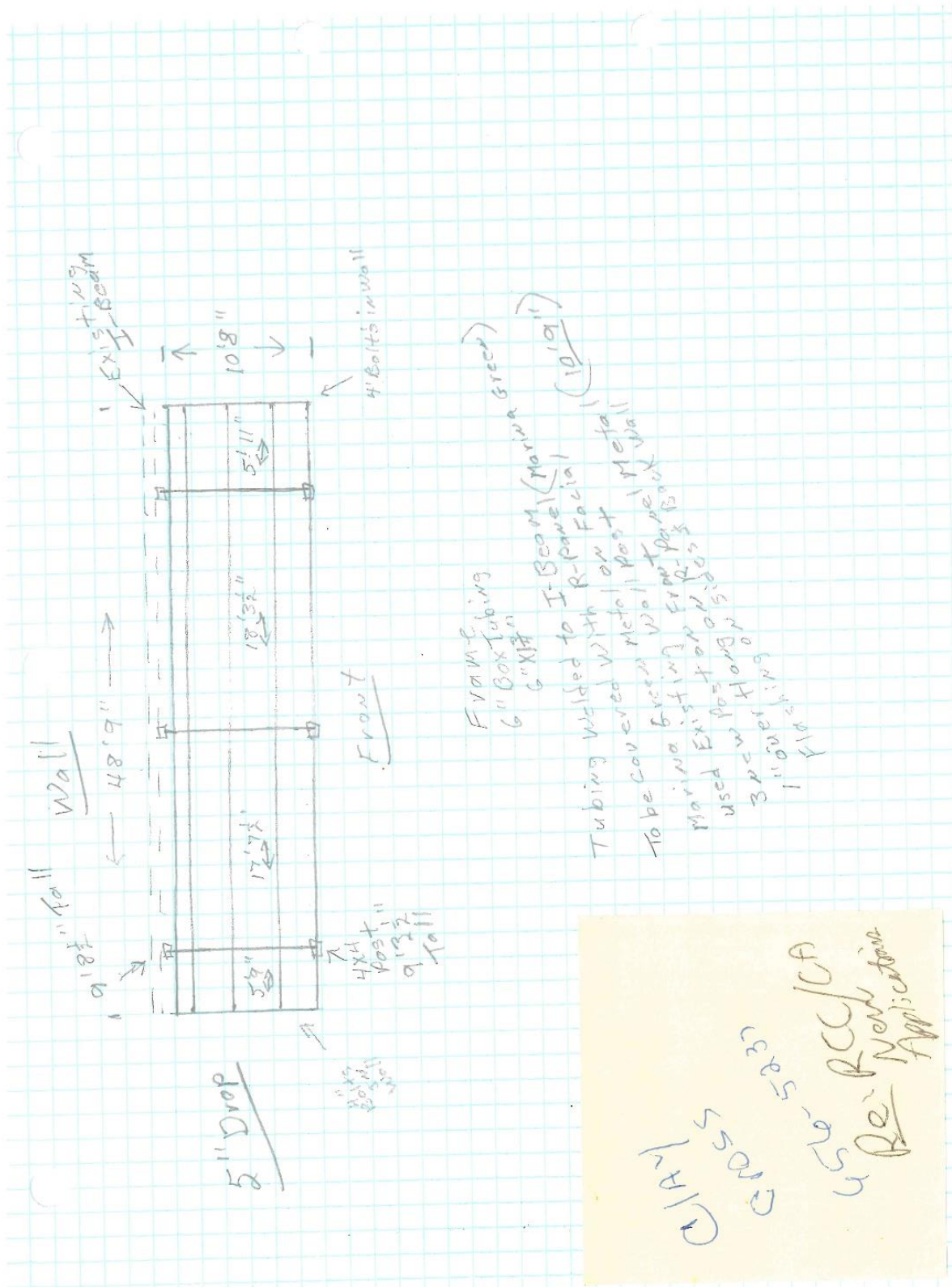
Roof Supports

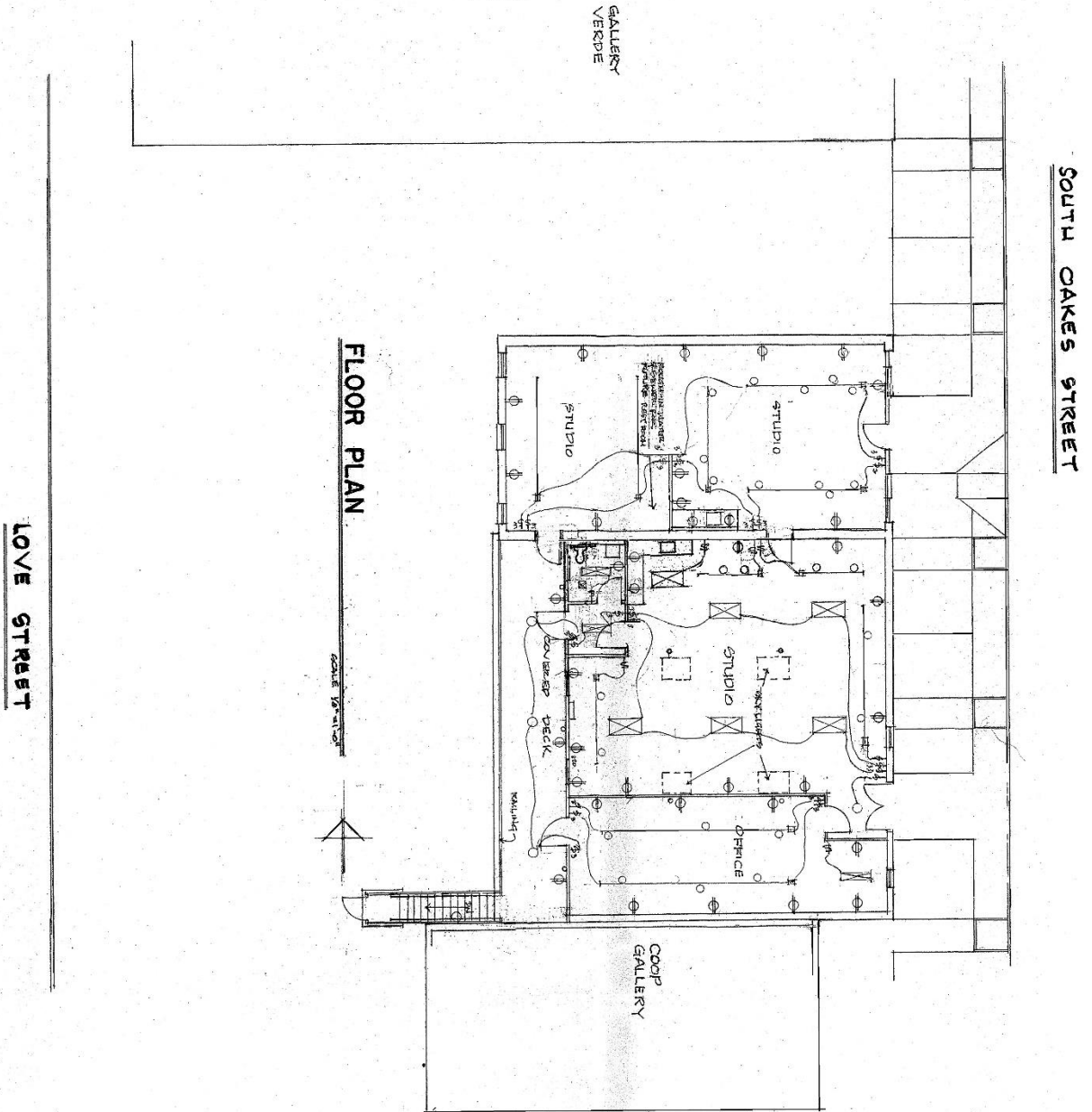


Roof Supports



Renderings with Proposed Materials





OAKES STREET BUILDINGS
SAN ANGELO MUSEUM OF FINE ARTS
421, 423 SOUTH OAKES STREET
SAN ANGELO, TEXAS

PANEL OPTIONS

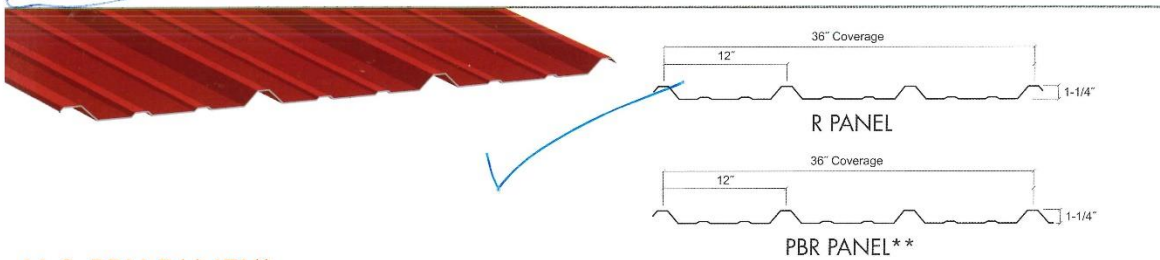
AP PANEL



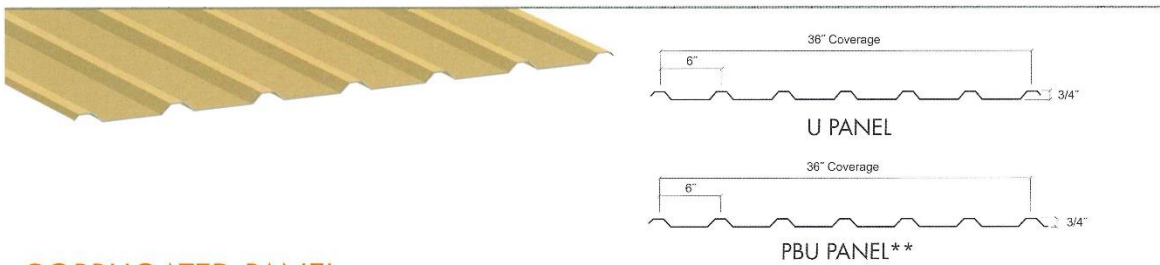
CF PANEL



R & PBR PANEL **



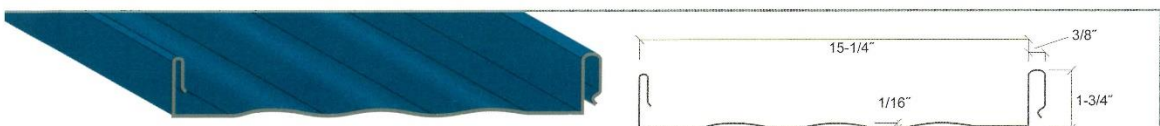
U & PBU PANEL **



CORRUGATED PANEL



MUELLER SNAP LOCK



MUELLER LOCK



Column B



Twilight Gray



Smokey Pewter



Smokestack Gray



Deep River Blue



Forest Green



Coco Brown



Chestnut Brown



Saddle Leather Brown



Rustic Brown



Sunset Red



Desert Tan

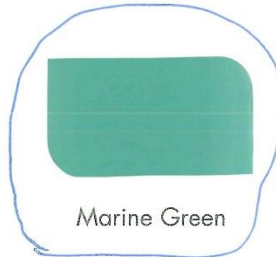
Column C



Black



Hawaiian Blue



Marine Green



Colony Green



Burgundy



Gold

**PBR & PBU PANEL available colors

- | | |
|-----------------|----------------------|
| Galvalume Plus | Saddle Leather Brown |
| White | Rustic Red |
| Light Gray | Patriot Red |
| Silver Metallic | Bright Copper |
| Charcoal | Tan |
| Ivy Green | Light Stone |
| Burnished Slate | Desert Tan |
| Coco Brown | Burgundy |
| Chestnut Brown | |

Mueller, Inc. reserves the right to add or discontinue colors without notice. Please contact your sales representative, or visit our website at www.muellerinc.com for our current color selection.

Printed colors may vary. Please contact us for color samples.

*Galvalume has a protective top coat which may possibly change the color of the panels over a period of time, giving a slight brownish tint to the panels. For consistent color retention, Mueller recommends using painted panels.

Effective January 3, 2017



City of San Angelo, Texas – Planning Division
 52 West College Avenue
Application for River Corridor Review



Section 1: Basic Information

Name of Applicant(s): San Angelo Museum of Fine Arts
 Owner Representative (Notarized Affidavit Required)

1 Love St. San Angelo TX 76903
 Mailing Address City State Zip Code

(325) 653-3333 director@samfa.org
 Contact Phone Number Contact E-mail Address

423 S Oakes San Angelo TX 76903
 Subject Property Address City State Zip Code

Acres: 0.057, Lot: 8 FORRESTER & BAILEY S/D OUT OF N 1/2 B, Blk: 51, Subd: FORRESTER & BAILEY S/D
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: CBD

Section 2: Site Specific Details

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 subdivision approval of any kind within the Corridor.
- Illuminated sign in the Corridor (any size)

Specific details of request: *use separate attachment if necessary* The museum owns 7 properties on the West side of the 400 Block of South Oakes St. These properties were purchased over a period of time in the past 15 years. At the time of acquisition they were empty and had been for about 10 years. They were derelict and in a state of collapse. Several of the buildings had been struck by vehicles which made some walls unstable and falling down. The roofs leaked badly on all the properties. The museum being deeply committed to good urban design and wishing to be exemplary, developed a master plan for the properties with multiple reviews and input from the River Corridor Commission and The Historic Review Committee. Working with architect Henry Swahnmidt primarily, we developed a comprehensive plan for a adaptive reuse and detailed working plans for the various properties as we were able to acquire funds. Before construction we permitted all aspects of the project and again the appropriate required reviews by the RCC. Included

Effective January 3, 2017

Section 2 continued: Site Specific Details

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: was a landscape plan that has largely been completed and a color pallet that was carefully reviewed by the RCC and Historic Commission. The museum is currently in a new stage of remodeling two of the properties, one located at 423 S Oakes and the other at 421 S Oakes following the original master plan. We were fortunate to receive a grant from the Texas Commission of the Arts Cultural District Fund which we are matching with other private funds for this stage of our project. Our request here is for permission to add a code compliant fire escape and railing and roof at the back of 423 S. Oakes St. attached to a concrete porch or dock. This is to replace a previously existing roof that had collapsed a number of years ago, a stairway that was no longer existent at the time of acquisition, and non compliant rail. The dock itself had collapsed, creating an environment of extreme danger and also partially destroying an interior wall at the back of the building. The color and materials we are using are compliant with previous reviews.

**Section 3: Applicant(s) Acknowledgement
 (By checking the boxes you indicate that you understand below regulations)**

- On administrative applications, the Director makes the final decision, appeals may be directed to the Design and Historic Review Committee.
- On other applications the Design and Historic Review Committee makes the final decision, appeals may be directed to the City Council.
- Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
- Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
- The decision of the Commission may be appealed to the City Council.
- Proposed construction into a public right-of-way may require additional approvals.
- Buildings on historical landmarks or district also require a Certificate of Appropriateness.

I/We the undersigned acknowledge that the information provided above is true and correct.

Howard Taylor
 Signature of licensee or authorized representative

7/17/17
 Date

Howard Taylor
 Printed name of licensee or authorized representative

SAN ANGELO MUSEUM OF FINE ARTS
 Name of business/Entity of representative

FOR OFFICE USE ONLY:

Description/photograph of site Sketches, plans, sketches of work Sample(s) of materials to be used

Verified Complete Verified Incomplete

Case No.: RCC 17-22 Related Case No.: CA-17-03 Date Related case will be heard: 8/17/17

Nonrefundable fee: \$ 195.00 Receipt #: _____ Date paid: 7/18/17

Reviewed/Accepted by: J. Fisher Date: 7/18/17