

DESIGN AND HISTORIC REVIEW COMMISSION – January 11, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review / Certificate of Appropriateness		RCC17-38 / CA17-04: San Angelo Museum of Fine Arts	
SYNOPSIS:			
<p>The applicant has requested River Corridor and Certificate of Appropriateness approvals for the installation of six new illuminated signs: A 60-square foot illuminated sign on the west elevation of the art museum building at 1 Love Street; three signs on the south, north and east elevations, 13.5-square feet each, on the building at 433 South Oakes Street; a new 48-square foot illuminated sign on the east elevation of the building at 423 South Oakes Street; and a new 15-square foot illuminated sign on the east elevation of the building at 421 South Oakes Street. The art museum sign will be constructed of brushed aluminum to match the existing sign at the main entrance – east elevation. All of the remaining signs will be of acrylic construction on a metal background. The “ART MUSEUM” sign (1 Love Street) and “CAFÉ MUSEO” sign (433 South Oakes Street) sign will have neon lettering, while the other signs will have LED lighting. The applicant has indicated that if necessary, dimmers could be installed on each of the signs.</p>			
LOCATION:		LEGAL DESCRIPTION:	
1 Love Street, & 421, 423, 433 South Oakes Street; generally located west of the intersection of Love Street and South Oakes Street.		Being the Loves Subdivision, Block 51, Lots 11-17 and abandoned alleys, and the Forester and Bailey Addition, Block 51, Lots 7-9, 11 and 12, comprising a total of 1.6 acres	
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FLU:
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
SIZE:			
1.6 acres			
THOROUGHFARE PLAN:			
<p>South Oakes Street – Urban Local Street (complied with standards at time of platting) Required: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4’ sidewalk Provided: 100’ right-of-way, 64’ pavement with a 10’ sidewalk</p> <p>Love Street – Urban Local Street (complied with standards at time of platting) Required: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4’ sidewalk Provided: 34’ right-of-way, 22’ pavement with no sidewalk</p> <p>East Avenue A – Urban Local Street (complied with standards at time of platting) Required: 50’ right-of-way, 40’ pavement or 36’ pavement with a 4’ sidewalk Provided: 85’ right-of-way, 40’ pavement with no sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for all of the proposed signs on the subject properties, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner and Applicant:</i> Mr. Howard Taylor, Director, San Angelo Museum of Fine Arts</p> <p><i>Agent:</i> Mr. Dan O’Bryan, Arrow Signs</p>			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information: The proposed “ART MUSEUM” sign on the building’s west elevation will match the existing sign on the east elevation at the main entrance. Both signs were approved on April 23, 2002 by the Design and Historic Review Commission (DHRC) as part of RCC 02-11, but only the east elevation sign was ever constructed. The new sign will be reoriented in front of the entry canopy, as opposed to the original approval which showed the sign underneath the canopy (see attached).

RCC17-20 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 construction of any structure, including signs. The proposed signs need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and meet the *Historic Preservation Design Guidelines (HPD)* for commercial properties within the Old Town District of San Angelo.

The RCMDP for properties outside the historic city center state that “signs should be incorporated within the development, by using signage and landscaping” and the HPD policies state that “careful consideration should be given to the size, placement and graphics of a sign in order to create a uniform district and preserve the details of historic buildings” and that “building façade signs can help empathize the historic details of a façade.” Approved colors should be “light to medium intensity colors with low reflectivity are preferred” and “the warm, subdued hues of natural earth colors are encouraged” as well as consistency with the Historic Color Palette for the *National Trust for Historic Preservation*. Finally, the RCDMP calls to “eliminate light trespass from building sites.”

The Planning Division believes the proposed signs are consistent with all of the above policies. The proposed Art Museum sign will match the sign already approved above the main entrance on the east elevation. The brushed aluminum letters provide a sleek look matching those found on the MHMR Services building on the east side of Oakes Street across from the properties. The solid neutral and earth tone colors of the remaining signs fronting the properties on South Oakes Street are consistent with similar colors on these building façades and the Historic Color Palette (see attached). Spillover glare should not be a concern for the South Oakes Street buildings given these signs are located on a commercial street facing other commercial buildings east of Oakes Street. The Art Museum sign will be placed above the rear entrance to the museum building on the Concho River side. Planning Staff conducted a site visit to determine any lighting impacts on the River. Consistent with a previous staff report for the original sign approvals (RCC02-11), Staff have determined that there should not be spillover glare onto the River given the sign faces a north-south orientation and the River has an east-west orientation, and that the separation distance is over 350 feet. Staff recommends, as a Condition of Approval, that the applicant installs dimmers on any signs if spillover glare becomes a concern in future, and the applicant has agreed to do so.

CA17-04 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 proposed signage will not alter the existing buildings in any way.

- 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 signage will not change the original qualities of the building. The proposed colors will be consistent with these buildings and surrounding area.

- 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 proposed signs will use quality finished materials and neutral or earth tone colors, consistent with the main building facades and surrounding area.

- 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.**

The proposed signs, and their proposed colors and materials, are consistent with the surrounding buildings which have included newer improvements over time.

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

The signs will be located in front of the existing canopy/building façade and will not physically alter the distinctive stylistic features of the 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 signs will not alter the existing facades and therefore, no repair work to the main buildings are necessary.

- 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 proposed signs should not damage the existing building facades, and no sandblasting or other cleaning methods appear to be needed..

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

The proposed colors and materials for each sign are compatible with the surrounding commercial properties and Art Museum. The solid neutral and earth tone colors are consistent with the historical buildings in the area, as well as those with newer improvements.

- 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.**

If the signs were ever removed in future, the existing buildings would not appear to be impaired in any way.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case RCC17-38 for exterior improvements, **subject to the following three Conditions of Approval:**

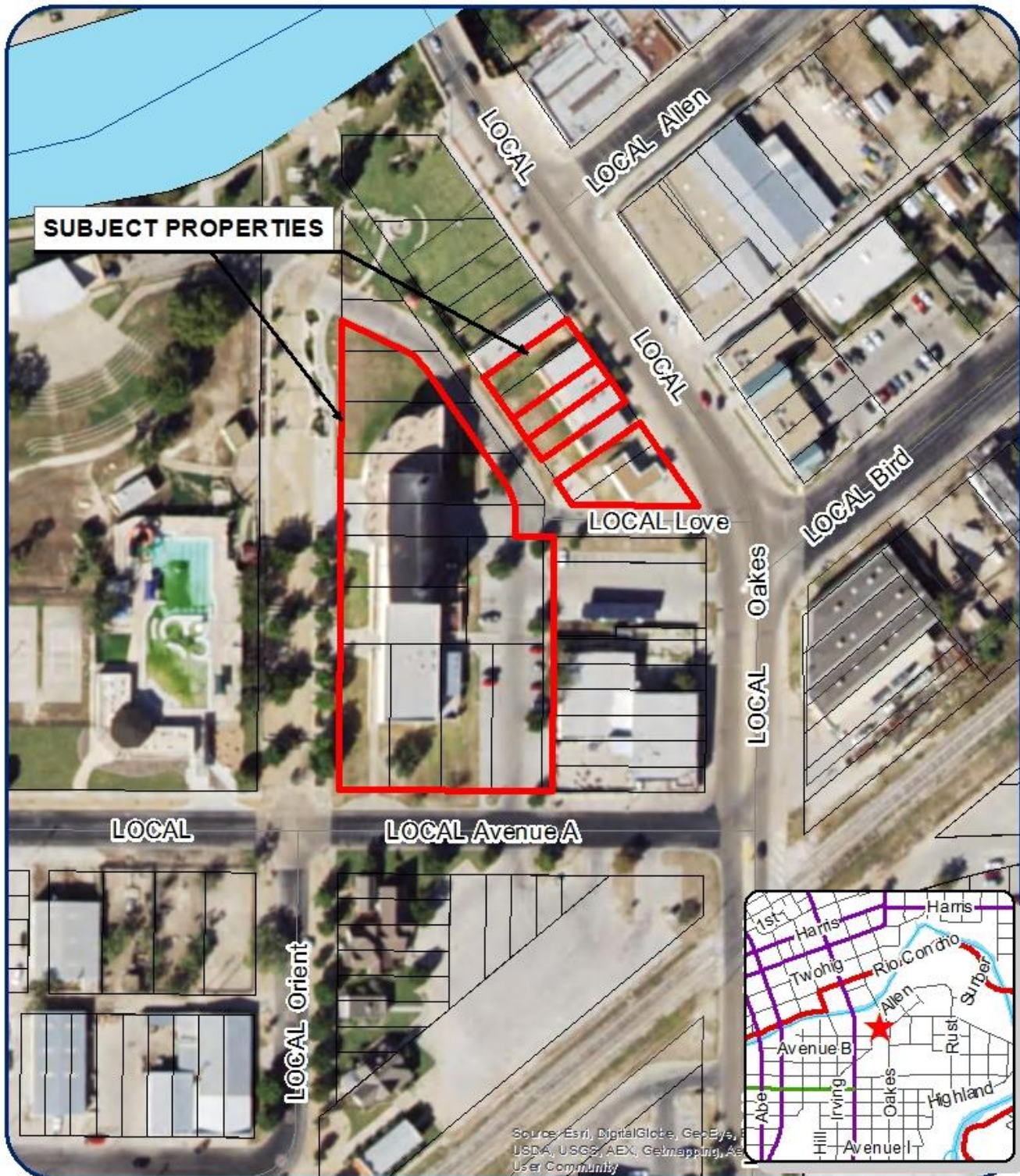
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain Sign Permit(s) for all proposed signage as required.
3. Dimmers shall be installed if necessary in future should there be any spillover glare.

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA17-04 for exterior improvements, **subject to the following 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, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain Sign Permit(s) for all proposed signage as required.
3. Dimmers shall be installed if necessary in future should there be any spillover glare.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Renderings and Elevations
Applications



Zoning Case File

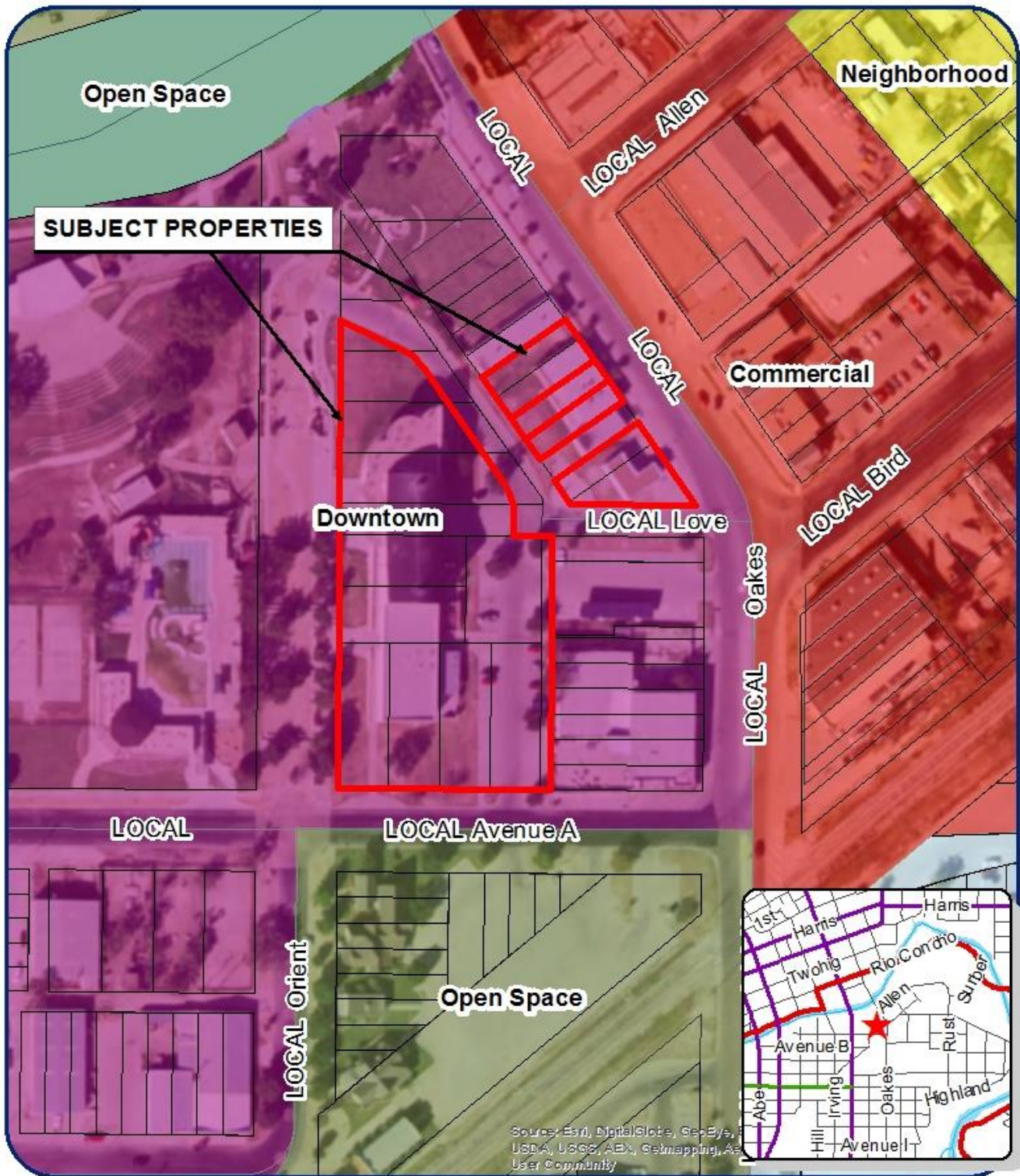
RCC17-38/CA17-04: SA Museum of Fine Arts

Council District: Harry Thomas (SMD#3)
 Neighborhood: Fort Concho
 Scale: 1" approx. = 125 ft
 Subject Properties: 1 Love St., 421, 423 & 433 S. Oakes St.

Legend

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





Zoning Case File

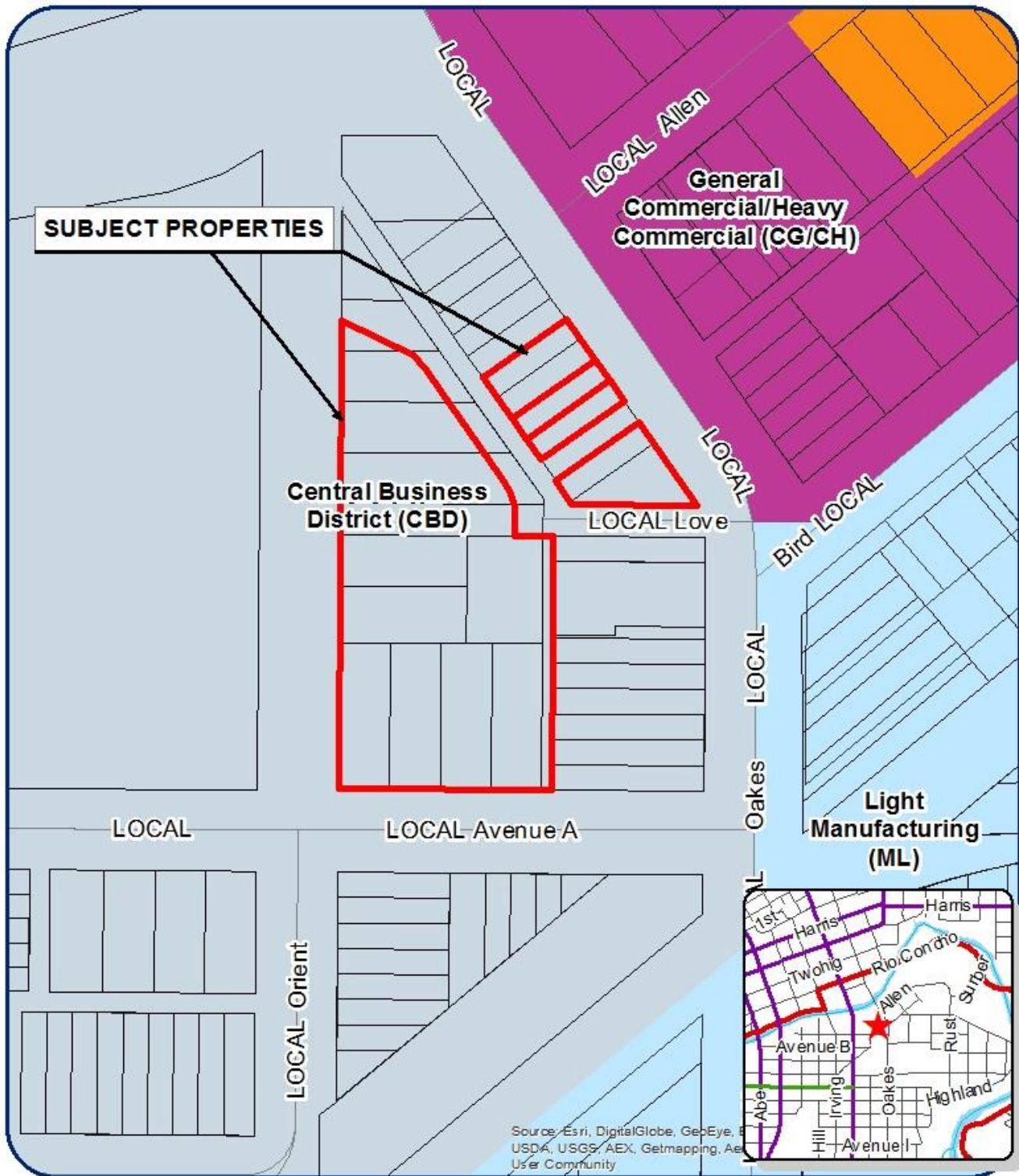
RCC17-38/CA17-04: SA Museum of Fine Arts

Council District: Harry Thomas (SMD#3)
 Neighborhood: Fort Concho
 Scale: 1" approx. = 125 ft
 Subject Properties: 1 Love St., 421, 423 & 433 S. Oakes St.

Legend

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





Source: Esri, DigitalGlobe, GeoEye, USDA, USGS/AEX, Getmapping, Aer

Zoning Case File		Legend	
RCC17-38/CA17-04: SA Museum of Fine Arts			
Council District: Harry Thomas (SMD#3)	Subject Properties: 	Current Zoning: CBD	
Neighborhood: Fort Concho	Requested Zoning Change: N/A	Vision: Downtown	
Scale: 1" approx. = 125 ft			
Subject Properties: 1 Love St., 421, 423 & 433 S. Oakes St.			

Photos of Site and Surrounding Area

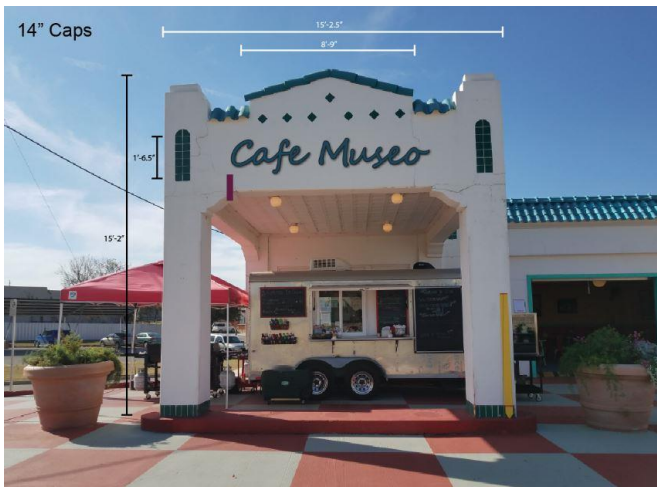
**EXISTING ART MUSEUM SIGN
(EAST ELEVATION/ RCC02-11)**



**PROPOSED ART MUSEUM SIGN
(WEST ELEVATION)**



PROPOSED CAFÉ MUSEO SIGN (EAST)



PROPOSED CAFÉ MUSEO SIGN (NORTH)



PROPOSED CAFÉ MUSEO SIGN (SOUTH)



VIEW FROM RIVERWALK



Photos of Site and Surrounding Area

CASA UNO SIGN



STUDIO RIO SIGN



**433 SOUTH OAKES STREET
(CAFÉ MUSICO)**



**421 AND 423 SOUTH OAKES STREET
(STUDIO RIO AND CASA UNO)**



Sign #1: Art Museum



EXISTING SIGN ON MAIN ENTRANCE (EAST ELEVATION)



Signs #2, 3, and 4: Café Musico



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



Sign #5: Studio Rio


EAST ELEVATION)




Sign #6: Casa Uno

EAST ELEVATION)





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



Section 1: Basic Information

Name of Applicant(s): Arrow Signs - Dan OBryan
 Owner Representative (Notarized Affidavit Required)

Mailing Address: PO Box 1761 San Angelo Tx 76902
City State Zip Code

Contact Phone Number: 325-650-0227 Contact E-mail Address: arrowsigns1@hotmail.com

Subject Property Address: 1 Love Street San Angelo Tx 76902
City State Zip Code

Legal Description (can be found on property tax statement or at www.tamaraencld.com):
433 South Oaks, 421 S. Oaks, 423 S. Oaks

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" A Signage request for various areas on the Art Museum property:
All letters illuminated

#1	Art Museum = Channel letters on the West side of the building: (Neon)
#2	Cafe Museo = " "
	(NEON)
#3	Studio Rio = " "
	(LED)
#4	Casa Uno = " "
	(LED)

* All signs can have dimming devices if needed

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:

* Colors & material to meet ~~the~~ acceptable standards of River Corridor Commission and compatible with ^{existing} surroundings.
 * Sign #1 has been previously approved and is a replica of an ^{the} existing sign on the front of the Art Museum

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.

Dan O'Bryan
 Signature of licensee or authorized representative

11-21-2017
 Date

Dan O'Bryan
 Printed name of licensee or authorized representative

Arrow Sign Consultants
 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 17-38 Related Case No.: CA-17-04 Date Related case will be heard: 1/11/2018

Nonrefundable fee: \$ 385.00 Receipt #: 269594 Date paid: 12, 19, 2017

Reviewed/Accepted by: Jeff Fisher jf. Date: 12, 19, 2017



City of San Angelo, Texas – Planning Division
 52 West College Avenue



Application for Certificate of Appropriateness

Section 1: Basic Information

Name of Applicant(s): Arrow Signs - Dan O'Brien

Owner Representative (Notarized Affidavit Required)

Mailing Address: PO Box 1761 San Angelo Tx 76909

Contact Phone Number: 325-650-0227 Contact E-mail Address: arrowsigns1@hotmail.com

Subject Property Address: 1 Love Street, #433, 421 S. Oaks St Tx 76902

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

Zoning: CBID

Section 2: Site Specific Details

Proposed Work:

- Construction of a new building in the Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
- Relocation of an existing building to or from any property in any HO zoning district.
- Demolition of a landmark or any building on any property within a HO zoning district.

Specific details of request: Request for 4-signage proj on SMFA
property Lighted Channel Letters
(see attached)

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:
The proposed new signage is consistent with
existing & surrounding area and building

Does the proposed work comply with the following (check all that apply):

- 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 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.
- 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.
- 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.

Effective January 3, 2017

Section 2 Continued: Site Specific Details

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- 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 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.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- 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.
- 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.

Section 3: Applicant(s) Acknowledgement

- Certificate of Appropriateness may only be approved by the DHRC. Appeals may be directed to City Council.

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

Don OBryan
Signature of licensee or authorized representative

12-19-2017
Date

Don OBryan
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.: CA 17-04 Original HO Case No.: _____

Nonrefundable fee: \$ _____

Receipt #: _____

Date paid: 12, 19, 2017

Reviewed/Accepted by: Jeff Fisher

Date: 12, 19, 2017

MEMO

**Meeting**

Date: January 11, 2018

To: Design and Historic Review Commission

From: Jon C. James, AICP
Planning & Development Services Director

Request: Discussion and possible action for a letter of support for the Roosevelt Hotel Nomination to the National Register of Historic Places. The property is located at 50 North Chadbourne Street.

Background:

A National Register of Historic Places nomination for the Roosevelt Hotel property located at 50 North Chadbourne Street was recently submitted for review to the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission (THC), which is also the state agency responsible for administering the Texas Certified Local Government Program (CLG) program under state and federal legislation.

THC Staff has reviewed the nomination and will forward it to the State Board of Review for their consideration and possible action at its meeting on January 20, 2018. The National Register is the federal government's official list of historic properties worthy of preservation pursuant to the National Preservation Act of 1966. As a participant in the CLG program, the Design Historic Review Commission (DHRC) and the chief elected official for the City of San Angelo are required to separately notify both the THC's National Register program and CLG program their opinions in regard to the nominations. As such, the applicant is seeking a letter of support from the DHRC for registration as a Historic Place.

History:

In 1929 the subject structure was built as the Rainbow Hotel and then renovated in 1933 as the Roosevelt Hotel. The building is a three-story Commercial style building with mission revival detailing, and has a rectangular footprint that transitions into a U-shaped building at the second floor. The building saw alterations in the 1950s but decades of vacancy lead to significant deterioration to the interior of the building. The hotel retains significant integrity on the exterior, though the interior lacks some of the historic features.

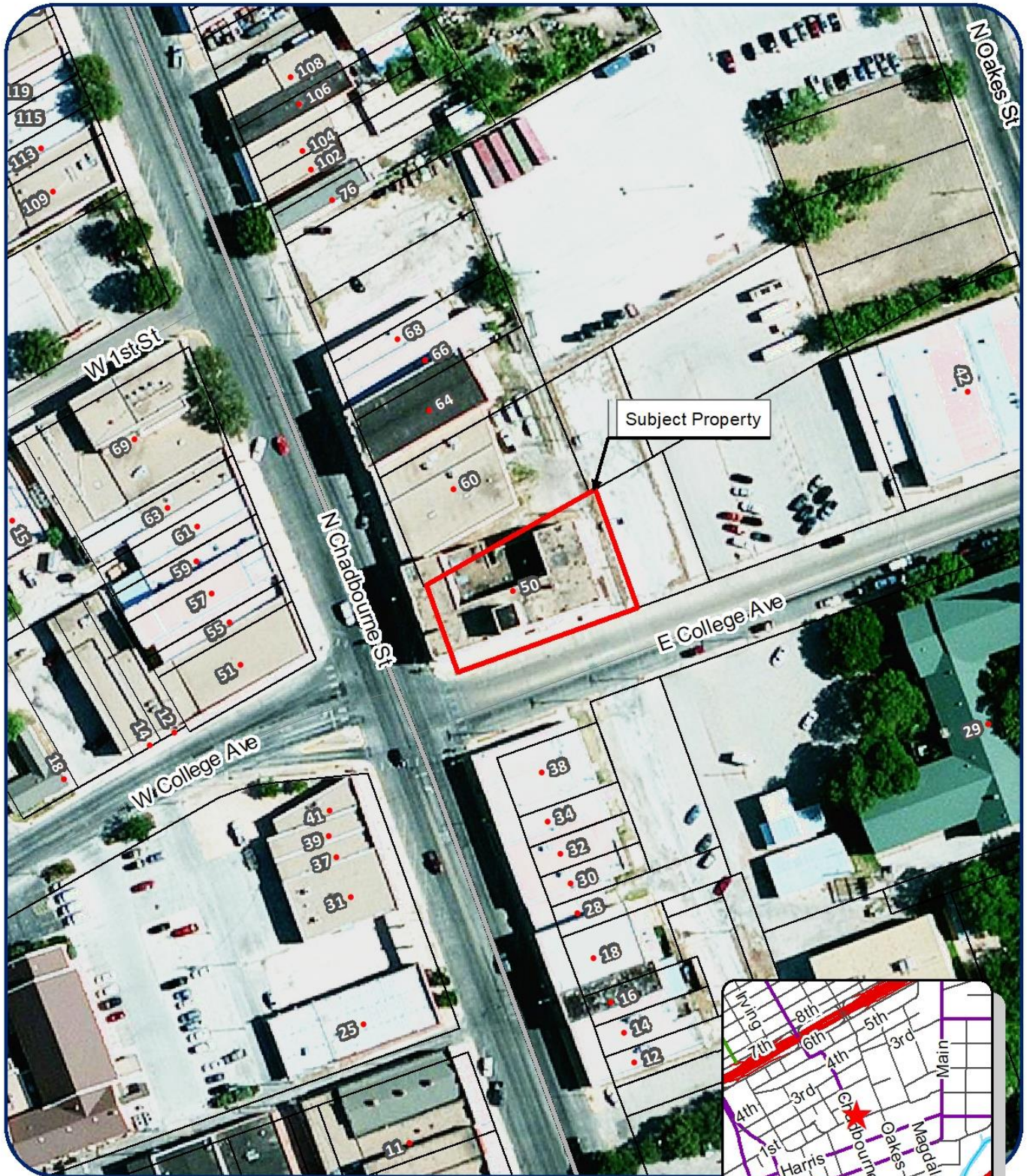
Attachments:

Aerial Map

Zoning Map

FLU Map

Photographs



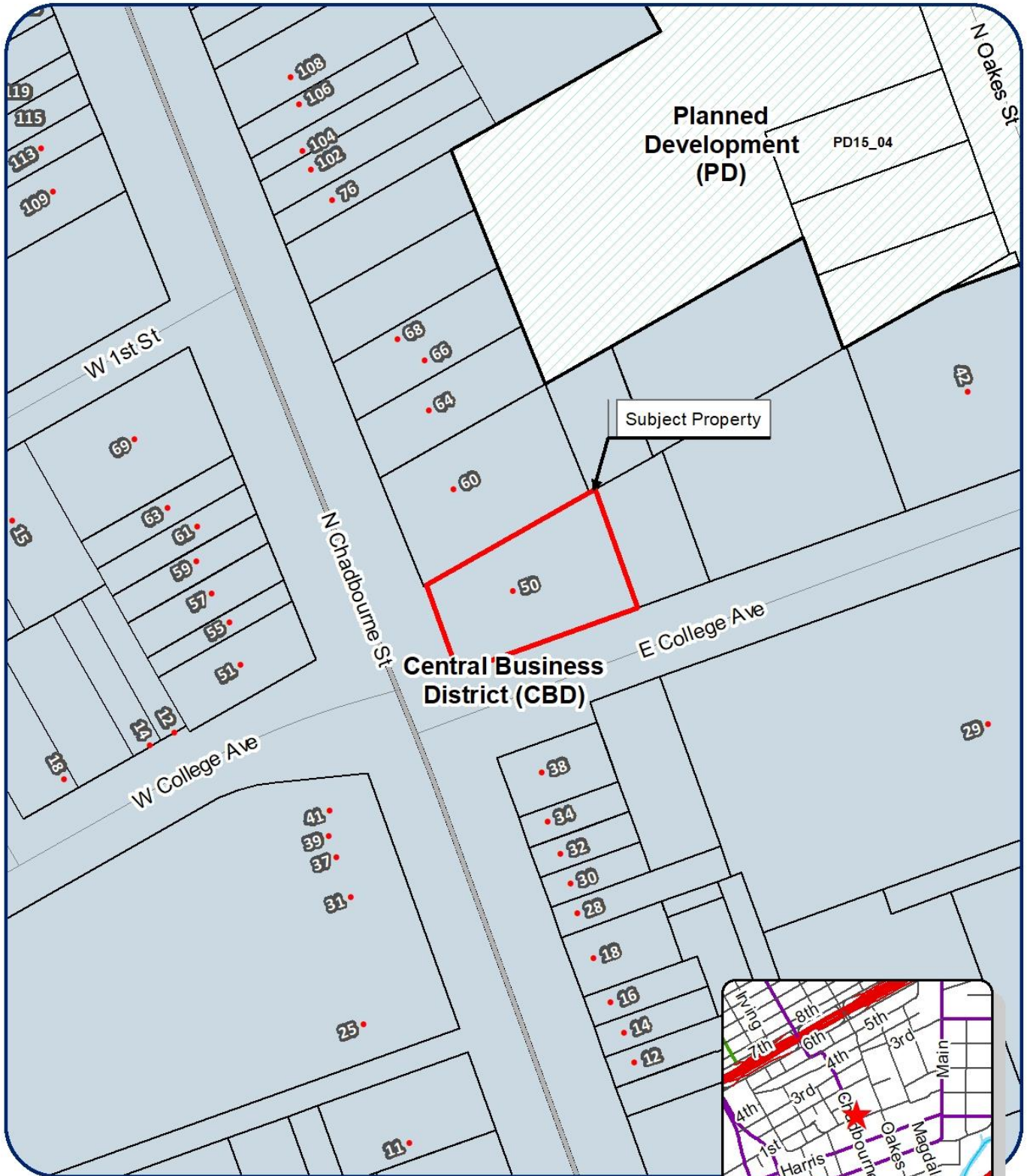
Roosevelt Hotel
50 North Chadbourne Street

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

Legend

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



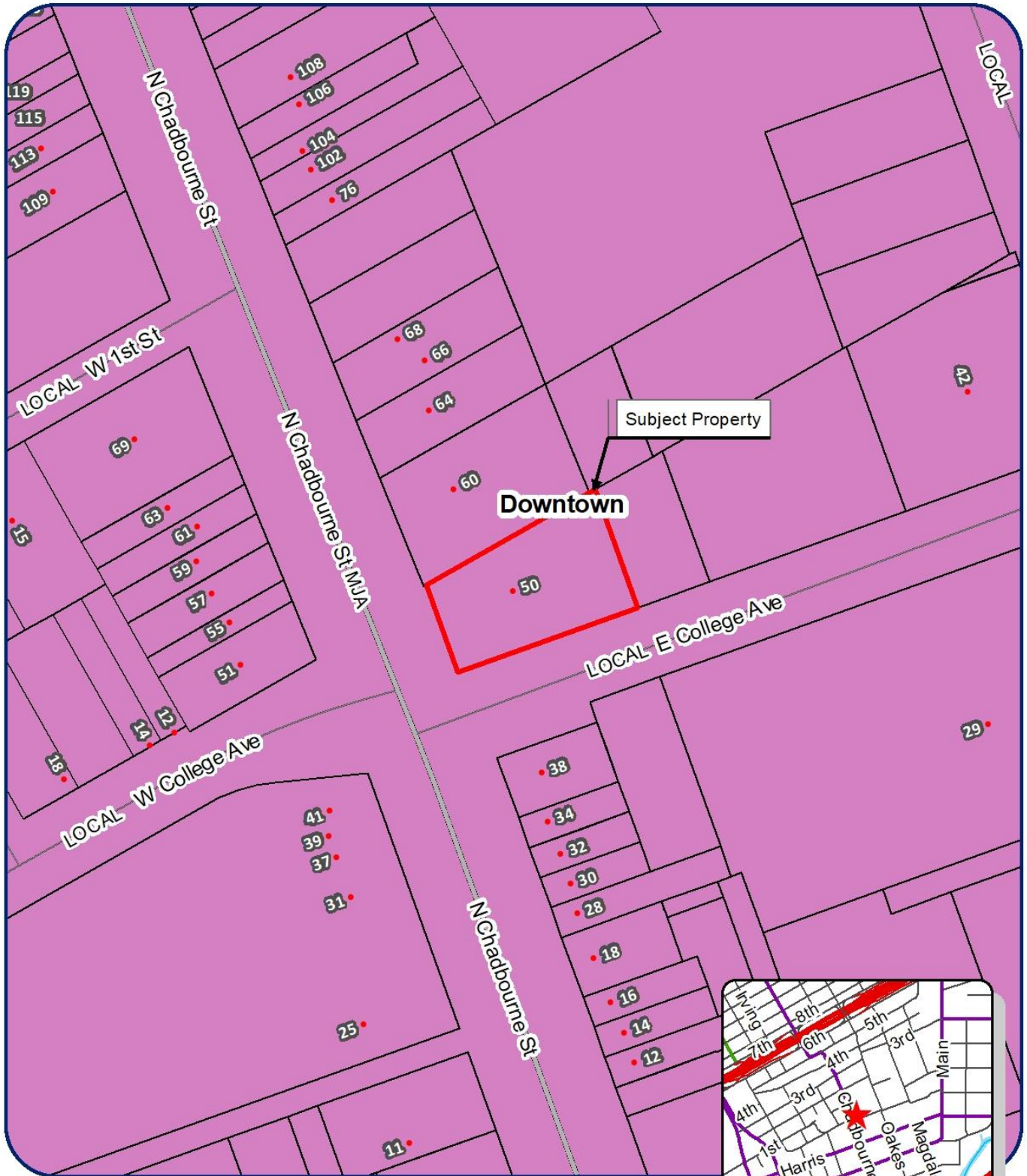


Roosevelt Hotel
50 North Chadbourne Street

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

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





Roosevelt Hotel
50 North Chadbourne Street

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

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





Figure 7: Rainbow Hotel, looking northeast, Historic Photo – Undated



Figure 8: Roosevelt Hotel, looking northeast, Historic Photo – Undated



Photo 1: West elevation, looking east



Photo 2: West and south elevations, looking northeast



Photo 15: Masonry detail, west elevation, looking east



Photo 16: Parapet detail, west elevation, looking east

MEMO



Meeting

Date: January 11, 2018

To: Design and Historic Review Commission

From: Jon C. James, AICP
Director

Request: Discussion and possible action for a Text Amendment to Chapter 12, Exhibit "A" Zoning Ordinance, repealing Article 12.06, River Corridor Development Ordinance and the Old Town District; establishing new "River Corridor District," "Downtown District," and "Cultural District" Overlay Zones; and providing a revised application process for buildings and structures located within these Zones

Background:

The Planning Division recently undertook a review of the City's River Corridor Development Ordinance, as well as the boundaries of the River Corridor, downtown area, and historic overlay districts to determine a) changes to the current development review process for River Corridor applications; and b) changes to the current boundaries of the River Corridor, downtown area, and historical areas.

The current River Corridor map and ordinance have been in effect for over twenty years. Our research has determined that several changes should be made to ensure efficiency and clarity for customers and a clear, simplified approval process for these areas of the City. Staff believes that these changes will assist in the creation of design standards in the future to ensure appropriate design and long-term growth potential of these areas.

The Planning Division hereby recommends the following changes:

1. Repeal of the existing River Corridor Development Ordinance and Map, and the Old Town District (Z10-14) and Map;

2. Creation of a new River Corridor Overlay District, Downtown Overlay District and Cultural Overlay District with associated maps to reflect current and anticipated development trends; and,
3. Creation of a new Section 309 of the Zoning Ordinance outlining a revised approvals process for development in the three new Districts

Map Changes and New Districts

Staff believes that the current River Corridor overlay boundary requires revisions to better reflect current development trends, as well as the establishment of new Downtown and Cultural Overlay Districts which act as separate and distinct development areas. The current River Corridor Map includes Downtown San Angelo and parts of the Old Town District which encompass the San Angelo Museum of Fine Arts. Staff believes these areas serve as their own districts and propose removing them from the River Corridor. The new River Corridor Map has been reconfigured, following the river line and encompassing adjacent properties. This will ensure that properties abutting the river from the western to the eastern city limits are subject to higher design standards. The revised map also provides greater physical connectivity between these properties and surrounding trails and parkland, excluding properties that are not visible from the river. The new Cultural District incorporates Fort Concho, Santa Fe Crossing, and a series of art studios and historical buildings into a single district to reflect current activity in this area. The creation of this new Cultural District will facilitate the repeal of the existing Old Town District as it covers most of the same area. Finally, Staff believes that the creation of a new Downtown District will better reflect the actual urban area within the City, including the Central Business District and surrounding urban areas. This area includes a wide range of restaurants, bars, retail, commercial services, and professional offices.

New applications in these overlay districts would continue to be subject to the River Corridor Master Development Plan guidelines until a comprehensive set of design standards are incorporated into the Zoning Ordinance for each of these districts. Historical buildings would continue to require a Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

Approval Process

The current River Corridor Development Ordinance defines construction as one of three basic categories that require a building permit. However, it exempts any exterior improvements that do not require a permit, including exterior painting. This presently allows developers to repaint their building inconsistent with the surrounding neighborhood because of the exemption from a building permit. Planning Staff propose a new Section 309 to the Zoning Ordinance which will clarify and expand the definition of construction to include painting, landscaping, telecommunication facilities, fences and walls of any size, and require a design review for these improvements even where a permit is not required. Under the new provisions, painting and landscaping may be approved

administratively by the Planning Director whereas larger structural improvements would still require approval by the Design and Historic Review Commission (DHRC). The new approvals process would also apply to construction in the new Downtown and Cultural Districts. A summary of the proposed changes can be found on the attached table:

**Summary Table of Proposed Changes:
River Corridor, Downtown and Cultural Overlay Districts**

	Current Ordinances	Proposed Changes
District Overlays and Boundary Maps	<p>Repeal of the River Corridor Development Ordinance and current River Corridor Overlay Map</p> <p>Repeal of the Old Town Historic District (Z10-14) and Old Town District Overlay Map</p>	<p>Creation of new River Corridor Overlay District and Boundary Map</p> <p>Creation of a new Cultural Overlay District and Boundary Map</p> <p>Creation of a new Downtown Overlay District and Boundary Map</p>
When design approval required	<p>Design approval only when a building permit is required</p> <p>Construction definition limited to new construction, remodeling of the exterior of an existing structure, or moving an existing structure onto a lot; includes signs and fences.</p>	<p>Painting, landscaping, and walls and fences under 7 feet exempt from permitting will now require a design review</p> <p>Revised definition of construction to now includes exterior restoration, rehabilitation and reroofing, exterior painting and landscaping.</p>
Administrative approval option	<p>Administrative approvals by Planning Director limited to:</p> <ul style="list-style-type: none"> - Construction under 1,200 sq. ft. - unlit signs under 50 sq. ft. - fences - construction for safety and access - temporary structures and signs for no more than 10 days - reroofing or remodeling which does not materially change the appearance of a structure 	<p>Administrative approvals by Planning Director now include:</p> <ul style="list-style-type: none"> - Construction of any structure, canopy or awning under 1,000 sq. ft. - unlit signs under 50 sq. ft. and lit signs under 16 sq. ft. - fences or walls without advertising - exterior painting - telecommunication facilities less than 35 feet in height - construction not visible from a public street right-of-way - Planning Director may refer any application to DHRC

Approval by DHRC required	Administrative approvals by Planning Director limited to: <ul style="list-style-type: none">- Construction 1,200 sq. ft. or greater- reroofing or remodeling that materially changes the appearance of a structure	Administrative approvals by Planning Director now include: <ul style="list-style-type: none">- Construction of any structure, canopy or awning 1,000 sq. ft. or greater- signs 50 sq. ft. or greater and lit signs 16 sq. ft. or greater- fences or walls with advertising- telecommunication facilities 35 feet in height or greater
Exceptions and Prohibitions Exceptions and Prohibitions	<ul style="list-style-type: none">- No stipulation on Intermodal Containers to reflect prohibition in Section 416 of the Zoning Ordinance- No stipulation on maximum height or area of signs to reflect maximums in Sign Ordinance- No stipulation for encroachments into public right-of-way that require City Council approval	<ul style="list-style-type: none">- New stipulation consistent with Section 416 of the Zoning Ordinance prohibiting intermodal containers on properties in the River Corridor, Cultural and Downtown Overlay Districts- New stipulation consistent with Sign Ordinance – maximum 30 feet in height and 75 square feet in area in all Overlay Districts- New stipulation consistent with encroachment approval process – signs greater than 16 square feet, and all structures, canopies and awnings projecting more than 6 inches into public right-of-way require City Council approval
Appeal Process	<ul style="list-style-type: none">- Only an applicant may file an appeal to the DHRC or City Council	<ul style="list-style-type: none">- Expanded definition of parties that can appeal a decision by the Planning Director or DHRC now include “any aggrieved individual,” and the “Planning Director”

Attachments:

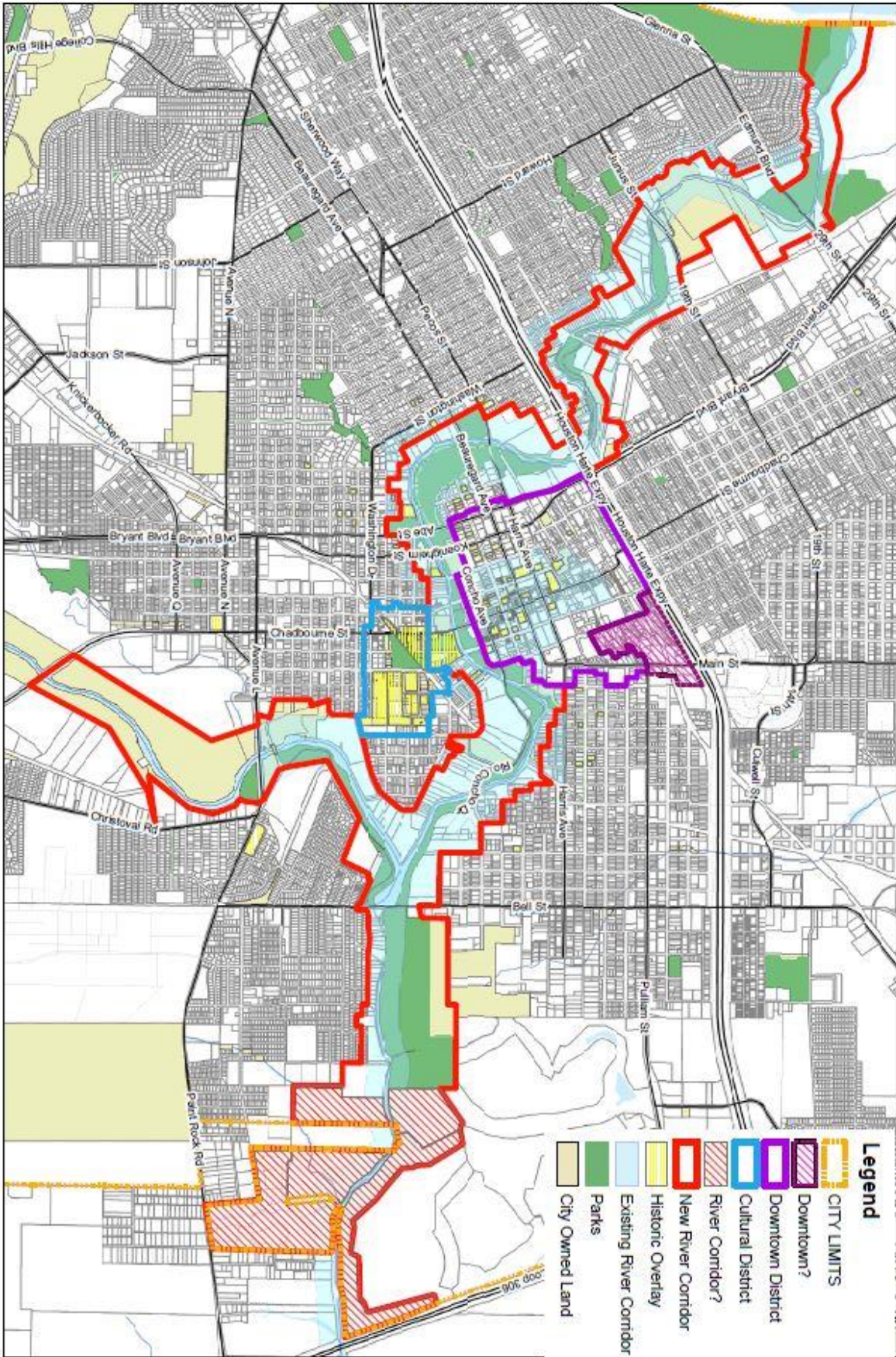
Overall Map

River Corridor Overlay District Map

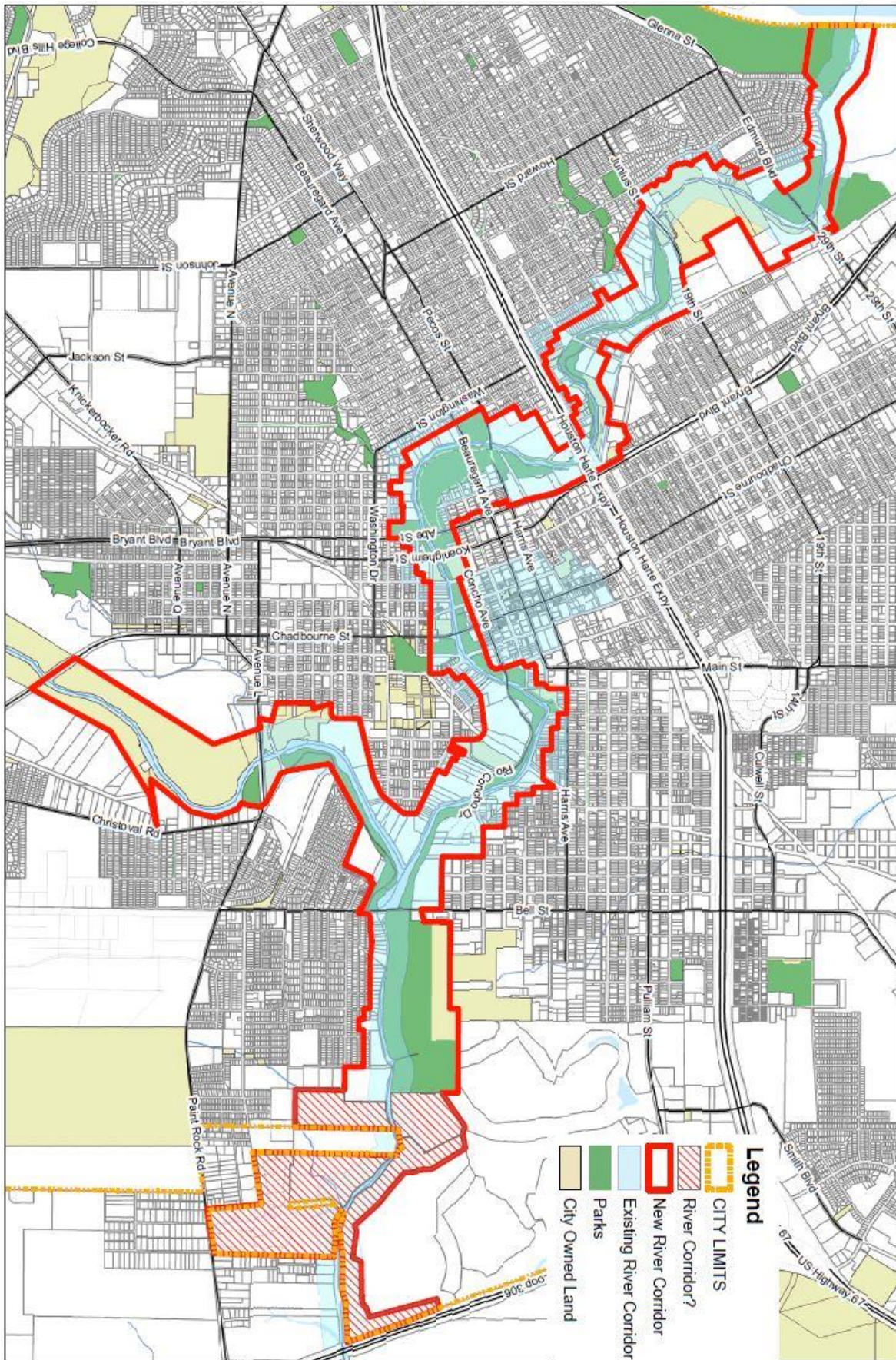
Downtown Overlay District Map

Cultural Overlay District Map

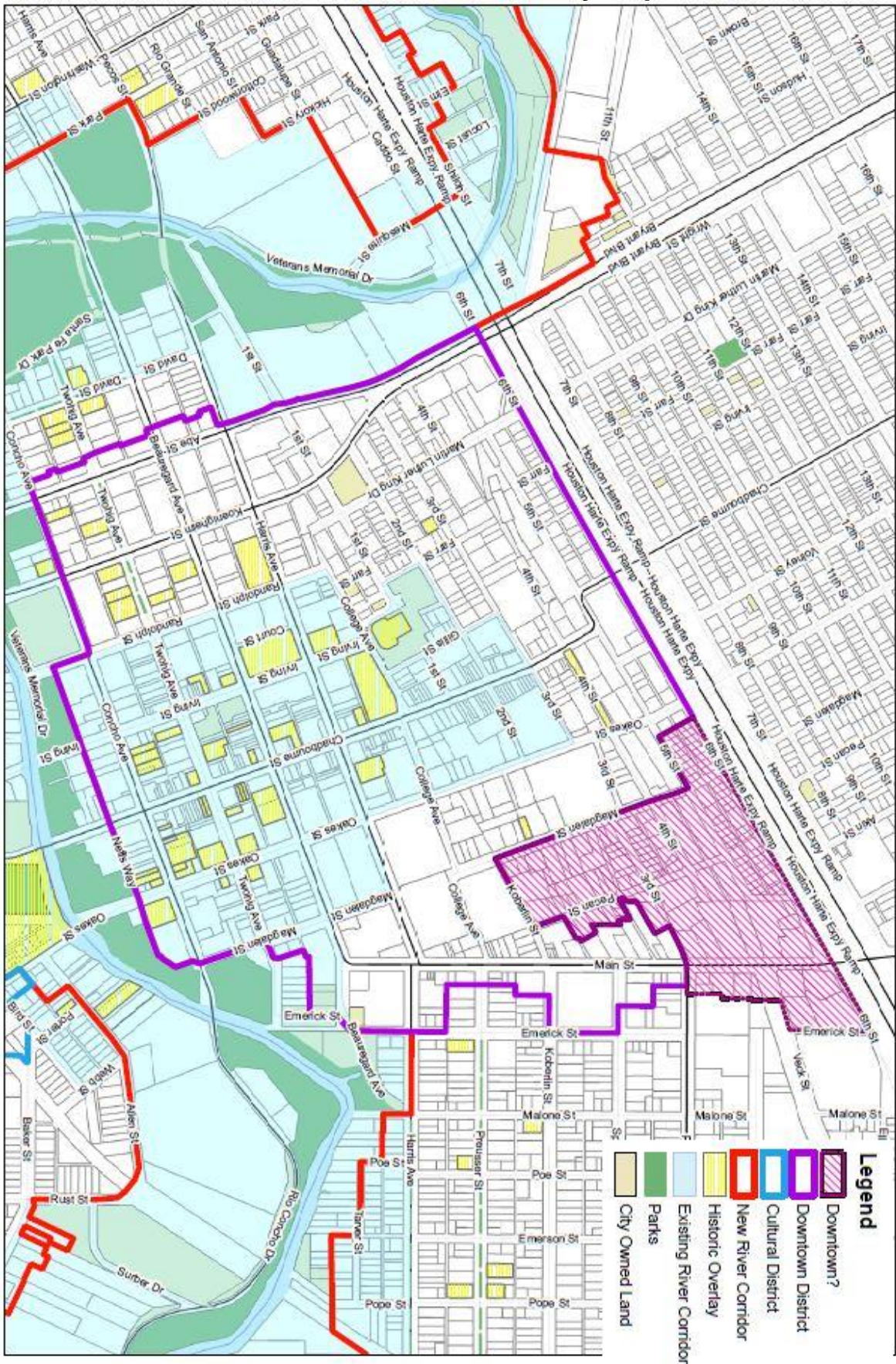
Overall Map



River Corridor Overlay Map



Downtown District Overlay Map



Cultural District Overlay Map

