

**DESIGN & HISTORIC REVIEW COMMISSION – June 21, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Approval		RCC18-21: Old Central Firehouse Bed and Brew	
SYNOPSIS:			
<p>This is an application for River Corridor Approval for the old firehouse located at the intersection of South Magdalen Street and East Twohig Avenue. The firehouse is being remodeled into a bed and breakfast style hotel. The hotel recently replaced the roof with the current red metal roof and also had their sign approved administratively (RCC18-19). This current request is to complete the façade renovations, which include construction of a new ramp leading to the outdoor patio, installation of new windows and a garage door, as well as painting all new and existing window trim and doors to a red color that will match the red roof.</p>			
LOCATION:		LEGAL DESCRIPTION:	
200 South Magdalen Street; generally located at the intersection of South Magdalen Street and East Twohig Avenue		Being Lot 1, Block 1 in the City Park Subdivision, comprising 0.425 acres, City of San Angelo, Tom Green County, Texas.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	Central Business District (CBD)	Open Space	0.425-acres
THOROUGHFARE PLAN:			
<p>South Magdalen Street – Local Street, 50’ min. ROW, 36’ paving width required with sidewalk, 40’ without sidewalk. Actual 64’ ROW, 42’ Paving Width without sidewalks</p> <p>East Twohig Avenue– Local Street, 50’ min. ROW, 36’ paving width required with sidewalk, 40’ without sidewalk. Actual: 70’ ROW and 46’ paving width without sidewalks</p>			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of the request to construct the ramp, install the two new windows & garage door and paint the window trims & doors red, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner(s):</i> Jody and Michele Babiash</p>			
STAFF CONTACT:			
<p>Kristina Heredia Staff Planner (325) 657-4210, Extension 1546 kristina.heredia@cosatx.us</p>			

Analysis:

Section 12.06.003(b)(2) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure in the River Corridor. The new improvements need to be consistent with the design guidelines of the River Corridor Master Development Plan (RCMDP).

Commercial Use Outside of the Historic City Center:

Site Design and Layout

The RCDMP states that “development that is viable from or adjacent to the river should have well-designed facades on all sides.” The applicant is painting the trim of all windows and doors a bright red that will match the new red roof. The applicant is also restoring both the northern and western facades. The west façade will have new windows and door and will clearly display the name of the hotel, which is the “Old Central Firehouse Bed & Brew.” The north façade is having the walls of a patio removed to open the patio to the outside, as well as the construction of a ramp which will have the dual purpose of providing secondary egress in the case of an emergency, as well as ingress to the patio from the outside. From all viewing points, the newly remodeled firehouse will provide an aesthetically pleasing entryway, especially to the Firefighters Memorial City Park, which is directly to the east of the property.

Building Materials and Color

The RCMDP policies state that “high quality durable materials are encouraged.” The applicant is choosing to use Alumaview garage door, which will not only be attractive, but will also be reminiscent of the original purpose of the building. The trim of the windows and the doors will be painted red to match the new roof. The paint is a ArmorBrite powder coating, number RAL3002, which is designed for outdoor use, specifically to be “corrosion resistance with color retention.”

Staff's Recommendation:

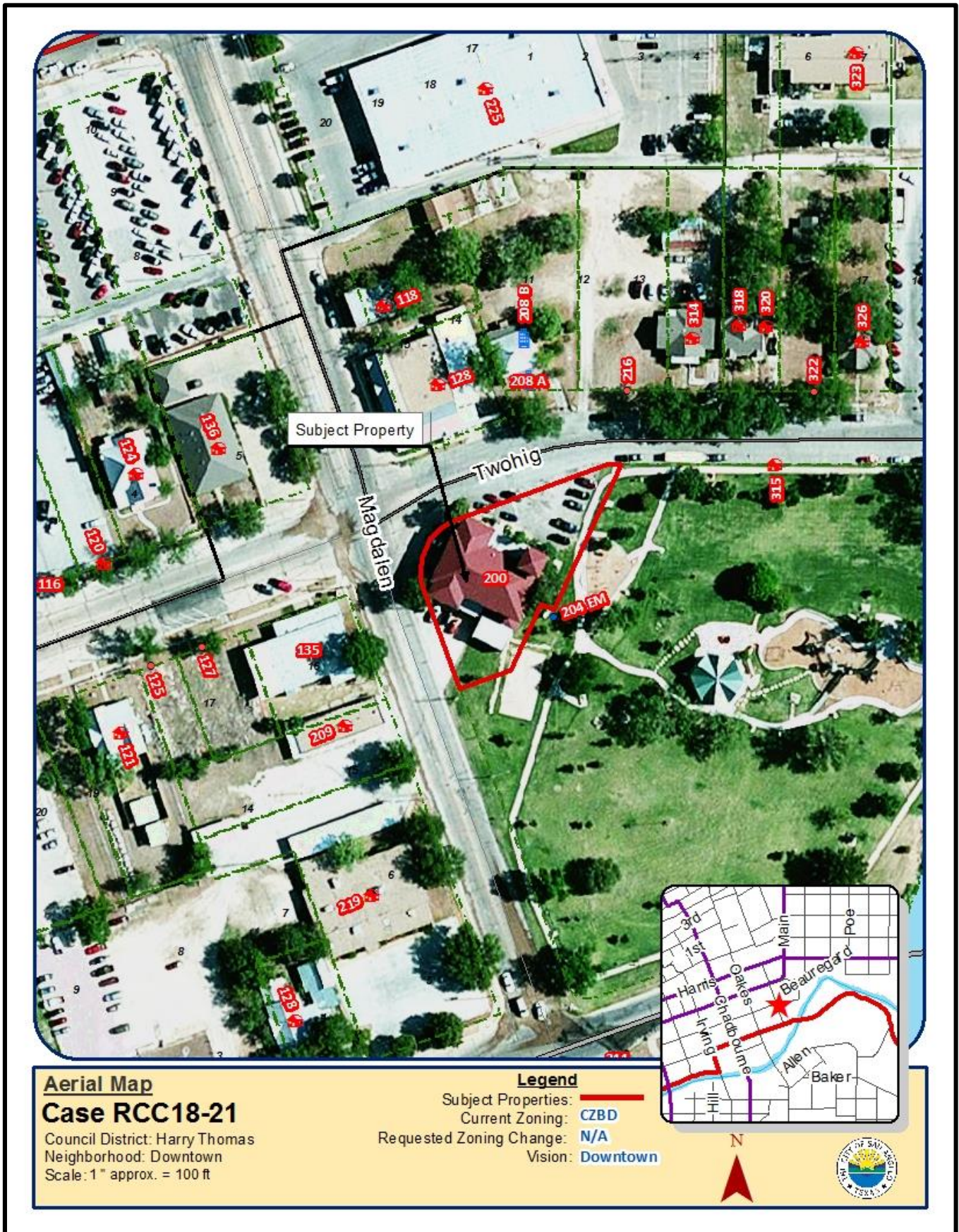
Staff's recommendation is for the Design & Historic Review Commission to **APPROVE** Case RCC18-21, **subject to the following two Conditions of Approval:**

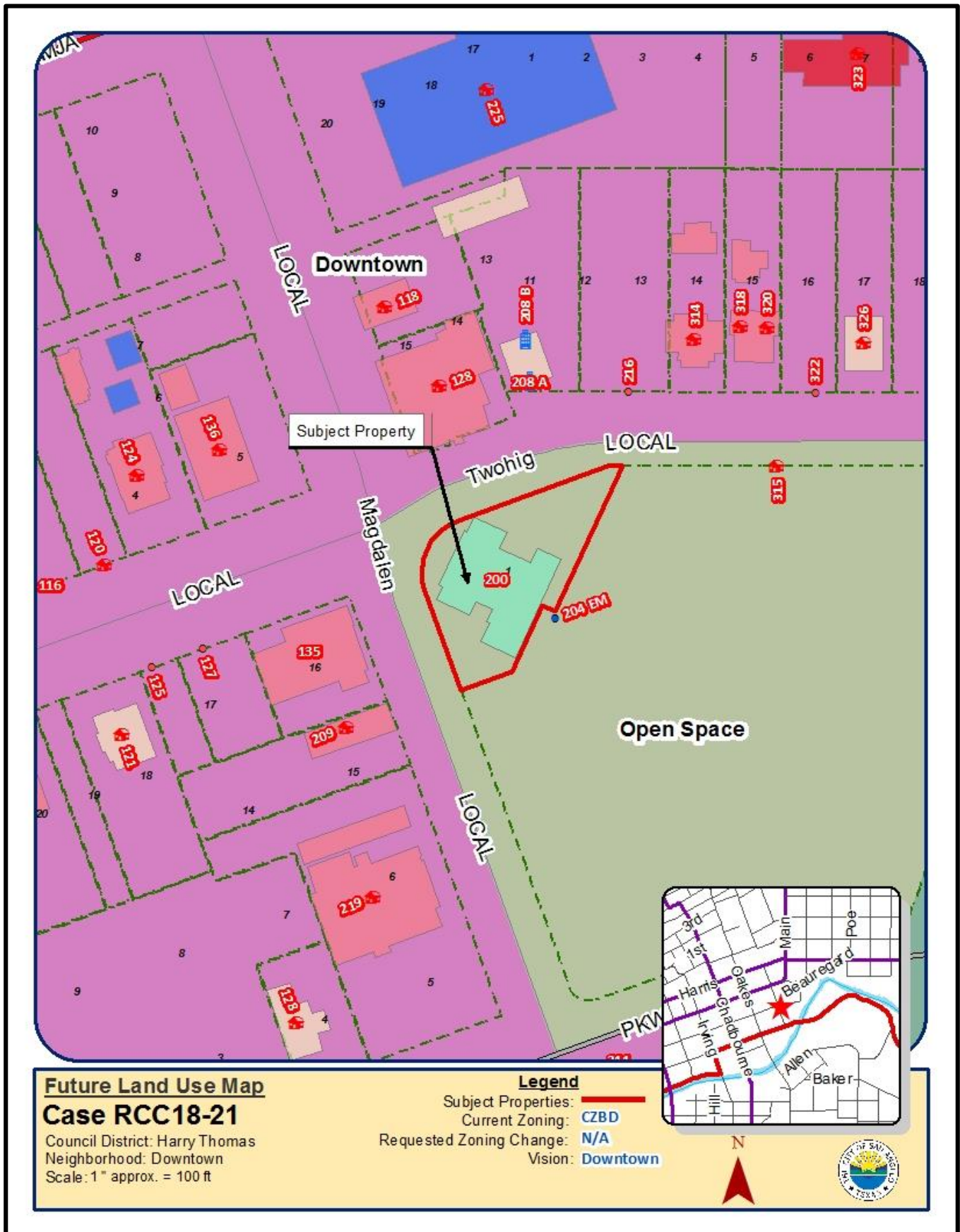
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, or as revised by the Planning and Development Services Director.

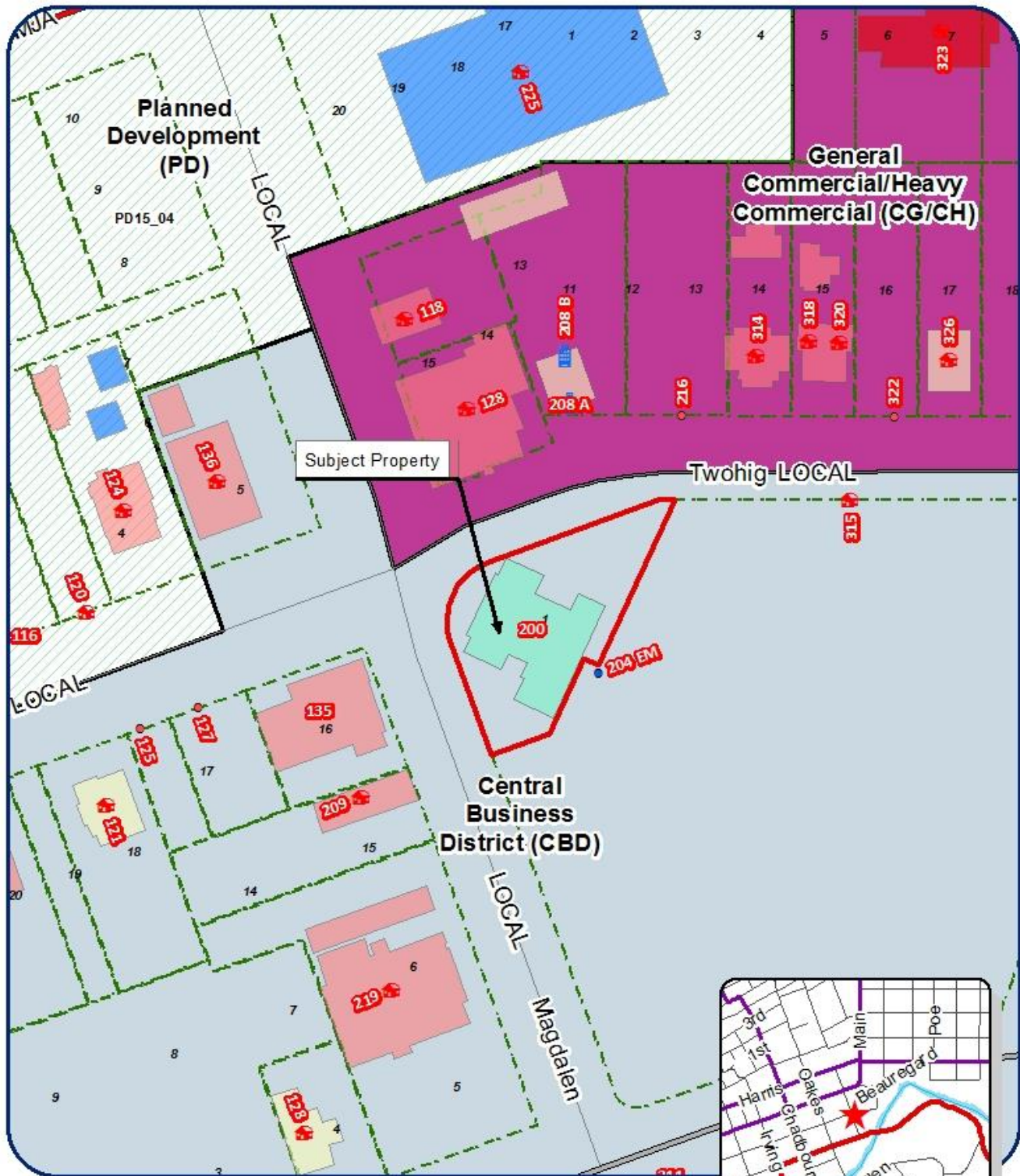
2. The applicant shall obtain a Building Permit for all improvements, as required.

Attachments:

1. Aerial Map
2. Future Land Use (FLU) Map
3. Zoning Map
4. Site Plan
5. Sign/Front Façade
6. Building Elevations
7. Site Photos







Zoning Map
Case RCC18-21

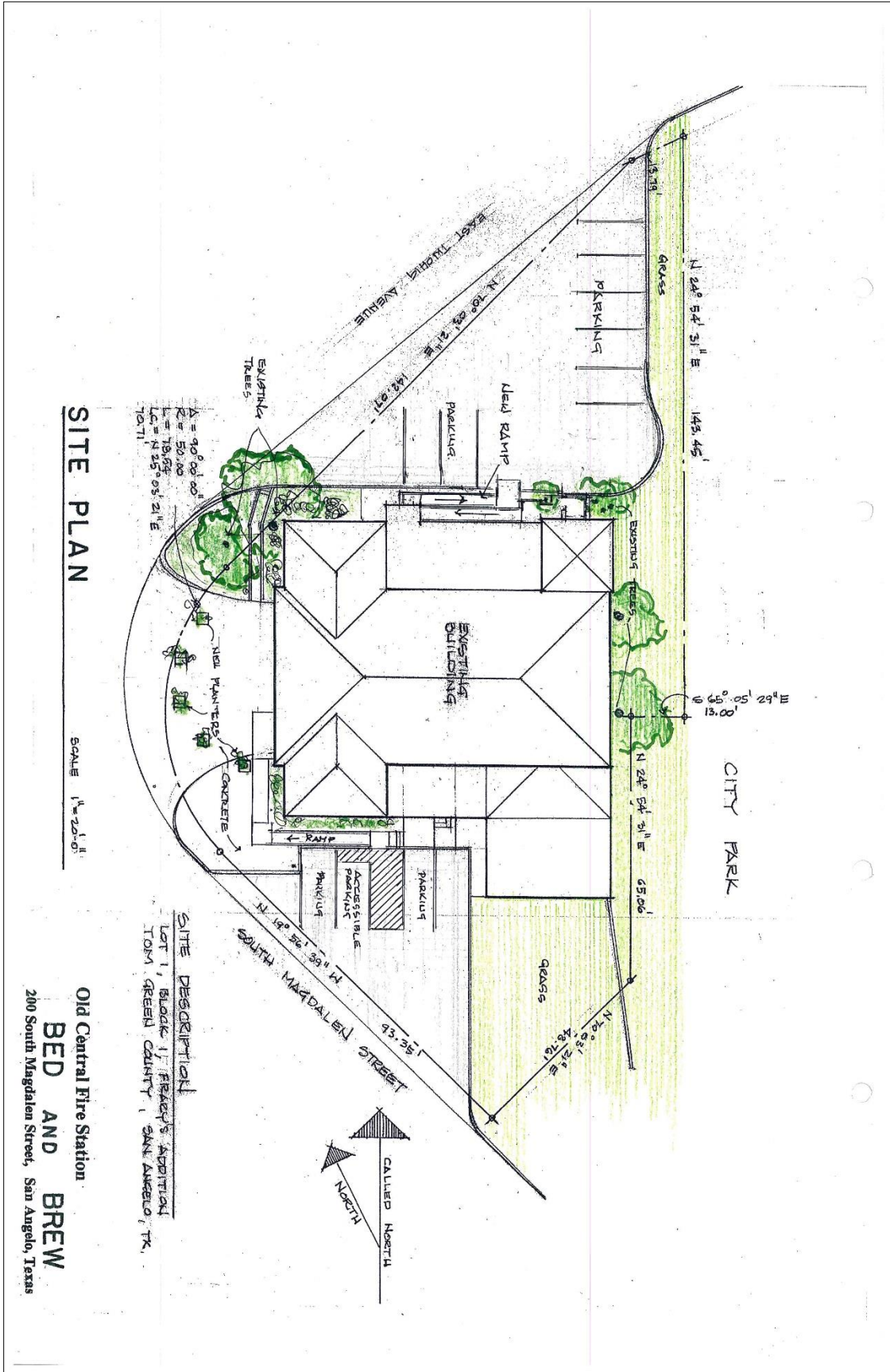
Council District: Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 100 ft

Legend

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



SITE PLAN



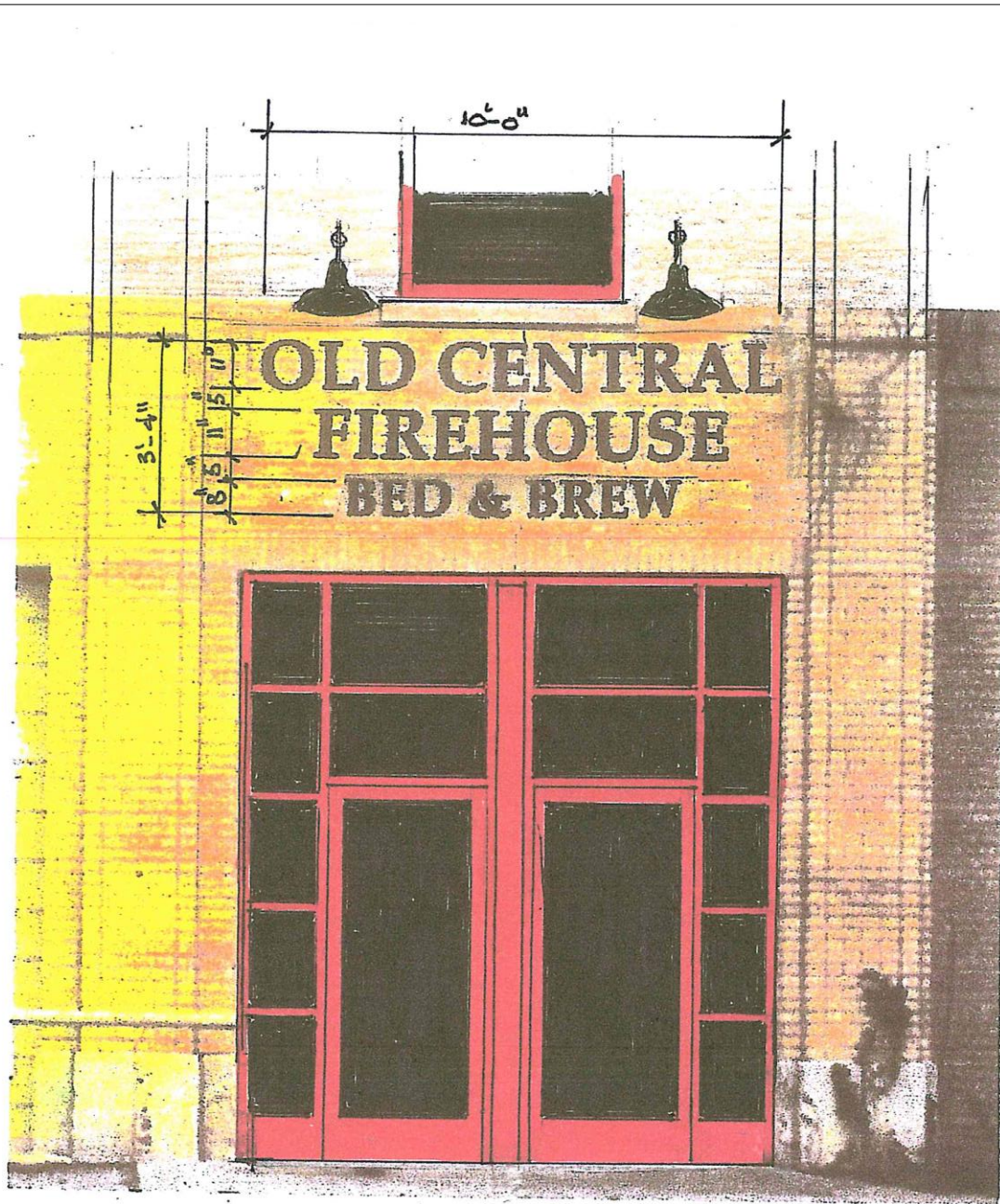
SITE PLAN

SCALE 1" = 20'-0"

SITE DESCRIPTION
 LOT 1, BLOCK 17, FRACY'S ADDITION
 TOWN OF GREEN COUNTY, SAN ANGELO, TX.

Old Central Fire Station
BED AND BREW
 200 South Magdalen Street, San Angelo, Texas

FRONT FAÇADE/SIGN ELEVATION



SIGN ELEVATION

SCALE $\frac{3}{8}'' = 1'-0''$

NORTH-WEST ELEVATION (SOUTH MAGDALEN)



NORTH-EAST ELEVATION (EAST TWOHIG)



SITE PHOTOS

NORTH-WEST ELEVATION (SOUTH MAGDALEN)



WEST ELEVATION (SOUTH MAGDALEN & CITY PARK)



NORTH-EAST ELEVATION (EAST TWOHIG)



NORTH-EAST ELEVATION (EAST TWOHIG)



EAST ELEVATION (REAR OF PROPERTY)



FIRETRUCK ART IN ADJACENT PARK



DESIGN AND HISTORIC REVIEW COMMISSION – June 21, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review		Amendment to RCC17-21: Chapa	
SYNOPSIS:			
<p>The DHRC had approved the applicant’s initial request on July 20, 2017 for a new glass door and two windows, as well as a new metal framed canopy. On September 20, 2017, a Building Permit 17-4290 was issued for the new door and two windows, and included an additional two windows that were issued in error. On February 16, 2018, the Planning Division discovered that the applicant had altered the original approval, installing the additional two windows, new hexagonal tiling on the lower portion of the building façade, and painting the area above the windows a turquoise color that was not reviewed nor approved. Moreover, the canopy was not installed. The Planning Division contacted the applicant and indicated that an amendment to the existing approval was required as the changes she made were not approved by the DHRC. On April 13, 2018, the applicant applied to amend her previous River Corridor Review approval (RCC17-21) to allow for the following improvements on the building’s front (west) elevation: 1) repainting the façade above the doors and windows from the existing turquoise to a Halcyon (dark) green; 2) installing hexagonal tiling on the lower portion of the façade next to the door and windows; 3) two new metal exterior sconce lights; and 4) two new landscape planters. This request included the two additional windows that were not part of the original application (see Additional Information).</p>			
LOCATION:		LEGAL DESCRIPTION:	
220B North Chadbourne Street; generally located approximately 155 feet southeast of the intersection of North Chadbourne Street and West 3 rd Street		Being Lot 7 in Block 27 of the Bailey and Paul Addition, comprising a total of 0.074 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	D – Downtown	0.074 acres
THOROUGHFARE PLAN:			
<p>North Chadbourne Street – Urban Arterial Street Required: 80’ right-of-way, 64’ pavement Provided: 100’ right-of-way, 70’ pavement</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of an Amendment to RCC17-21 for all proposed improvements on the subject property, subject to three Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
<p><i>Property Owner and Applicant:</i> Michelle Chapa (Bella + Olivia Interiors)</p>			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information:

On May 21, 2018, the Design and Historic Review Commission (DHRC) tabled the applicant's request until the June 21, 2018 DHRC Meeting to allow sufficient time to provide alternative(s) to the hexagonal tiling. The Planning Division met with the applicant on June 6, 2018, to discuss potential alternatives. The applicant indicated that she wanted to maintain her current proposal which included the hexagonal tiling. Therefore, there are no changes to the Planning Division's analysis below. Should the applicant be denied all or part of her request at this month's DHRC Meeting, she will have the right to appeal to City Council within 30 days of the DHRC decision, as per Section 12.06.003(g) of the River Corridor Development Ordinance.

Amendment to RCC17-21 Analysis

River Corridor Master Development Plan (RCMDP): Section 12.06.003(b)(1) and (2) of the River Corridor Development Ordinance requires the DHRC to review any new construction of any structure and remodeling of any existing structure in the River Corridor. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)* for commercial properties outside of the Historic City Center of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies:

(1) Repainting the façade above the doors and windows from the existing turquoise to a Halcyon (dark) green

The RCMDP states that "Light to medium intensity colors with low reflectivity are preferred as the background building color. Brighter colors may be used for accents, trim or highlighting architectural features. The warm, subdued hues of natural, earth colors are encouraged." The Planning Division believes that the proposed halcyon (dark) green color will blend with the surrounding buildings along this portion of North Chadbourne Street. The proposed paint color is within an earth tone range of solid, neutral colors and the Division is satisfied this is an acceptable color for the property, per the RCMDP.

(2) Hexagonal tiling on the lower portion of the façade next to the door and windows

Historical records indicate that this block of North Chadbourne Street from 202-230 was originally of brick construction in the early part of the 20th Century. In addition, the RCMDP policies for commercial properties outside the Historic City Center state that "materials such as stone, brick, and precast concrete, cast stone and architectural metals can be combined to enrich the appearance of a building and highlight specific architectural features. The River Corridor Commission is generally opposed to prefabricated and/or metal buildings, as well as reflective glass, shiny metal siding, pre-finished hardboard and Masonite used as exterior building materials. Consistent with our previous recommendation with the original case RCC17-21, the Planning Division is concerned with setting a negative precedent in approving building materials inconsistent with the historical character of a building. The original proposal sought to maintain stucco across the entire façade which was not one of the original building materials. Similarly, the new white porcelain tiling is a new material being added that is not one of the traditional materials used. The Planning Division is in support of the two

additional windows, two wall sconce lights, landscape planters, and repainting the top portion of the building to provide for differentiation, as per Staff and the DHRC's recommendation, to break up the large wall expanse.

3) Two new metal exterior sconce lights

The RCMDP indicates that "Integrating lighting into a building can enhance the façade and architectural features, and provide for the safety of pedestrians, but should not result in glare and light spill." The Planning Division believes the new metal exterior sconce lights are in keeping with this policy, and their traditional gooseneck design is consistent with other buildings in the River Corridor including 32 North Chadbourne Street (RCC17-07). The light fixtures are designed to shine down avoiding any spillover glare, also consistent with the above policy. The Planning Division would recommend however, that the light fixtures be shifted higher along the main floor wall consistent with light fixtures on adjacent buildings.

4) Two new landscape planters

The RCMDP policies for landscaping indicates that "that character of landscaping should vary from informal planting arrangements bordering natural open space areas, transitioning to more formal landscape arrangements closer to buildings and developed areas." The Planning Division is satisfied that the two landscape planters are in keeping with the above policy. The planters are also consistent with the adjacent building immediately north at 220A North Chadbourne Street.

Minutes from May 17, 2018, DHRC Meeting (Amendment to RCC17-21):

Amendment to RCC17-21 was read into the record by Chair Young-Turner before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case history. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation to the commission along with the basis for his recommendation.

Chair Young-Turner began the questions for staff by asking if the applicant had any ideas for the replacement of the tile along the bottom of the building. Mr. Fisher stated that she wanted to leave the material in its current state. Commissioner McLaughlin asked if the applicant had looked into removing the stucco previously. Mr. Fisher stated that she had been given that option but chosen not to. Chair Young-Turner stated that she believed the material behind the stucco was inaccessible but the applicant was going to paint the bottom a different color. Commissioner Carter asked to clarify staff's recommendations. Rebeca Guerra, Planning Manager, explained that with this case staff was presenting the applicant's proposal and looking to the board for their recommendations. Ms. Guerra further reiterated that the colors, windows and fixtures seem to be consistent with policies but the tiling was not consistent. Commissioner Stribling asked if the pictures were of the current building and if the improvements had been done despite the DHRC approval. Mr. Fisher explained they were current

pictures and the improvement had been completed. Mr. Fisher further explained that under certain circumstances window replacements can be done without building permits, but staff was unsure if this instance needed a permit or not. Jon James, Planning & Community Services Director, stated that the applicant had previously come to the commission for approval and as such should have known that subsequent changes would require additional commission approval. Commissioner McLaughlin asked to clarify how the historic consistency was determined for the tile. Mr. Fisher explained staff had looked at the site specific area and the changes over time in the surrounding area. Ms. Guerra explained the current tile would normally be used indoor due to the size and shape. Hearing no questions, she opened the hearing for public comment.

David Mazur explained that there was most likely brick behind the stucco but his main problem was the improvements were not historically correct. The smaller size tile would not have been historically used. Mr. Mazur explained that something had to be done at staff level to ensure compliance with DHRC approvals. Commissioner Stribling agreed with Mr. Mazur and explained the applicant should come back to the board with a new proposal. Mr. James clarified that some citizens don't understand the process but the applicant had been through the process and should have known the updates would need to be reapproved. Mr. Mazur stated that he would recommend a fine for non-conformance with previous approvals and follow up site visits should be applied to all projects. Seeing no one else come forward to speak, Chair Young-Turner closed the public hearing and asked the Commission for any further discussion.

Commissioner Carter explained that he believed the board was ok with all the improvements except for the tile. Ms. Guerra stated the new color, windows and door, and new light fixtures were consistent with policies. Commissioner Stribling stated the applicant should be given 30 day to come back to the board. Chair Young-Turner reopened the floor for public comment.

David Mazur stated that he would recommend approving all aspects together instead of individual pieces to insure cohesiveness. Ms. Guerra recommended the board table the item till next month to allow the applicant to come back before the commission with a complete proposal. Ms. Guerra asked if the commission would allow the applicant to come to the next meeting in case that was greater than 30 days.

Commissioner Carter made a Motion to TABLE case Amendment to RCC17-21; Commissioner Stribling seconded the Motion. The Motion passed unanimously, 6-0.

Minutes from July 20, 2017, DHRC Meeting (Original RCC17-21):

On Thursday, July 20, 2017, the Design and Historic Review Commission recommended **APPROVAL** for the following improvements: 1) installation of a new glass door and windows with clear anodized aluminum frames onto the front building façade; and 2) installation of a 138-square foot metal-framed cloth canopy onto the front building façade; subject to the following four conditions of approval: 1. The applicant shall paint the front of the building color(s) to coordinate with the new canopy, install a minimum of two (2) exterior sconce lights to coordinate with the new door and windows, and install new landscape planters. The applicant shall submit a revised elevation rendering to the Planning and

Development Services Director delineating these improvements; 2. The colors and materials of all items shall be consistent with the revised renderings to be approved by the Planning and Development Services Director; 3. The applicant shall obtain a Building Permit for all improvements as required; and 4. The applicant shall obtain a Right-Of-Way Encroachment approval from City Council for the canopy which encroaches into the public right-of-way. The following is the complete excerpt of the draft minutes from the March 19, 2018, meeting for this case:

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation of approval, subject to four conditions of approval, along with the basis for his recommendation.

Commissioner Mazur asked if the applicant was going to paint the building or if the intent was to leave it blue. Mr. Fisher stated that the applicant was present to answer questions, but his understanding was that they were keeping it the same. Commissioner McLaughlin asked for clarification of the applicant's proposal and staff recommendations. Mr. Fisher explained that staff was seeking more articulation with the stone along the bottom of the building. Commissioner Carter asked if the applicant could just change the color. Commissioner Morris asked if the rendering of the door would be representative of the actual color. Mr. Fisher explained that that was his understanding.

Chairperson Young-Tuner confirmed there were no further questions for Mr. Fisher and opened the floor for public comments.

Michelle Chapa, the owner of the property, stated that when she bought the property, she bought both buildings as one with a connecting door. She stated that she didn't like the existing stone and would be open to painting the building. She also would add potted plants with the addition of the new door and canopy. She also explained that there was not brick under the stucco.

Commissioner Morris asked if the applicant was expanding the current business or adding a tenant. Mrs. Chapa answered she would be looking to add a retail tenant. Ms. Guerra asked for clarification of the canopy color and Mrs. Chapa stated it would be gray and white. The applicant stated the canopy would have an angle and metal framing. Commissioner Morris discussed the stepped parapet option to keep it from looking plain. Mrs. Chapa discussed her desire to improve the building and downtown economy, but disagreed with it being plain. Commissioner Morris stated that part of being in downtown was creating the sense of a historic downtown. A discussion followed about the use of the existing stucco and the history of the building.

Hearing no further questions for the applicant, Chairperson Young-Tuner closed the public hearing portion. She followed with discussion of what was the Commission's recommendation. Commissioner Mazur asked to revise Condition #1 to remove the stone recommendation and add the painting of the building a different color that was consistent with the awning and downtown color schemes. He further stated he wanted Condition 1# to include exterior lighting fixtures to the coordinate with the proposed improvements and landscape planters.

Commissioner Mazur made a Motion to APPROVE Case RCC17-21, with amended Condition #1. Commissioner Carter seconded the Motion. The Motion passed unanimously, 7-0.

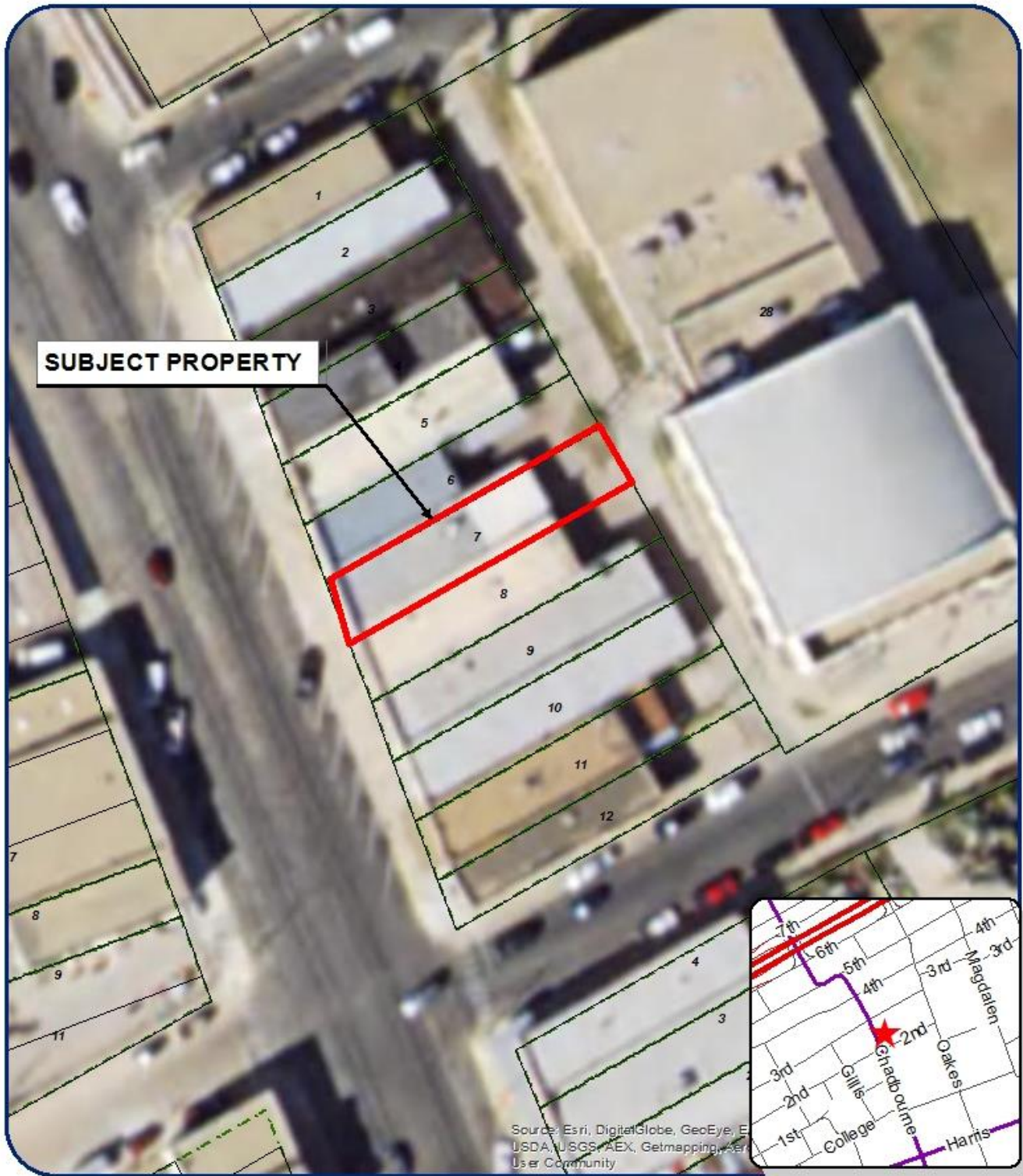
Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** an Amendment to Case RCC17-21 for exterior improvements, with any changes deemed necessary by the Commission, **subject to the following two Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings as revised by the Design and Historic Review Commission. Any smaller, non-substantial revisions shall be first reviewed and approved by the Planning and Development Services Director prior to their commencement.
2. The applicant shall obtain a building permit from the Permits and Inspections Division, if necessary, for all improvements that are required to be permitted.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Proposed Request with Colors and Materials (June 21, 2018)
Previous Approval (July 20, 2017)
Application




Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), USDA, USGS, AeroGRID, IGN, SDA, Airphoto, Swire, GeoEye, USDA, USGS, AEX, Getmapping, Aerotech, IGN, User Community

River Corridor Case File

Amendment to RCC17-21: Chapa

Council District: Harry Thomas (SMD #3)
Neighborhood: Downtown
Scale: 1" approx. = 50 ft
Subject Property: 220-B N. Chadbourne St.

Legend

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






River Corridor Case File

Amendment to RCC17-21: Chapa

Council District: Harry Thomas (SMD #3)
Neighborhood: Downtown
Scale: 1" approx. = 50 ft
Subject Property: 220-B N. Chadbourne St.

Legend

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



Photos of Site and Surrounding Area

WEST



NORTH



SOUTH



EAST AT EXISTING BUILDING



**LOOKING SOUTH ON NORTH
CHADBOURNE STREET**



**LOOKING NORTH ON NORTH
CHADBOURNE STREET**



Proposed Request “(Amendment to RCC17-21)”



SW6213 Halcyon Green

Proposed color for the building.



Previous Approval “(RCC17-21) – July 20, 2017”



New canopy



New door and windows

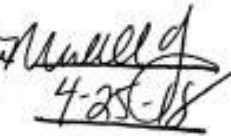


Fisher, Jeff

RCC 17-21 Amendment

From: info@cosatx.us
Sent: Friday, April 13, 2018 2:42 PM
To: Guerra, Rebeca; Fisher, Jeff; Heredia, Kristina; Bueker, Hillary
Subject: City of San Angelo, TX: River Corridor Review application

A new entry to a form/survey has been submitted.

Applicant signature 
date 4-25-18

Form Name: River Corridor Review application
Date & Time: 04/13/2018 12:42 PM
Response #: 10
Submitter ID: 23967
IP address: 74.195.121.131
Time to complete: 4 min. , 39 sec.

Survey Details

Page 1

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call 325-657-4210.

1. Applicant info:

Name of applicant(s): Michelle Chapa
Owner, tenant or representative (affidavit required for the latter two): Michelle Chapa
Mailing address (street, city, state, ZIP): 220 N Chadbourne
Telephone: 325-659-2222
Email: Stylishchapa@gmail.com

2. Location info:

Subject property address: 220 N Chadbourne
Name of building or site: 220 A
Legal description: Lot 6, Blk 27 bailey & Paul addition.

3. Proposed work:

Request for subdivision approval of any kind within the Corridor

4. Specific details of request:

Paint color and tile

5. I acknowledge the information provided above is true and correct.

(o) Yes

1. The Planning Commission makes the final decision on Conditional Use requests; appeals may be directed to City Council.
2. Approval of this request does not constitute approval of permits, site plans, or other processes that require separate approval.
3. Any changes to the design made after this approval may require a second approval by the Manager and/or the Commission.
4. The decision of the Commission may be appealed to the City Council.
6. Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor.
N/a

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call [325-657-4210](tel:325-657-4210).

Thank you,
City of San Angelo, TX

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