


**DESIGN AND HISTORIC REVIEW COMMISSION – AUGUST 16, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC18-23: Brooks	
SYNOPSIS:			
A request for approval for an exterior remodel of the existing building, signage and landscaping on the subject property. The exterior façades will be painted an off-white color and the current brick along the base of the façade will be removed. Glass in windows will be replaced with glass block and doors will be replaced with new aluminum frame doors. Scones will be placed near doors and new signage will be placed on the two building faces and a street tree added for visual interest.			
LOCATION:		LEGAL DESCRIPTION:	
100 & 106 West Twohig Avenue and 131 South Irving Street		South 50' of Lots 1 & 2 & all abandoned street area, Block 9, San Angelo Addition, Tom Green County, Texas	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	Downtown	0.12 acre
THOROUGHFARE PLAN:			
<p><u>West Twohig Avenue</u> – Urban Local Street, 50' ROW required (100' Existing), 40' pavement or 36' pavement with a 4' sidewalk required (67' Provided)</p> <p><u>South Irving Street</u> – Urban Local Street, 50' ROW required (97' Existing), 40' pavement or 36' pavement with a 4' sidewalk required (68' Provided)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC18-23, subject to three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Conoly O. Brooks, III			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

RCC18-22 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 renovations need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that, “the original ornament and detail of building façades should be preserved. Architectural details add interest to the historic city center and contribute to the unique identity of older buildings.” The existing building façade with art deco details appears to reflect the architectural style in form and proportions to other historic buildings in the downtown area. The brick veneer along the lower side of the façade will be removed to better reflect the building’s original art deco style. New glass block windows, aluminum frame doors, new signage and historically consistent lighting will enhance the building style and add visual interest.

The RCMDP also states that “original façade materials or architectural details should be preserved,” and that “replacement materials that are similar to the original finish in color and texture should be used.” The new doors and glass block windows add visual interest at a pedestrian level to stimulate the façade and create interest. Preserved architectural details will add interest and contribute to the unique identity of this building. Historically equivalent lighting will be reflective of the earlier settings. Since some of the modern amenities could not be exactly reconstructed as they would have been originally, a simplified design has been proposed in which form and scale are complimentary of the original architectural style.

Finally, the RCMDP policy states that “decorative lighting should be used to illuminate the special architectural features of a building.” The new lighting will accent the existing façade features and enhance pedestrian experience, while not resulting in negative impacts to the existing building structure or surrounding properties.

Recommendation:

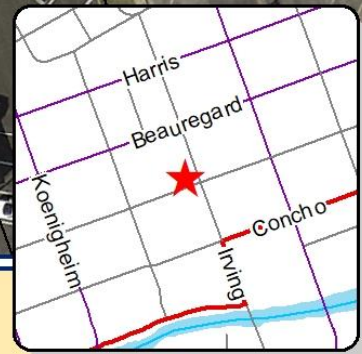
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case RCC18-23** for an exterior remodel of the existing building and landscaping, **subject to three Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicant shall obtain a Building Permit for all improvements, as required.
3. Any improvements protruding into the right-of-way may require City Council Approval.

August 16, 2018

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Existing Site Photos
Renderings of Proposed Improvements
Application




RCC18-23 Brooks

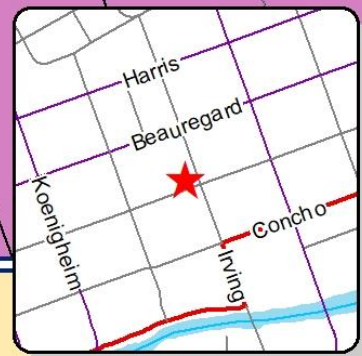
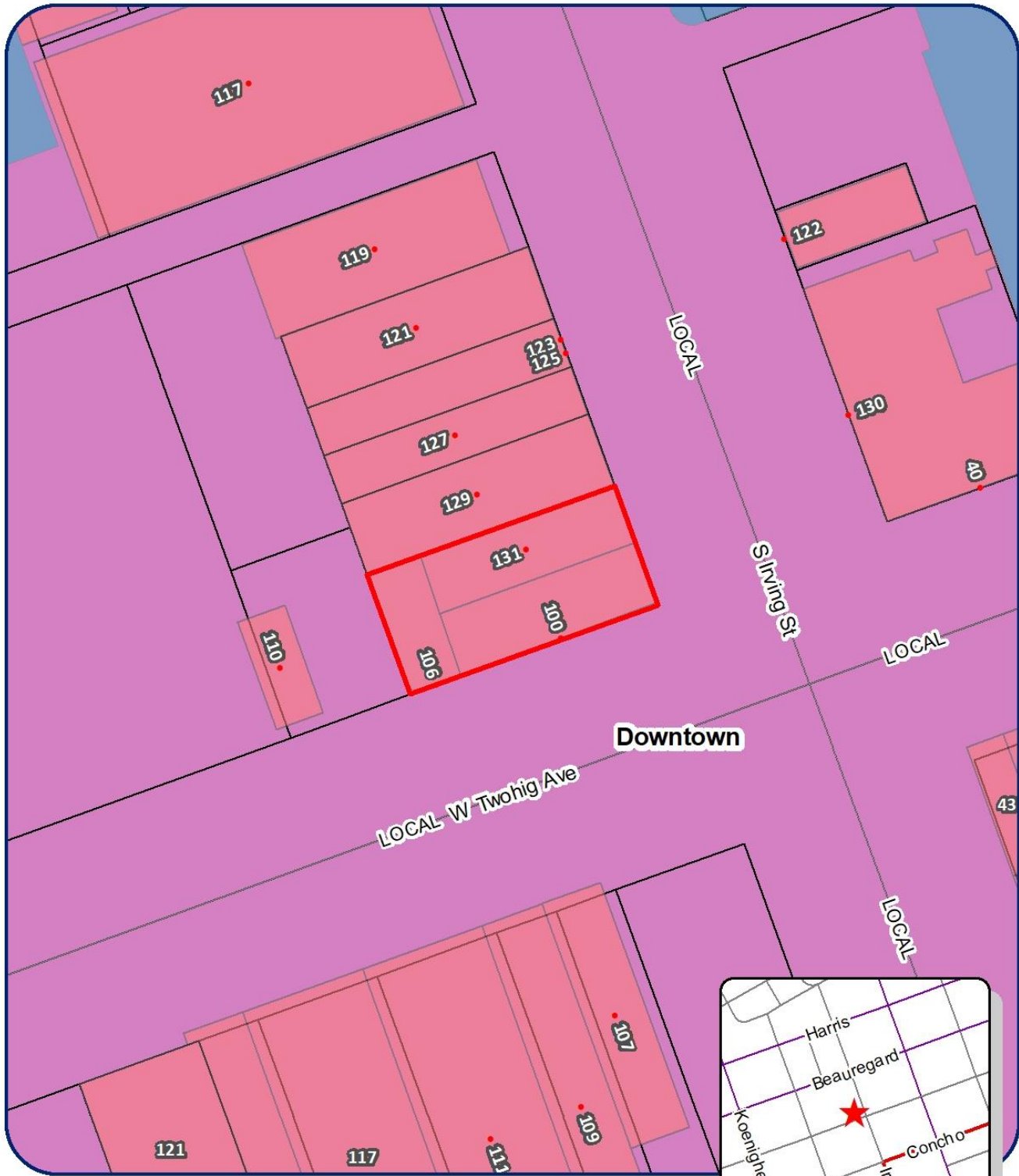
**100 & 106 West Twohig Avenue
131 South Irving Street**

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

Legend

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





RCC18-23 Brooks

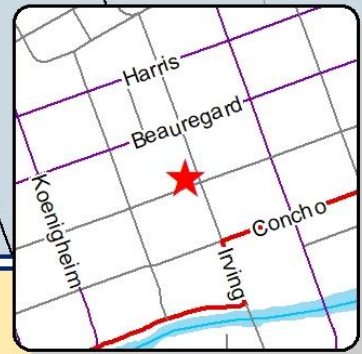
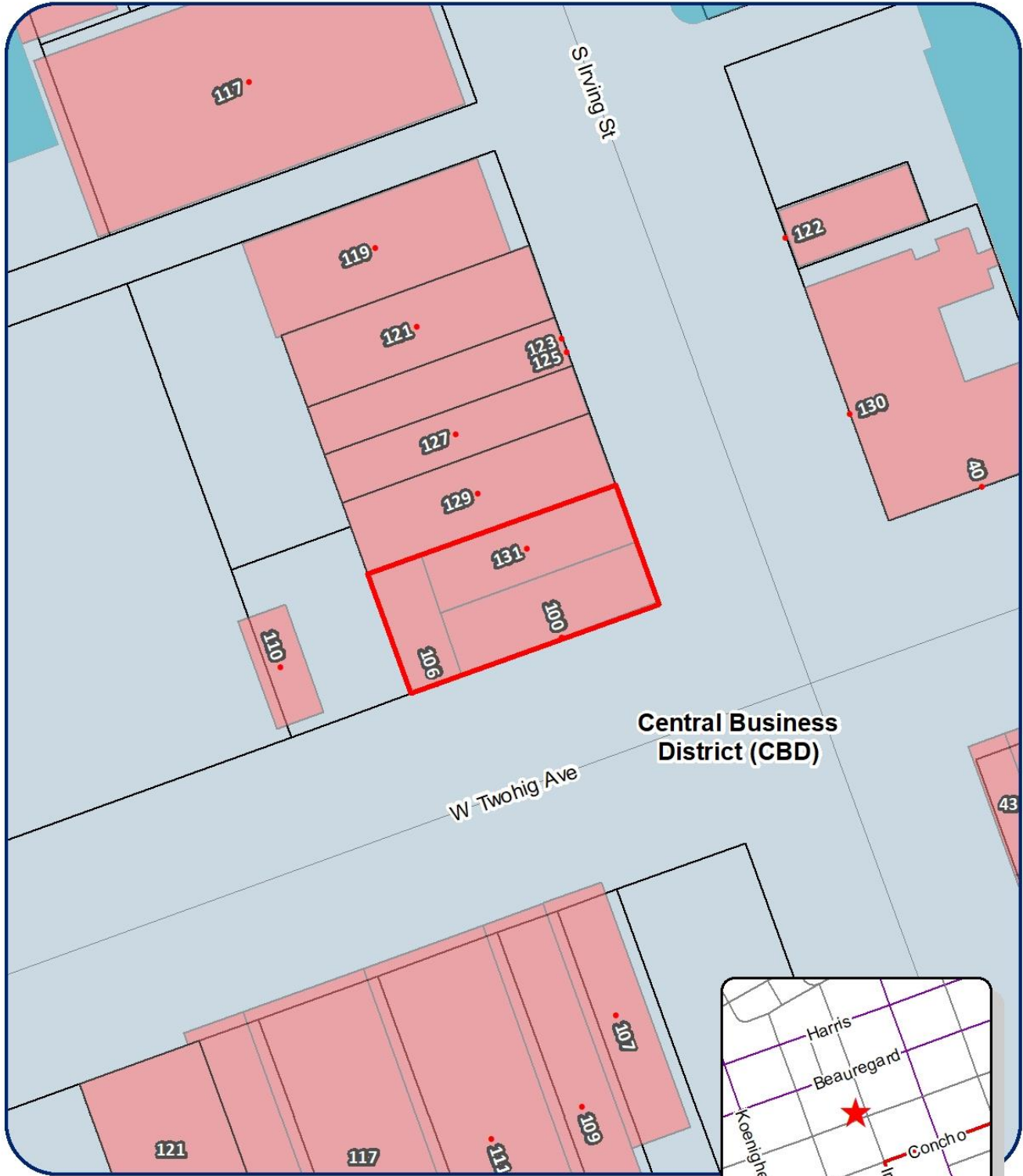
**100 & 106 West Twohig Avenue
131 South Irving Street**

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

Legend

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






RCC18-23 Brooks

**100 & 106 West Twohig Avenue
131 South Irving Street**

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

Legend

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



Existing Site Photos



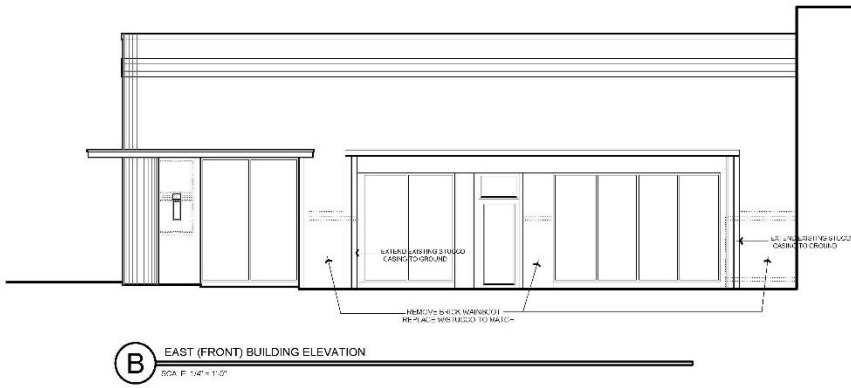
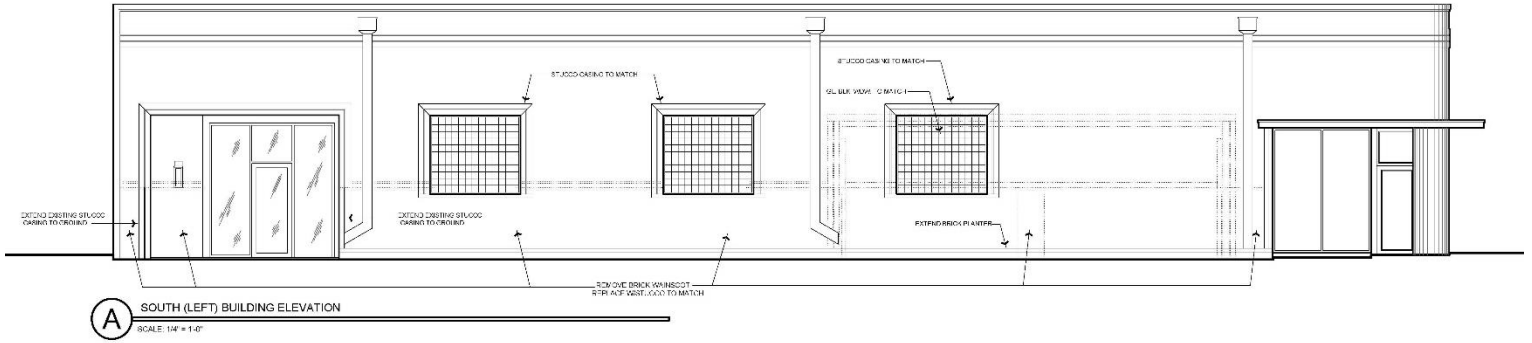




August 16, 2018



Proposed Improvements



Swiss Coffee
23





The Water Mark Signage



4' x 8' Sign
SE corner of Twohig



4' x 8' Sign
SE corner of Irving

Aug DHRC

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): Conoly O. Brooks, III
 Owner Representative (Notarized Affidavit Required)

Mailing Address: P.O. Box 60673 San Angelo, TX. 76906
City State Zip Code

Contact Phone Number: 325-234-5249 Contact E-mail Address: conoly.brooks@gmail.com

Subject Property Address: 100 W. Twohig, San Angelo, TX 7690
City State Zip Code

Blk: 9, Subd: SAN ANGELO ADDITION, S50' OF LOTS 1 & 2 & ALL ABANDONED STREET AREA

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 proposed work at 100 W. Twohig is returning the building to its original, "Art Deco" design. The brick wainscot will be removed around the building along with "gaudy protrusions" that exist. Glass will be replaced in windows with "glass block." Door frames will be made of aluminum and the outside paint will be "Swiss coffee" which is an "off-colored" white. 2 "Period" sconces are to be placed a side, outside doors. The "signage lettering" & "logo" will be made with aluminum.

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: The
proposed work is necessary because the
building is a "diamond in the rough."
Over time, this building has been "bastardized"
by "poor taste." In taking it back to
the original "Art Deco" design, it will
be "in keeping" with "historic architecture."

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.

Conely O. Brooks III
Signature of licensee or authorized representative

6-18-18
Date

Conely O. Brooks III
Printed name of licensee or authorized representative

B3 Properties
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 18 -- 23 Related Case No.: _____ -- _____ Date Related case will be heard: 8/ / 18

Nonrefundable fee: \$ 305 Receipt #: _____ Date paid: 6 / 27 / 18

Reviewed/Accepted by: H. Bueker Date: 6 / 27 / 18

DESIGN AND HISTORIC REVIEW COMMISSION – August 16, 2018

STAFF REPORT



APPLICATION TYPE:		CASE:		
River Corridor Review		RCC18-24 / RCC18-25: Balderas		
SYNOPSIS:				
<p>The applicants have submitted River Corridor applications for exterior improvements on the subject properties. The applicants obtained River Corridor approval from the Design and Historic Review Commission (DHRC) on March 15, 2018, for the building immediately adjacent at 10 East Concho Avenue (RCC18-05 & CA18-05). The proposed improvements on the subject properties will closely reflect those approved on the adjacent building. The applicant is proposing to install wood pine panels over the existing tiling which was not part of the original rock construction, but which is consistent with the adjacent building improvements. The applicants also plan to paint over the remaining exposed rock above the windows and at the far east of 8 Concho Avenue, install two new double pane windows, and install iron support columns painted black on each of the building facades. There will be some color variation on the main building façade and doors to provide differentiation between storefronts. Finally, the applicants plan to remove the diagonal stanchions between the existing support columns and install three new wall lantern lights consistent with other River Corridor Approvals.</p>				
LOCATION:		LEGAL DESCRIPTION:		
6 & 8 East Concho Avenue; generally located approximately 65 feet east of East Concho Avenue and South Chadbourne Street		Being the east part of Lot 1 and the west 3 feet, 9 inches of Lot 2 in Block 1 of the San Angelo, Texas		
SM DISTRICT / NEIGHBORHOOD:		ZONING:	FUTURE LAND USE:	
SMD District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown	
THOROUGHFARE PLAN:		SIZE:		
<p>East Concho Avenue – Urban Parkway (complied with standards at time of platting) Required: 60’ right-of-way, 40’ pavement Provided: 100’ right-of-way, 74’ pavement with a 10’ sidewalk</p>		0.09 acres		
NOTIFICATIONS:				
N/A				
STAFF RECOMMENDATION:				
Staff recommends APPROVAL for all proposed improvements on the subject properties, subject to four Conditions of Approval for both RCC18-24 and RCC18-25.				
PROPERTY OWNER/PETITIONER:				
<p><i>Property Owner and Applicants:</i> Jacob and Ashlie Balderas (JP Brookeson LLC)</p>				
STAFF CONTACT:				
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us				

RCC18-24 and RCC18-25 Analysis

River Corridor Master Development Plan (RCMDP) and Historic Preservation Design Guidelines (HPD):

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)*, and the *Historic Preservation Design Guidelines (HPD)* for commercial properties within the Central Business District of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies.

(1) Installation of wood paneling, removal of tiling, and repainting of exposed surfaces

The RCMDP states that “new buildings should reflect the traditional character of the historic city center but can use new, innovative elements in ways to express the architecture of current times,” “materials and color should relate to historic precedents apparent in the immediate environment,” and “quality finished materials should be used.” The HPD policies for commercial properties in the Central Business District (CBD) also state that “materials shall appear to be similar to those used traditionally” and “colors should complement neighboring buildings and reflect a traditional color palette.” The proposed wood pine panels are of quality construction and already approved on the adjacent building at 10 East Concho Avenue (RCC18-05/CA18-02), and on retail stores to the east at 16-26 East Concho Avenue, and on the south side of East Concho Avenue from 19-33. The applicant indicates that the existing façade was removed behind the tiling and the Planning Division believes that wood paneling will provide a positive upgrade to the building. The proposed Alabaster White and Original White on 6 and 8 East Concho Avenue respectively will be consistent with the building at 10 East Concho Avenue and the Historic Color Palette for this building erected in the late 1800s. The new door colors, “Real Red” on 6 East Concho Avenue and “Earl Grey” on 8 East Concho Avenue will also reflect a traditional color palette and provide color variation and building accents. Finally, painting over the remaining portions of exposed rock above the windows and on the east side of 8 East Concho Avenue will be consistent with the new façade colors.

(2) Installation of two new iron support columns and removal of existing wood column stanchions

The RCMDP encourages “a variety of architectural styles that are complementary to the historic precedents set in this area. New developments should be compatible in form, height, building elements and materials with neighboring buildings” and “patterns and rhythms in the façade of the building can be created with...columns...and other architectural features.” The proposed columns are consistent with these policies and the adjacent property at 10 East Concho Avenue which also has these support columns. The additional columns painted black break up the wall expanse as well as providing an additional aesthetic feature. The solid black color is consistent with the columns on 10 East Concho Avenue and accents on other buildings downtown. The Permits Division provided written correspondence that removal of the wood stanchion supports on the existing front columns pose potential structural safety issues for the canopy. They will require an engineered drawing to ensure that

proper support is provided to the new columns, or the stanchions shall remain as part of the structure. As a condition of approval, the Planning Division recommends that either the stanchions remain on the building and painted a color generally consistent with the approved building colors, or the applicant obtains a permit from the Permits and Inspections Division with an engineered drawing showing adequate structural support.

(3) Installation of three new wall mounted lantern lights and two double pane windows to replace existing windows

The RCDMP states that “clear, transparent windows should be used for all ground floor retail uses” and the HPD policies state that “windows should attempt to align with others in a block” and “those on adjacent buildings.” The RCDMP lighting polices indicate that lighting should “not result in glare or light spill” and “innovative and attractive light fixtures are encouraged” and “should fit the style of the building and respect the visual character of San Angelo’s historic city center.” The Planning Division is satisfied with the proposed improvements and believe they are consistent with the above policies. The new energy efficient double-pane windows will be consistent in size and shape as the same type of window on 10 East Concho Avenue, as will the new gas lantern and farm light fixtures. The proposed lantern lights and farm light will be consistent with other lights and gas lanterns approved in the River Corridor including the Raw 1899 building at 38 North Chadbourne Street (RCC16-14) and on the building façades at 204 and 208 South Oakes Street. The Planning Division believes that the lantern and farm lights will preserve the historic character of the building, enhance the streetscape, and not generate any significant spillover glare onto adjacent properties, consistent with the RCMDP lighting policy.

The applicant has indicated that the lantern lights will be electric, but could be changed to gas in the future. Consistent with the approval condition of 10 East Concho Avenue (RCC18-05/CA18-02), the applicants will require a plumbing permit from the Permits and Inspections Division and a shut-off valve to be approved by the City Fire Marshal prior to any conversion to gas lanterns.

Recommendation:

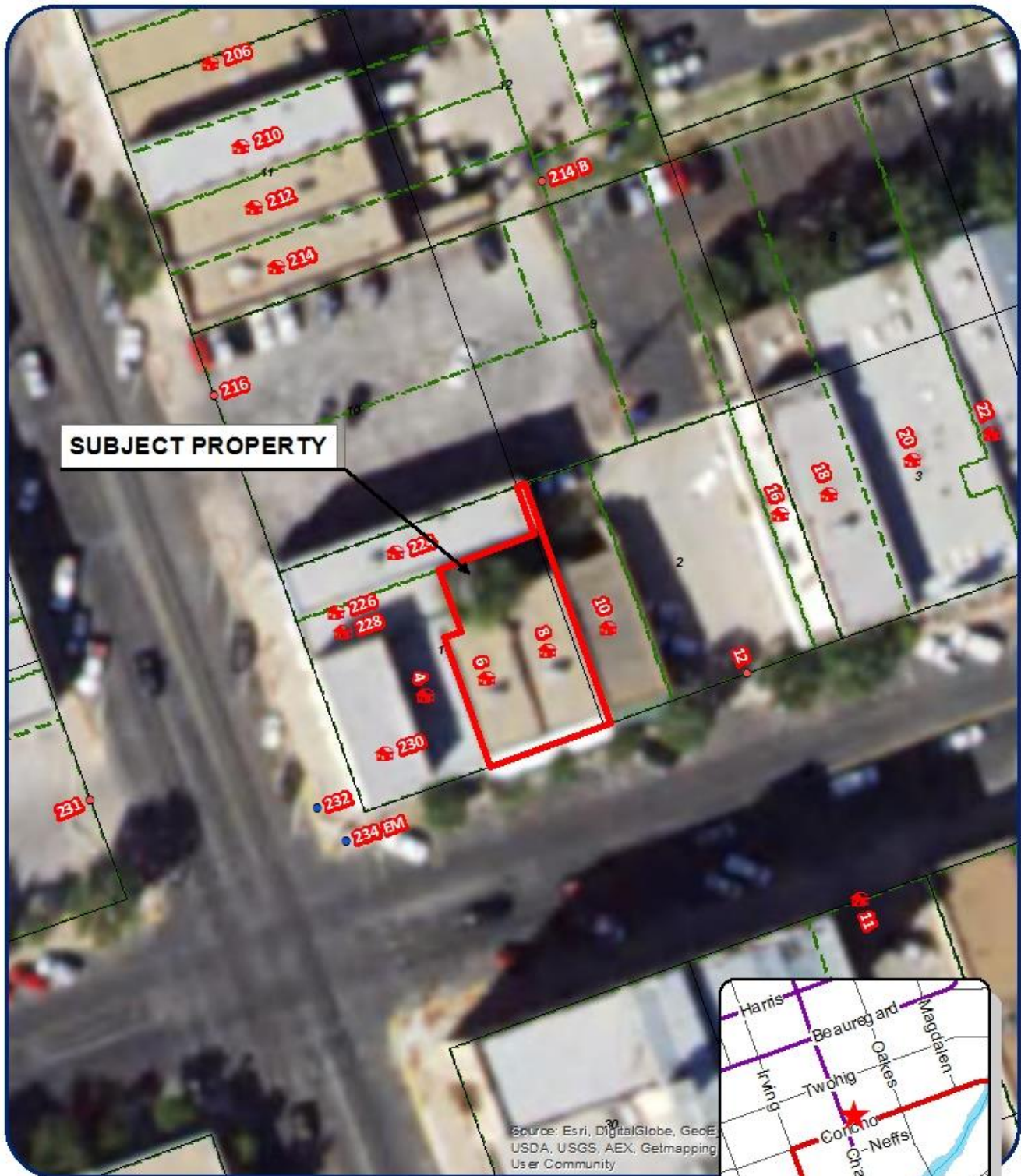
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Cases RCC18-24 and RCC18-25 for exterior improvements, **subject to the following four Conditions of Approval:**

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. Prior to removal of the column stanchions, the applicants shall obtain a building permit from the Permits and Inspections Division with an engineered drawing showing adequate structural support. Alternatively, the applicants shall paint the stanchions a color generally consistent with the approved building colors.

3. The applicants will require an electrical permit for the lantern lights from the Permits and Inspections Division. Should the applicant change the lanterns from electric power to gas in future, they will require a Plumbing Permit from the Permits and Inspections Division and a shut-off valve to the satisfaction of the City Fire Marshal.
4. The applicants shall contact the Permits and Inspections Division to determine whether a building permit is required for any exterior improvements. If a permit is required, the applicant shall ensure all requirements have been satisfied prior to a final Certificate of Occupancy.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Elevation
Colors
Materials
Applications



River Corridor Case File

RCC18-24 /RCC18-25: Balderas

Council District: Harry Thomas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 6 & 8 Concho Avenue

Legend

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





River Corridor Case File

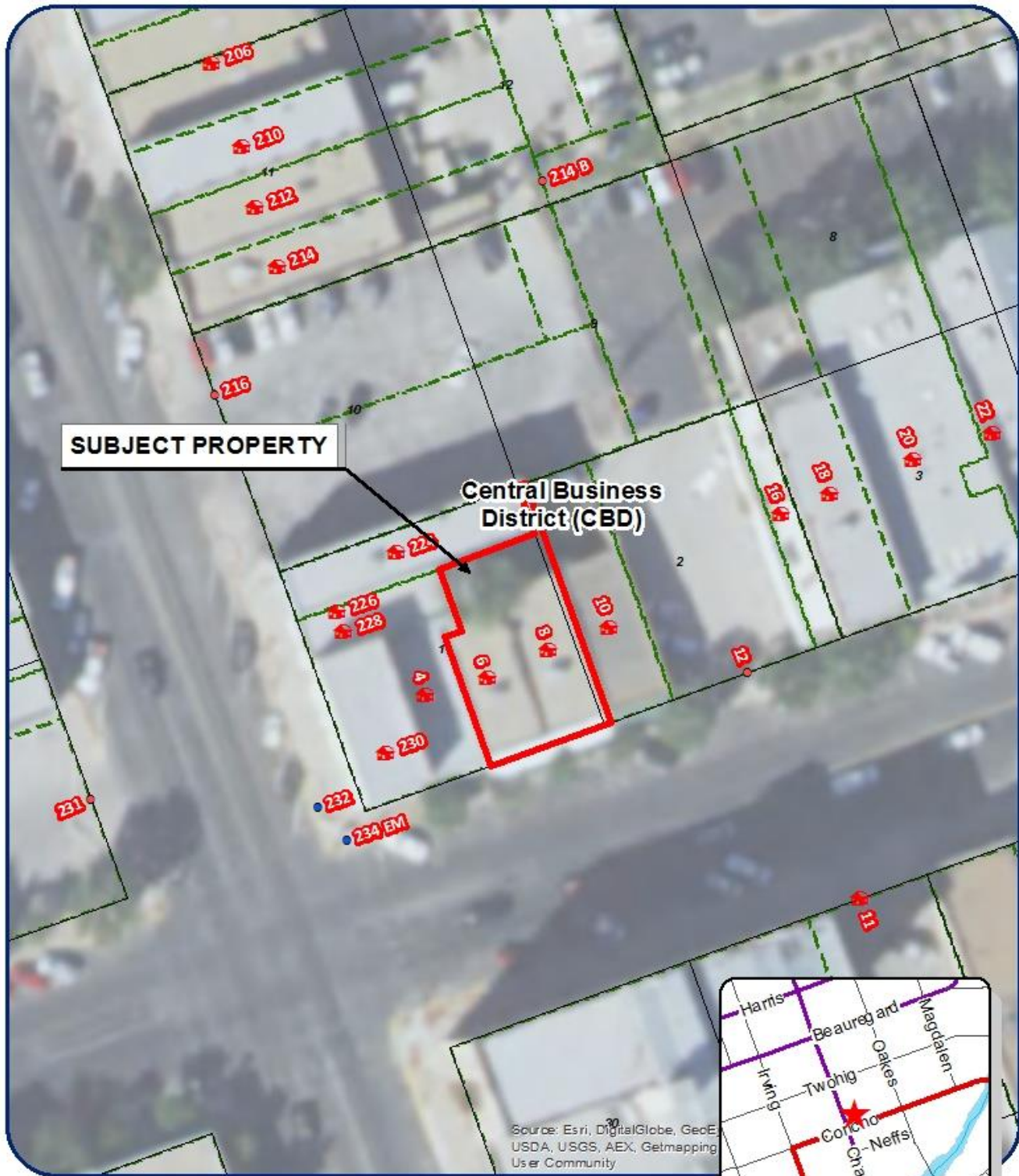
RCC18-24 /RCC18-25: Balderas

Council District: Harry Thomas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 6 & 8 Concho Avenue

Legend

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





River Corridor Case File

RCC18-24 /RCC18-25: Balderas

Council District: Harry Thomas (SMD#3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 6 & 8 Concho Avenue

Legend

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



Photos of Site and Surrounding Area

WEST



EAST



SOUTH



NORTH AT 6 EAST CONCHO AVENUE



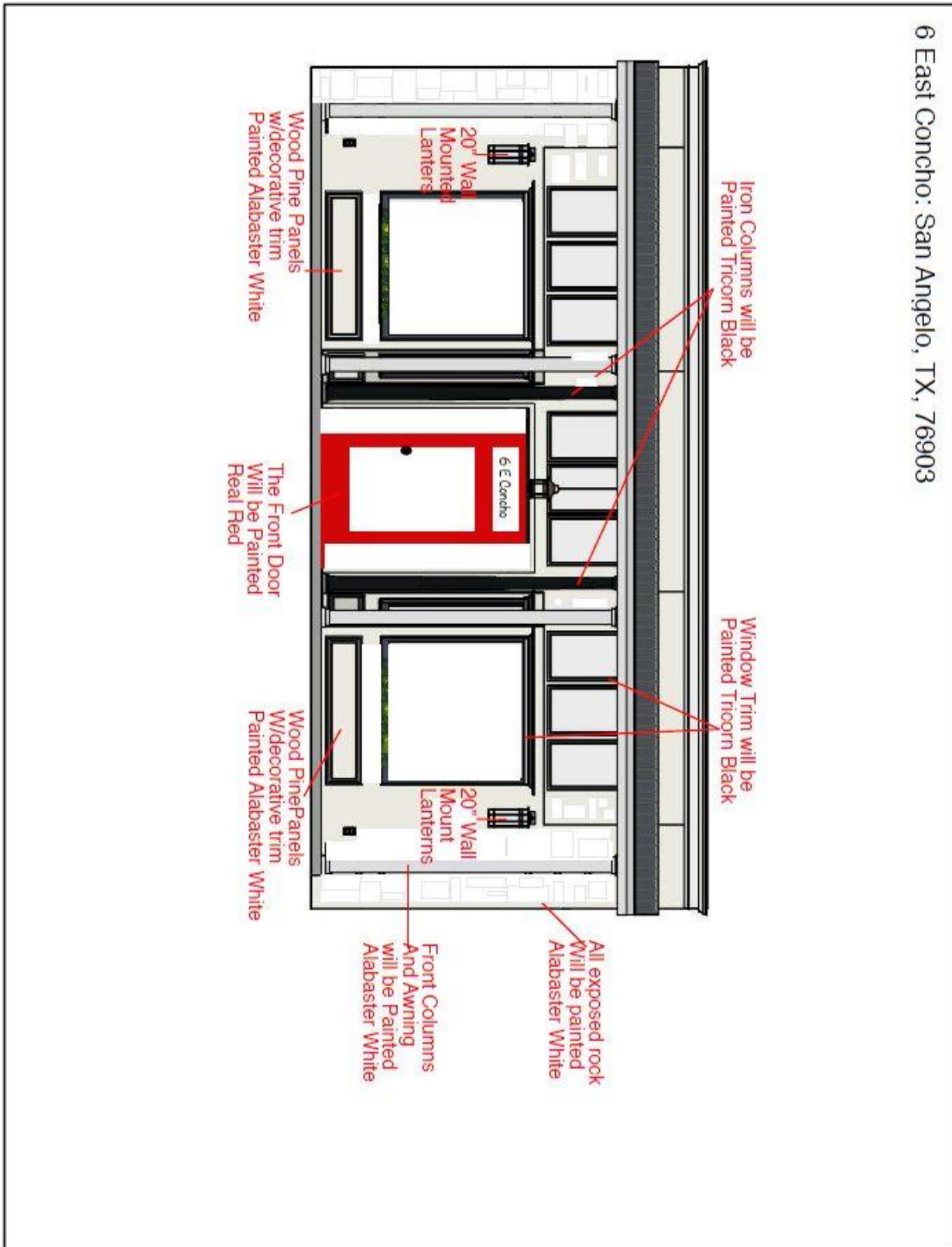
NORTH AT 8 EAST CONCHO AVENUE



10 EAST CONCHO AVENUE (UNDER CONSTRUCTION, APPROVED BY DHRC RCC18-05/CA18-02)



Proposed Elevation – 6 East Concho Avenue



Proposed Colors – 6 East Concho Avenue

Store Colors: 6 East Concho, San Angelo, TX

Facade (Wood & Rock)



Window Trim and Iron Columns

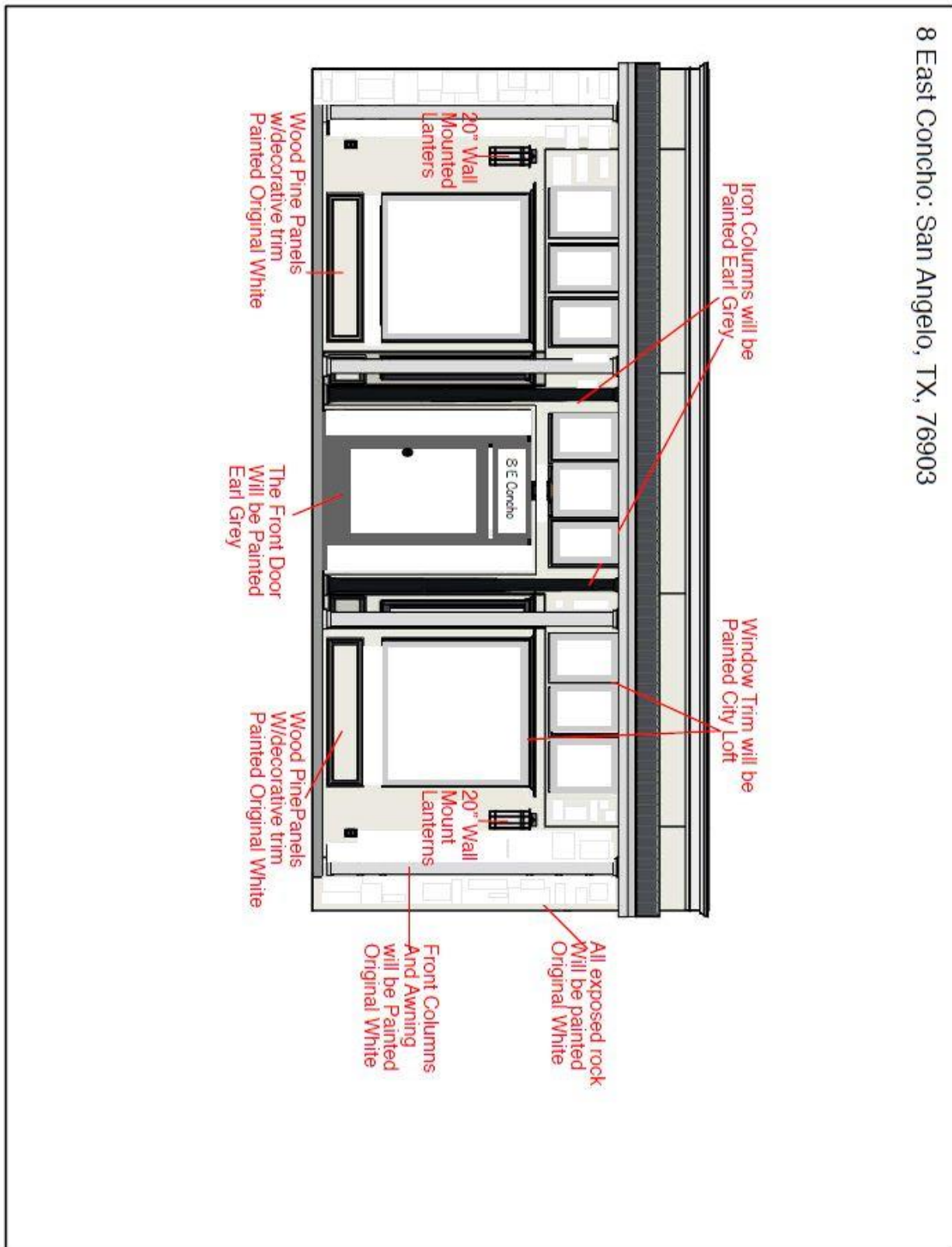


Tricorn Black paint color
SW 6258 by Sherwin-Williams. View interior an...

Front door



Proposed Elevation – 8 East Concho Avenue



Proposed Colors – 8 East Concho Avenue

Store Colors: 8 East Concho, San Angelo, TX

Facade (Wood & Rock)



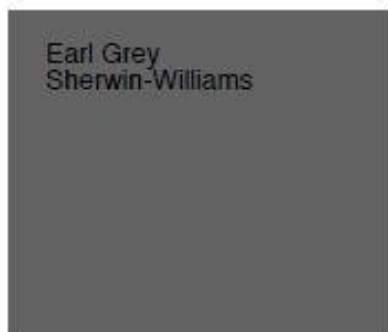
Window Trim



City Loft
Sherwin-Williams



Front door and Iron Columns



Lighting Details



Brinton 2-Light Outdoor Flush mount

Features

- Outdoor wall lantern
- Number of lights: 2
- Black finish

Weights & Dimensions

- Overall: 20" H x 8.24" W
- Back Plate: 14" H x 6.75" W
- Overall Product Weight: 9 lb.



Application for River Corridor Review Attachment

6 East Concho, San Angelo, Texas 76903

Section 2: Specific details of request

The previous owners exposed the rock on the façade and partially covered it with blue tile that caused damage and covered some of the original structure of the building. We are trying to find a way to cover the damage while also maintaining the historical integrity of the storefront. We are wanting to paint the rock and use decorative trim on the Storefront Windows. The woodwork and rock would be painted white (Alabaster White SW). (Concept Picture of Wood & Trim Work and Painted Rock Attached). The upper windows trim would be painted black (Tricorn Black-SW) and the Front door will be painted red (Real Red-SW). The existing iron columns by the front door will be exposed and painted black (Tricorn Black-SW) along with the iron above the upper windows. To tie everything together we would add 20" Wall Mounted Lanterns to the painted rock columns on each side of the Storefront Windows. (Attached: picture of Wall Mounted Lanterns)

Also, we want to take the forks off the wood columns and make them single straight columns. The columns will match the approved columns from 10 E Concho. The entire awning will be painted white (Alabaster White-SW).

To improve the energy efficiency and quality of the storefront we hope to replace the windows with Double Pane Windows. The new windows will be the same size as the current windows.

(Attached: Store Elevation Concept Picture)

Section 2 continues: Site-Specific Details

We believe the proposed plan will greatly improve the overall character and visual appeal of the storefront and Downtown San Angelo based on the current remodeling of other buildings in the River Corridor and the approved design of 10 East Concho. The current storefront needs an aesthetic facelift as well as the removal of blue tile and exposure/rebuild of the original structures like the iron columns and windows.

Application for River Corridor Review Attachment

8 East Concho, San Angelo, Texas 76903

Section 2: Specific details of request

The previous owners exposed the rock on the façade and partially covered it with blue tile that caused damage and covered some of the original structure of the building. We are trying to find a way to cover the damage while also maintaining the historical integrity of the storefront. We are wanting to paint the rock and use decorative trim on the Storefront Windows. The woodwork and rock would be painted white (Original White-SW). (Concept Picture of Wood & Trim Work and Painted Rock Attached). The upper windows trim would be painted black (City Loft-SW) and the Front door will be painted red (Earl Grey-SW). The existing iron columns by the front door will be exposed and painted black (Earl Grey-SW) along with the iron above the upper windows. To tie everything together we would add 20" Wall Mounted Lanterns to the painted rock columns on each side of the Storefront Windows. (Attached: picture of Wall Mounted Lanterns)

Also, we want to take the forks off the wood columns and make them single straight columns. The columns will match the approved columns from 10 E Concho. The entire awning will be painted white (Original White-SW).

To improve the energy efficiency and quality of the storefront we hope to replace the windows with Double Pane Windows. The new windows will be the same size as the current windows.

(Attached: Store Elevation Concept Picture)

Section 2 continues: Site-Specific Details

We believe the proposed plan will greatly improve the overall character and visual appeal of the storefront and Downtown San Angelo based on the current remodeling of other buildings in the River Corridor and the approved design of 10 East Concho. The current storefront needs an aesthetic facelift as well as the removal of blue tile and exposure/rebuild of the original structures like the iron columns and windows.

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): Jacob & Ashlie Balderas
 Owner Representative (Notarized Affidavit Required)

5113 Columbine LN San Angelo Tx 76904
Mailing Address City State Zip Code

325-212-4236 jobrookeon@gmail.com
Contact Phone Number Contact E-mail Address

6 E Concho San Angelo Tx 76903
Subject Property Address City State Zip Code

0.086, Blk: 1, Subd: San Angelo Addition, East Part
Legal Description (can be found on property tax statement or at www.tamptax.com)
of Lot 1 and the West 3ft 9in of Lot 2

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" See Attachment

Hours of Operation: 8 AM -12 PM & 1PM – 5 PM 325-857-4210, #2 www.cosatx.us/planning

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: _____

See Attachment

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.

Connie Balderas
Signature of licensee or authorized representative

7.13.18
Date

Ashlie Balderas
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 18 -- 24 Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 385.00 Receipt #: 1974 Date paid: 7, 13, 18

Reviewed/Accepted by: J. Fisher Date: 7, 13, 18

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): Jacob & Ashlie Balderas
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 5013 Columbine LN San Angelo TX 76904
City State Zip Code

Contact Phone Number: 325.812.4236
Contact E-mail Address: jobronkerson@gmail.com

Subject Property Address: B.E. Canabro San Angelo TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tlfr.com/land.com):
0.0516 B1K: 1 Subd: San Angelo Addition, East Part
of Lot 1 and the West 3ft 9in of Lot 2

Zoning: COB

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* See Attachment

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: _____

See Attachment

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.

Donie Balderas
Signature of licensee or authorized representative

7-13-18
Date

Ashlie Balderas
Printed name of licensee or authorized representative

JP Brookeson, LLC
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 18 - 25 Related Case No.: _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 385.00 Receipt #: 1975 Date paid: 7, 13, 18

Reviewed/Accepted by: J. Fisher Date: 7, 13, 18

DESIGN AND HISTORIC REVIEW COMMISSION – August 16, 2018
STAFF REPORT



APPLICATION TYPE:		CASE:	
River Corridor Review / Certificate of Appropriateness		RCC18-26 / CA18-06: Cunningham/All About Signs	
SYNOPSIS:			
<p>The applicants have applied for a River Corridor and Certificate of Appropriateness to facilitate new exterior improvements on the former San Angelo Masonic Lodge #570 historic building property at the northeast corner of South Oakes Street and East Twohig Avenue. The applicants are proposing to erect eight (8) new dibond signs, 6-square feet each; four on the building's west (front) elevation facing South Oakes Street and four on the south elevation facing Twohig Avenue. The signage will contain the business names of four new businesses to occupy the building, and have dark brown, white and gold coloring, lettering and design characteristic of the Art Deco period when the Masonic Temple was constructed in 1931. The applicants are also proposing to erect 6-foot high aluminum fencing with entry gates and rounded finials painted black along the front and rear of the north courtyard area. The fencing will provide security and allow entry into this section of the property for small entertainment venues in future. Finally, the applicant plans to erect new Italian Cypress street trees along the west and south elevations and an emergency access step in the rear yard.</p>			
LOCATION:		LEGAL DESCRIPTION:	
130 South Oakes Street; generally located at the immediate northeast corner of South Oakes Street and East Twohig Avenue		Being Lot 1 in Block 6 of the San Angelo Addition, comprising a total of 0.23 acres	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Downtown Neighborhood	CBD – Central Business District	D – Downtown	0.23 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-foot sidewalk Provided: 100' right-of-way, 64' pavement with a 5' sidewalk</p> <p>East Twohig Avenue – Urban Local Street (complied with standards at time of platting) Required: 50' right-of-way, 40' pavement, or 36' pavement with a 4-foot sidewalk Provided: 100' right-of-way, 70' pavement with a 5' sidewalk</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL for all proposed improvements on the subject properties, subject to three Conditions of Approval for both RCC18-26 and CA18-06.			
PROPERTY OWNER/PETITIONER:			
Property Owner: Alexandra Cunningham, Cunningham Entertainment Group, LLC Applicants: Alexandra Cunningham and Kathleen Quanz, All About Signs			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

RCC18-26 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 construction including signs and fences on any property in the River Corridor. The proposed improvements need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*, and the *Historic Preservation Design Guidelines (HPD)* for commercial properties within the Central Business District of San Angelo. The following synopsis has been provided to determine whether each improvement is consistent with the above policies.

(1) New signage

The RCMDP signage policies state that “signs should be incorporated into the architecture of each building” and “should have a minimum clearance of nine feet above the sidewalk for public safety.” The HPD requires 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.” In addition, “materials shall appear to be similar to those used traditionally” and “colors should complement neighboring buildings and reflect a traditional color palette” and be “similar to or comparable to the palette adopted by the National Trust for Historic Preservation.” The Planning Division believes that the proposed signage meets all of the above policies and guidelines. Dibond is an aluminum composite that reflects the metal historic marker signs already on the front of the building and found on other buildings across the United States during the Art Deco period of construction. The proposed dark brown background, with white letters and gold insignias are consistent as well with the current signage and Masonic symbols above the front arched windows, and with the Historic Color Palette. The signs are at least 9 feet above the public sidewalk as required. Their size and placement closest to the southwest corner of the building are most practical given they will be visible from both street frontages, and will not clutter or cover the masonic symbols or signs in this location.

(2) New fencing, concrete step, and street trees

The RCMDP states that where “walls or fences are required, they should be designed with unique patterns, textural differences, or offsets”, “the offsets can be landscaped with clusters of trees and shrubs”, and “retaining walls should be designed to blend with the adjacent buildings or structures.” The Planning Division is satisfied that the proposed improvements are consistent with these policies. The proposed aluminum fence painted black will complement – rather than overpower – the visual aesthetics of the stucco Masonic building, preserving its historical prominence in Downtown San Angelo. At night, the fence will not be seen and therefore, not overshadow the building. The posts with round finials even spaced across the fenced area will be consistent with those found on the building’s entry ramp. The proposed Italian Cypress trees in front of the fence will break up the large fence expanse. These trees will also achieve the same objective in front of the blank wall spaces along the west and south building elevations between the arches and windows. They will also be consistent with the new Cypress trees approved by the DHRC at the new pocket park (Pflugler RCC16-20) to be located immediately to the south, and at the rear of Raw 1899 also approved by DHRC (RCC16-14). The Planning Division has no objection to the one emergency step to be placed at the rear of the property. It will provide for safe ingress/egress to the rear parking lot for employees and those participating in outdoor venues in the new fenced courtyard.

CA18-06 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.**

As stated previously, the Planning Division believes that the proposed aluminum fencing will compliment and not overshadow the historical stucco building. The dibond signs along the southwest portions of the building can be easily removed in future with minimal alteration to the building. Planning Staff during our site visit of July 25, 2018, noticed several small holes on the building's south elevation where the applicant indicated a real estate was previously located. However, these holes could be easily plastered with stucco and not affect the overall character of the building. Staff is satisfied the same principle could be applied to the locations of the new signs and any future removal would result in minimal alteration which is repairable.

- 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 proposed signs on the building are located in the blank wall areas and would not result in the destruction or alteration of any original historic materials or features.

- 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 sign material and colors are consistent with the Art Deco period (1930s) when the original Masonic Temple was constructed.

- 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 fencing and signage will blend with the Masonic Temple and surrounding area. The materials and colors are consistent with both historic and modern trends in Downtown San Angelo.

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

The new exterior signage can be easily removed and not alter or remove any portion 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.

See # 1 above.

- 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.**

Erection or removal of the new signage in future would not require sandblasting or other cleaning methods that would damage the building. As indicated, any small holes resulting from removal of the signs could be easily plastered and covered.

- 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 the signage as indicated are consistent with the Historic color palette, the building itself, and surrounding area.

- 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.**

See #1 above.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Cases RCC18-26 and Case CA18-06 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 applicants shall require Sign Permits from the Permits and Inspections Division for the proposed signs.
3. The applicants shall repair all damaged driveway and sidewalk areas in the public right-of-way in front of the fenced area to the satisfaction of the City's Engineering Services and Planning Divisions.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Letter of Intent from Applicant
Signage Elevations and Location
Fence Elevations
Applications



Source: Esri, DigitalGlobe, GeoEye, USDA, USGS, AEX, Getmapping, User Community

River Corridor/Cert. of Appropriateness

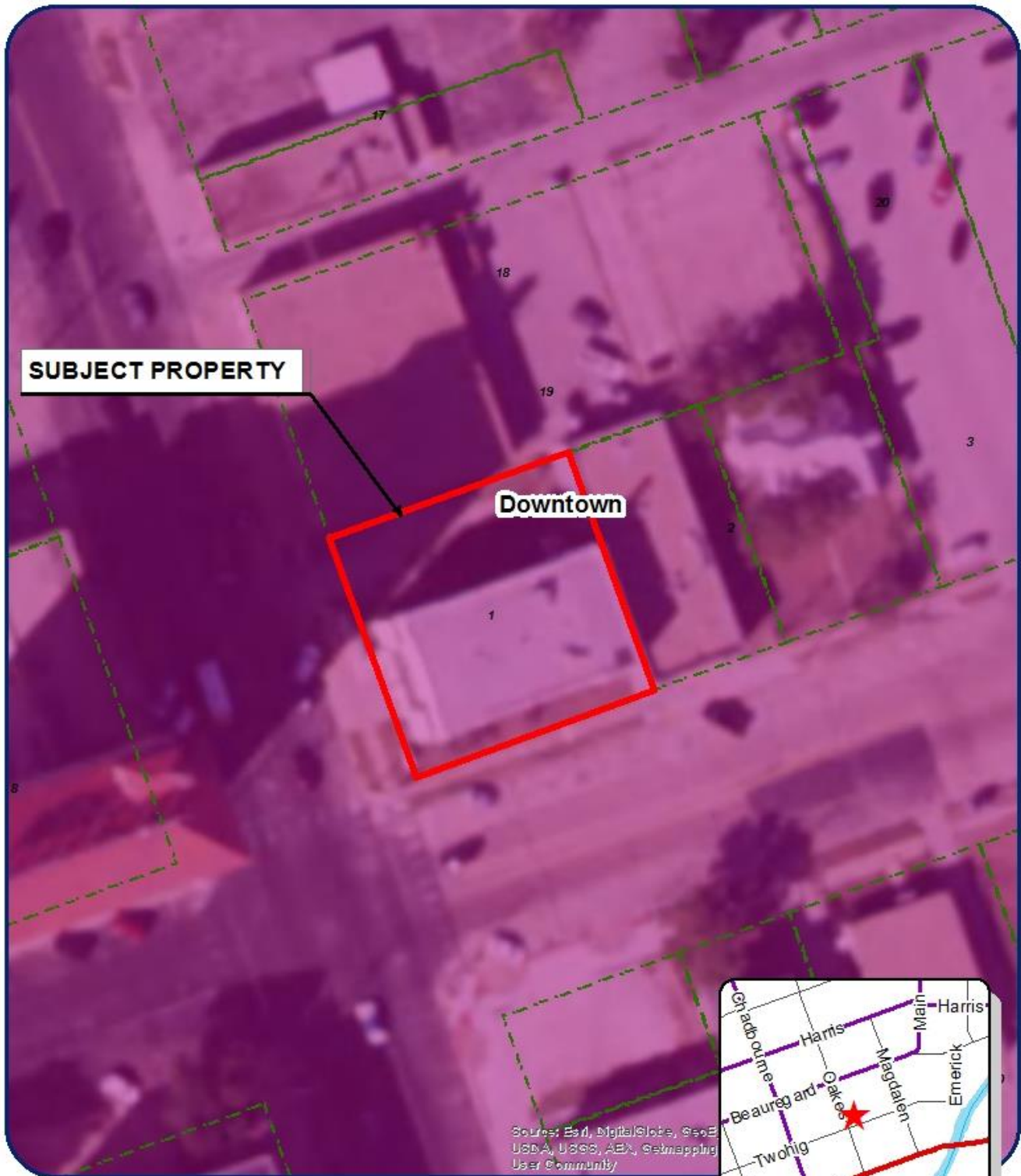
RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 130 S. Oakes Street

Legend

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





River Corridor/Cert. of Appropriateness

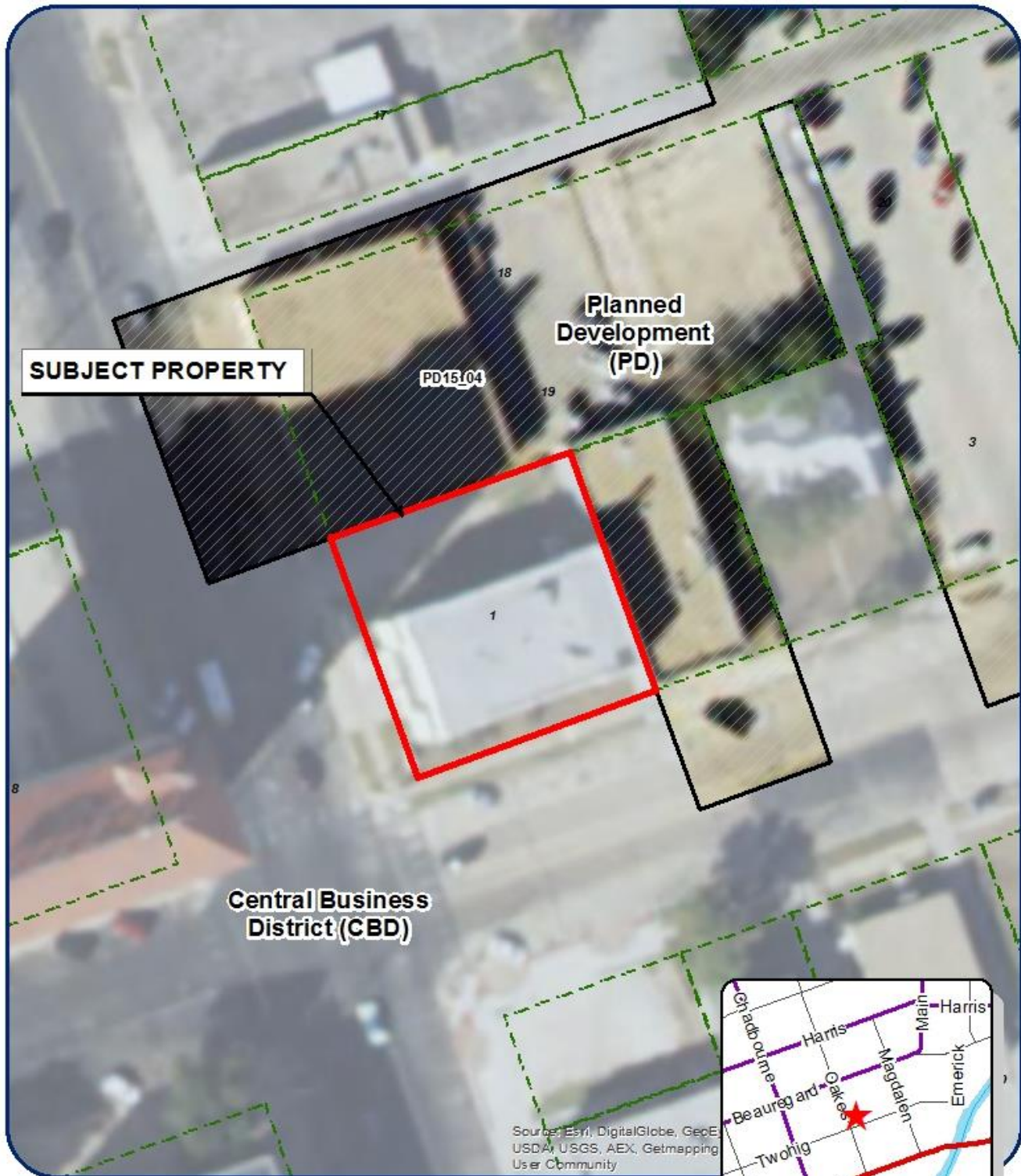
RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
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 Current Zoning: **CBD**
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River Corridor/Cert. of Appropriateness

RCC18-26/CA18-06

Council District: Harry Thomas (SMD #3)
 Neighborhood: Downtown
 Scale: 1" approx. = 50 ft
 Subject Property: 130 S. Oakes Street

Legend

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



Photos of Site and Surrounding Area

WEST



SOUTH



NORTH



EAST AT EXISTING BUILDING



NORTH AT EXISTING BUILDING



EXISTING SIGNAGE ON BUILDING



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

APPLICATION FOR RIVER CORRIDOR REVIEW

Cunningham Entertainment Group/All About Signs

130 S Oakes

1. FENCE

Site Specific Details/Proposed Work: Installing 42' of fencing (x2) at the front and rear of adjacent lot, the front elevation with two side by side 4' gates, centered, and the rear with one 4' gate. Also installing a modesty panel with gate to enclose air conditioner units. Fences to be constructed of standard aluminum tube with larger posts, topped with round finials to match the round finials already adorning the ramp located at the front of the property.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: Color of fence will be black, this design making the fence more "invisible" to passersby. The cross-hatch articulation matches details present on the structure. All hardware will be black and gold in color, in keeping with the details of the proposed signage for a consistent exterior appearance. Fences will serve to enclose a section of vacant land for use as a small venue and act to secure property from theft and vandalism.

2. INSTALLATION OF NEW SHADE TREES

Site Specific Details/Proposed Work: Installing Italian Cypress trees or other drought-resistant tree at least 6 feet tall at time of planting in front of the fence and along South side of building as shown in attached site plan.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: Drought resistant trees will break up the large fence wall expanse and enhance the curb appeal of the property. Trees may serve as potential shade areas for pedestrian traffic. Trees will not block any line of sight areas at intersections.

3. INSTALLATION OF CONCRETE STEP FOR EMERGENCY EGRESS

Site Specific Details/Proposed Work: Construct a concrete step along existing parking lot that runs adjacent to vacant area on property to provide emergency egress. The grade of the parking lot is above said vacant area and could pose a safety hazard in the event of an emergency. The addition of a "step" would allow patrons a safer exit route. This should be completed simultaneously with fence installation.

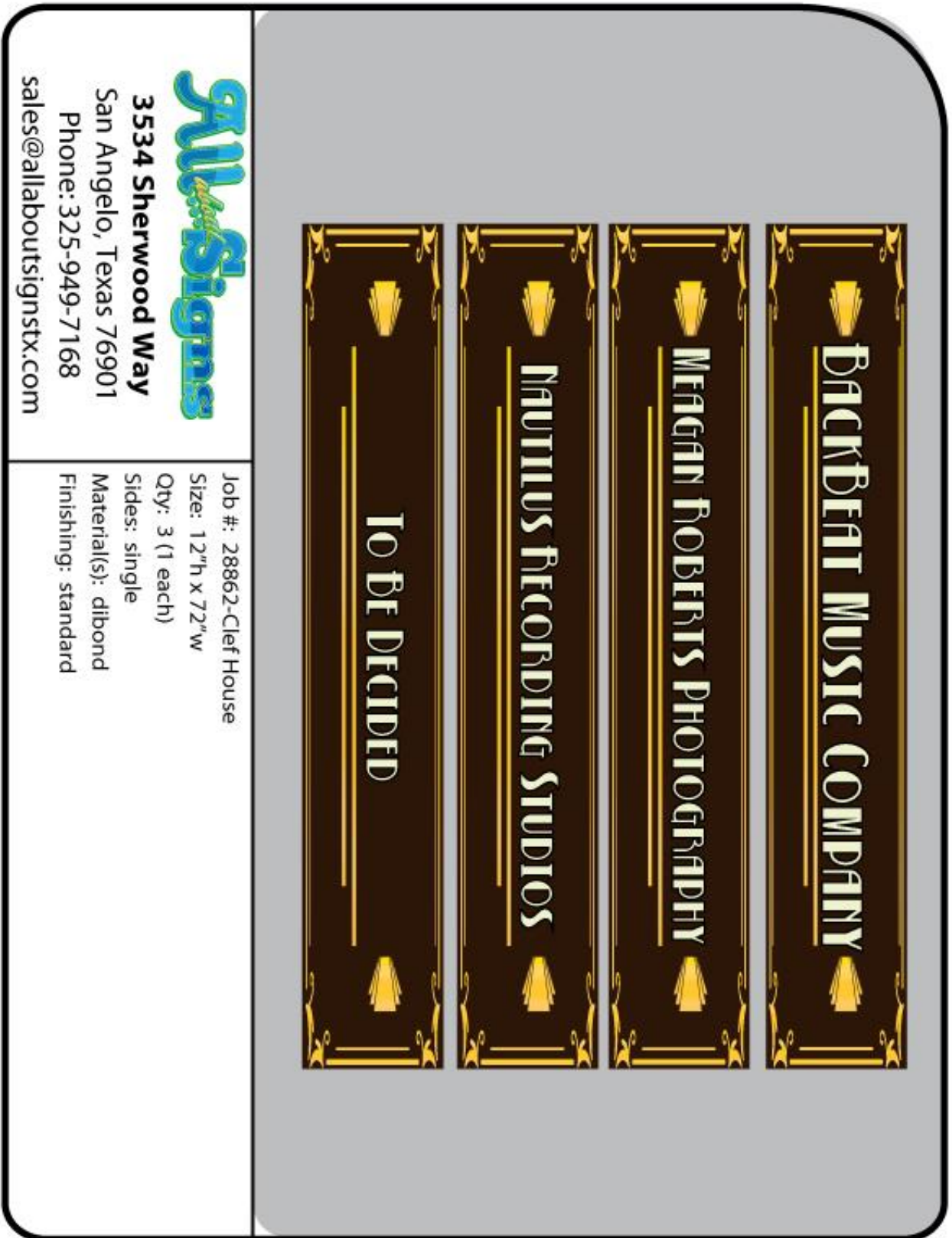
Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: Safety Hazard

4. BUILDING SIGNS

Site Specific Details/Proposed Work: Installing up to four 1' x 6' tenant panel signs on South and West Elevations of designated historic building located at 130 S Oakes St. Signs will be made on non-corrosive, rot-resistant dibond material with applied vinyl graphics attached to walls with minimally invasive, but secure, tapcon screws. Proposed use of building is to provide retail/studio space for music, art, and photography businesses.

Explain why and how you think the proposed work is necessary and/or consistent with the character of the River Corridor: In keeping with Art deco style of building built in 1931, signs will have a dark bronze background with gold and almond text and detailing. Sign will be constructed on dibond which is the leading aluminum composite material. It is comprised of two pre-painted aluminum sheets with a solid polyethylene core and will mimic the look of a bronze metal sign. Sign will complement other design features of building; ie dark plaques, gold/brass finials on railing, almond color cast stone ornamentation.

Signage Elevations



Signage Location



Front Fence and Landscape Elevations



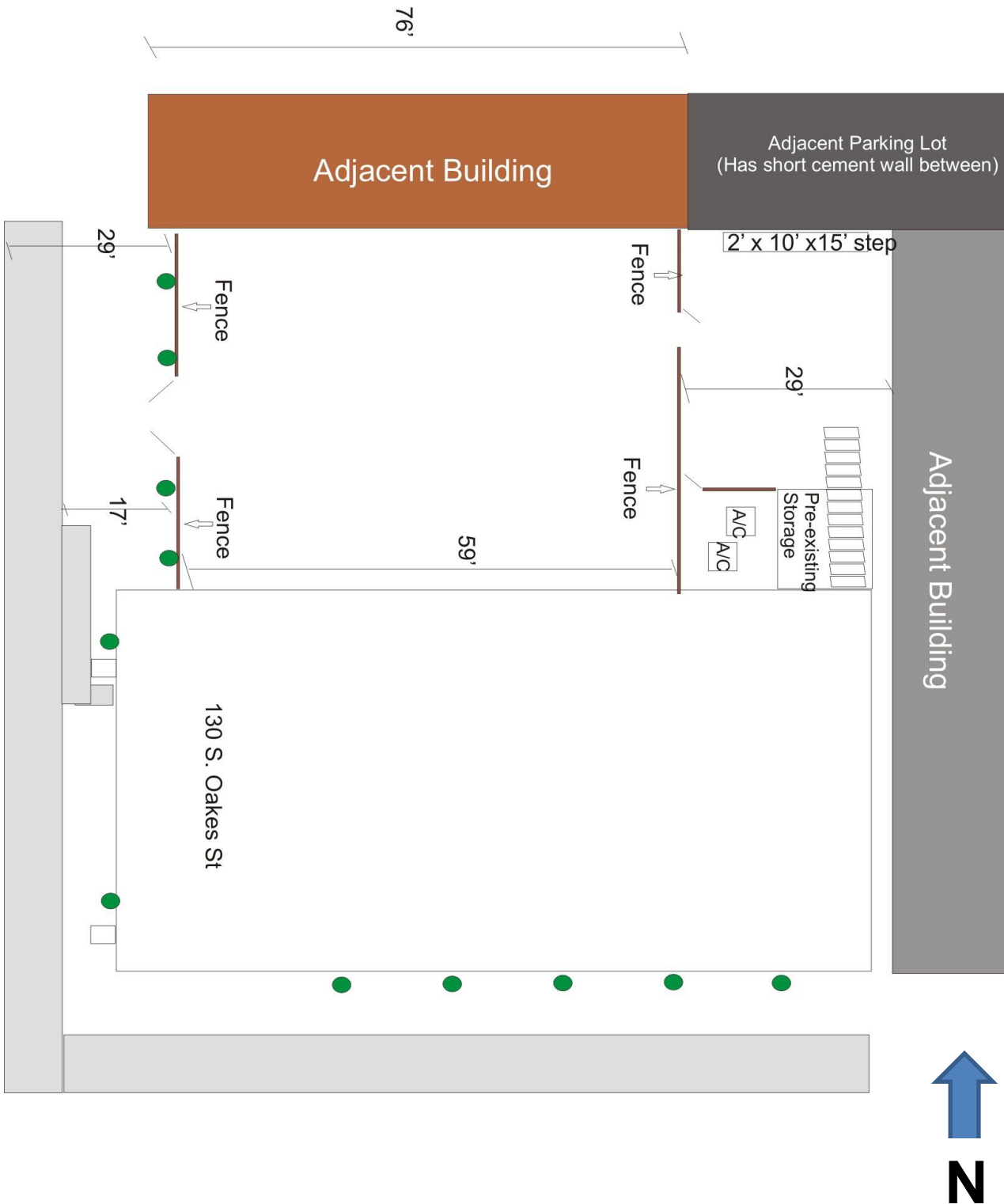
Fence Width: 42' with two 4' gates in the center of that span
Fence Height: 6'
Fence Material: Aluminum

Rear Fence Elevations

Fence Width: 42' with one 4' gate
Fence Height: 6'
Fence Material: Aluminum



Site Plan



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): Cunningham Entertainment Group/Alexandra Cunningham and All About Signs(AAS) for CEG

<input checked="" type="checkbox"/> Owner	<input checked="" type="checkbox"/> Representative (Notarized Affidavit Required)		
130 S Oakes	San Angelo	TX	76903 (CEG)
PO Box 62544	San Angelo	TX	76906 (AAS)
Mailing Address	City	State	Zip Code

325-650-4230 AAS; 325-703-1850 CEG	service@allaboutsingstx.com	backbeatmusic@earthlink.net
Contact Phone Number	Contact E-mail Address	

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

.230 acres LOT 1 BLK 6 San Angelo Addn
 Legal Description (can be found on property tax statement or at www.tamptax.com)
 Tax ID 23-41700-0060-001-00

Zoning: River Corridor

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. **Add fence, landscaping**
- 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)
- Non-illuminated signs less than 50 sq ft on historic building

Specific details of request: *use separate attachment if necessary*
 _____ See details attached for 1. Fence
 _____ See details attached for 2. Landscaping/Shade Trees
 _____ See details attached for 3. Rear Step for Emergency Egress
 _____ See details attached for 4. Building signs

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: _____

See details attached for 1. Fence

See details attached for 2. Landscaping/Shade Trees

See details attached for 3. Step for Emergency Egress

See details attached for 4. Building Signs

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.

Alexandra Cunningham property owner
Kathleen Quang revised 7/25/2018
 Signature of licensee or authorized representative Date
 Kathleen Quang, authorized representative for signs
 Printed name of licensee or authorized representative
 Cunningham Entertainment Group LLC/All About Signs, Inc
 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 18-26 Related Case No.: CA-18-06 Date Related case will be heard: 8/16/2018
 Nonrefundable fee: \$ 385.00 Receipt #: _____ Date paid: 7, 13, 2018
 Reviewed/Accepted by: J. Fisher Date: 7, 12, 2018

Effective January 3, 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): Cunningham Entertainment Group LLC/Alexandra Cunningham and All About Signs, Inc

Owner Representative (Notarized Affidavit Required)

AAS - PO Box 62544	San Angelo	TX	76906
Mailing Address	City	State	Zip Code
CEG - 130 S Oakes	San Angelo	TX	76903
325-650-4230 AAS, 325-703-1850 CEG	service@allaboutsigtex.com	backbeatmusic@earthlink.net	
Contact Phone Number	Contact E-mail Address		
130 S Oakes	San Angelo	TX	76903
Subject Property Address	City	State	Zip Code

.230 acres LOT 1 BLK 8 San Angelo Addn
 Legal Description (can be found on property tax statement or at www.comptonsced.com)

Tax ID 23-41700-0060-001-00

Zoning: River Corridor

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. Add fence, landscaping
- 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.
- Non-illuminated signs less than 50 sq ft on historic bldg

Specific details of request: See details attached for 1. Fence
See details attached for 2. Landscaping/Shade trees
See details attached for 3. Rear step for Emergency Egress
See details attached for 4. Building signs

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: _____
See attached details for 1. Fence, 2. Landscaping/Shade Trees, 3. Rear Step for Emergency Egress, 4. Building signs

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.
- Whenever 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.

Olivera Cunningham property owner

Kathleen Quanz representative for signs
 Signature of licensee or authorized representative

7/25/2018 rev
 Date

Kathleen Quanz, authorized representative for signs
 Printed name of licensee or authorized representative

Cunningham Entertainment Group LLC/All About Signs, Inc
 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 18-06 Original HO Case No.: 298-26 (Masonic Lodge)

Nonrefundable fee: \$ 100.00 Receipt #: _____ Date paid: 7, 13, 2018

Reviewed/Accepted by: J. Fisher Date: 7, 12, 2018