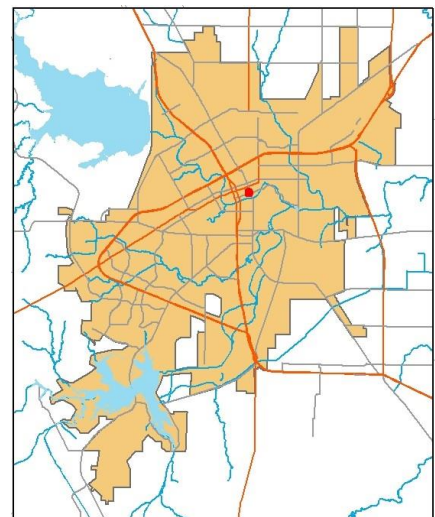


**DESIGN AND HISTORIC REVIEW COMMISSION – SEPTEMBER 27, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC18-27: Eckert	
SYNOPSIS:			
A request for approval for an exterior remodel of the existing building on the subject property. The exterior façades will be repainted, with the addition of new doors, windows, lighting and awnings. This building was used as the Yellow Cab Company according to a historic survey with the Texas Historical Commission.			
LOCATION:		LEGAL DESCRIPTION:	
16 West Concho Avenue		Being part of west 50' of lots 2 & 9, Block 2, 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	0.17 acre
THOROUGHFARE PLAN:			
<u>West Concho Avenue</u> – Parkway, 100' ROW Existing, 70' Pavement Width Existing			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC18-27, subject to Three Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Mike Eckert			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			



RCC18-27 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, “Brick or stone surfaces of a building should be maintained in their original unpainted state, where feasible.” “If it is not possible to remove the paint without damaging the masonry, it is best to re-paint the surface in a compatible color. Painting or re-painting may also be necessary if the brick has to be repaired and the original color cannot be matched.” The existing building façade is painted, but peeling significantly. By repainting the existing structure, the applicant would improve the appearance without affecting the original structure. The proposed Colonial Revival Stone (SW2827) main building paint color is listed as a Sherman Williams historic exterior wall color.

The RCMDP also states that “The size and shape of upper story windows should be preserved. Typical upper story windows are vertically oriented, and several are often uniformly spaced along the building front. The rhythm of upper story windows is a very important unifying feature in the historic city center because it is repeated on most buildings.” The new windows will preserve the scale of the existing windows and tie into similar buildings in the area along Concho Avenue. The new doors and garage door will reflect the previous size and scale of these elements without affecting the building’s structure.

Finally, the RCMDP policy 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.” Preserved architectural details, such as stone accents, contribute to the unique identity of this building while adding interest to pedestrian experience. Since the original lighting was removed at ground level, historically equivalent lighting will be reflective of the earlier conditions.

Recommendation:

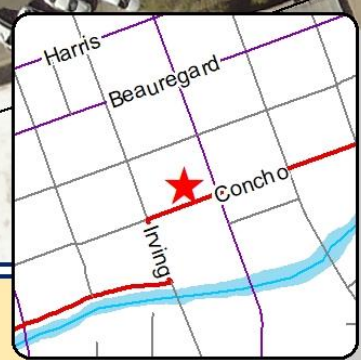
Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE Case RCC18-27** for an exterior remodel of the existing building, **subject to Three Conditions of Approval:**

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.

Attachments:


Aerial Map
Future Land Use Map
Zoning Map
Proposed Improvements
Application



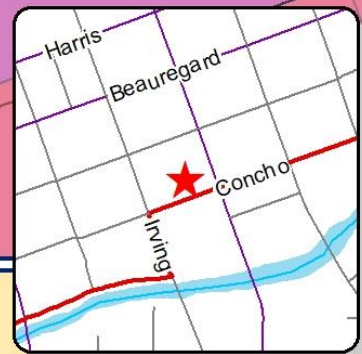
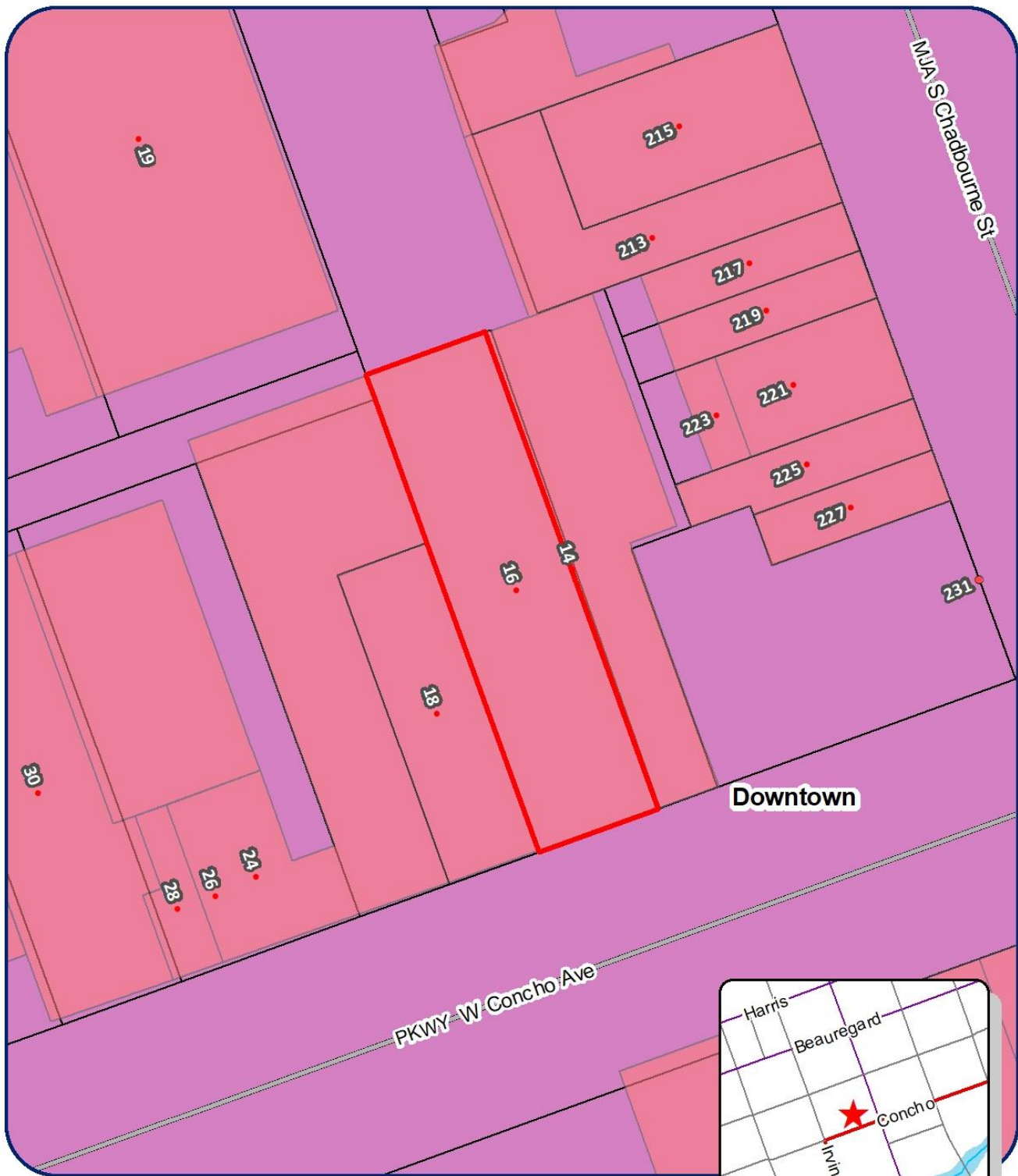
RCC18-27: Eckert
16 West Concho Avenue

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**






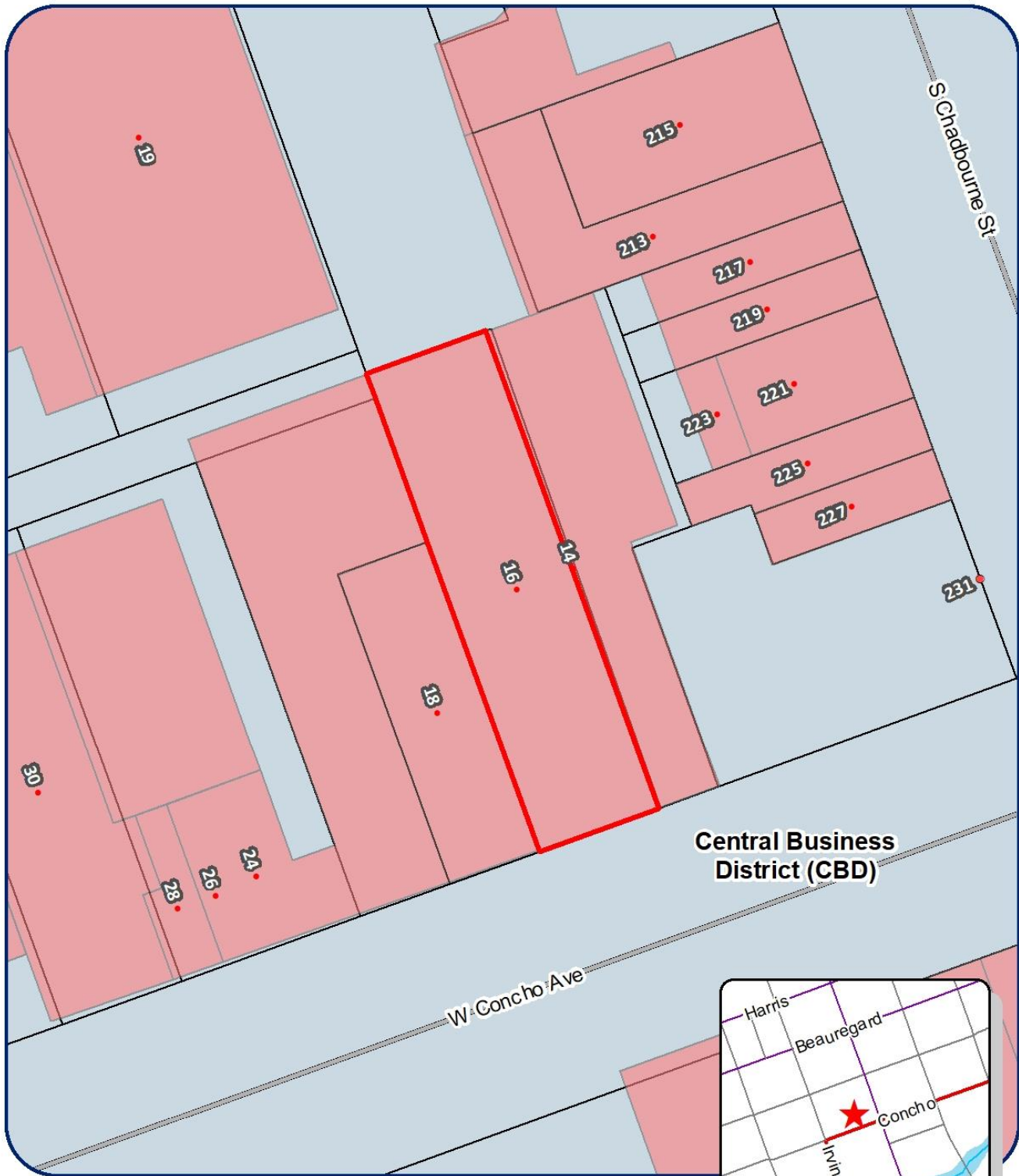
RCC18-27: Eckert
16 West Concho Avenue

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**




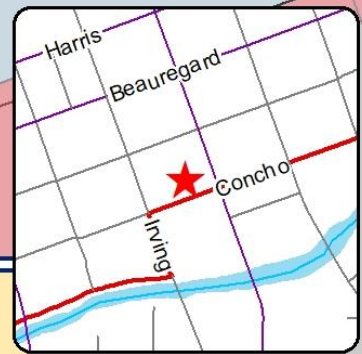


RCC18-27: Eckert
16 West Concho Avenue

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**



Site Photos







Proposed Improvements



A FRONT (SOUTH) BUILDING ELEVATION

September 27, 2018

Quote 758599D: SUGG
ULTRA SERIES 8/7/2018 1:58:31 PM

Line	Label	UOM	Quantity	Unit Price	Extended Price
001	None Assigned	EA	(24)		

PERFORMANCE: Standard Performance

UNIT - Ultra Rectangle Double Hung - Complete Unit, Traditional, Vintage: #1117, Clad Sash, Even Split, 7/8" Performance Divided Lites, Second Bar Size: 0", Champagne Spacers, Bar Profile - Interior: Beveled

GLASS: H-K LoE 270 Insulated, Mill Finish Spacer, Beveled Glazing Bead

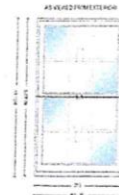
HARDWARE-ACCESSORIES: White Hardware, Amount of Check Rail Locks: 1, Both Sash Plough, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: White

CASING-JAMBS-TRIM: No Sill Nosing , Nailing Fin, 4 9/16" Jambs, 6 5/16" Clips

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Ultra Pure White Exterior, Primed Latex Interior Frame, Primed Latex Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.



Scaled to Fit

Rough Opening:
36" X 61"
Frame Size:
35-1/2" X 60-7/16"
Unit Dimension:
35-1/2" X 60-7/16"

002	None Assigned	EA	(4)		
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PERFORMANCE: Standard Performance

UNIT - Ultra Rectangle Double Hung - Complete Unit, Traditional, Vintage: #1117, Clad Sash, Even Split, 7/8" Performance Divided Lites, Second Bar Size: 0", Champagne Spacers, Bar Profile - Interior: Beveled

GLASS: H-K LoE 270 Insulated, Mill Finish Spacer, Beveled Glazing Bead

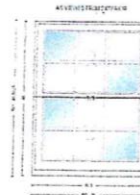
HARDWARE-ACCESSORIES: White Hardware, Amount of Check Rail Locks: 1, Both Sash Plough, Screen: Full Screen, BetterVue Fiberglass Screen, Jambliner: White

CASING-JAMBS-TRIM: No Sill Nosing , Nailing Fin, 4 9/16" Jambs, 6 5/16" Clips

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Ultra Pure White Exterior, Primed Latex Interior Frame, Primed Latex Interior Sash, Standard Fingerjoints

MANUFACTURER NOTES:

Number of installation clips applied is configured for a DP20 installation design pressure. Kolbe also recommends adding an additional 1/2" to the standard rough opening.



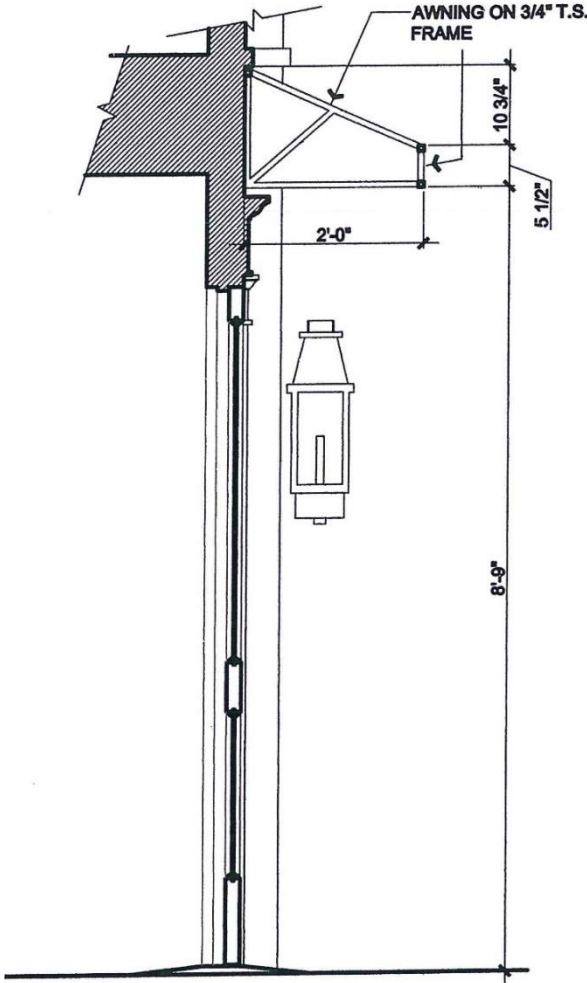
Scaled to Fit

Rough Opening:
36" X 46-9/16"
Frame Size:
35-1/2" X 46"
Unit Dimension:
35-1/2" X 46"



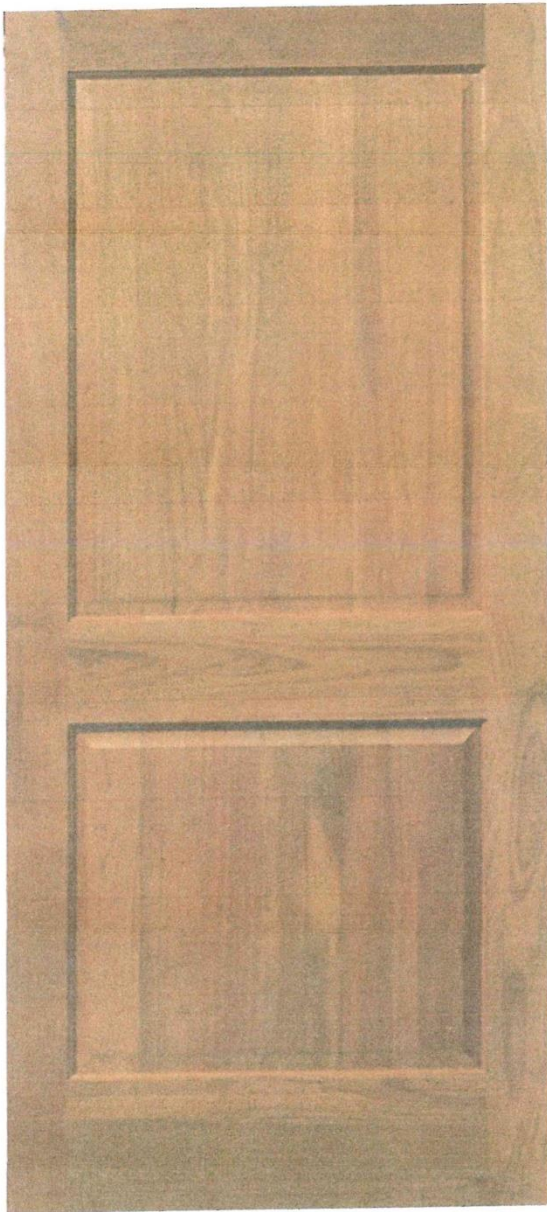
Printed By:
Created: 8/7/2018

September 27, 2018



Building Façade Color - SW2827 – Colonial Revival Stone

Accent Color – Custom Color to Match Window Cladding - Cloud



2 PANEL DOORS
WOOD DOORS - $1\frac{3}{4}$ " THICK
EACH DOOR 2' 10"

Wayne Dalton
 COMMERCIAL DOORS (COMMERCIAL-DOORS) SUPPORT
 DEALER RESOURCES (/DEALER-RESOURCES)

**300 Series
 Wood Garage Doors**



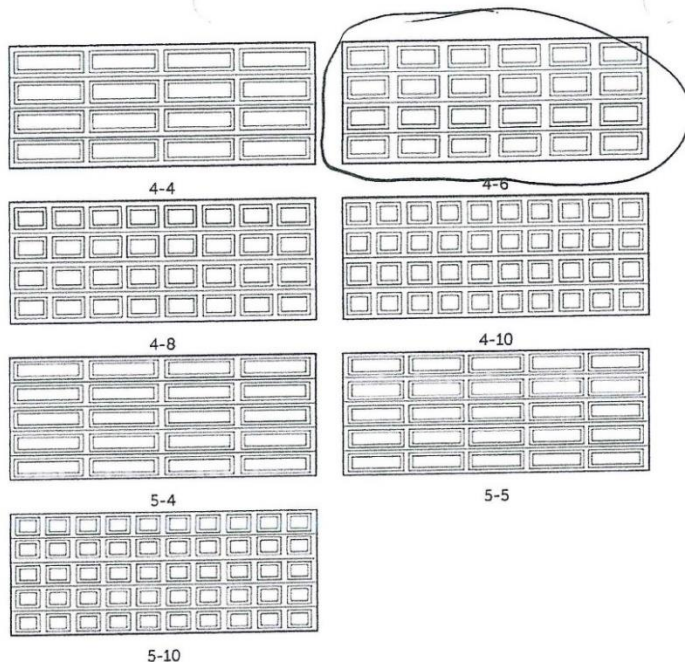
WAYNE DALTON ADVANTAGES

Wayne Dalton's 300 Series Classic wood garage doors accent your home with the beauty and richness of a raised panel wood door. Our tradition of precision craftsmanship and construction, blended with today's technology, provides the finest wood doors available.

300 Series doors are constructed of 1 3/8" thick solid wood rails and stiles and are available in a variety of carved designs for the raised panels. These doors have mortise and tenon joints, that are waterproof glued and steel pinned, to provide lasting strength. Shiplap-style connections between

DESIGN WOOD WINDOWS DOCUMENTS

Wood Garage Doors 300 series



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): MIKE ECKERT

Owner Representative (Notarized Affidavit Required)

P.O. BOX 3382 SAN ANGELO TX 76902
 Mailing Address City State Zip Code

325 7160494 ECKERCAV@SUDDENLINK.NET
 Contact Phone Number Contact E-mail Address

16 WEST CONCHO SAN ANGELO TX 76903
 Subject Property Address City State Zip Code

BLK 2 SUBD, SAN ANGELO ADDITION, PART OF W50' OF LOTS 2 AND 9
 Legal Description (can be found on property tax statement or at www.tomgreencad.com)

Zoning: _____

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* Remodel of exterior of
Building, Re PAINT, NEW WINDOWS, DOORS,

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:

EXTERIOR WINDOWS ARE ROTTED OUT AND FRONT IS peeling PAINT, RENOVATION would improve AREA.

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.

Signature of licensee or authorized representative: mike Eckert

Date: Aug 13, 2018

Printed name of licensee or authorized representative: MIKE ECKERT

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 -- 27, Related Case No., Date Related case will be heard:

Nonrefundable fee: \$ 385, Receipt #: 329798, Date paid: 8 / 13 / 18

Reviewed/Accepted by: H. Bueker, Date: 8 / 13 / 18