

**DESIGN AND HISTORIC REVIEW COMMISSION – NOVEMBER 15, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor/Certificate of Appropriateness		RCC18-36/CA18-07: Foley	
SYNOPSIS:			
A request for approval for construction of telecommunications facilities atop the building on the subject property. There are currently telecommunications facilities on the roof of the building and this application would be to add additional antennas. This building was used as the First Savings Building according to a historic survey with the Texas Historical Commission.			
LOCATION:		LEGAL DESCRIPTION:	
107 South Irving Street		Being North 110' of Lot 20 & East 25' OF North 110' of Lot 19 & 3.7' OF Street Adjacent on East , 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	0.20 acre
THOROUGHFARE PLAN:			
<u>West Beauregard Avenue</u> – Urban Major Arterial Street, 80' ROW required (97' Existing), 64' pavement required (70' Provided)			
<u>South Irving Street</u> – Urban Local Street, 50' ROW required (85' Existing), 40' pavement required (68' Provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case RCC18-36/CA18-07, subject to Three Conditions of Approval .			
PROPERTY			
<u>Owner:</u> Chiu James & Debbie			
<u>Petitioner:</u> Leo Foley, SAC Wireless			
STAFF CONTACT:			
Hillary Bueker, RLA Senior Planner (325) 657-4210, Ext. 1547 hillary.bueker@cosatx.us			

RCC18-36 Analysis:

Section 12.06.003 of the River Corridor Development Ordinance requires the DHRC to review any construction work in the River Corridor. The new construction need to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

The RCMDP states that, “All roof-mounted equipment should be screened behind parapets or by other means, so that such equipment is not visible from any of the adjacent streets.” The current proposed antenna additions will be added to an existing telecommunication facility. The current facilities are located on the roof of the 10 story building and as such are not visible to a pedestrian walking adjacent to the building. The current facilities were installed in 2015 without receiving DHRC approval so at this time staff is recommending the current layout be allowed to continue in their current configuration but if new facilities are installed, they should be setback at least 10 foot from the roof’s parapet wall.

The RCMDP also states that “Trash storage areas, mechanical equipment and similar areas should not be visible from the street.” Since the proposed antennas will be 10 stories up, they will not be visible from the streets immediately adjacent but ensuring a future setback will help decrease the visibility from a distance.

Finally, the RCMDP policy states that “Quality materials promote a sense of permanence and are encouraged.” The proposed equipment will be made for outdoor use and through the building process, the applicant will insure the proposed improvements are safe and secure from the West Texas climate.

CA18-07 Analysis:

Sec 211.H of the Zoning Ordinance requires, the DHRC in considering a certificate of appropriateness to be guided by the following criteria for approval.

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

No major alterations are being sought as part of this request. The proposed new equipment will be added onto existing telecommunication structure and will not significantly alter the building as it stands today.

2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

There are no distinguishing characteristics evident on the roof of the building where these alterations are being requested. The new equipment will not change the original character of the building and will be consistent with other telecommunication facilities in the downtown area.

3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

This new addition will not affect the overall historic look of the building from street level. Improvements are simple and utilitarian in form consistent with building roof structures in surrounding area.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

This new addition will not affect the historical development of the structure or its environment. The requested alterations also does not affect the previous architectural changes over the building's history.

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

The proposed new antennas will be located on the roof and not affect the distinct style of the architecture.

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.

This improvement will not repair or replace any architectural detail or material.

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.

No surface cleaning is required with this project.

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 new additions will not affect the historical, architectural or cultural significance of the building and be relatively unnoticeable from the pedestrian sidewalks.

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.

With minor repairs to the rood structure, this telecommunications facility could be removed without affecting the form or integrity of the building.

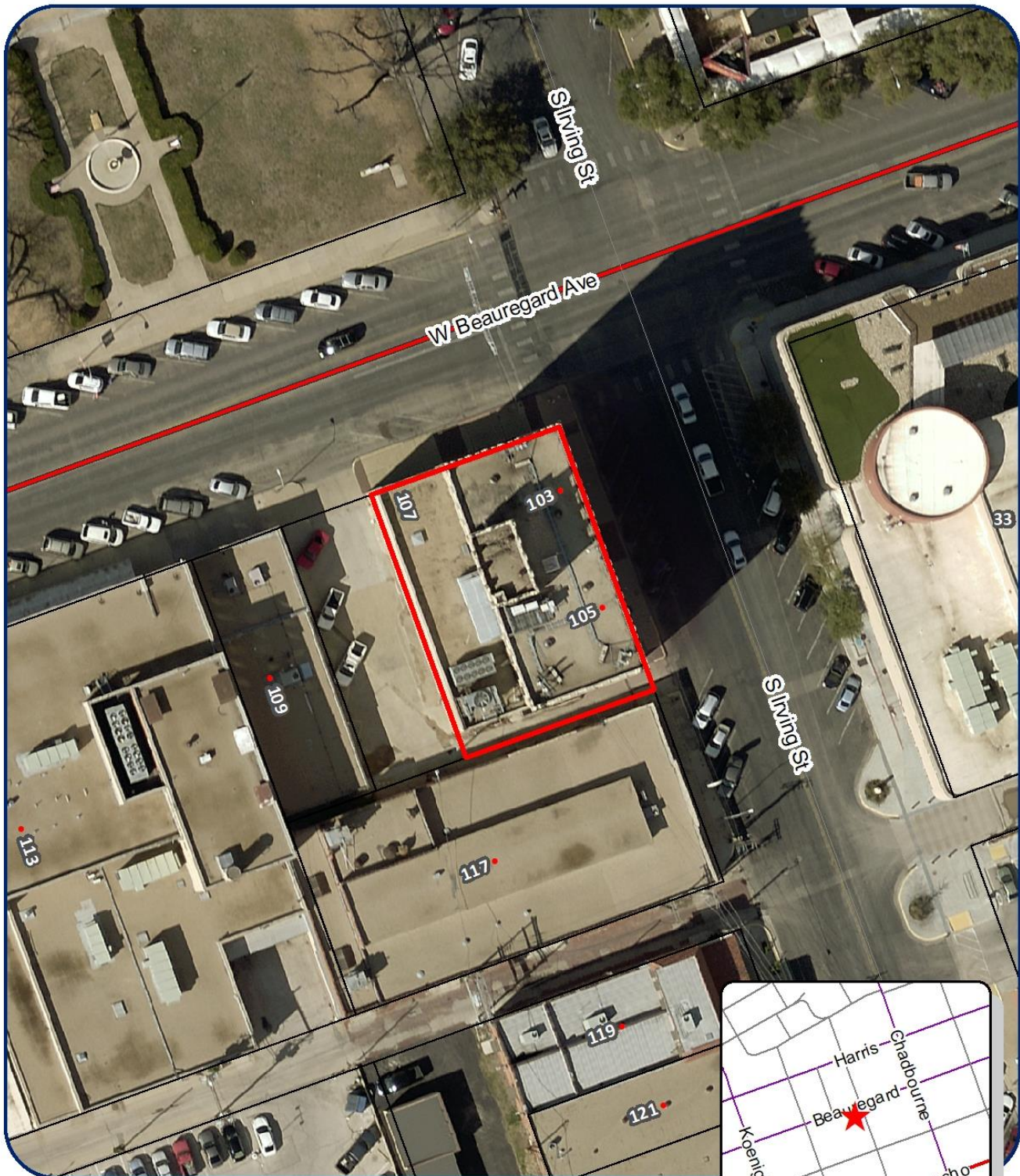
Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE RCC18-36 and CA18-07** for construction of telecommunications facilities atop the 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. The current configuration of existing equipment may remain but any modifications to existing configurations or new telecommunication equipment must adhere to a minimum setback of 10 feet from the parapet wall.

Attachments:


Aerial Map
Future Land Use Map
Zoning Map
Site Photos
Proposed Improvements
Applications

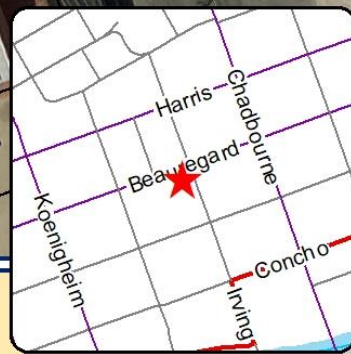


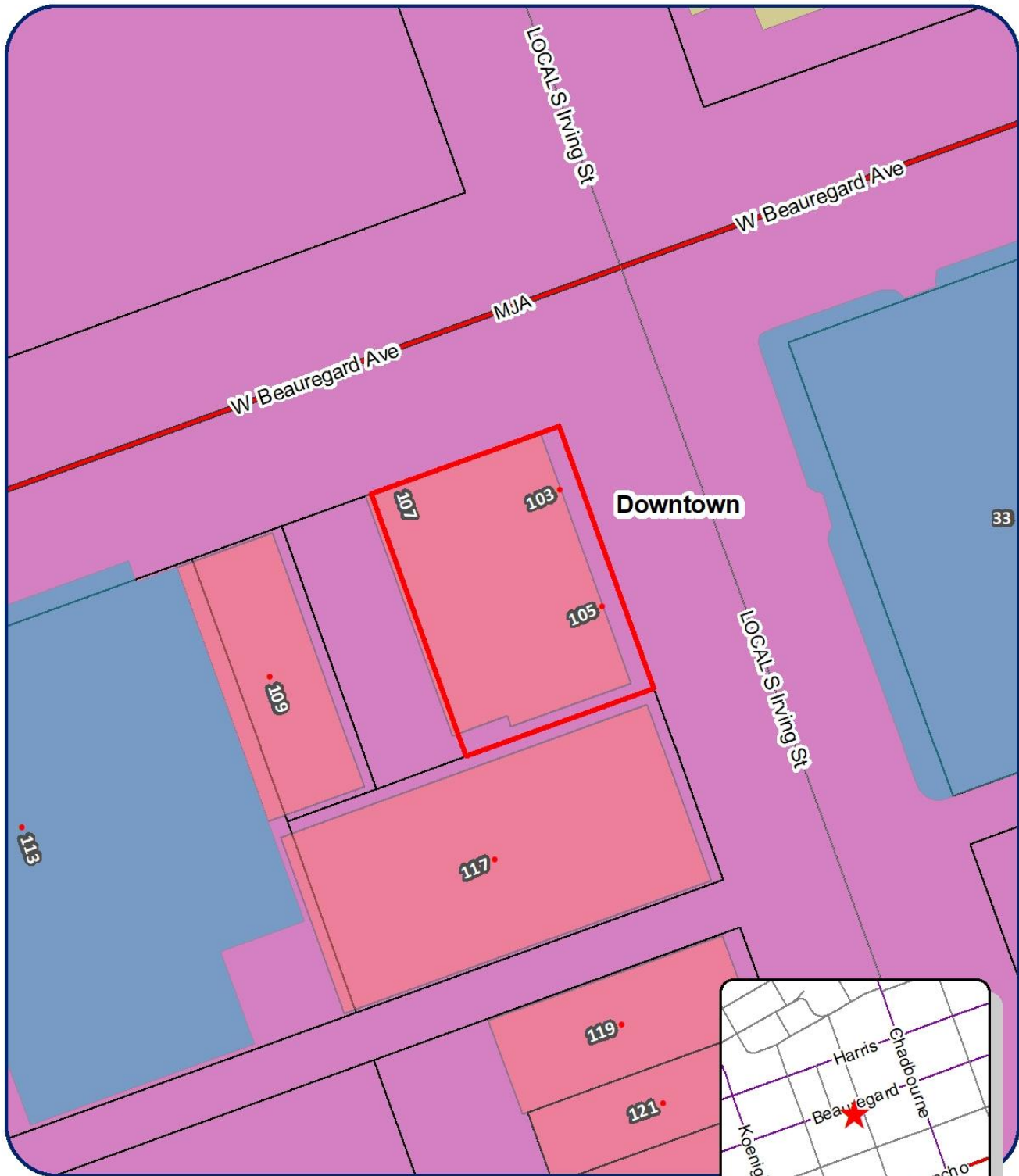
RCC18-36/CA18-07: Foley
107 West Beauregard Avenue

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**






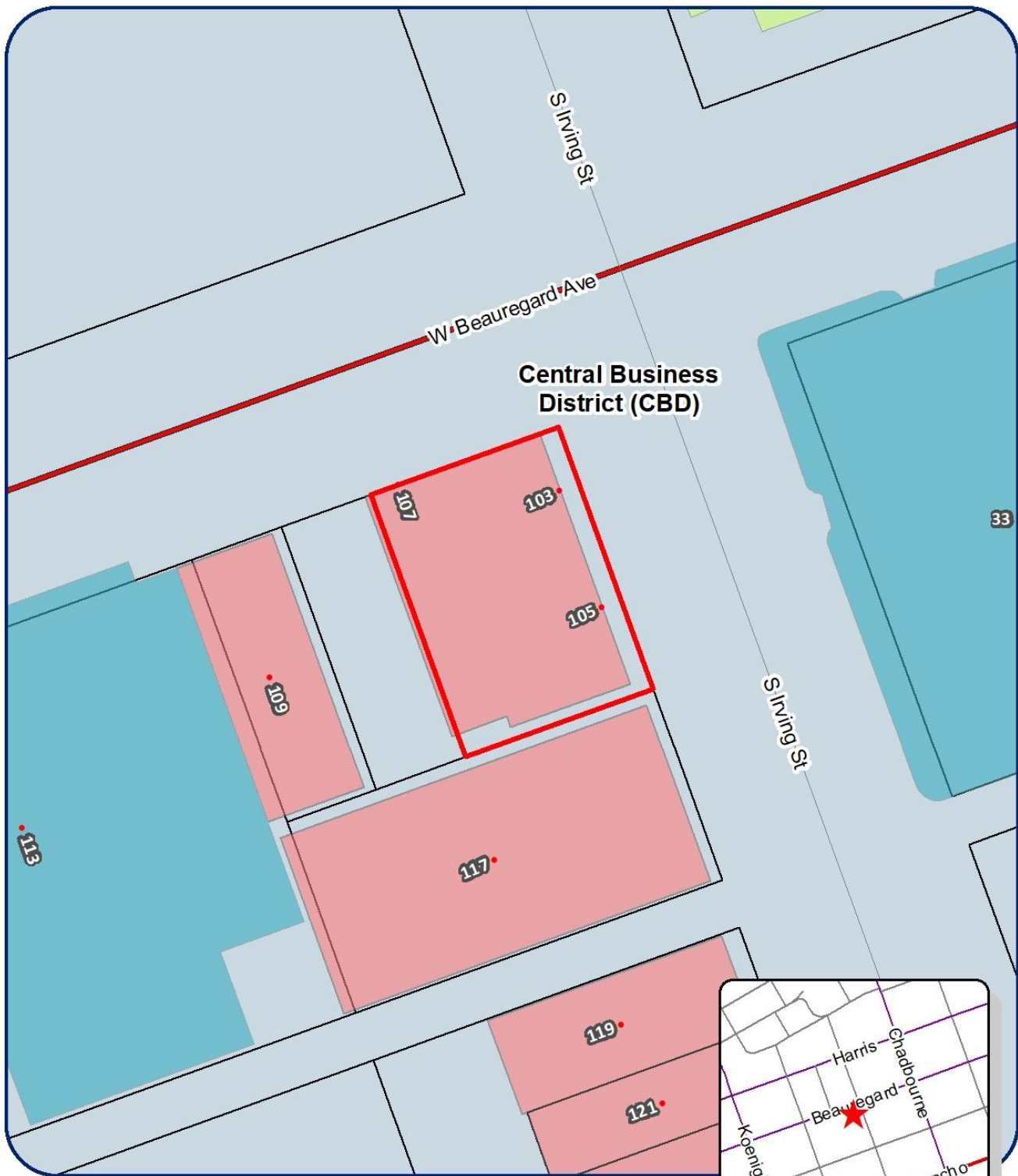
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Requested Zoning Change: **N/A**
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RCC18-36/CA18-07: Foley
107 West Beauregard Avenue

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**

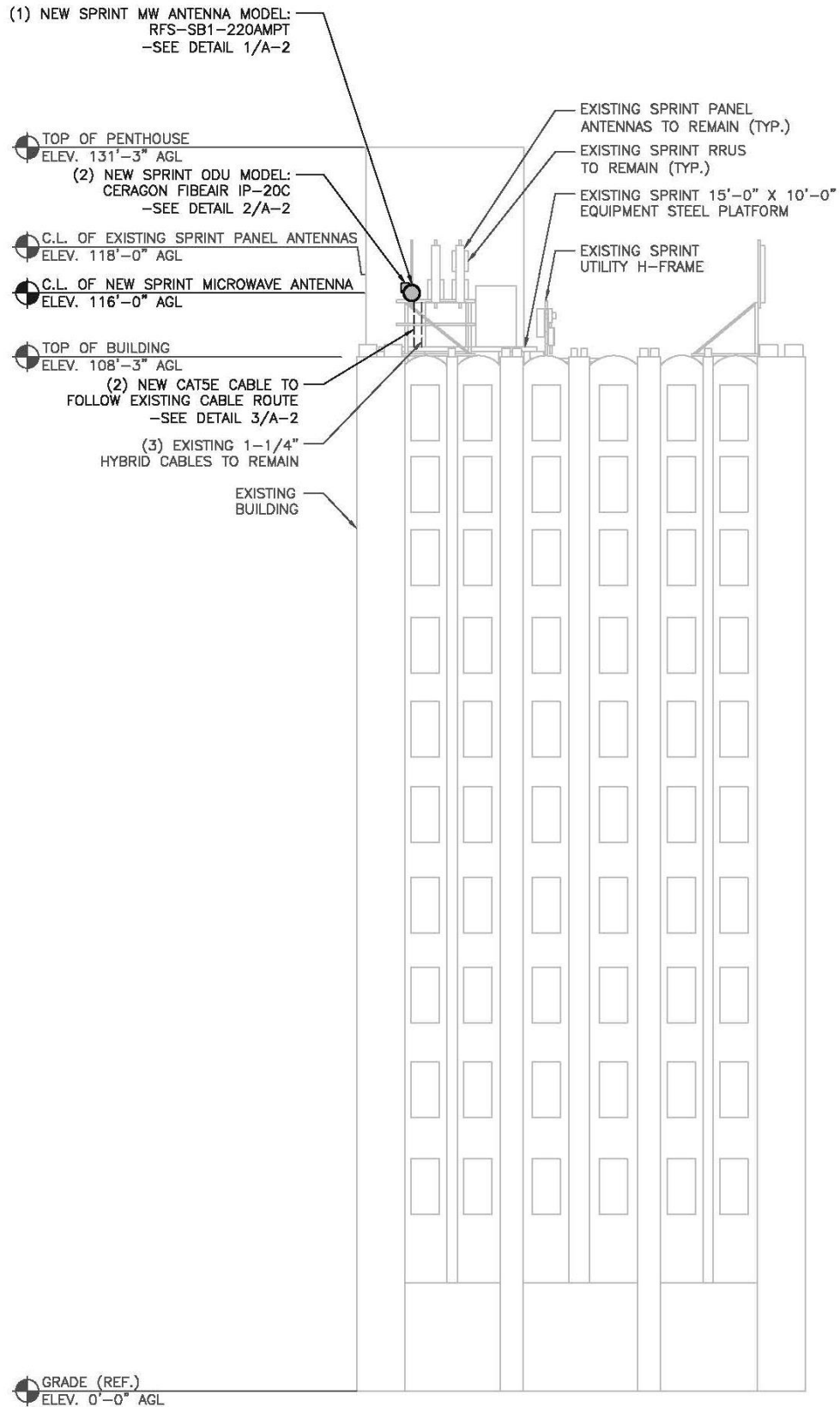


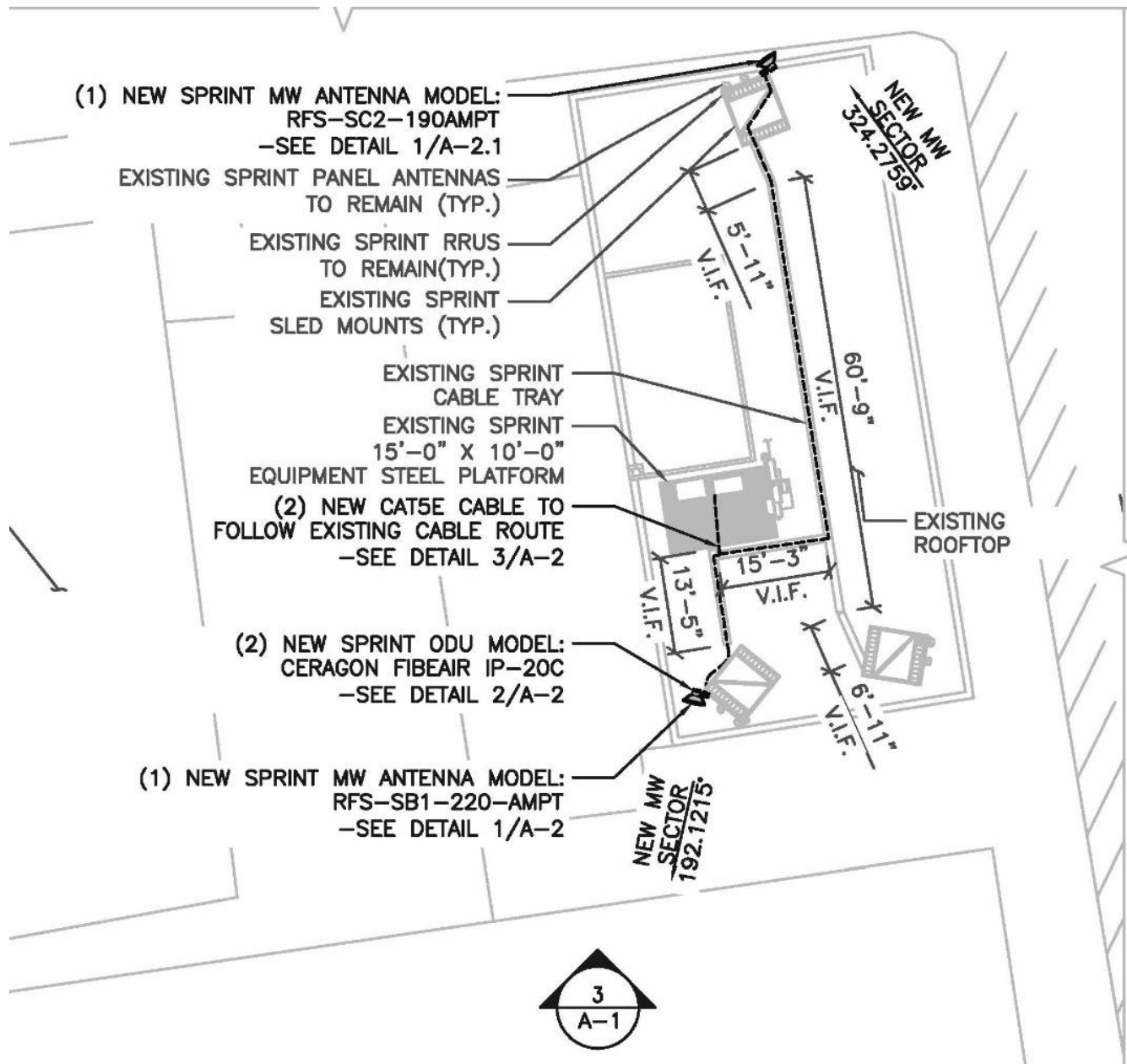
Site Photos

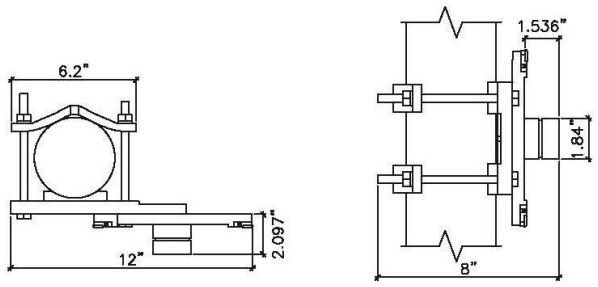
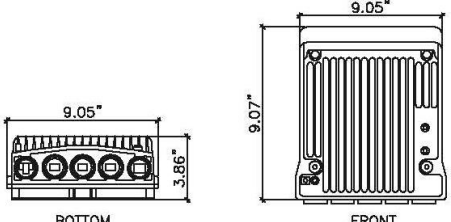
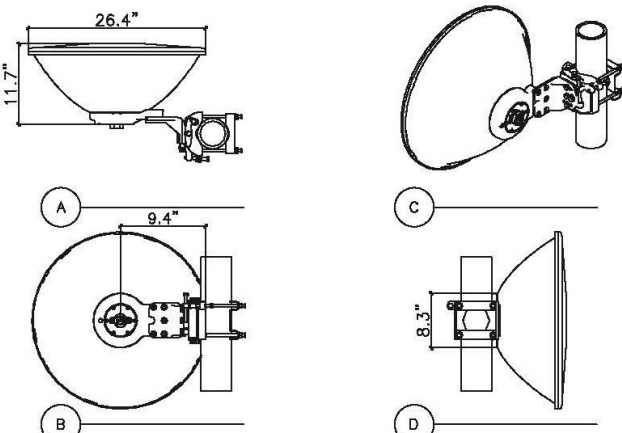
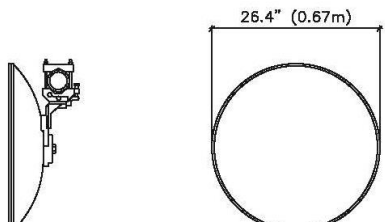




Proposed Improvements





<p>MANUFACTURER: TRANGO SYSTEMS; HP-MNT-XX</p>  <p>TOP VIEW</p> <p>SIDE VIEW</p> <p>NOTE: MODEL TO BE APPROVED BY SPRINT.</p>	<p>MANUFACTURER: CERAGON; FIBEAIR IP-20C COMPACT ALL-OUTDOOR MULTI-CORE NODE</p> <p>FEATURES: -MULTI-CARRIER ADAPTIVE BANDWIDTH CONTROL (UP TO 2+0) -PROTECTION: 1+1/2+2 HSB - HIGH SPECTRAL UTILIZATION QPSK TO 2048 QAM W/ACM -XPIC -2X2 / 4X4 LoS MIMO</p> <p>CONNECTIONS: -IF CABLE: N-TYPE FEMALE CONNECTOR -ALIGNMENT PORT: BNC FEMALE CONNECTOR</p> <p>OPERATING FREQUENCIES: -ODU: 6 – 38 GHz -STD POWER + SOLAR SHIELD: -9.4°C TO +60°C (-49°F TO + 140°F)</p> <p>POWER SUPPLY: -STANDARD: -48 VDC -OPTIONAL: -40 VDC - -60 VDC REFER TO DATA SHEET FOR FULL SPECS.</p>  <p>BOTTOM</p> <p>FRONT</p>
<p>ODU MOUNTING DETAIL</p> <p>SCALE N.T.S. 5</p>	<p>CERAGON FIBEAIR IP-20C</p> <p>SCALE N.T.S. 2</p>
 <p>A</p> <p>B</p> <p>C</p> <p>D</p>	<p>MANUFACTURER: RADIO FREQUENCY SYSTEMS MODEL: RFS-SB1-220AMPT HIGH PERFORMANCE MICROWAVE ANTENNA</p> <p>GENERAL SPECIFICATIONS: ANTENNA INPUT: PDR84 PACKING: - RADOME COLOR: WHITE RADOME MATERIAL: RIGID REFLECTOR CONST.: 1-PART ANTENNA COLOR: WHITE RAL9010 NOMINAL DIAMETER: 2' Ø (60cm) NET WEIGHT: 20 lbs (9kg) FLASH INCLUDED: - POLARIZATION: SINGLE</p> <p>ELECTRICAL SPECIFICATIONS: GAIN, LOW BAND: 33.8 dBi GAIN, MID BAND: 34.5 dBi GAIN, HIGH BAND: 35.2 dBi OPERATING FREQ. BAND: 10-11.7 GHz BEAM WIDTH: 3.2° DISCRIMINATION (XPDP): 30dB</p> <p>REFER TO MW DATA SHEET FOR FULL SPECS.</p>  <p>26.4" (0.67m)</p>
<p>MICROWAVE ANTENNA MOUNTING BRACKET DETAIL</p> <p>SCALE N.T.S. 4</p>	<p>RFS-SB1-220AMPT</p> <p>SCALE N.T.S. 1</p>



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): Leo Foley
 Owner Representative (Notarized Affidavit Required)

540 W Madison Chicago IL 60661
 Mailing Address City State Zip Code

312-858-6542 leo.foley@sacw.com

Contact Phone Number Contact E-mail Address

107 W Beauregard Ave San Angelo TX 76903

Subject Property Address City State Zip Code

Legal: Acres: 0.095, Blk: 9, Subd: SAN ANGELO ADDITION, N110' OF W25' OF LOT 19 &

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

E12.5' OF N110' OF LOT 18

Zoning: CBD Central Business District

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* Install two (2) new MW antennas and one (1) new radio with associated cabling on existing structure.

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 property has existing telecom equipment in place, and this new equipment will be installed on and next to existing equipment, consistent with the current setup.

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.

Leo Foley

9/18/2018

Signature of licensee or authorized representative

Date

Leo Foley

Printed name of licensee or authorized representative

SAC Wireless on behalf of Sprint

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 -- 36 Related Case No.: _____ -- _____ Date Related case will be heard: _____

Nonrefundable fee: \$ 385 Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: H. Bueker Date: 10 / 15 / 18

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): Leo Foley

Owner or Representative (Notarized Affidavit Required)

540 W Madison Chicago IL 60661
Mailing Address City State Zip Code

312-858-6542 leo.foley@sacw.com
Contact Phone Number Contact E-mail Address

107 W Beaugard Ave San Angelo TX 76903
Subject Property Address City State Zip Code

Legal: Acres: 0.095, Blk: 9, Subd: SAN ANGELO ADDITION, N110' OF W25' OF LOT 19 &

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

E12.5' OF N110' OF LOT 18

Zoning: CBD Central Business District

Section 2: Site Specific Details

Proposed Work:

- Construction of a new building in the Historic Overlay (HO) zoning district.
Addition to or expansion of an existing building.
Material alteration, reconstruction, restoration, or rehabilitation of exterior features on an existing building.
Relocation of an existing building to or from any property in any HO zoning district.
Demolition of a landmark or any building on any property within a HO zoning district.
Specific details of request: Install two (2) new MW antennas and one (1) new radio with associated cabling on existing structure.

Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property: The property has existing telecom equipment and this new equipment will be installed on and next to existing equipment, consistent with the current setup.

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

- Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Effective January 3, 2017

Section 2 Continued: Site Specific Details

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

Section 3: Applicant(s) Acknowledgement

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

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

Leo Foley
Signature of licensee or authorized representative

9/18/2018
Date

Leo Foley
Printed name of licensee or authorized representative

SAC Wireless on behalf of Sprint
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

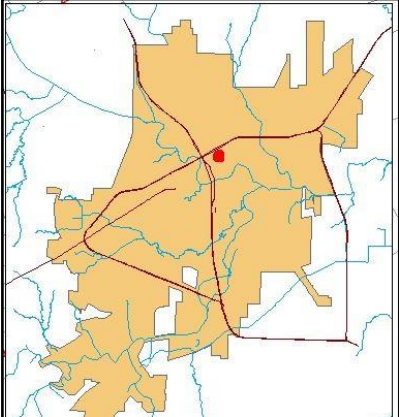
Case No.: CA _____ -- _____ Original HO Case No.: _____ -- _____

Nonrefundable fee: \$ _____ Receipt #: _____ Date paid: ____/____/____

Reviewed/Accepted by: _____ Date: ____/____/____

**DESIGN AND HISTORIC REVIEW COMMISSION – November 15, 2018
STAFF REPORT**



APPLICATION TYPE:		CASE:	
River Corridor Review		RCC17-21 Amendment: Chapa	
SYNOPSIS:			
The applicant has submitted this amendment request to allow: 1) new brick tiling painted black below the doors and windows of the building; 2) repainting above the doors and windows to light grey; 3) installation of two metal wall sconce lights; and 4) removal of the existing landscape planters (see Additional Information).			
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:			
North Chadbourne Street – Urban Arterial Street Required: 80’ right-of-way, 64’ pavement Provided: 100’ right-of-way, 70’ pavement			
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:			
<i>Property Owner and Applicant:</i> Michelle Chapa (Bella + Olivia Interiors)			
STAFF CONTACT:			
Jeff Fisher, AICP Senior Planner (325) 657-4210, Extension 1550 jeff.fisher@cosatx.us			

Additional Information:

ORIGINAL APPROVAL BY DHRC (July 20, 2017)

The applicant’s original approval from the Design and Historic Review Commission (DHRC) on July 20, 2017 was for a new glass door and two windows; a new exterior white-and-gray striped canopy; two wall sconce lights; two landscape planters; and repainting of the façade to coordinate with the canopy (RCC17-21).

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



AMENDMENT #1 DENIED BY DHRC (June 21, 2018), DENIED BY COUNCIL (September 4, 2018)


Improvements were later discovered in February 2018 that did not receive nor match the DHRC approval: White tiling was added along the bottom half of the façade; two additional windows were added; the façade above the windows and door were painted turquoise; and the canopy was not constructed. The new door, the two windows immediately to the left and right of the door, the wall sconce lights and the planters were constructed as approved.


In April 2018, the applicant applied for an amendment to RCC17-21 to allow the new improvements mentioned above, as well as repainting the façade above the doors and windows a Halcyon (earth tone) green. On June 21, 2018, the DHRC denied the request unanimously 5-0 based on the applicant “failing to provide the DHRC with specifications for the hexagonal tiling or appropriate alternative(s) that demonstrate unification and quality of all materials on the west (front) building façade.” On July 17, 2018, the applicant appealed the DHRC decision to City Council for a final decision. On

September 4, 2018, City Council upheld the DHRC decision to deny the request for the same reasons as above by a vote of 7-0.

Denied by DHRC and City Council

Tiling and Lights






Proposed Color

SW6213 Halcyon Green

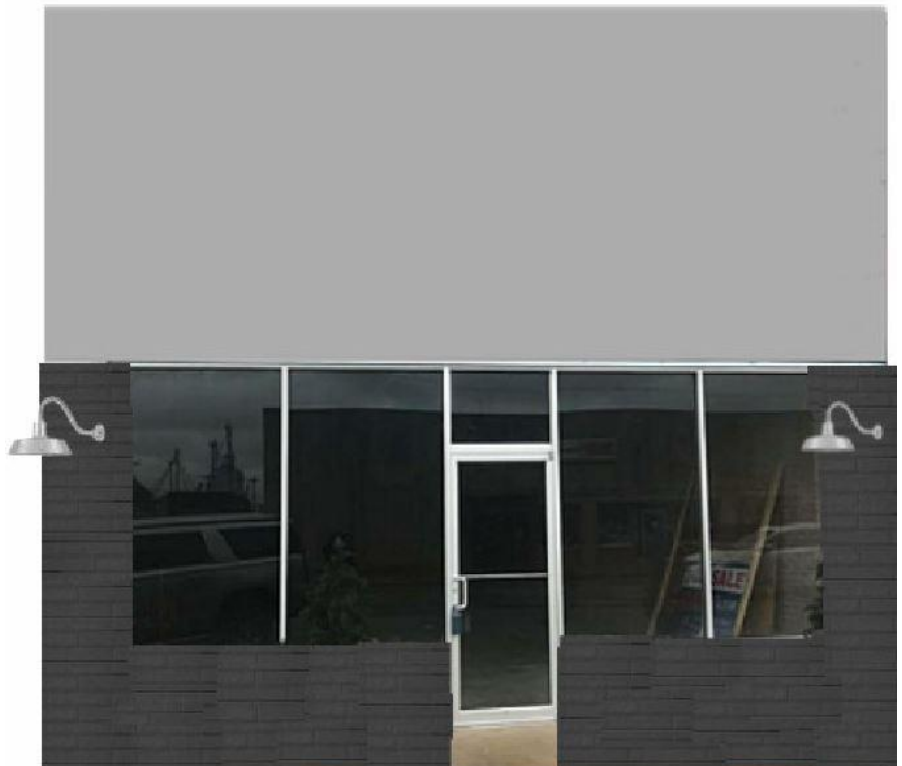
Proposed color for the building.

- Two new windows added
- no canopy



SUBJECT REQUEST: AMENDMENT #2 – TO BE PRESENTED TO DHRC (November 15, 2018)

The applicant was encouraged to consider alternatives or make the improvements from her original approval. She decided to submit this application for an alternative design from both the original approval and recent alterations. The new design will have 3" x 6" tiling in a brick pattern reflective of surrounding buildings. The stucco area above the windows will be painted a light grey. All other improvements will remain except for the planters which will be removed.



AMENDMENT #2 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) New brick tiling painted black below the doors and windows of the building;

The RCMDP policies outside the Historic City Center state that “the different parts of a building’s façade should be emphasized by use of color, arrangement of façade elements, or a change of materials”, 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” and that 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.”

Differentiation

The applicant’s request to install brick tiling along the lower portion of the façade painted black provides a contrast with the lighter grey stucco above, consistent with the above policies. The contrasting materials and colors emphasize variation in design consistent with the facades along this block of Chadbourne Street which use a combination of different materials and colors.

Materials

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. However, there have been changes made over time to this block including stucco, stone, tiling, and synthetic brick. Therefore, Planning Staff recognizes that a balance must be struck between the original construction materials and new materials. While different, these new materials can be used in effective ways to preserve the historic character of this block while allowing modern construction elements. The applicant’s previous submission for hexagonal tiling was denied because the pattern and type of material was not consistent with the quality materials, patterns, or elements found on surrounding buildings, and because the applicant had not provided to the DHRC further details on the selected materials. The proposed ceramic tiling “Rittenhouse Square” has a brick pattern consistent with the brick patterning on adjacent buildings. The bricks will be 3” tall by 6” wide similar to the adjacent buildings. The specification sheet provided by the applicant (see attached) indicates that this tiling can be used as a wall covering and is an environmentally preferred building material.

While not one of the original building materials, Planning Staff supports the request in that similar material can be found on adjacent buildings and the neutral black color is also consistent with recent DHRC approvals along North Chadbourne Street including RAW 1899 (RCC16-14).

(2) Repainting above the doors and windows to light grey

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 neutral black color on the brick tiles, and the “agreeable grey” (light grey) color above the door and windows is acceptable, consistent with many of the facades and accents found on adjacent buildings and along Chadbourne Street in the River Corridor. As mentioned above, RAW 1899 (RCC16-14) at 38 North Chadbourne Street has a similar black color exterior, and 226 North Chadbourne Street on the same block as the proposed request is painted a light grey. The light grey color is also consistent with the historic color palette adopted by the National Trust for Historic Preservation.

(3) Two new metal exterior sconce lights

Comments remain unchanged from previous application: 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) Removal of two existing new landscape planters

The Planning Division has no objection to the existing planters being removed. The planters were a condition of approval with the original request to coordinate with those improvements. Now that the applicant has provided new brick tiling, lighting, windows and door to break up the large wall expanse, the planters are no longer required.

Recommendation:

Staff recommends **APPROVAL** of an **Amendment to RCC17-21** for all proposed improvements on the subject property, **subject to three Conditions of Approval:**

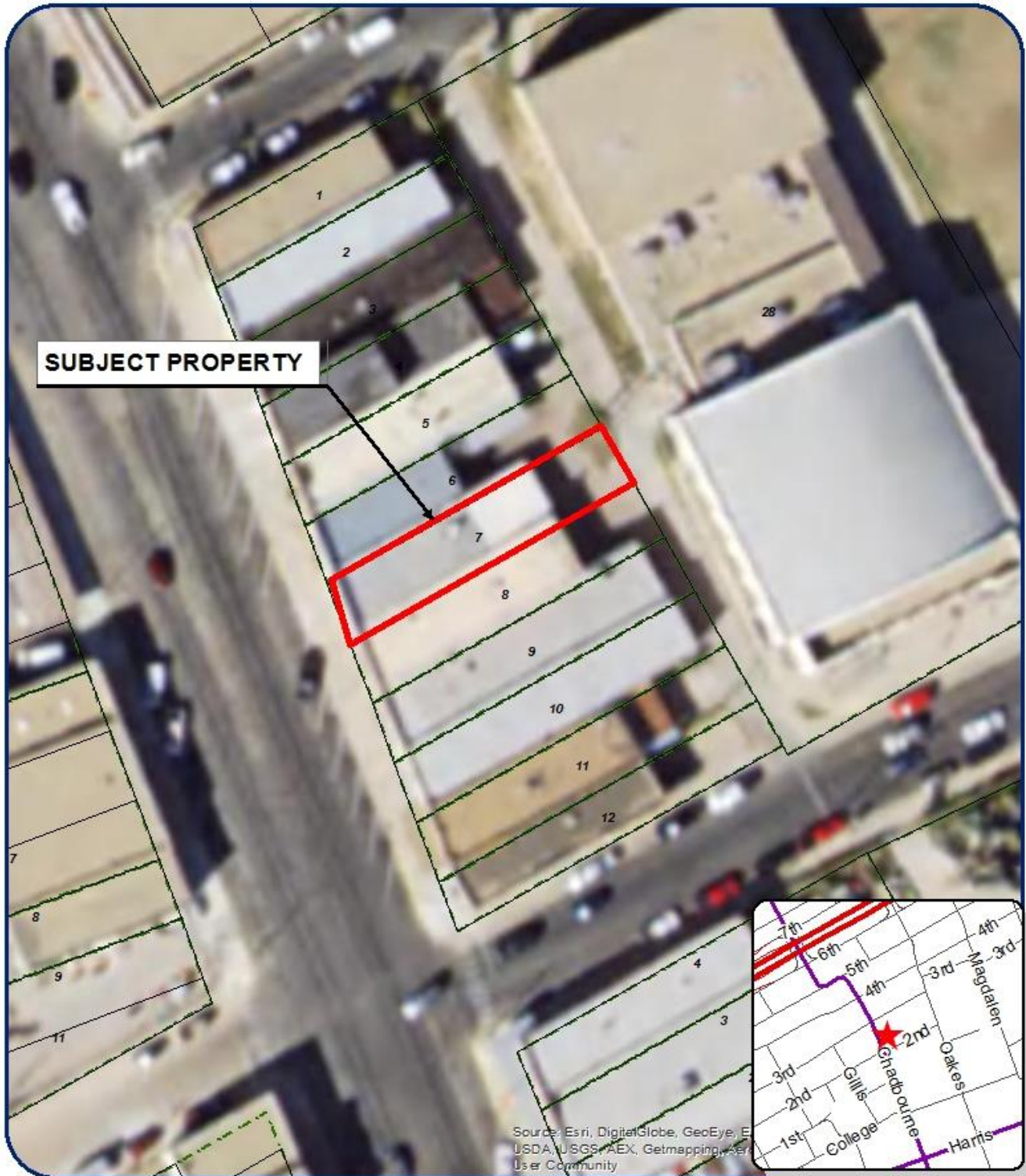
1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Director of Planning.

2. The applicant shall provide a material sample of the new brick tiling to be approved by the Director of Planning and at least two DHRC Commissioners.

3. The applicant shall obtain a new building permit from the Permits and Inspections Division for the door and all of the windows that expired.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs
Proposed Elevation
Material and Color Samples
Application



Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), USDA, USGS, AeroGRID, IGN, SDA, CNES, Airphoto, 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

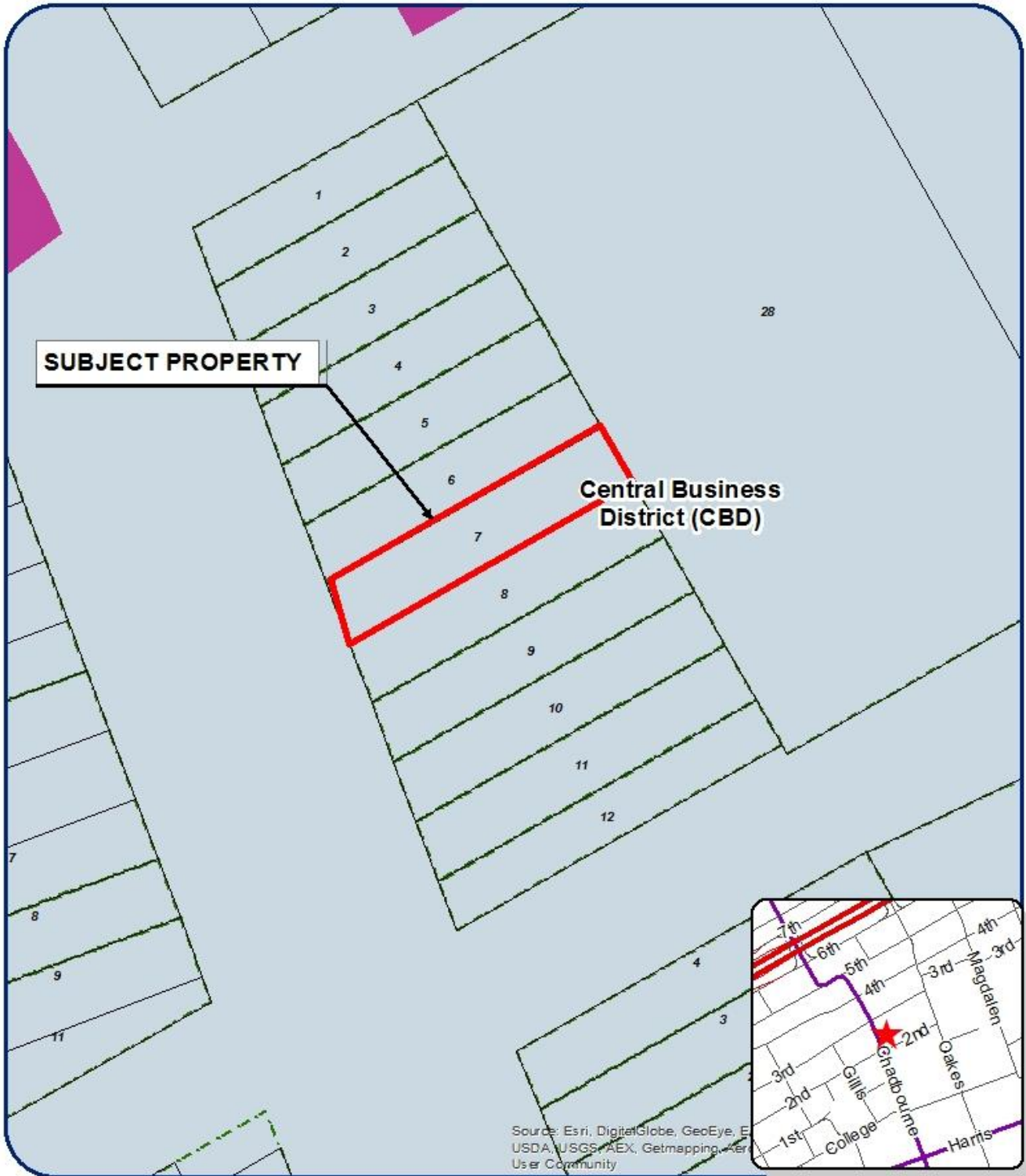
Amendment to RCC17-21: Chapa

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





<p>River Corridor Case File</p> <p>Amendment to RCC17-21: Chapa</p> <p>Council District: Harry Thomas (SMD #3) Neighborhood: Downtown Scale: 1" approx. = 50 ft Subject Property: 220-B N. Chadbourne St.</p>		<p>Legend</p> <p>Subject Properties: </p> <p>Current Zoning: CBD</p> <p>Requested Zoning Change: N/A</p> <p>Vision: Downtown</p>			
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Photos of Site and Surrounding Area

NORTH



SOUTH



WEST



EAST



SUBJECT PROPERTY



230 N CHADBOURNE (SYNTHETIC BRICK)



Photos of Site and Surrounding Area

LOOKING NORTH ALONG SAME BLOCK



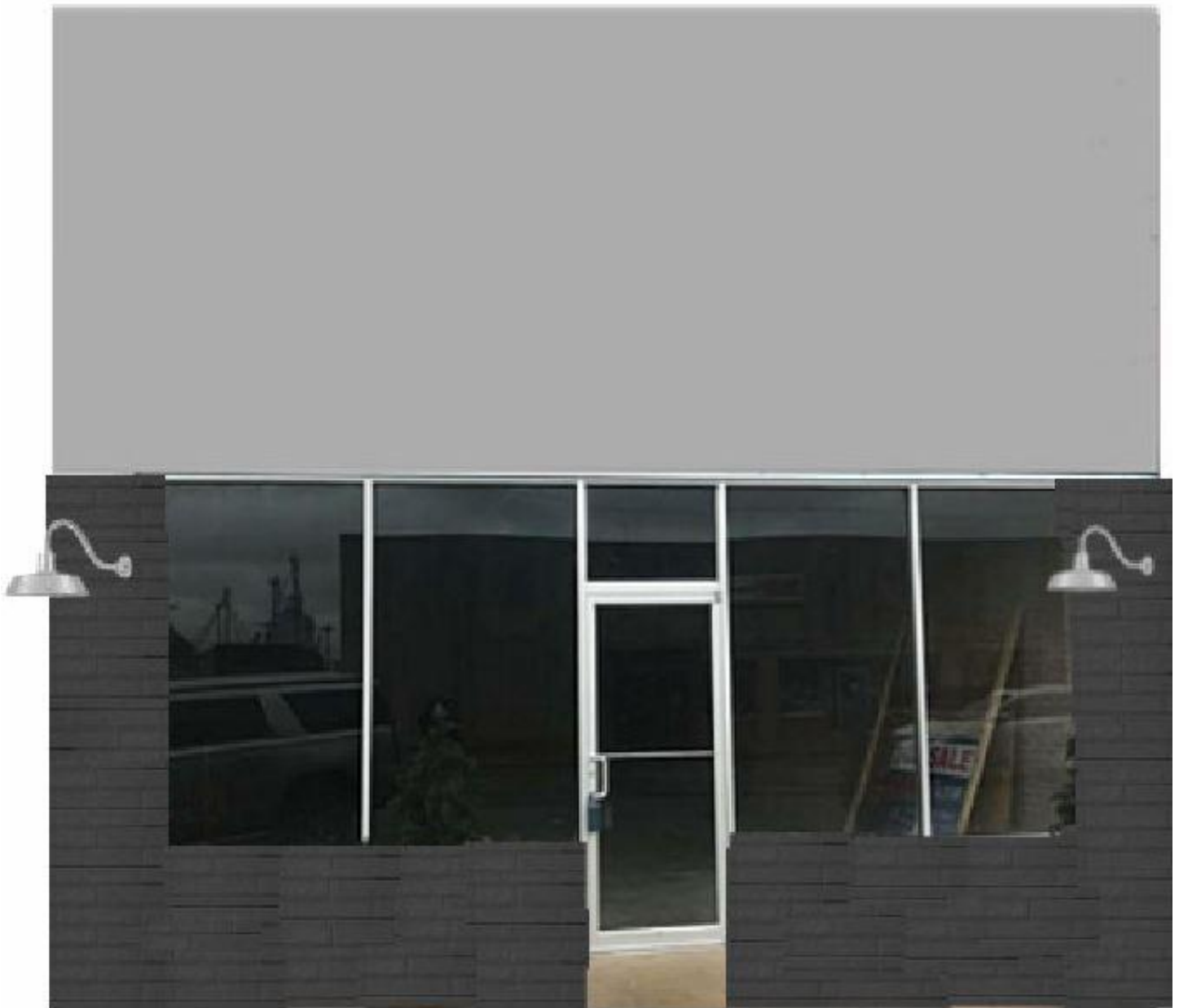
LOOKING SOUTH ALONG SAME BLOCK



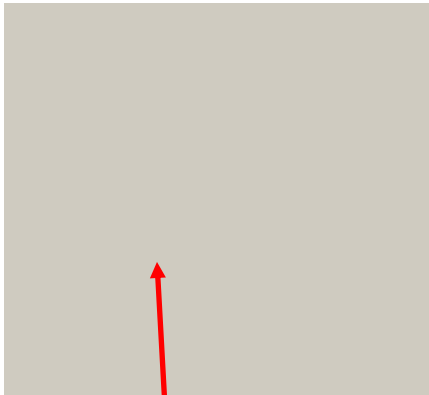
222 NORTH CHADBOURNE STREET (TILE)



Proposed Elevation – 220B North Chadbourne Street



Proposed Material and Colors



**Agreeable Grey
(stucco painted
above windows)**



**Black
(tile color below
windows)**



Tile Sample



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



Section 1: Basic Information

Name of Applicant(s): Michelle Chapra
 Owner Representative (Notarized Affidavit Required)

Mailing Address: 12013 Stratford Ave San Angelo TX 76901
City State Zip Code

Contact Phone Number: 325 212 4593 Contact E-mail Address: stylishchaps@gmail.com

Subject Property Address: 2201 Chadbourne St TX 76903
City State Zip Code

Legal Description (can be found on property tax statement or at www.tamgreencad.com):
0140, Lot 6 of 7 blk 27

Zoning: mult use

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*

new windows, exterior back, paint

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:

Other buildings have brick & brick patterned tile

**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.

Michelle Chapoy
 Signature of licensee or authorized representative

10-19-18
 Date

Michelle Chapoy
 Printed name of licensee or authorized representative

Name of business/Entity of representative

FOR OFFICE USE ONLY:

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

Verified Complete Verified Incomplete

Case No.: RCC 17-21 Amendment #2 to Related Case No.: -- Date Related case will be heard: --

Nonrefundable fee: \$ 200.00 Amendment Receipt #: 28678

Date paid: 10/25/18

Reviewed/Accepted by: J. Fisher

Date: 10/19/18