

STAFF REPORT



Meeting: May 21, 2015

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Jeff Fisher
Planner

Case: RCC15-09

Request: A request for approval of a remodel to the exterior of existing buildings (Judge Edd B. Keyes Building and Turner Building) in the River Corridor, as required by Section 12.703(b)(2) of the River Corridor Development Ordinance, including removal of a portion of an existing building façade, a new entry trellis, polycarbonate paneling, new windows, aluminum framing, and signage

Location: 109 and 113 West Beauregard Avenue, located approximately 110 feet west of the intersection of South Irving Street and West Beauregard Avenue

Legal Description: San Angelo Addition, Block 9, Lots 4-8 and 13-17, and the north 110 feet of the west 37.5 feet of Lot 18

Size: 2.27 acres

General Information

Future Land Use: Downtown

Zoning: Central Business District (CBD)

Existing Land Use: One-story “Turner” Building – Veterans Service Office

Two-story “Judge Edd B. Keyes” Building – Tom Green County Offices

Surrounding Zoning/Land Use:

| | | |
|--------|---------------------------------|---|
| North: | Central Business District (CBD) | Tom Green County Clerk and Courthouse |
| West: | Central Business District (CBD) | Bill’s Man Shop |
| South: | Central Business District (CBD) | Retail Commercial and Offices |
| East: | Central Business District (CBD) | Retail Commercial and Offices, Stephens Central Library |

District: SMD #3 - Johnny Silvas

Neighborhood: Downtown

Thoroughfares/Streets: The subject property abuts West Beauregard Avenue, an Arterial Sstreet. Per the Master Thoroughfare Plan (MTP), an arterial street connects collector streets to freeways and other arterials carrying large volumes of traffic at high speeds, access is secondary and mobility is the primary function of these streets. The existing building was erected in the 1950s at abuts the property line. The extended portion of the building was added according to the architect in 1981 and encroaches 8 feet over the property line into the sidewalk. The proposed trellis addition would project 9’-6” from the property line into the sidewalk.

However, West Beauregard Avenue is paved to 64 feet and meets the minimum paving requirement of the MTP and there are no plans at this to widen it further.

Recommendation:

The Planning Division recommends **APPROVAL** of this request, **subject to three (3) Conditions of Approval.**

History and Background:

On March 24, 2015, the applicant submitted a site plan, colored elevation renderings, sample materials, partial section elevations, and concept renderings of the proposed exterior renovations for the two-story Judge Edd B. Keyes Building at 113 West Beauregard Avenue and the one-story Turner Building at 109 West Beauregard Avenue on the subject property. Both buildings are joined together, and are located across from the Tom Green County Courthouse. The Turner Building is used as a Veterans Service Office, and the Keyes Building is used for Tom Green County Offices including Vehicle Registration.

The proposed remodeling will include the following improvements as per the attached renderings:

Keyes Building (113 West Beauregard Avenue):

1. Removal of the large projected portion of the building that extends above the first story, 8 feet into the sidewalk. The applicant has stated that the bricks from the original building underneath the projection are damaged and will be re-patched to match the existing tan color of the building. The existing concrete canopy underneath this projection will remain as-is;
2. A new 130-square foot wood entry canopy "trellis" above the existing east entrance, projecting 9'-6" into the city sidewalk right-of-way;
3. Fourteen (14) new windows located on the second story of the building where the old projected portion will be removed. The three existing windows east of the projection will remain. The 2nd floor windows on the west elevation will be glazed but there will be no alterations on this elevation; and,
4. New clear glazed windows within the existing circle frames, replacing the dark glass on the first story of the building.

Turner Building (109 West Beauregard Avenue):

5. The installation of 100-square feet of polycarbonate paneling above the building entrance on a slight concave tilt, projecting 3'-11" into the City sidewalk right-of-way; and,
6. New galvanized aluminum framing above the doors and windows for the Turner Building.

The subject property is located in the Central Business District in Downtown San Angelo in the River Corridor, and is also surrounded by many historical buildings even though this property is not historically designated itself. For instance, the Tom Green County Courthouse immediately north of the property is historically designated, as is the 10-story office building immediately east, and the Aztec building at 119 South Irving Street. Therefore, careful attention must be given to the new architectural design of the buildings to ensure they are consistent with the existing character of the area.

The overall height and length of the buildings will not increase. The Keyes building is 44 feet above grade, and the Turner Building is 18 feet above grade. The existing concrete canopy on the Keyes Building supporting the projected portion to be removed, is 9 feet above grade. The Keyes building extends 200 feet and the Turner Building extends 40 feet along the West Beauregard Avenue frontage.

The new polycarbonate paneling and the new wood trellis will require a Right-Of-Way Encroachment Agreement approval from City Council prior to development as they encroach into the City sidewalk right-of-way. As indicated, the buildings were built up to the property lines. Even though the 8-foot projected portion of the Keyes Building is being removed, the new trellis will extend even further, 9'-6" into the sidewalk and the paneling on the Turner Building will extend 3'-11" into the right-of-way.

The International Building Code (IMC), under Section 3202.2, requires that the "vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet minimum," and under Section 3202.3.1, that "awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured at the building," which in this case, is 10 feet. The trellis structure will be 8'-6" above grade and the panels will be 8'-7" above grade. Neither projection will extend beyond 10 feet, the furthest being the trellis at 9'-6".

Analysis:

Section 12.703(a) of the River Corridor Development Ordinance requires the DHRC to review any remodeling of the exterior of an existing structure. In order for the DHRC to recommend approval of this application, the request needs to be consistent with the design guidelines of the *River Corridor Master Development Plan (RCMDP)*.

1. General Design Guidelines

The RCMDP sets general design guidelines for commercial and mixed use in the historic City center: “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. The goal is to conserve the sense of past and the distinct historic character of this area while encouraging the continued growth of a vital business district.”

The proposed remodeling would maintain the same tan color and brick façade of the existing structure, while adding new design elements including the wood canopy trellis above the east entrance of the Keyes Building, and the new polycarbonate paneling above the first story of the Turner Building. This is consistent with the surrounding buildings in the area. By maintaining the same tan color façade, it is consistent with the historical 10-story office building immediately east, the tan bricks on the 2nd floor of Bill’s Man Shop immediately west, and the Stephens Central Library which maintains the same tan color but also added modern elements including diagonal aqua blue striping on its windows and a projecting door entry feature.

2. Architectural Detail

The RCMDP sets specific guidelines for new development. “Patterns and rhythms in the façade of the building can be created with recessed windows, columns, ledges, changes of materials, and other architectural features.”

The new wood canopy trellis above the east Keyes Building elevation, and the new polycarbonate paneling above the Turner entrance provide new, innovative materials that break up a long, barren wall expanse with little or no architectural design elements. The new elements add a modern flair but still maintain the color and material of the traditional tan brick façade keeping with the surrounding area. Further, replacing the dark round windows on the first story of the Keyes Building with clear glazed windows will provide additional sunlight into the building and be more visually welcoming to pedestrians. Adding new galvanized aluminum above the doors and windows of the Turner Building will provide a sharper, sleek look and balance between the existing brick pillars and the new polycarbonate paneling to go above.

3. Building Materials and Color

Consistent with the general guidelines above, “materials and color should relate to the historical precedents apparent in the immediate environment,” and “within a development, the materials, texture and color of materials composing individual storefronts should be varied. Contrasting colors for architectural details, awnings, and at entrances should be used to create interesting architectural features.”

As previously indicated, the tan bricks match the buildings in the area including the retail office building to the east, Bill’s Man Shop to the west, and the Stephens Library. The applicant has indicated that they will patch any bricks damaged from the removal of the second-story projecting portion of the wall, maintaining the same brick style and color. By blending traditional, natural elements such as wood and brick with modern materials including the polycarbonate paneling, the buildings would maintain the historical character of this area, while allowing for some modern design features in the Central Business District of the City.

4. Signs and Lighting

The RCMDP requires that “signs shall have a minimum clearance of nine feet above the sidewalk for public safety” and “should be incorporated into the architecture of each building.” It also states 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 applicant is requesting two signs, one immediately west of the Keyes Building east entrance “JUDGE EDD B KEYES BUILDING” and the second immediately above the east entrance “TOM GREEN COUNTY.” Both signs will be white but will not be directly lit. They will receive light from the wood trellis structure that will have two linear exterior LED lights attached to it. The polycarbonate panels will also be lit with one of these LED lights from behind the structure. In addition, the Keyes Building will have exterior line channel LED lights underneath the concrete canopy above the first story. The applicant has confirmed all of these lights will be white except for the LED light behind the polycarbonate panels which will change colors and time intervals. None of the lighting will spillover onto adjacent properties according to the applicant. All lighting is at least 9 feet above grade and will blend with the surrounding area. However, as a condition of approval, Planning Staff will require review of the final colors and time intervals for the LED light behind the polycarbonate panels on the Turner Building for consistency with City requirements.

Action Requested:

The action requested is for the Planning Commission to **APPROVE** Case RCC15-09, **subject to the following three (3) Conditions of Approval:**

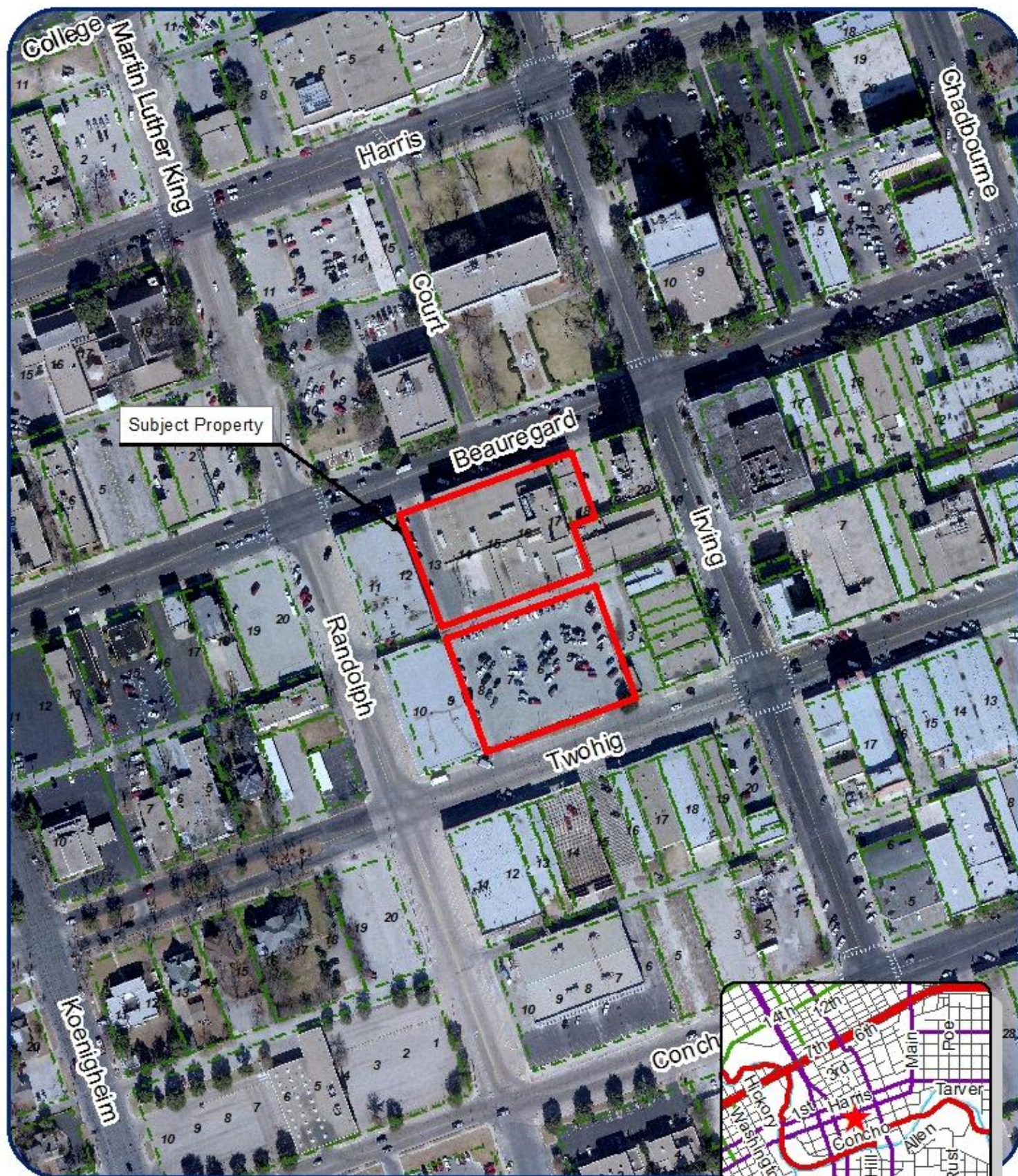
1. The applicant shall submit final lighting details to the Planning & Development Services Director or his/her designee for review showing the proposed colors and time intervals for all lighting behind the polycarbonate paneling on the Turner Building;
2. The applicant shall submit a color elevation for the west elevation showing all proposed changes to the second story windows on this elevation, including their new color and tint which shall be consistent with River Corridor requirements;
3. The applicant shall obtain a approval from City Council for any required grease trap, signage, building and portion of the canopies, structures, or the like which may project onto a public right-of-way.

Appeals:

Per Section 12.703(g) of the River Corridor Development Ordinance, an applicant who is denied a building permit will have a right to appeal to the City Council within 30 days of the Commission's decision. If the City Council approves the proposed construction, the Building Official shall then issue a permit therefore.

Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photos of Site and Surrounding Area Buildings
Color Renderings of Elevations with Signage
Material Samples
Partial Section Elevations
Sample Renderings
Site Plan showing Encroachments



River Corridor Case File

RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)

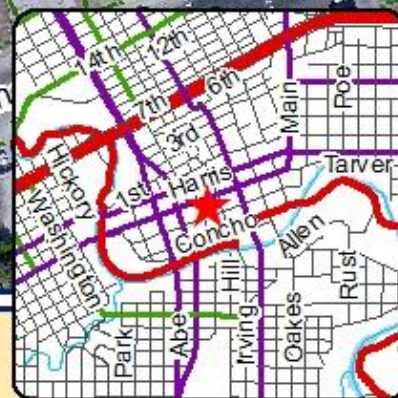
Neighborhood: Downtown

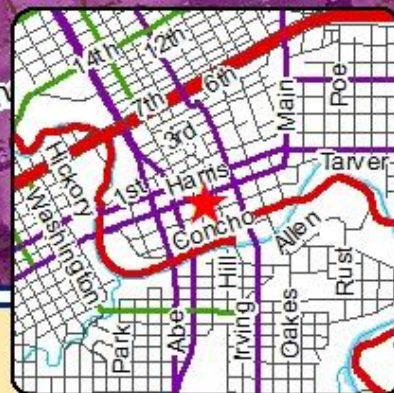
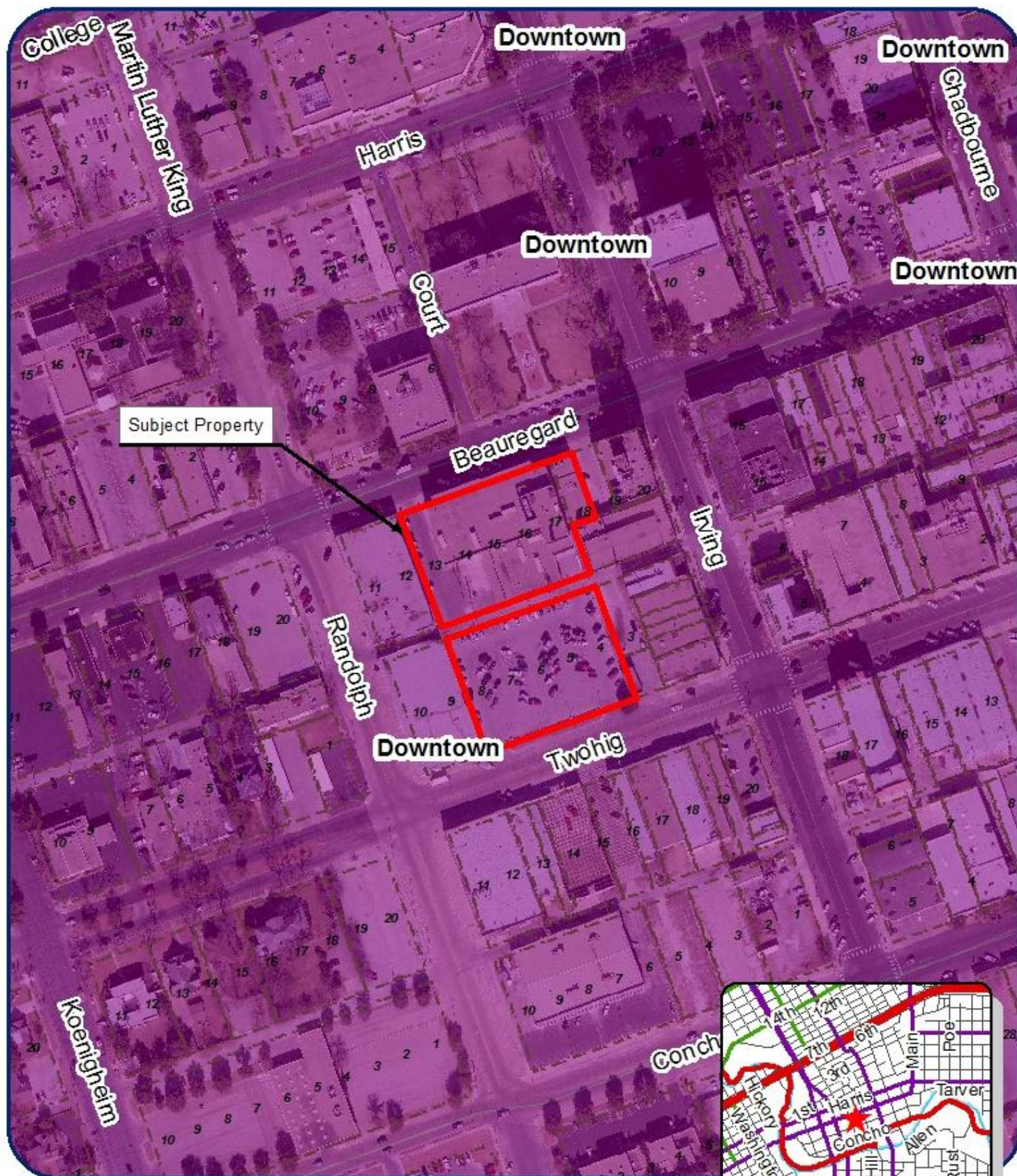
Scale: 1" approx. = 200 ft

Subject Property: 109 and 113 W. Beauregard Avenue

Legend

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





River Corridor Case File

RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)

Neighborhood: Downtown

Scale: 1" approx. = 200 ft

Subject Property: 109 and 113 W. Beauregard Avenue

Legend

Subject Properties: —

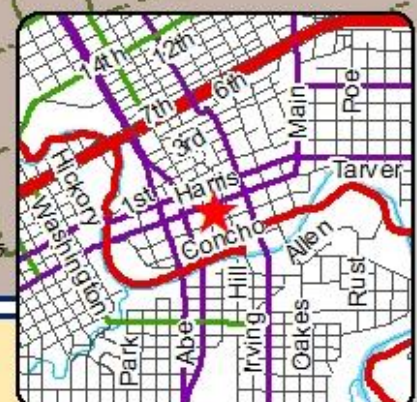
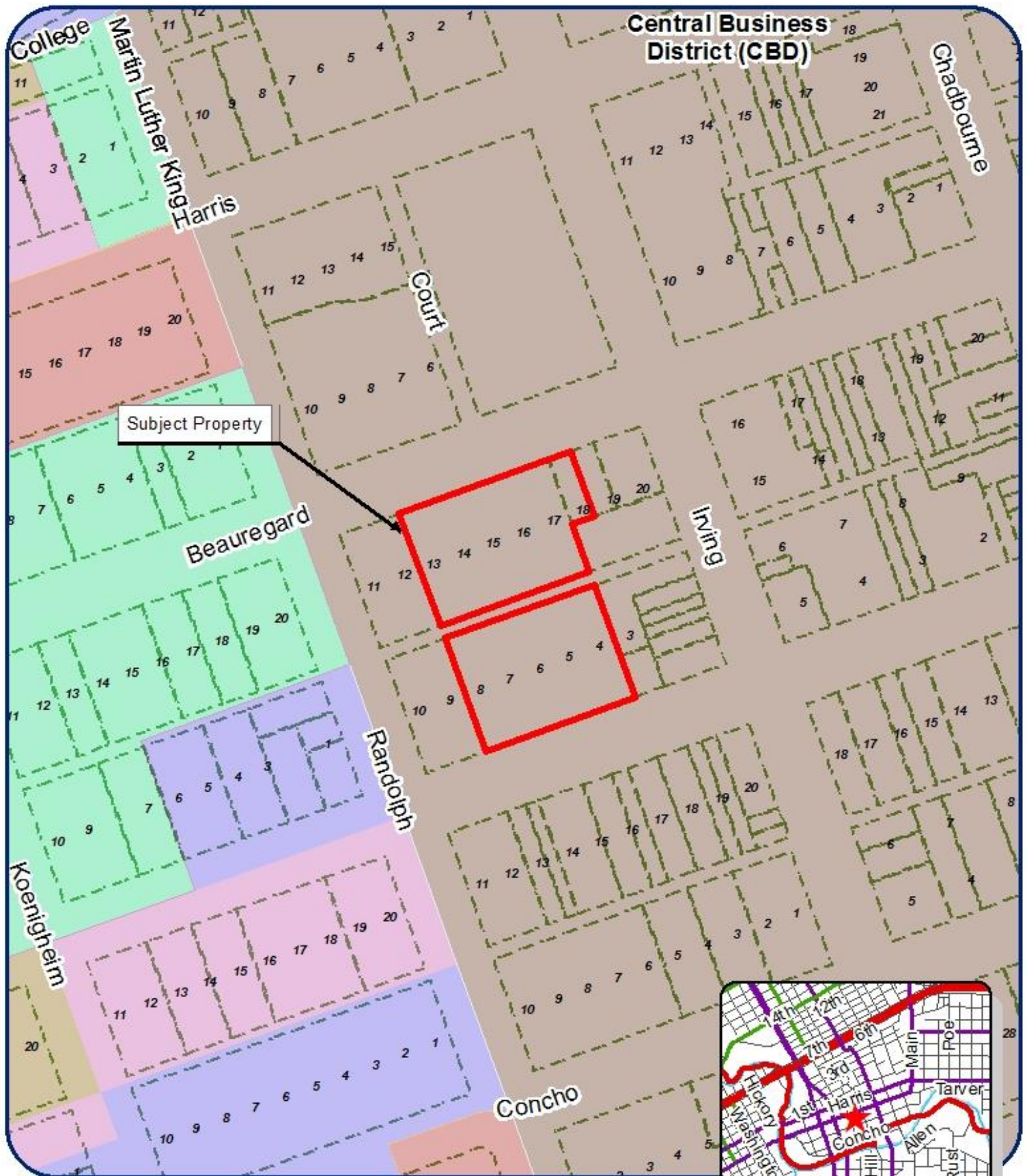
Current Zoning: CBD

Requested Zoning Change: N/A

Vision: Downtown

N





River Corridor Case File

RCC15-09: Kinney Franke

Council District: Johnny Silvas (SMD3)

Neighborhood: Downtown

Scale: 1" approx. = 200 ft

Subject Property: 109 and 113 W. Beauregard Avenue

Legend

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

N



Photos of Site and Surrounding Area

**North Elevation – Turner Building
109 West Beauregard Avenue**



**North Elevation – Keyes Building
113 West Beauregard Avenue**



**Projecting Portion of 2nd story wall
(to be removed)**



West



East



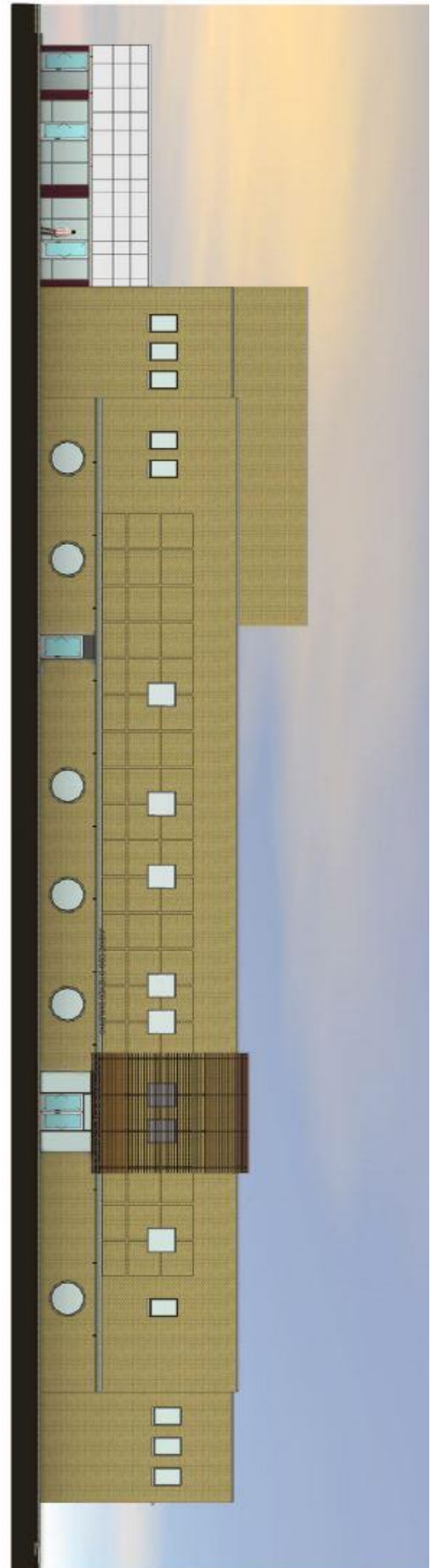
North



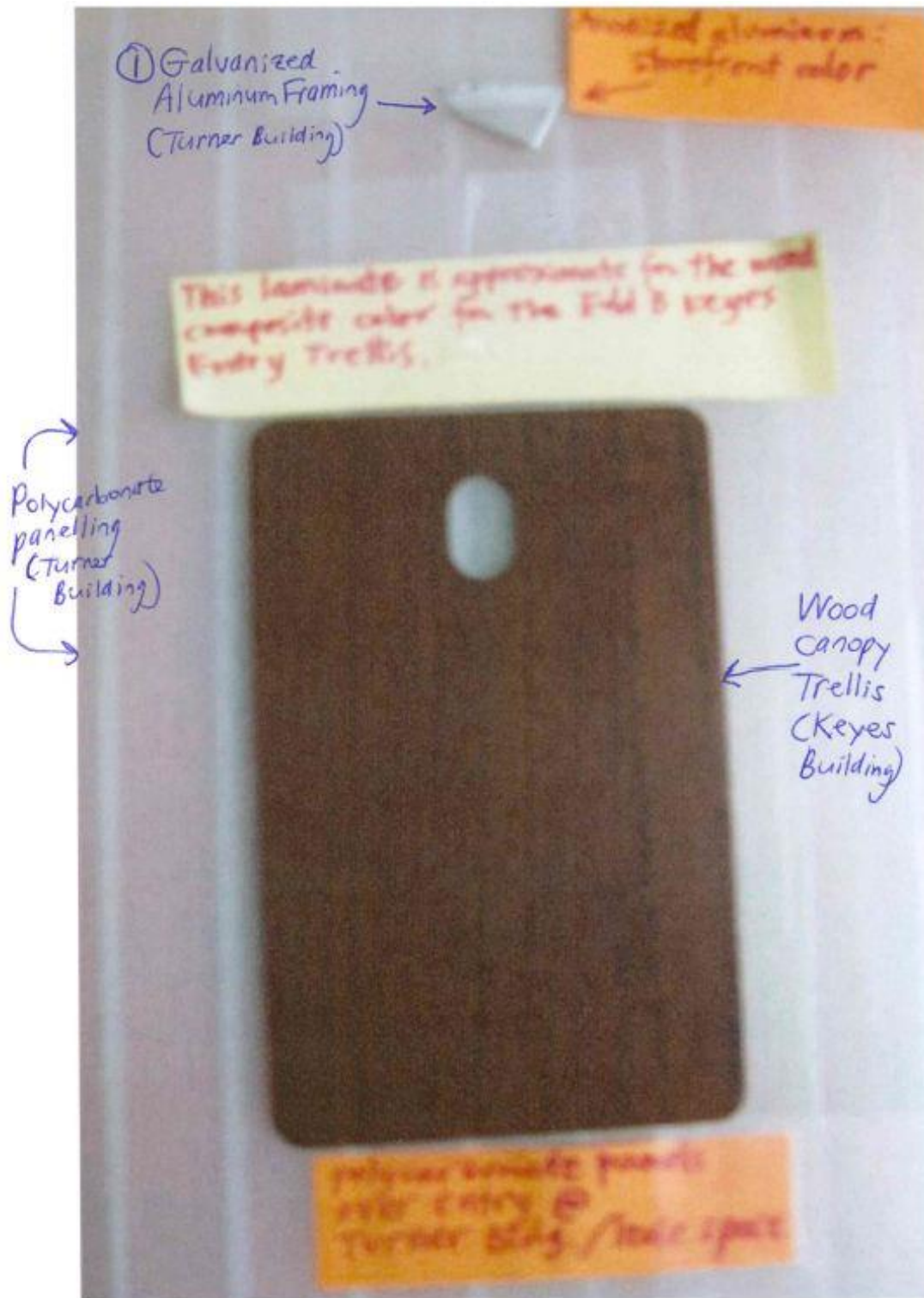
Color Elevations and Proposed Signage

1 NORTH ELEVATION

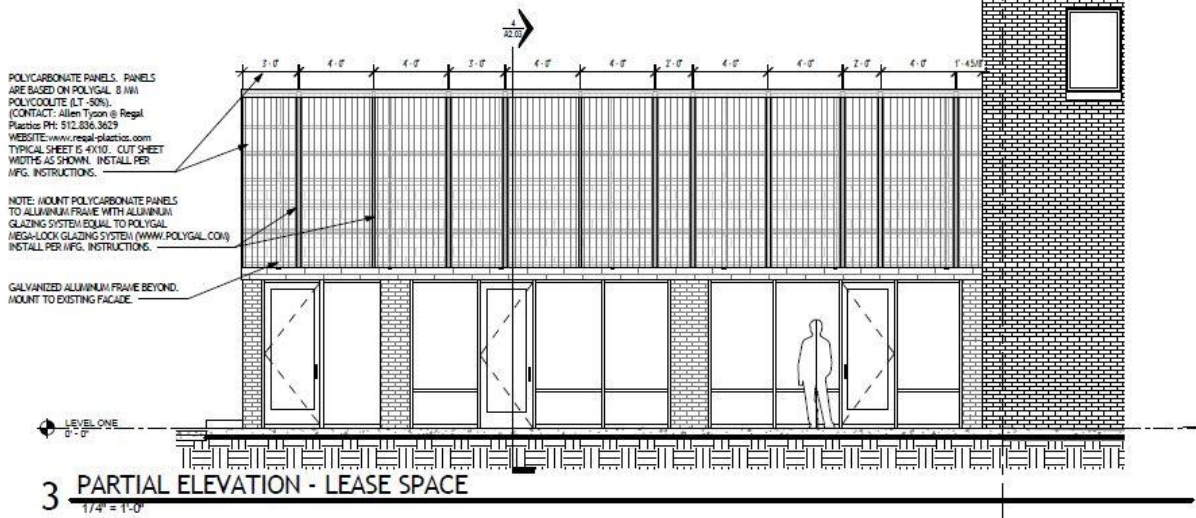
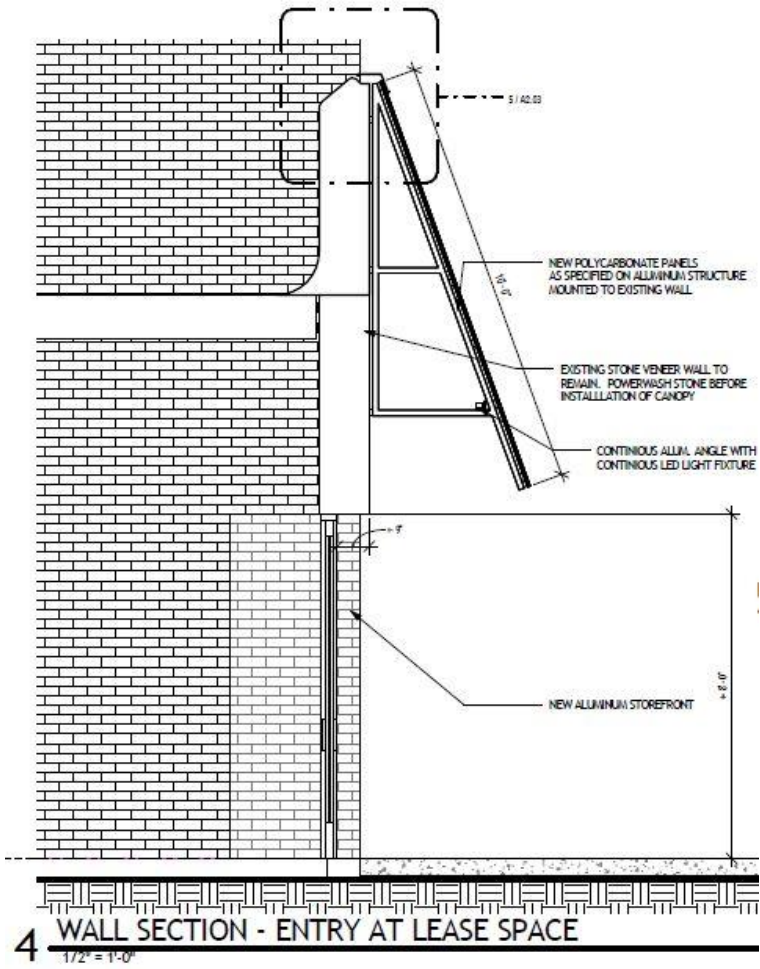
1/16" = 1'-0"



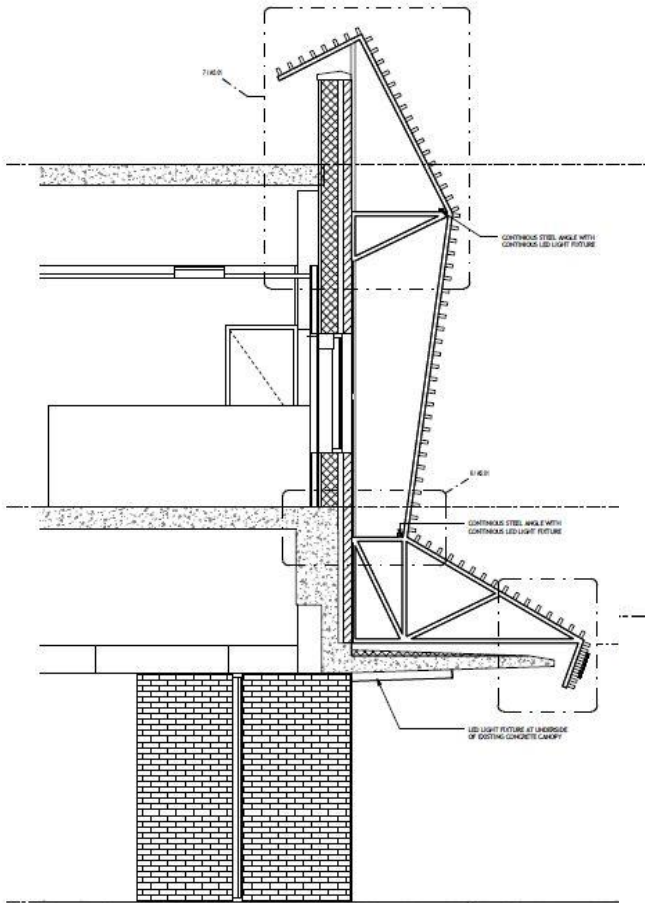
Sample Materials



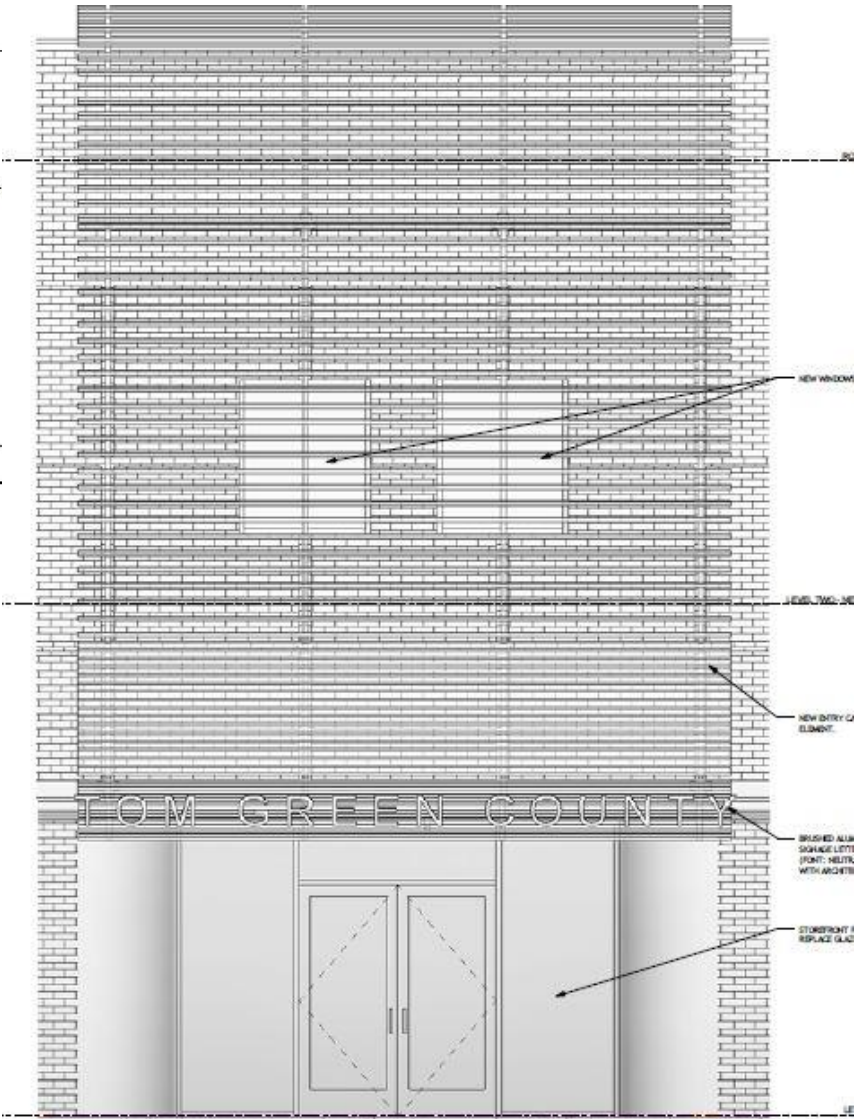
Partial Section Elevations – Turner Building



Partial Section Elevations – Keyes Building



1 PARTIAL WALL SECTION - NORTH ENTRY



NORTH ELEVATION - PARTIAL OF NORTH ENTRY

Sample Renderings (not part of approval)

Turner Façade



Keyes Façade



Site Plan with Encroachments (Encroachments require City Council approval)

