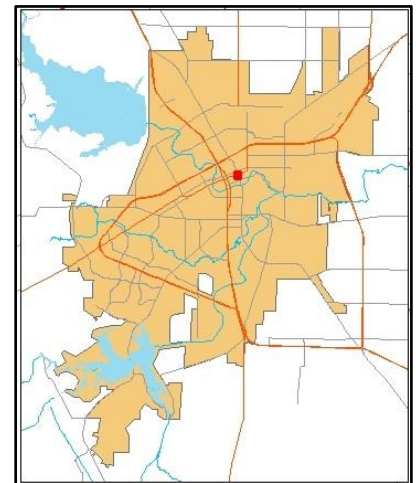


**DESIGN AND HISTORIC REVIEW COMMISSION – MARCH 28, 2019  
STAFF REPORT**



<b>APPLICATION TYPE:</b>		<b>CASE:</b>	
Certificate of Appropriateness/River Corridor Review		CA19-01/RCC19-05: Strain	
<b>SYNOPSIS:</b>			
<p>The applicant has applied for a Certificate of Appropriateness and River Corridor to facilitate repair of damage on a historic building property near the southwest corner of South Chadbourne Street and East Beauregard Avenue. The applicant is proposing to repair an existing wall on the building’s north elevation facing East Beauregard Avenue. The wall is a second story wall that will be EIFS for approximately 50 feet and painted to match the front façade.</p>			
<b>LOCATION:</b>		<b>LEGAL DESCRIPTION:</b>	
107 South Chadbourne Street		Being south 50 feet of Lot 20, Block 8, San Angelo Addition	
<b>SM DISTRICT / NEIGHBORHOOD:</b>		<b>ZONING:</b>	<b>FUTURE LAND USE:</b>
District #3 – Harry Thomas Downtown Neighborhood		CBD – Central Business District	D – Downtown
			<b>SIZE:</b>
			0.12 acres
<b>THOROUGHFARE PLAN:</b>			
<p><b>South Chadbourne Street</b> – Urban Major Arterial Street                  Required: 80’ right-of-way, 64’ pavement                  Provided: 100’ right-of-way, 68’ pavement</p>			
<b>NOTIFICATIONS:</b>			
N/A			
<b>STAFF RECOMMENDATION:</b>			
Staff recommends <b>APPROVAL</b> for reconstruction of an exterior wall on the subject property, <b>subject to two Conditions of Approval</b> for both CA19-01 and RCC19-05.			
<b>PROPERTY OWNER/PETITIONER:</b>			
Michael & Michelle Strain			
<b>STAFF CONTACT:</b>			
Hillary Bueker Senior Planner (325) 657-4210, Ext 1547 <a href="mailto:hillary.bueker@cosatx.us">hillary.bueker@cosatx.us</a>			



**CA19-01 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.**

The original building was built in 1885 as a one story and converted to multi-story by 1931. It is also a combination of two original buildings. The existing wall that has fallen was constructed of brick originally and the applicant has proposed to frame up the opening and apply EIFS to the façade. This will not be in keeping with the original brick but this is also the side façade which only is visible as an upper story as it currently has an existing one story building (Fuentes) directly adjacent.

- 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 current existing north façade was exclusively painted brick. There were no distinctive architectural features as this is the side of the building. The proposed end result would be a second story side wall of painted EIFS as opposed to the current painted brick.

- 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 repairs will not seek to match the existing brick from an earlier time frame and the proposed façade will match the existing front façade along South Chadbourne Street.

- 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 existing north brick façade may have been the original wall from the 1930s and there look to be no major alterations along this wall. The current brick is painted so we do not know if all of the current brick was original to the building.

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

There was not distinctive stylistic features or skilled craftsmanship on the side 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.**

Since the proposed wall construction is along the side of the upper stories of the existing building no architectural features or details are present.

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 proposed in the scope of work.

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 wall 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.**

This addition will could not be removed easily in the future. Removal of the EIFS could damage the any remaining existing brick but the proposed improvements would allow the building a continuous façade look.

### **RCC19-05 Analysis**

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

Section 12.06.003 of the River Corridor Development Ordinance requires the DHRC to review any construction 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.

The River Corridor Master Plan states, “Quality materials promote a sense of permanence and are encouraged. Building materials and texture on the ground floor add to the pedestrian experience, and quality finish materials should be used. Compatible materials should be used on all sides of a building.” This side façade will not be restored to the original brick but the painted EIFS will match the current front façade and give the building a continuous overall look. The RCDMP also states, “Using subtle yet rich colors rather than intense, bright colors is in keeping with historical precedents in San Angelo. Colors should be harmonious with those colors found on adjacent buildings.” The proposed golden color will compliment other colors in the area and match the existing front façade.

**Recommendation:**

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Cases CA19-01/RCC19-05 for construction of an exterior wall, **subject to the following two Conditions of Approval:**

1. The colors and materials of all items shall be consistent with the renderings approved by the Design and Historic Review Commission, and as revised by the Planning and Development Services Director.
2. The applicants shall obtain Permits from the Permits and Inspections Division for all improvements as needed.

**Attachments:**

Aerial Map  
Future Land Use Map  
Zoning Map  
Photographs  
Proposed Improvements  
Applications

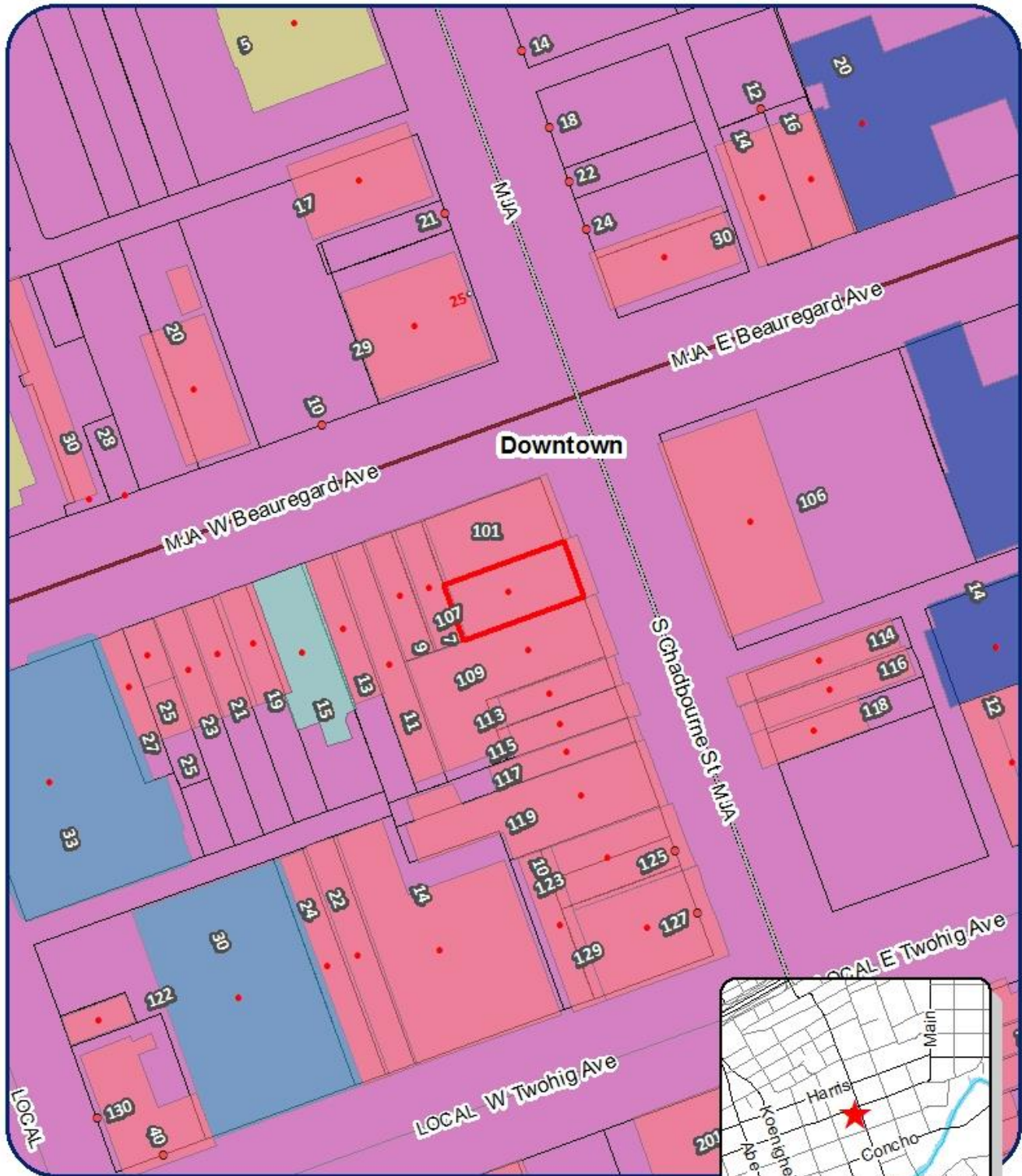


**CA19-01/RCC19-05: Strain**  
**107 South Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

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





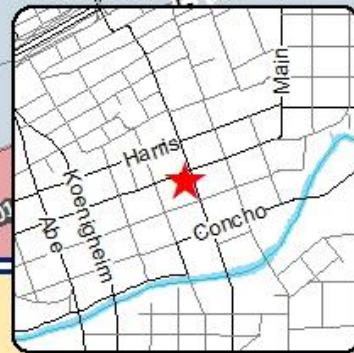
**CA19-01/RCC19-05: Strain**  
**107 South Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

**Legend**

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





**CA19-01/RCC19-05: Strain**  
**107 South Chadbourne Street**

Council District: SMD #3 - Harry Thomas  
 Neighborhood: Downtown  
 Scale: 1" approx. = 100 ft

**Legend**

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



**Photos of Site and Surrounding Area**

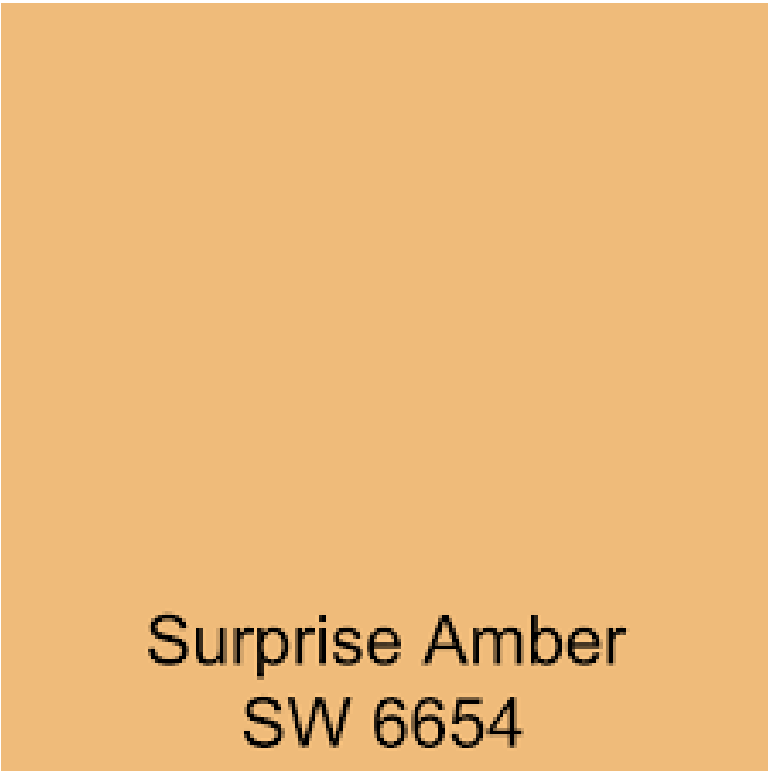








Proposed Improvements



City of San Angelo, Texas - Planning Division  
**Application for Certificate of Appropriateness**

Name of Applicant(s): Michael Strain

Owner  Tenant  Representative (Affidavit required)

Mailing Address: 2409 Sherwood Way Telephone: 325-895-5128

City/State/Zip: San Angelo, Texas 76901 Fax/other: \_\_\_\_\_

Contact Email Address: michael@powersystems.pro

Subject Property Address: 107 S. Chadbourne, San Angelo, Texas 76903

Name of Building or Site: The Man Store

Legal Description\*: Blk: 8, Subd: SAN ANGELO ADDITION, S 50 FT OF LOT 20

**Proposed Work:**

- Construction of a new building in a Historic Overlay (HO) zoning district.
- Addition to or expansion of an existing building.
- Material alteration, reconstruction, restoration or rehabilitation of exterior features on any existing building.
- Relocation of an existing building to or from any property in any Historic Overlay (HO) zoning district.
- Demolition of a landmark or any building on any property within a Historic Overlay (HO) zoning district.

**Specific Details of Request:**

Filling in a hole after a wall collapse.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* use attachment, if necessary

**Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property:**

There is a hole that needs to be repaired. After the repair, the wall will be painted to match.

\_\_\_\_\_  
\_\_\_\_\_

Does the proposed work comply with the following? If yes, indicate by checking.

- 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.
- 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.

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

Signature

02/15/2019

Date

OFFICE USE ONLY

Case No.: CA \_\_\_\_\_ -- \_\_\_\_\_ Nonrefundable Fee: \$ \_\_\_\_\_ Original HO Case No.: \_\_\_\_\_ -- \_\_\_\_\_

Date Paid: \_\_\_\_\_ Received by: \_\_\_\_\_

Receipt No.: \_\_\_\_\_  Description/photograph of site  Sketches, plans, sketches of work  
 Sample(s) of materials to be used

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): Michael Strain

Owner  Representative (Notarized Affidavit Required)

2409 Sherwood Way San Angelo Texas 76901  
Mailing Address City State Zip Code

325-895-5128 michael@powersystems.pro  
Contact Phone Number Contact E-mail Address

107 S. Chadbourne San Angelo, Texas 76901  
Subject Property Address City State Zip Code

Acres: 0.115, Blk: 8, Subd: SAN ANGELO ADDITION, S 50 FT OF LOT 20

Legal Description (can be found on property tax statement or at [www.tomgreenca.com](http://www.tomgreenca.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\* Repair wall after collapse.

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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 new wall will be painted to match the rest of the wall.

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**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

03/01/2019  
\_\_\_\_\_  
Date

Michael Strain  
\_\_\_\_\_  
Printed name of licensee or authorized representative

The Man Store  
\_\_\_\_\_  
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 \_\_\_\_\_ -- \_\_\_\_\_    Related Case No.: \_\_\_\_\_ -- \_\_\_\_\_    Date Related case will be heard: \_\_\_\_\_

Nonrefundable fee: \$ \_\_\_\_\_    Receipt #: \_\_\_\_\_    Date paid: \_\_\_\_/\_\_\_\_/\_\_\_\_

Reviewed/Accepted by: \_\_\_\_\_    Date: \_\_\_\_/\_\_\_\_/\_\_\_\_