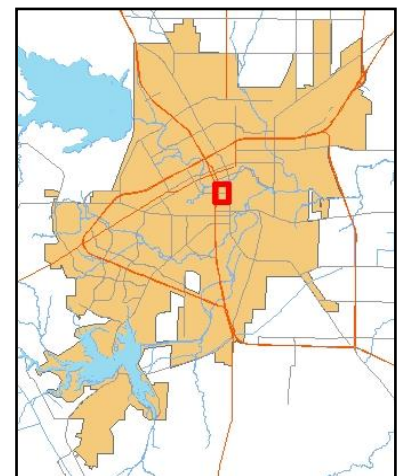


**DESIGN AND HISTORIC REVIEW COMMISSION – July 16, 2020
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA20-04: 402 West Avenue D	
SYNOPSIS:			
A request for an approval of a Certificate of Appropriateness for an exterior remodel/additions, a new fence and a new sign on a historically designated building located at 402 West Avenue D.			
LOCATION:		LEGAL DESCRIPTION:	
402 West Avenue D		Being the west 42' of Lot 11 and east ½ of Lot 12, Block 9, Park Heights Addition.	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #5 – Lane Carter Neighborhood – Santa Rita	CN	Neighborhood Center	0.185 acres
THOROUGHFARE PLAN:			
<p><i>Koenigheim Street</i> – Urban Arterial Street - 80' ROW required (82' existing), 64' pavement required (64' provided)</p> <p><i>West Avenue D</i> – Urban Local Street - 50' ROW required (80' existing), 40' pavement required (54' provided)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA20-04, each subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Lisa McCrea			
STAFF CONTACT:			
Shelly Paschal Planner (325) 657-4210, Ext. 1533 shelly.paschal@cosatx.us			



Additional Information:

Sign:

On the northeast side of the front yard will be one 4’ x 8’ temporary sign announcing the name, services, and opening date. A permanent sign will replace the temporary sign once the business is open. The permanent sign will mirror the temporary sign with telephone number instead of opening date. The sign will have a plum background color with black/cream text. The design will be adorned with craftsman style markings.

Exterior:

The existing stucco skirting will be removed and replaced with reclaimed red brick. Six (6) crawl space vents along with two (2) crawl space entry doors will be placed in the 3 sides of the brick skirting. The vents will be black plastic. The entry doors will be constructed of treated wood painted black. Keyed locks will be installed on each door. The existing concrete stairs to the main level porch will be removed and replaced with treated wood steps painted white. The existing wood hand railing will be removed and replaced with treated wood railing with 1900 period turned hemlock balusters and painted white. The main level concrete porch will be covered by AZEK® Porch Flooring composite porch decking. The color will be Coastline. The existing round aluminum porch columns will be removed and replaced with 1900 period type square wooden columns and painted white. On the second level the existing vinyl railing on the second level porch will be removed and replaced with treated wood railing with 1900 period turned hemlock balusters and painted white. The second level porch wood decking will be removed and replaced with AZEK® Porch Flooring composite decking. The color will be Coastline. There will be an 18’ x 47’ addition added to the second level (east side) of the building. This addition will contain a master bedroom, bathroom, and closet. On the west side there will be an eleven (11) foot of this addition will also act as the cover over the carport area. The addition roof will be a hip roof and will tie into the hip roof of the original structure. There will be one bay window seating area added to the main level of the original structure added to the west side. This bay addition will have separate roof from the original structure. All newly constructed structures will have siding added that matches as close to the original siding as possible if original siding cannot be located. Where original siding will be removed, it will be reused if structurally sound. The new siding will be painted Lemon Butter and the trim will be white.

Roof/Gutters:

The new roof will be placed using GAF Timberline Weathered Wood Laminated Architectural Roof colored shingles on the upper main, east addition, and rear extension slopes. The porch and rear (northwest) room will be Slate Roll Roofing. All roof vents and pipe jacks will be replaced with standard aluminum fixtures painted to match the roof color. New seamless gutter with standard recommended downspouts painted white will be installed.

Windows/doors:

All aluminum windows will be removed and replaced with 1900 period type wood framed double hung windows. The windows will be painted white with black trim. Each window will be outfitted with panel type shutters painted black. Main level front door will be painted black. The side lights and transoms

will be painted black. The doors on the second level balcony will be painted white with black trim.

Landscaping/lighting:

The front, back, and side yards will be scraped and leveled. All areas of the yard not covered by a structure will be seeded with St. Augustine. As much of the original landscaping will be kept. Some vegetation may be moved to other areas of the landscape. All concrete sidewalks will be removed and replaced with red brick pavers. The brick will be reclaimed and may be various shades of red. All existing hard wired and solar lighting will be removed and replaced. Landscape lighting will be added where deemed appropriate and will be solar. All decking will have deck lighting along areas such as steps and handrails.

Fence:

A new decorative picket fence will be built to encompass the front yard. It will be 28” high constructed of treated wood and stained. The existing fence will be torn down and removed. A new 8’ x 1” x 6” square top treated wood slat fence will be built in the same location as existing fence. The fence will be stained Cabot Australian Timber Oil Pre-Tinted Jarrah Brown Transparent Exterior Stain. There will be three (3) double gates; two in the front (South) and one in the rear (North) at the Northeast corner. The two (2) on the East side will be to secure the entrance and exit to the driveway. Each will be solar and remote operated. Each will be corner turning type gates. Each gate will be wrought iron painted black.

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 current structure was built on this site in 1906. The applicant is replacing/repairing exterior finishes and materials to revert back to historic precedents making minimal alterations, except the additions. All proposed alterations to the property will be in keeping with the surrounding area. The renovations to this building will restore the look of the original structure, as well as be consistent with the materials, colors, and architecture of the surrounding buildings.

- 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 will be no destruction or removal of any of the original historical materials on the building. The site improvements will be consistent in color, material, and design with the existing structure and the surrounding properties.

- 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 new changes are consistent with historic precedents. The Planning Division believes that the proposed improvements will be consistent with the historic character of the area and intend to restore the look of the original structure built in 1906. Even though the additions are not original to the original structure, the proposed colors, materials, and design are consistent with surrounding buildings in this 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.**

The changed and additions are consistent with changes made to this building overtime. The proposed site improvements preserve the historical character of the past using traditional colors and materials.

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

The traditional two story building with a large front porch will remain and is the applicant is keeping this distinctive stylistic feature of this structure. As indicated, there will be no changes to any existing stylistic features 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.**

The applicant is adding to the structure and the new material is being reflected in color and texture of the original colors. In this case, the proposed materials, colors, and architectural design are reflective of the historical buildings in this area, and therefore, the Planning Division believes the proposal meets the intent of the above criterion.

- 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.**

Staff does not anticipate any rigorous forms of cleaning; especially sandblasting or any other cleaning methods that would damage the historic building materials on this structure.

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 changes doesn’t destroy significant historical, architectural, or cultural material. The proposed colors and materials for the building, and associated additions, and landscaping are compatible with the surrounding buildings and properties.

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.

If the additions were removed, the building would still maintain its original appearance and would be unimpaired. In addition, the applicant will be required to adhere to this criterion should they decide to make any additions, or alterations in the future. This will also require a new Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

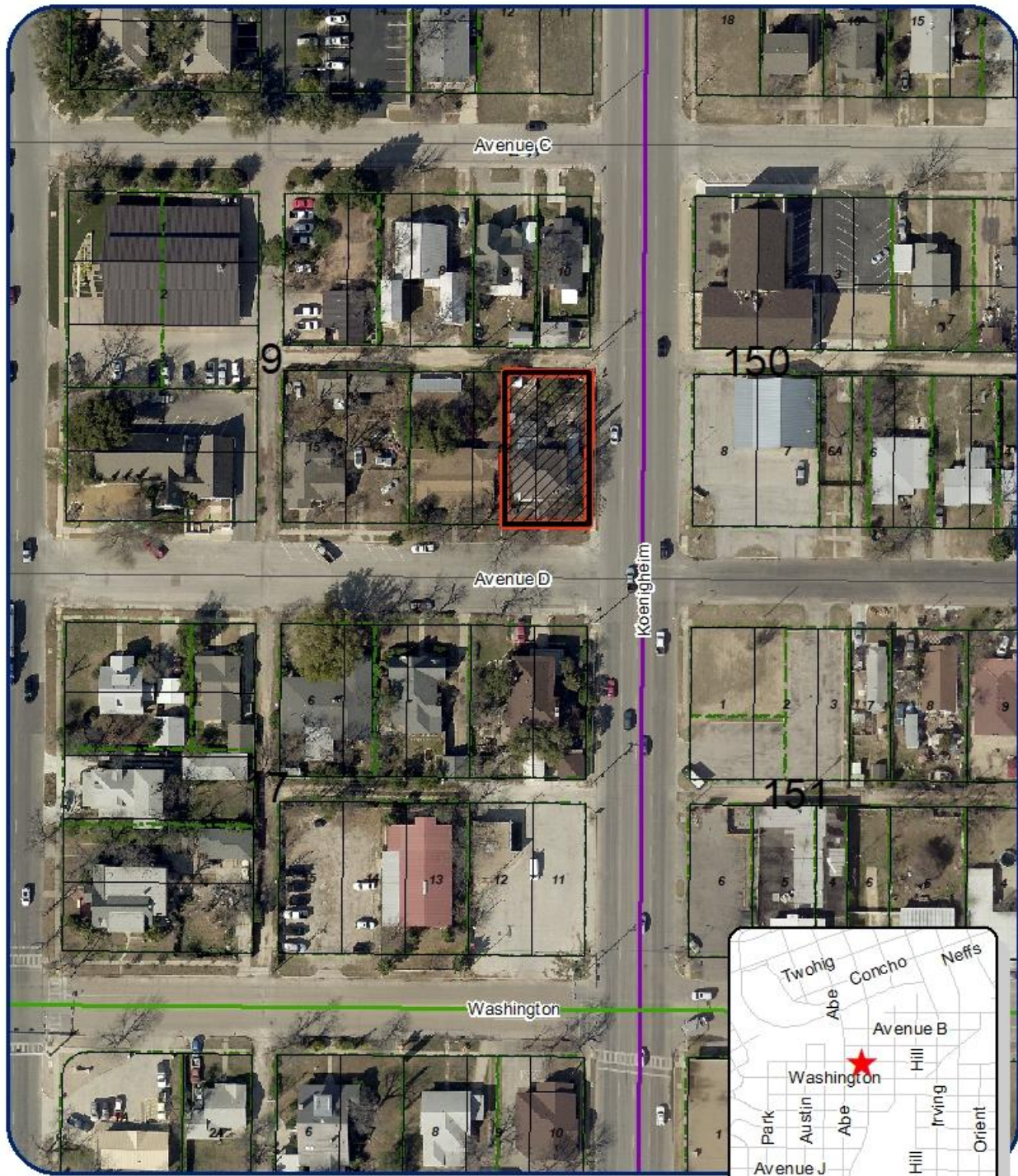
Recommendation:

Staff’s recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-04 for all proposed improvements, **subject to the following two Conditions of Approval:**

1. The colors, dimensions, and materials of the building and canopies, shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain building permits for the construction from the Building Permits and Inspections Division.

Attachments:

- Aerial Map
- Future Land Use Map
- Zoning Map
- Photograph of Subject Property
- Proposed Building
- Historic Photo
- New Sign, Fence and Lights
- Applications



Location Map CA20-04

Butler's Pantry
 Council District 5 - Lane Carter
 Neighborhood: Santa Rita
 Scale: 1" approx. = 100 ft

Legend

Subject Properties:
 Current Zoning: **CN**
 Requested Zoning Change: **N/A**
 Vision: **Neighborhood Center**



402 West Avenue D, being W42' of Lot 11 & E1/2 of Lot 12, Block 9, Park Heights Addition



Location Map CA20-04

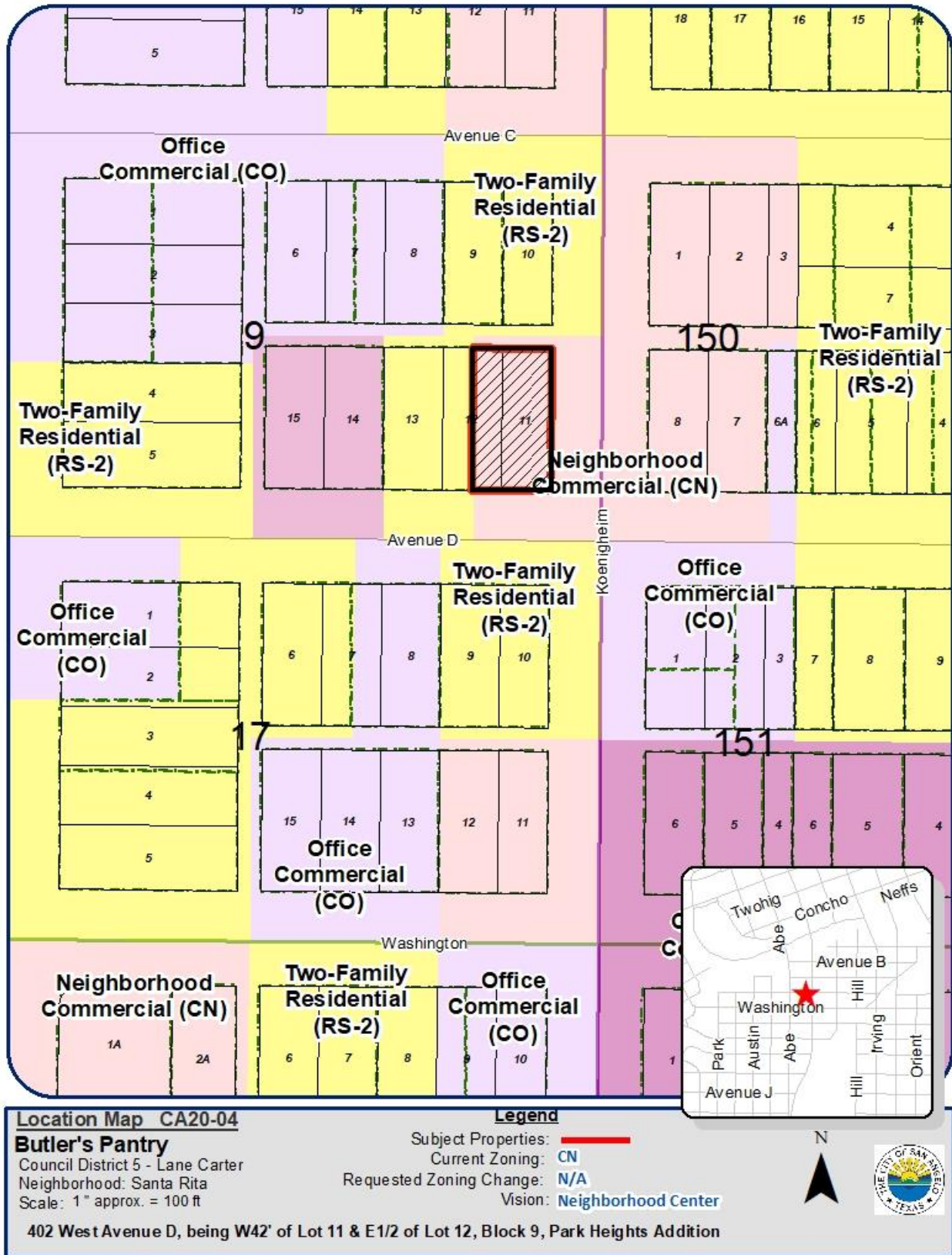
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402 West Avenue D, being W42' of Lot 11 & E1/2 of Lot 12, Block 9, Park Heights Addition



Current Building



Proposed Building



Historic Photo of Subject Property



Proposed Temp Sign



Proposed front yard fence



Proposed rear yard fence



Proposed new lighting



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

Name of Applicant(s): Lisa McCrea

Owner Tenant Representative (Affidavit required)

Mailing Address: 402 W. Avenue D Telephone: 325-514-1535

City/State/Zip: San Angelo, TX 76903 Fax/other: _____

Contact Email Address: butlerspantry@yahoo.com

Subject Property Address: 402 W. Avenue D San Angelo, TX 76903

Name of Building or Site: Butler's Pantry Inn & Events

Legal Description*: Legal: Acres: 0.185, Blk: 9, Subd: PARK HEIGHTS ADDITION, W42 OF LOT 11 AND E1/2 OF 12 Situs: AVENUE D 402 W

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:

See attached documents.

* 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:

Recognizing and respecting the unusual natural beauty and character of the City’s River Corridor area.

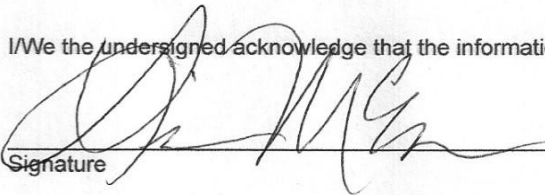
Promoting the preservation and restoration of historic homes in the River Corridor area.

Maintaining the scenic quality of the River Corridor and the surrounding areas. Conserving and protecting property values.

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

6-15-20

Date

OFFICE USE ONLY		
Case No.: CA _____ -- _____	Nonrefundable Fee: \$ _____	Original HO Case No.: _____ -- _____
Date Paid: _____	Received by: _____	
Receipt No.: _____	<input type="checkbox"/> Description/photograph of site	<input type="checkbox"/> Sketches, plans, sketches of work
	<input type="checkbox"/> Sample(s) of materials to be used	