



STAFF REPORT

Design & Historic Review Commission: January 21, 2022

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA22-01: 641 & 643 S. Chadbourne St.	
SUMMARY:			
<p>A request for a Certificate of Appropriateness to remodel the exterior of a building on a property with historic zoning, being 0.15 acres located at 641 & 643 South Chadbourne St. Renovations include adding parapets to existing roofline, windows, doors and faux transoms, EIFS stucco exterior. A single application is necessary for the two separate property owners since the parapets require involvement of both parties. The applicant claims existing building facades are not historic and are not congruent with the historic zone. San Angelo's first historic mural on South wall of the 643 property would remain intact.</p>			
LOCATION:		LEGAL DESCRIPTION:	
641 and 643 S Chadbourne St San Angelo, TX 76903, United States of America		Lot: 21, Blk: 76, Subd: FORT CONCHO ADDITION Lot: 22, Blk: 76, Subd: FORT CONCHO ADDITION	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
District 3 - <i>Harry Thomas</i> Neighborhood: <i>Fort Concho</i>	Central Business District	Downtown	0.15 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
<p>South Chadbourne Street: Major Arterial, 80' ROW required (80' Existing), 64' pavement required (56' Existing) West Avenue C: Local Road, 50' ROW required (80' Existing), 40' pavement required (36' Existing)</p>			
STAFF RECOMMENDATION:			
Staff recommends approval of CA22-01 for the exterior renovations at the Historical properties of 641 and 643 South Chadbourne Street with two (2) conditions of approval .			
PROPERTY OWNER/PETITIONER:			
Property Owner: <i>Baja Properties LLC/Monday Shorts LLC</i>			
STAFF CONTACT:			
Rafael Alvarado Planner (325) 657-4210, Extension 1533 rafael.alvarado@cosatx.us			

Certificate of Appropriateness: The subject property is part of Old Town Historic District approved by City Council on November 2, 2010 through a Historic Overlay Zone (Z10-14). All exterior new construction within a historic landmark or district shall require approval of a Certificate of Appropriateness. 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 proposed renovation to the building facades are not historically landmarked structures. The two properties in this application both are “non-contributing” structures in the Old Town Historic District which signify they are not historical landmarks. Furthermore, the improvements will not damage the historical landmark known as San Angelo’s first mural.
- 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 two properties in this application both are “non-contributing” structures in the Old Town Historic District which signify they are not historical landmarks. All efforts to maintain the integrity of San Angelo’s first mural, a historic landmark, will be made.
- 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 alterations are deeply rooted in historical context and serve to bolster the Old Town Historic District.
- 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 current buildings have architectural features that can be traced back to the 1950’s. However, improvement of the façade of these buildings will be done to bring the architectural style closer to the preferred period, being the “Old” Town Historic District. The structural integrity of the building will remain and thus respect the significance of its change over time.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.*** The proposed improvements will bring added stylistic features of skilled craftsmanship with a historical context.
- 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 proposed architectural features to be replaced are not considered historical, but rather are stylistic improvements to the façade.

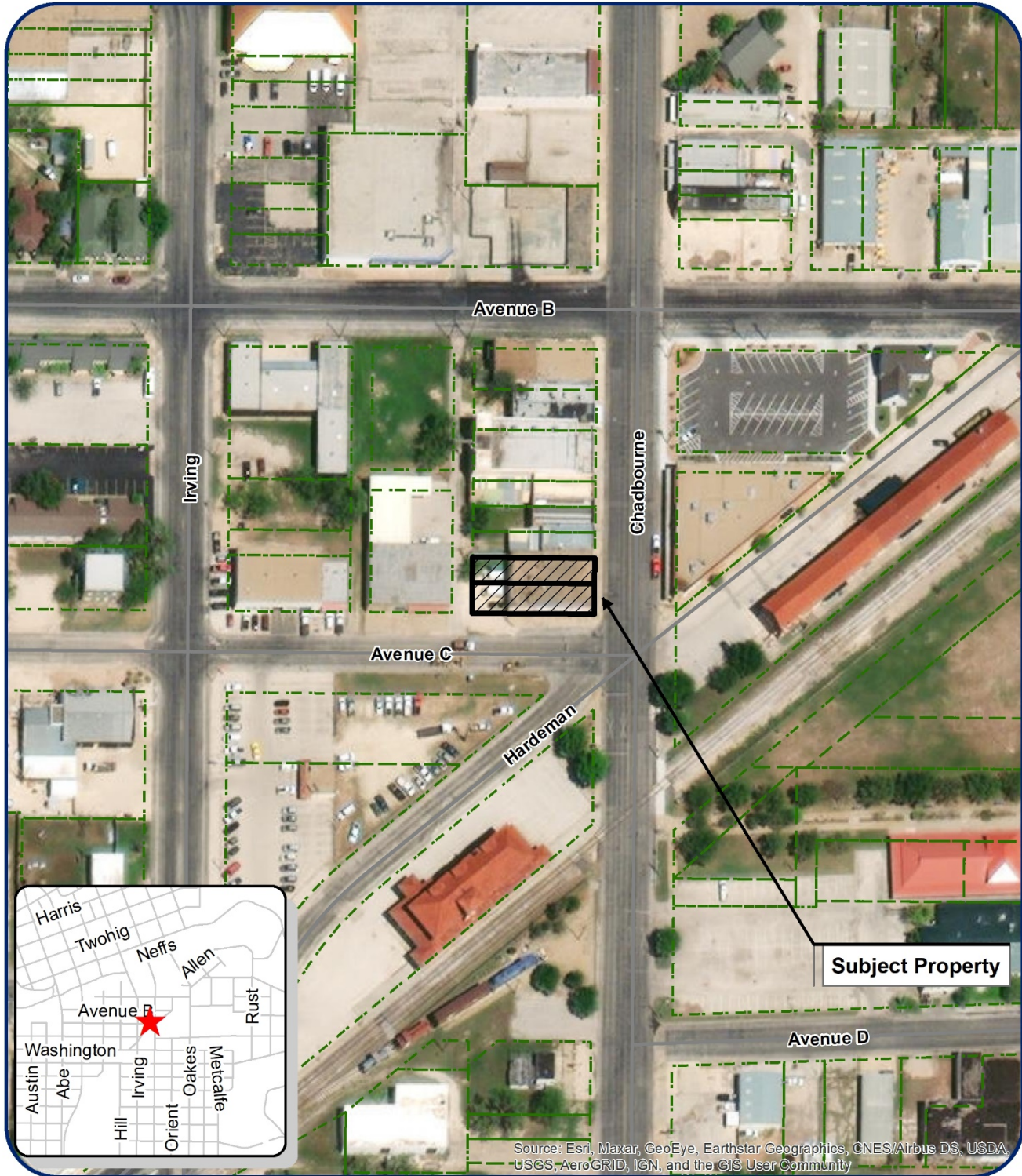
7. ***The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.*** There is no specification of surface cleaning that will be necessary in this application. Efforts to not damage the historic mural in any way will be the priority task for this project.
8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*** There is no archaeological resource that is intended to be disrupted in the proposed façade renovations.
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 contemporary façade alterations are done in a historical context in accord with the colors, materials, size, scale, and character guidelines found in the River Corridor Master Development Plan.
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.*** The proposed alterations will be done with the integrity of the historical components of the building as the first priority. The same is intended for if/when these proposed alterations will be removed. This is true for the removal of the existing alterations that were also done at some point in the relative past.

Recommendation: Staff's recommendation is for the Design and Historic Review Commission to **approve** CA22-01 for the exterior renovations at the Historical properties of 641 and 643 South Chadbourne Street with **two (2) conditions of approval:**

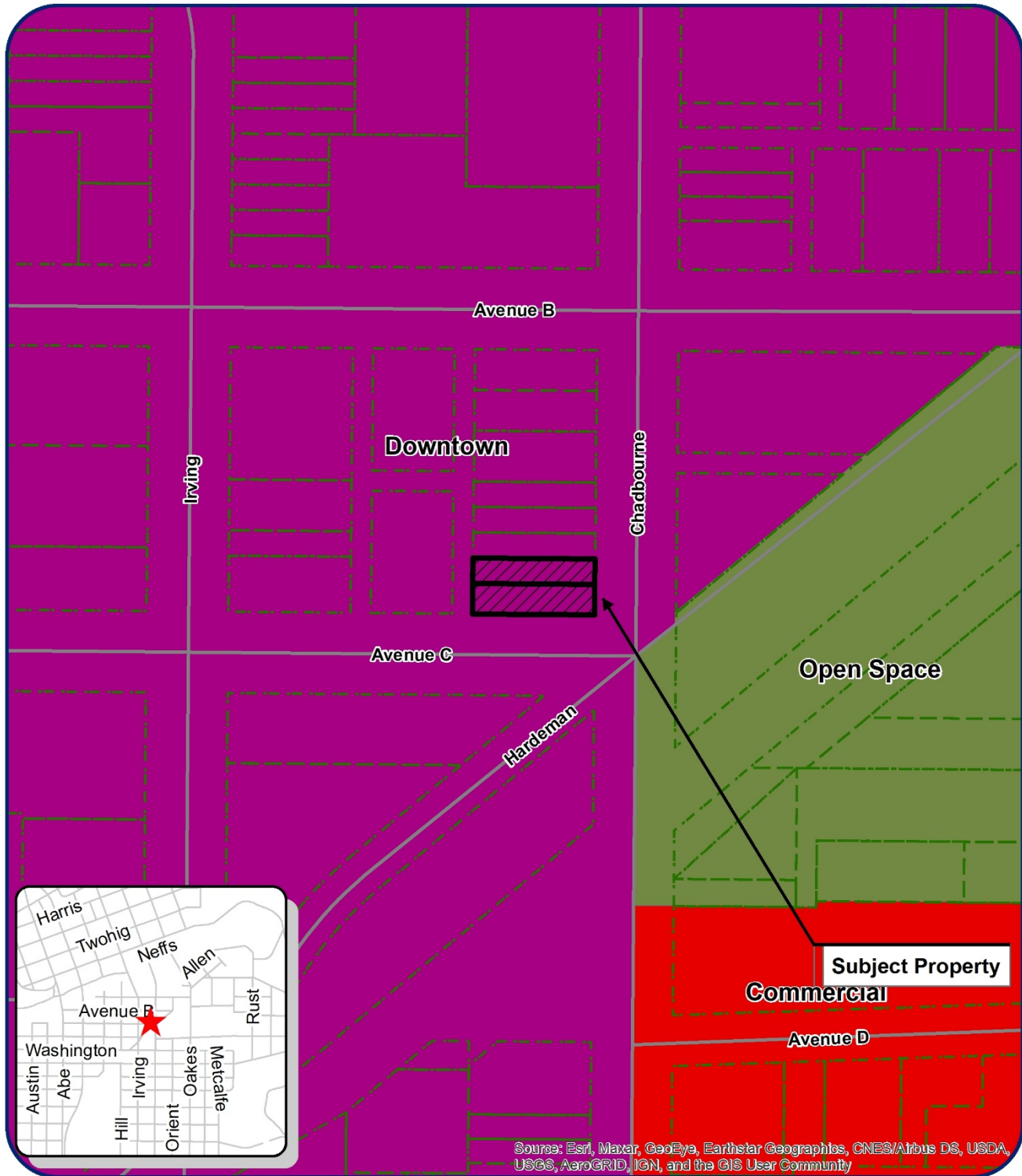
1. The colors, dimensions, and materials of all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain required permits from the Building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

Attachments:

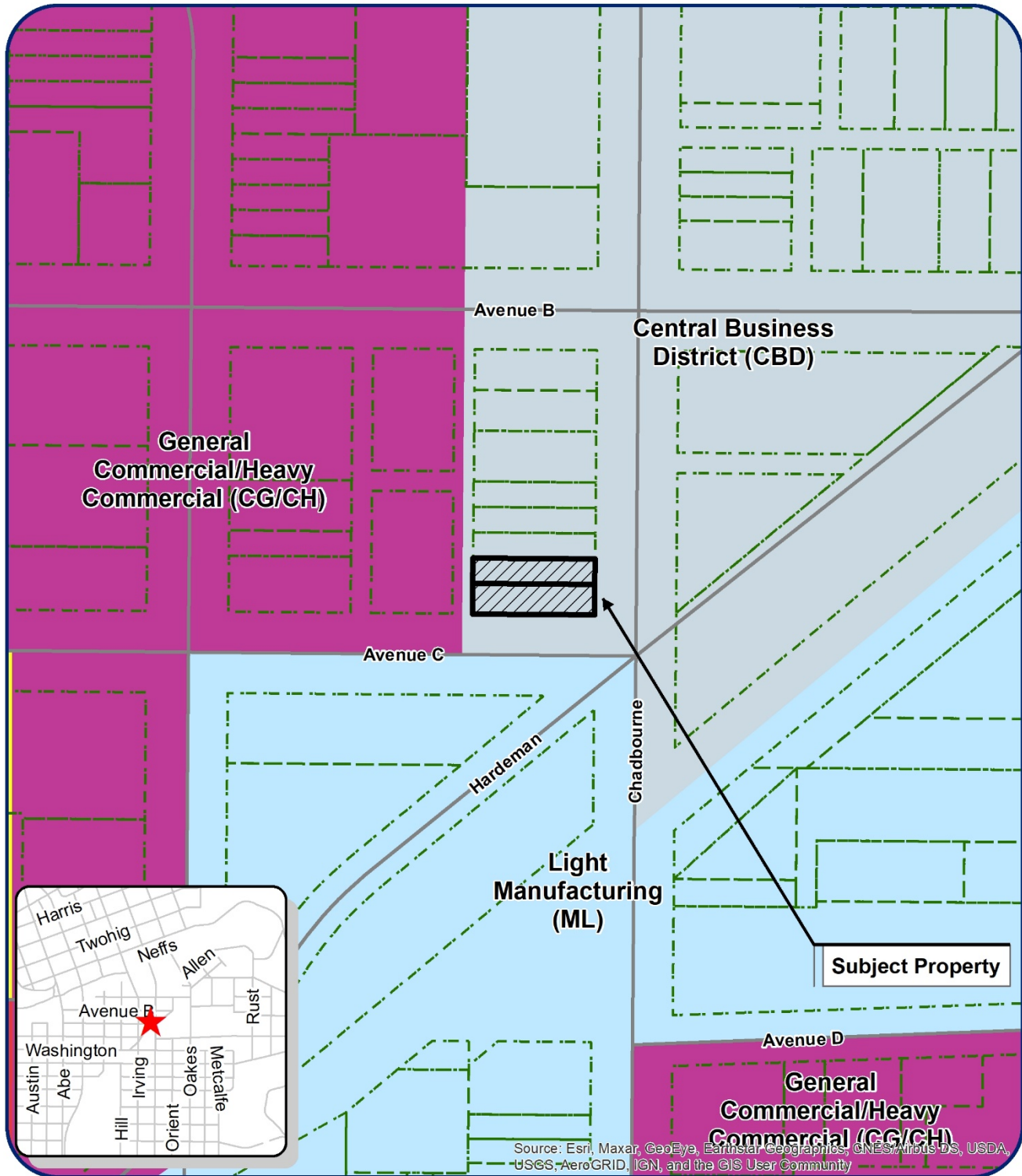
Satellite Map
Vision Map
Zone Map
Survey of Lot/Property
Draft Plans v1
Draft Plans v2
Draft Plans v3
Draft Plans v4
Draft Plans v5
Draft Plans v6



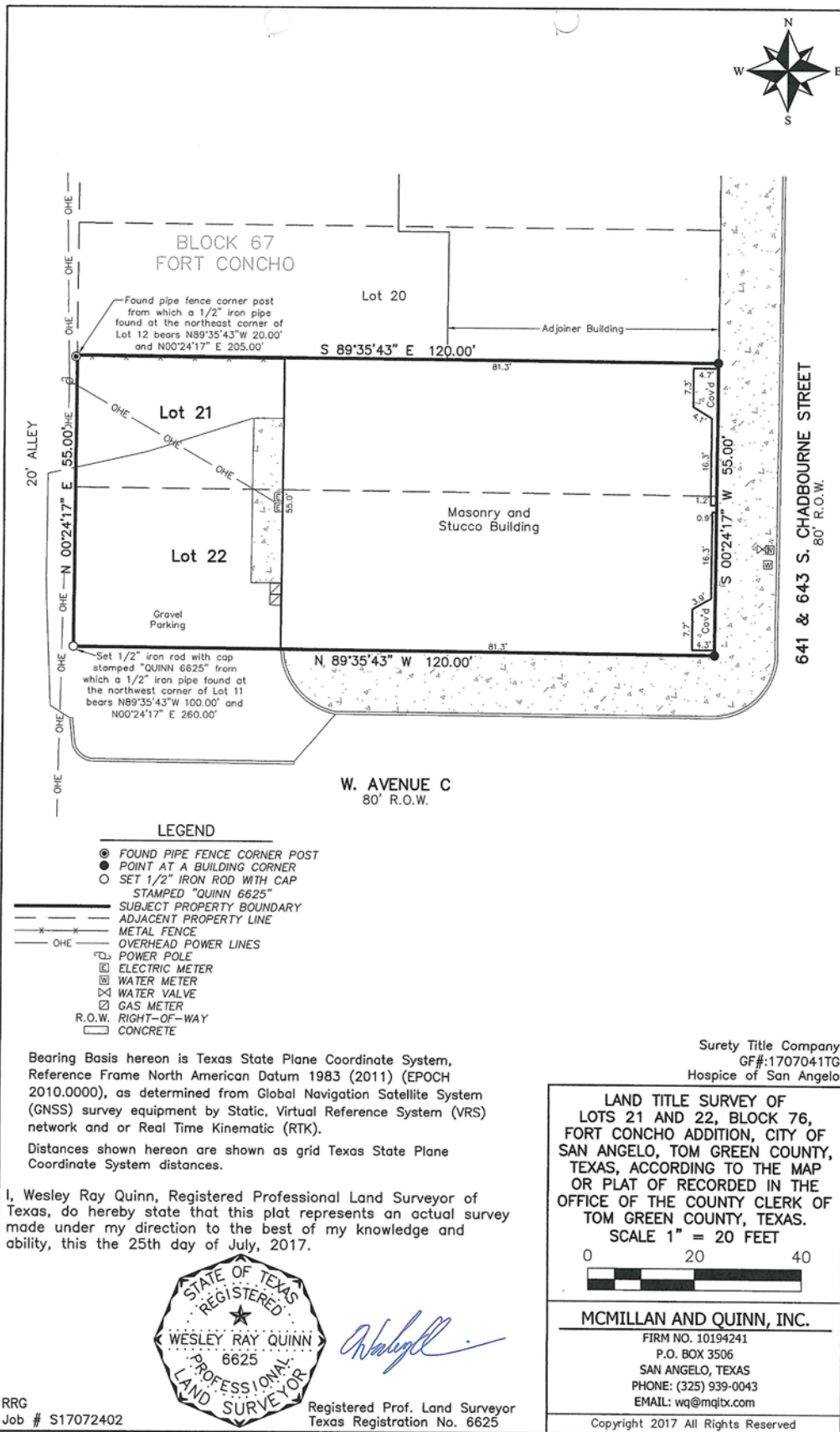
<p>CA22-01: Satellite Imagery</p>	<p>Legend</p>		
<p>641 & 643 S. Chadbourne St.</p>	<p>Subject Properties: </p>		
<p>Council District 3 - Harry Thomas</p>	<p>Current Zone District: CBD</p>		
<p>Neighborhood: Fort Concho</p>	<p>Requested Zone District: N/A</p>		
<p>Scale: 1" approx. = 125 ft</p>	<p>Vision Plan: Downtown</p>		

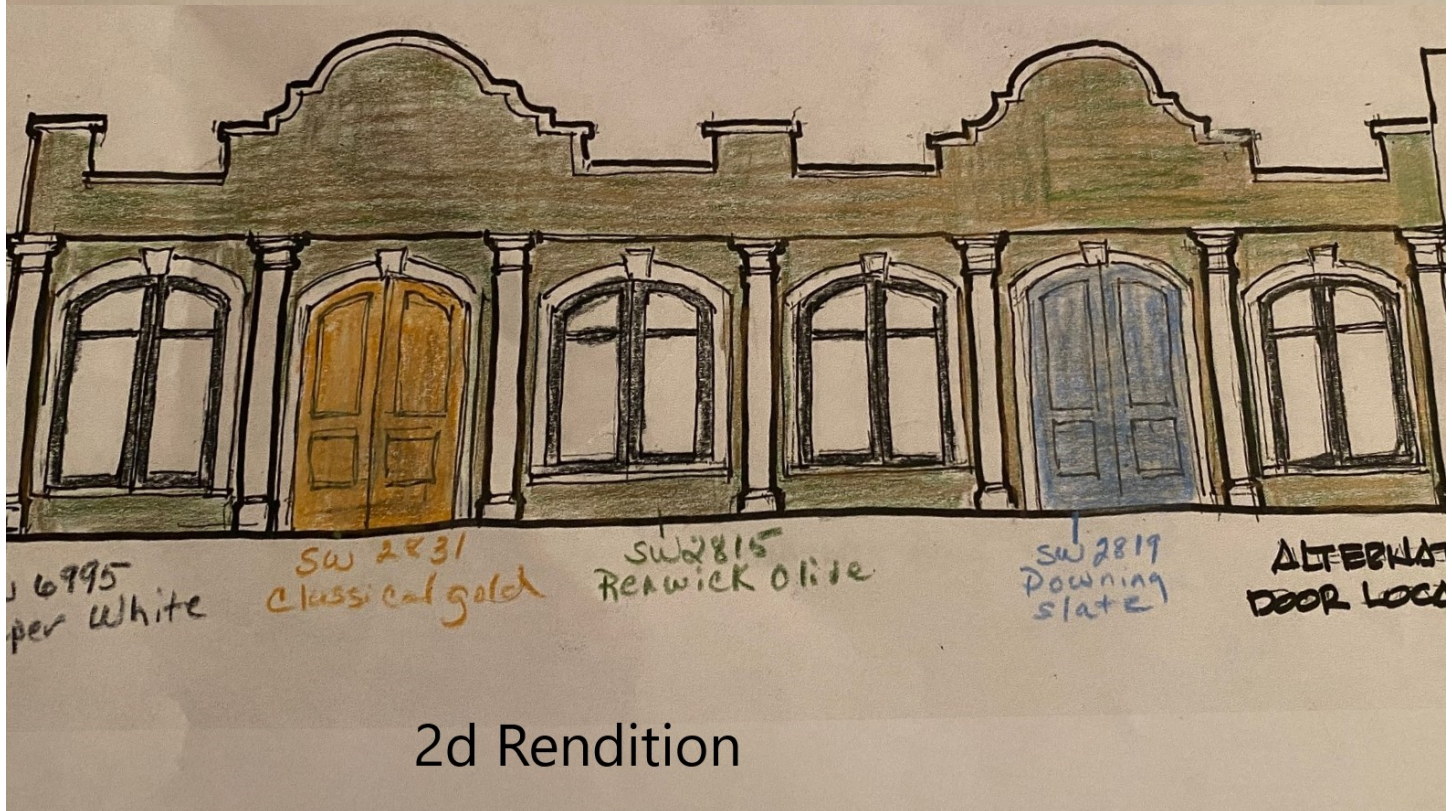
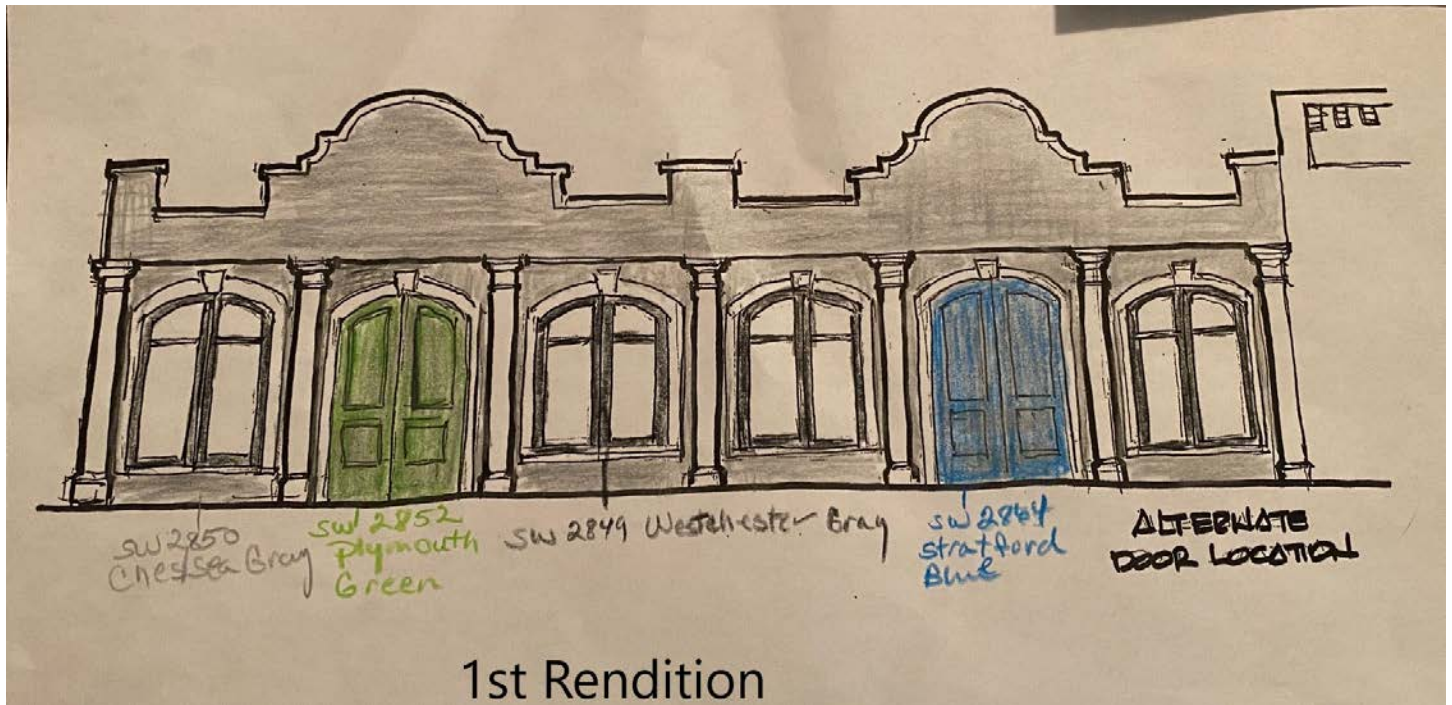


<p>CA22-01: Vision Plan 641 & 643 S. Chadbourne St. Council District 3 - Harry Thomas Neighborhood: Fort Concho Scale: 1" approx. = 125 ft</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Properties: Current Zone District: CBD Requested Zone District: N/A Vision Plan: Downtown 		
--	---	--	--



CA22-01: Zone Districts	Legend	N	
641 & 643 S. Chadbourne St.	Subject Properties:		
Council District 3 - Harry Thomas	Current Zone District: CBD		
Neighborhood: Fort Concho	Requested Zone District: N/A		
Scale: 1" approx. = 125 ft	Vision Plan: Downtown		







854
ribbean coral

SW 2811 Rockwood Blue green

SW 2850
Chelsea Grey

ALTERNATE
DOOR LOCATION

3d Rendition



SW 2831
Classical Gold

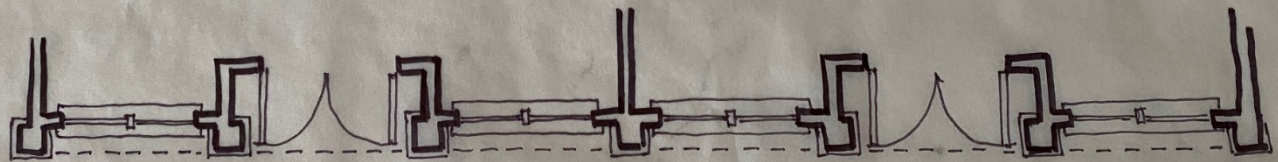
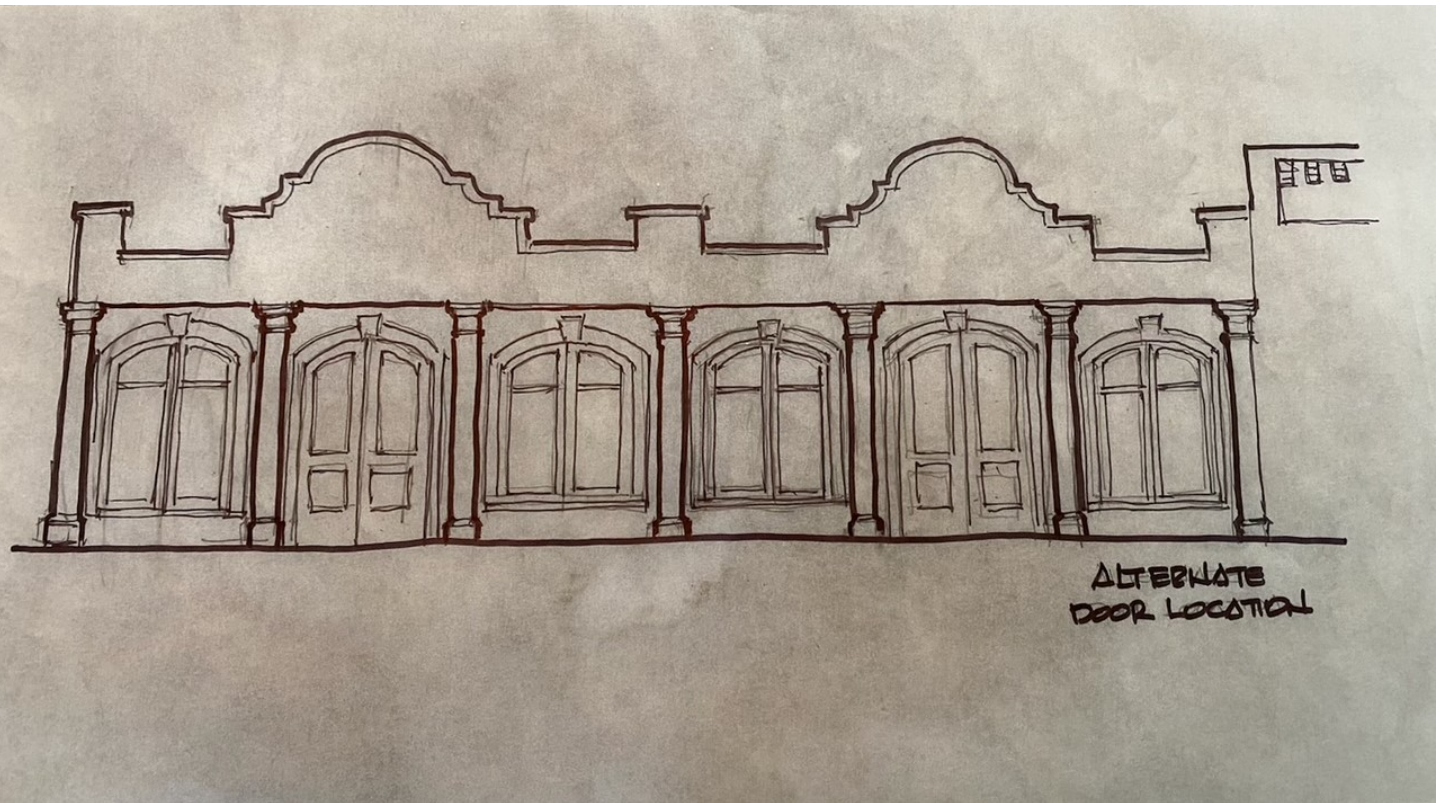
SW 2817
Rockwood Amber

ALTERNATE
DOOR LOCATION

SW 2811 Rockwood Green
SW 2849 Westchester Gre
Super White

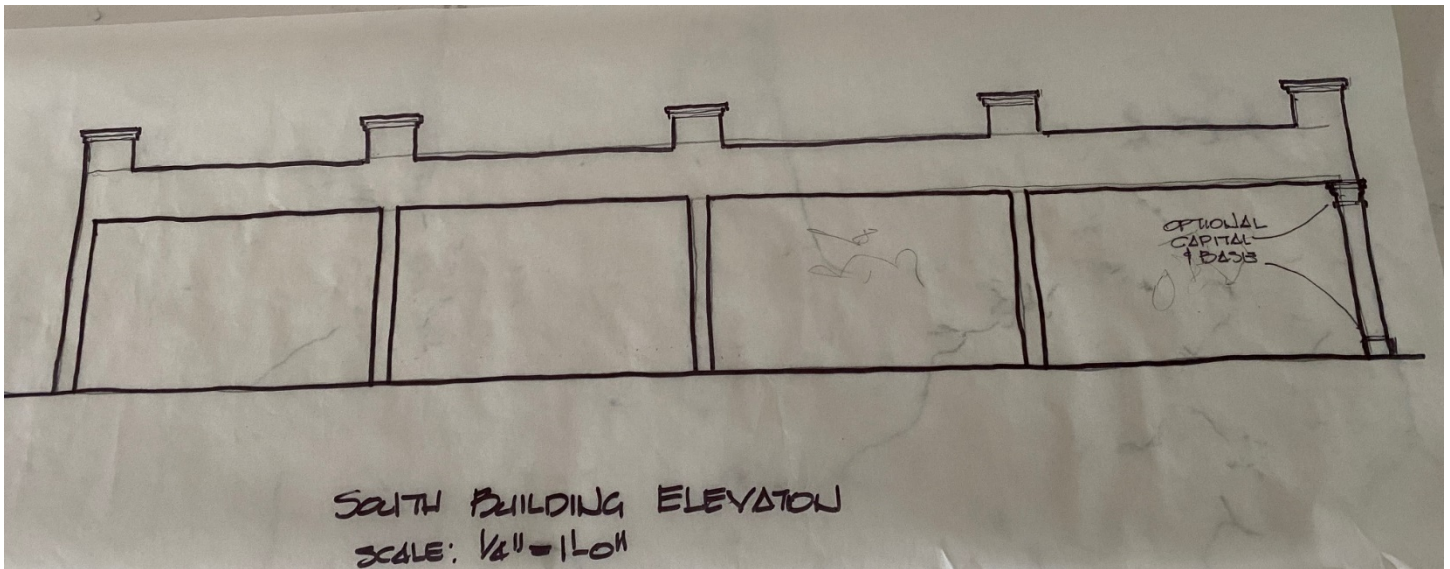
4th Rendition





PLAN OF FRONT WALL

SCALE: $\frac{1}{2}'' = 1'-0''$



Photos of Site and Surrounding Area