

MEMO



Meeting

Date: January 20, 2022

To: Design and Historic Review Commission

From: Jeff Fisher, AICP
Chief Planner

Request: Z22-02: Discussion and possible action to adopt a new Downtown Historic Overlay Zone, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

Background:

In September 2020, the City of San Angelo commissioned HHM & Associates, Inc. of Austin, Texas, to undertake a historic resources survey of downtown San Angelo. The project identified, documented, and evaluated all buildings, structures, sites, landscapes, and objects within the survey boundaries regardless of construction date. The Project was made possible with a grant from the Certified Local Government (CLG) Grant Program administered by the Texas Historical Commission (THC). The survey work was completed in November and December of 2020. The project was to gather information and make recommendations on possible historic districts, but will not change zoning or development regulations.

Each property surveyed received a ranking of high, medium, or low to be designated historic. High priority were determined to be “contributing” to the historic significance and character of the district and are eligible for listing in the National Registry of Historic Places (NRHP). Medium priority properties were those that were also contributing but ineligible for NRHP listing. Low priority properties were those that were “non-contributing” and ineligible for NHRP listing. Regardless, all of these properties if located within a historic district would require a Certificate of Appropriateness for “any exterior new construction, reconstruction, alteration, restoration; any exterior rehabilitation, including any addition to or expansion of an existing building; or, relocation of any historic landmark” per Section 211.E of the Zoning Ordinance. This would ensure all properties within a new historic district have a design review to protect their historic character.

The report recommended four Downtown Historic District options per the attached map. Planning Staff are recommending the first option “Chadbourne Corridor Commercial Historic District” being approximately 78 acres generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street.

The Historic Survey was presented to City Council at their meeting of January 4, 2022 and Council provided their support, as well as the Chamber of Commerce, COSADC, and Downtown San Angelo.

Downtown Overlay Zone versus Historic Overlay Zone

The proposed historic district is located within the recently expanded Downtown District Overlay Zone, approved by City Council on December 7, 2021. Exterior construction in the Downtown District is subject to review of applicable policies of the River Corridor Master Development Plan (RCMDP) until specific standards can be incorporated for the downtown area. Since the historic district policies are stricter, Staff policy is to only require one approval – a Certificate of Appropriateness – for historic preservation. 30 properties within the proposed historic district are already designated historic so they would not change.

Design and Historic Review Commission (DHRC) Requested Action:

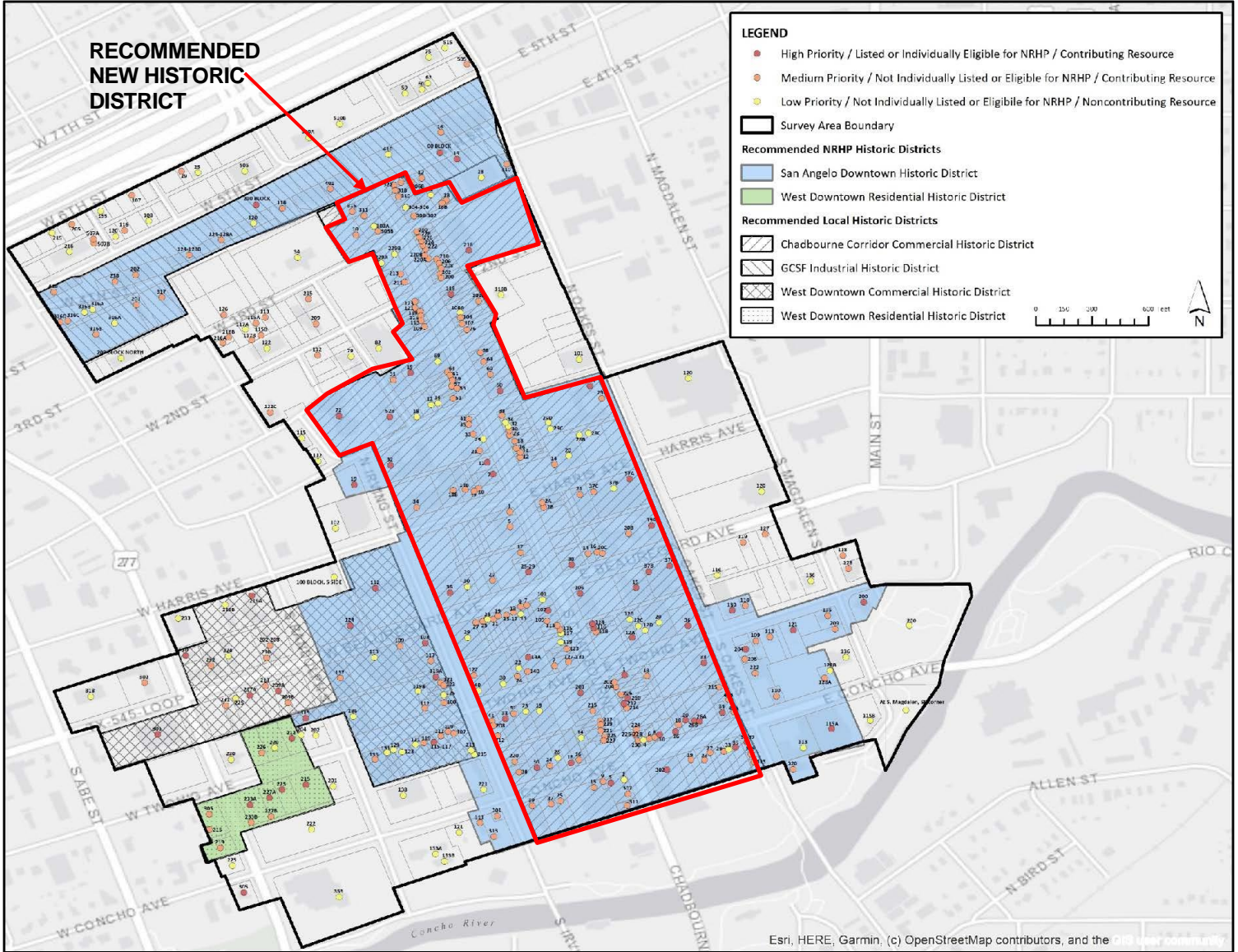
Staff **RECOMMEND APPROVAL** of the new Downtown Historic Overlay Zone, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street, identified as the “Chadbourne Corridor Commercial Historic District” in the *San Angelo Downtown Historic Resources Survey*.

Note: This item will also be presented to the Planning Commission for a recommendation, and then City Council for a final decision at a later date.

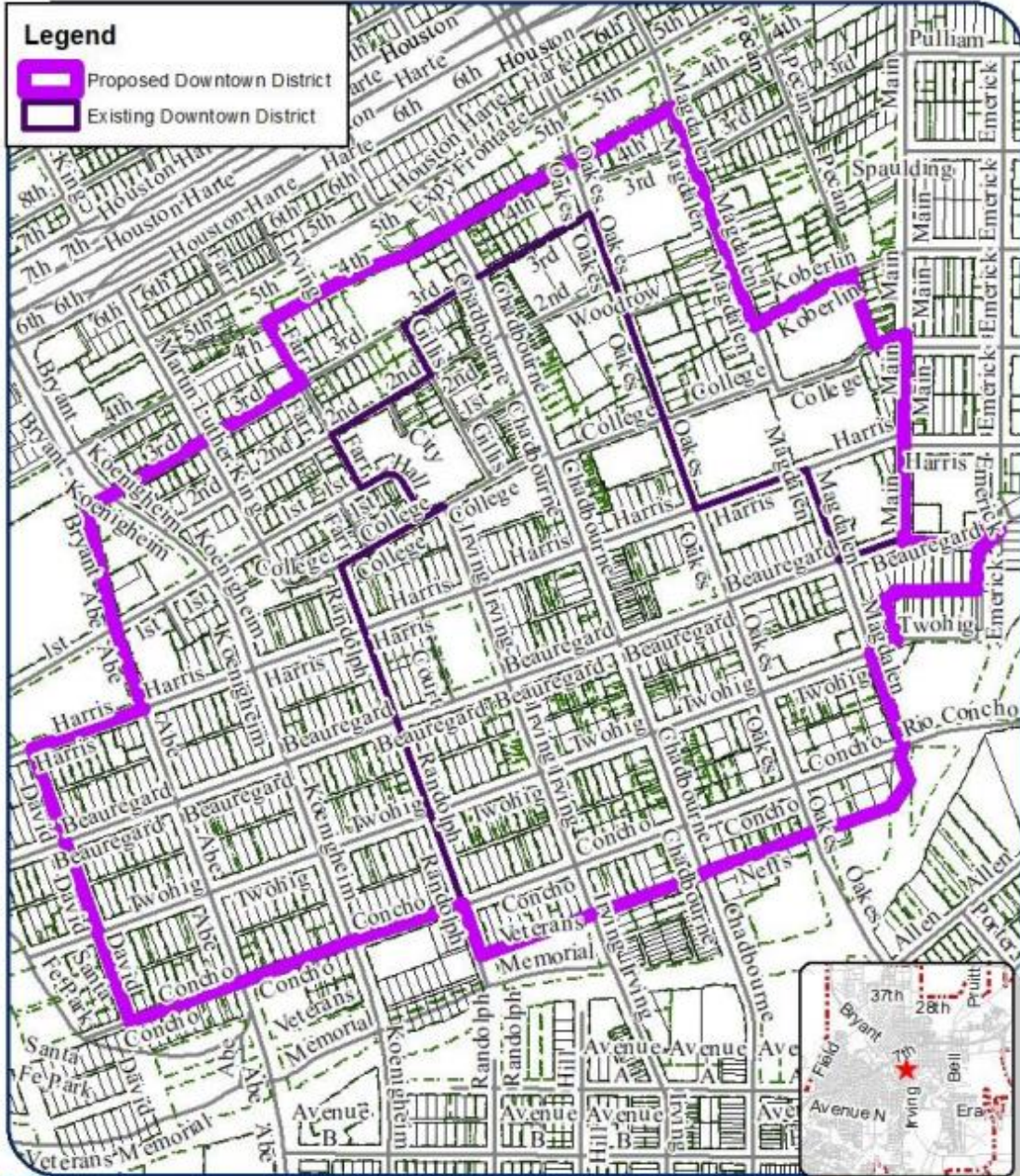
Attachments:

Recommended Historic District
Downtown District Overlay Zone
Existing Historic Properties

RECOMMENDED HISTORIC DISTRICTS – HISTORIC SURVEY



DOWNTOWN DISTRICT OVERLAY ZONE



Z21-04: Downtown District Overlay Zone

Boundary Expansion

Council District: Harry Thomas - District 3
 Neighborhood: Downtown
 Scale: 1" approx. = 650 ft

Legend

Subject Properties: CG, CG/CH, CBD, PD, CO, ML,
 Current Zoning: RM-1
 Requested Zoning Change: N/A
 Vision: Downtown

Between Neff's Way; David St.; 4th St.; and Emerick St.

THE CITY OF SAN ANTONIO TEXAS

EXISTING HISTORIC PROPERTIES IN SUBJECT AREA

