

MEMO



Meeting

Date: June 16, 2022

To: Design and Historic Review Commission (DHRC)

From: Jeff Fisher, AICP
Chief Planner

Requests: Public Hearing and Consideration of the Following Items:

- 1) Z22-02: an Ordinance to adopt a new Historic District in Downtown San Angelo, generally located north of Concho River, east of N. Irving Street; south of E. 4th Street; and west of S. Oakes Street;
- 2) An Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Section 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process; and,
- 3) A resolution adopting the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

Item 1: Creation of a New Historic District in Downtown San Angelo:

- On January 20, 2022, the DHRC recommended approval of this proposed historic district as shown on the **attached map**. However, State Law also requires that property owners are sent a statement of intent explaining the regulations, procedures, tax benefits, and rehabilitation options associated with the designation which are outlined in this report (see Item 2). Therefore, Staff re-notified all 144 affected property owners and included the statement of intent, as well as the 58 owners within 200’ of the affected properties.
- A three-fourths majority vote is required by the DHRC for property owners that do not consent to their property becoming historically designated. For all properties recommended to be approved historic by the DHRC, City Council action is required. This is scheduled for their June 21, 2022 City Council meeting.
- **If approved, a Certificate of Appropriateness would be required for exterior construction (see Item 2). However, underlying zoning would not be affected. If you are zoned CBD which allows a retail store, you would still be allowed to operate a retail store. Exterior construction however would be subject to a design review process.**

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 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.
- 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” to the historic significance and character of the district.

Recommended Action – Item 1:

Staff recommends **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.

Item 2: Amending the criteria for a Certificate of Appropriateness – CofA (required for exterior construction and demolitions on historic properties) and creating an administrative process:

- Historic properties currently require a “Certificate of Appropriateness” application for any exterior construction. This includes exterior reconstruction, alteration, rehabilitation, additions or relocation of buildings. Interior construction does not require an approval, although may still require a building permit.

Review Process for Certificate of Appropriateness (CofA) applications	
<i>Current</i>	<i>Proposed</i>
<ul style="list-style-type: none"> • no distinction between high, medium and low priority properties 	<ul style="list-style-type: none"> • Different process for high and medium versus low priority properties
<ul style="list-style-type: none"> • all properties require a CofA 	<ul style="list-style-type: none"> • high and medium properties and demolitions on all properties require a CofA; low priority require a Downtown District approval (lower standard)
<ul style="list-style-type: none"> • all properties subject to 10 criteria in the Zoning Ordinance from the <i>Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings.</i> 	<ul style="list-style-type: none"> • high and medium properties and demolitions subject to 10 criteria in Zoning Ordinance, and: <ul style="list-style-type: none"> • City’s Central Business District (CBD) Historic Guidelines; • Secretary of Interior’s Guidelines for Treatment of Historic Properties; • Historic surveys/other information indicating original building design • Low priority properties only subject to current guidelines in Downtown District
<ul style="list-style-type: none"> • All CofA requests must be approved by DHRC 	<ul style="list-style-type: none"> • New administrative process allowing the Planning Director to approve certain

	requests consistent with admin. process for Downtown Zone approvals (include signs under 50 sq. ft., fences or walls without messaging, exterior painting, etc. (see attached).
<ul style="list-style-type: none"> No provision specifying requirements for demolitions by willful act or negligence 	<ul style="list-style-type: none"> Provision added to require CofA's for demolitions by willful act or negligence, owner required to repair or restore the structure

Recommended Action – Item 2:

Staff recommends **APPROVAL** of an Ordinance amending Chapter 12, Planning and Development of the City Code of Ordinances, Exhibit A – Zoning Ordinance, Sections 211 “Historic Overlay Zone”, amending the criteria and process for a Certificate of Appropriateness and demolitions, and establishing an administrative process.

Item 3: Adopting the Historic Preservation Design Guidelines for the Central Business District (CBD) and expanding the boundary north to 4th Street

- Planning Staff have used these guidelines since 2010 when reviewing Certificate of Appropriateness requests, however, no formal action has been taken to officially adopt them. Given the new historic district (Item 1) which will encompass 144 properties and the increased need for historic preservation of San Angelo’s buildings, Staff recommends formally adopting these guidelines and expanding the boundary north to 4th Street to encompass all of the properties in the proposed Chadbourne Corridor Historic District **(See attached map in yellow)**. This will allow Staff to review these guidelines in addition to others when reviewing Certificate of Appropriateness requests. These can then be added to the City’s website and communicated to applicants so they full understand the process and what is being reviewed.

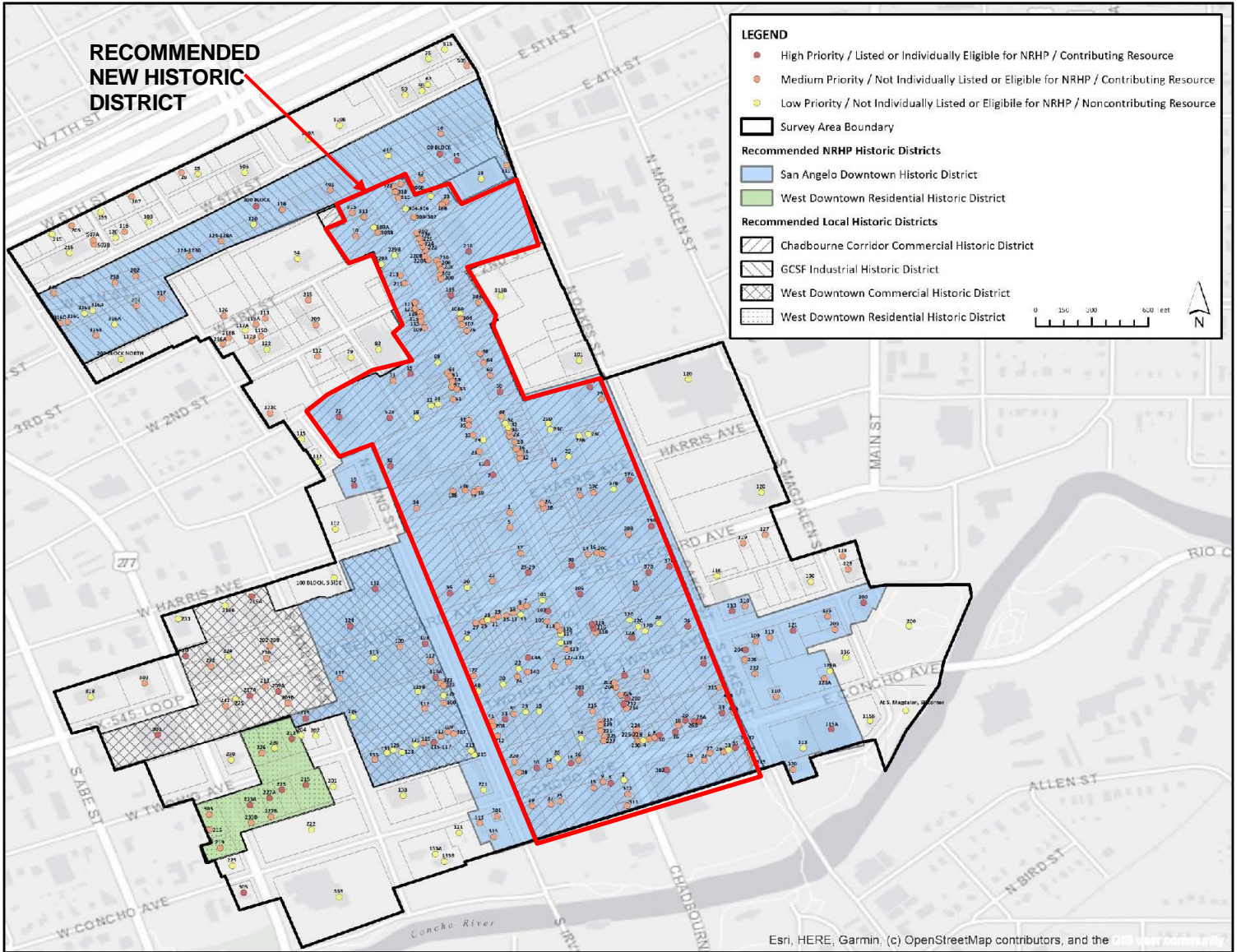
Recommended Action – Item 3:

Staff recommends **APPROVAL** of a resolution adopting the City’s Historic Preservation Design Guidelines for the Central Business District and expanding the boundary north to 4th Street.

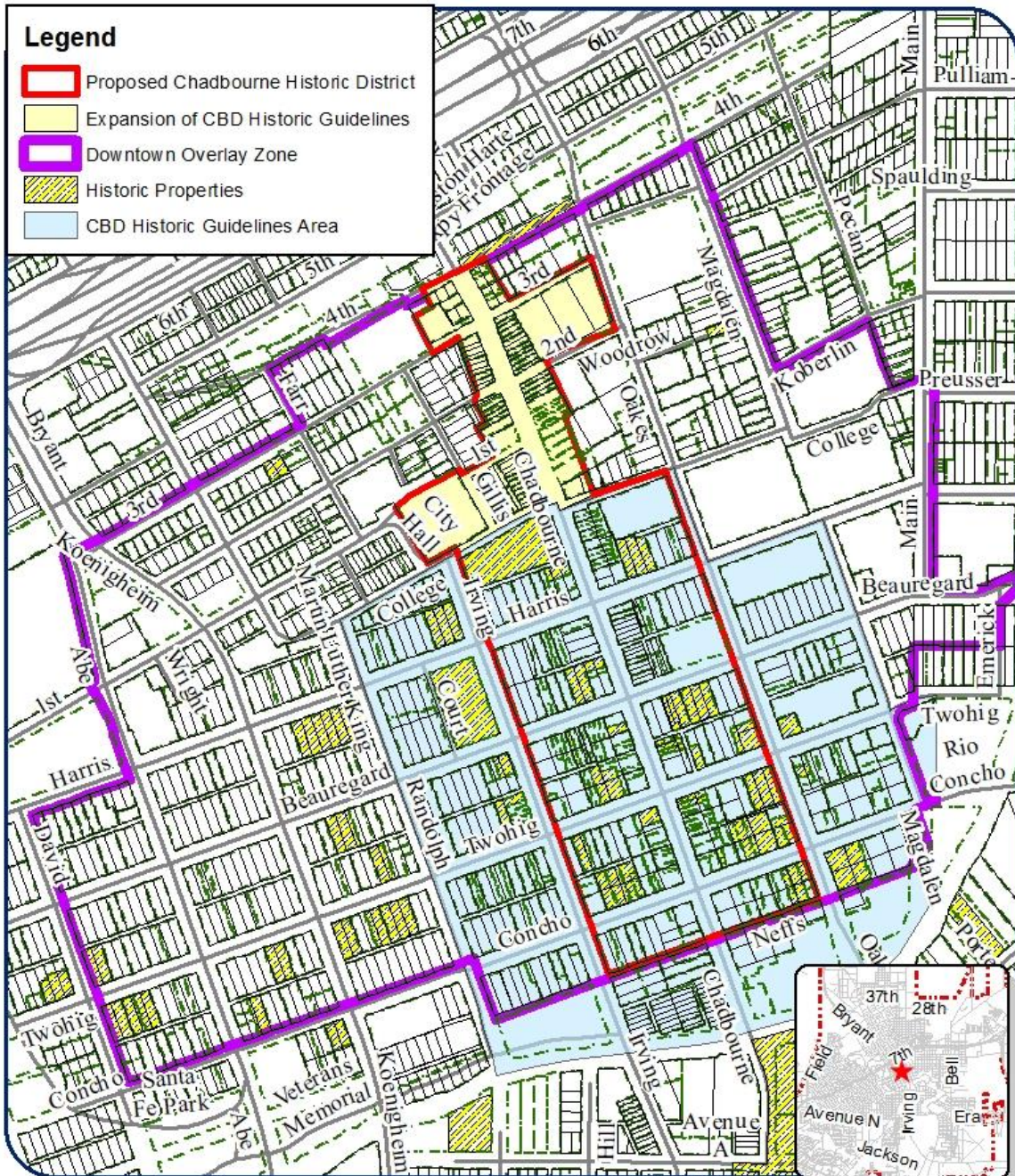
Attachments:

- Recommended Historic District
- Overall Map
- Notice Map – Property Owners
- Notice Map – Owners within 200 feet

RECOMMENDED HISTORIC DISTRICTS – HISTORIC SURVEY



OVERALL MAP



Legend

- Proposed Chadbourne Historic District
- Expansion of CBD Historic Guidelines
- Downtown Overlay Zone
- Historic Properties
- CBD Historic Guidelines Area



Z22-02: Historic Overlay Zone

Chadbourne Corridor Historic District

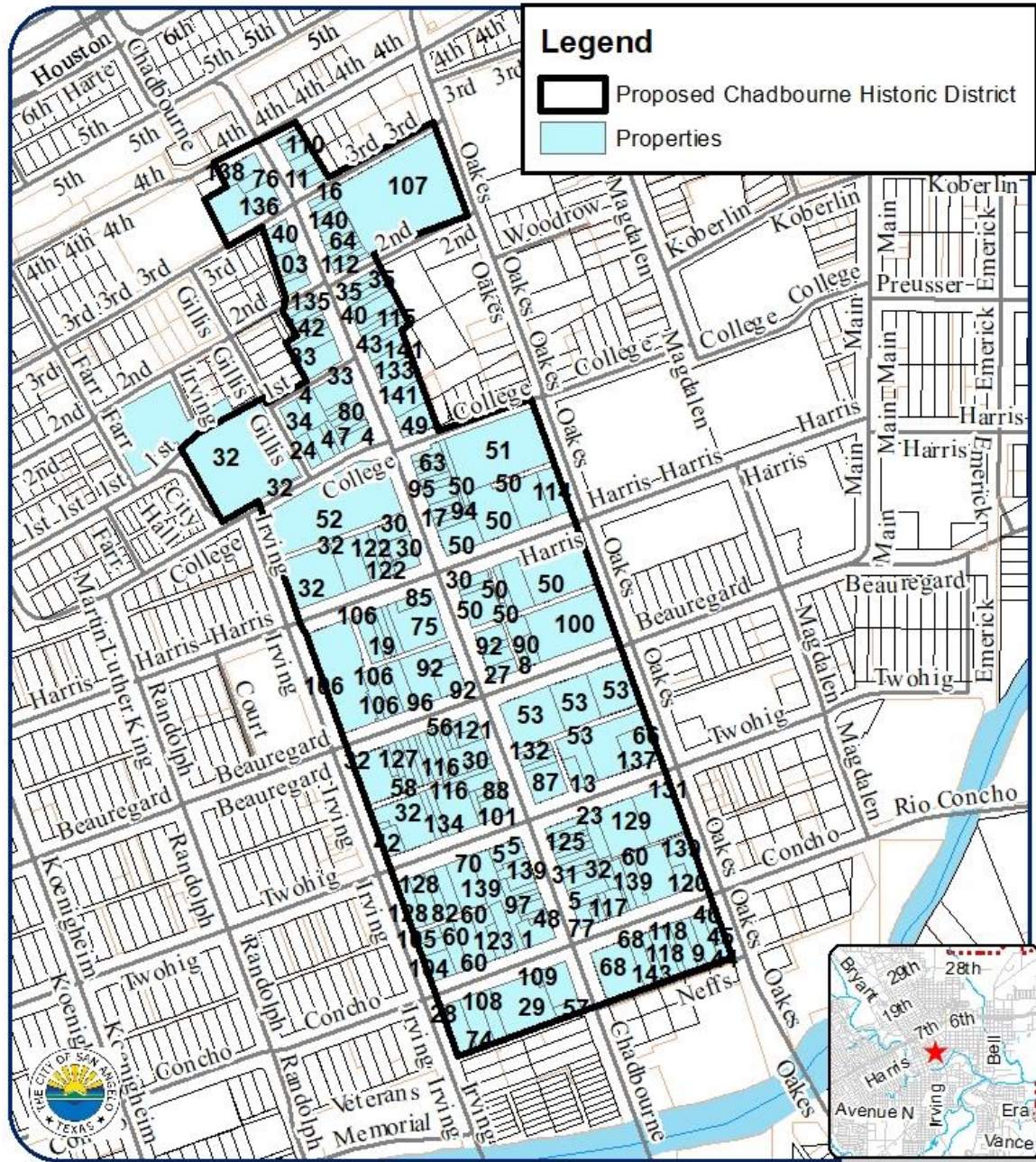
Council District: Harry Thomas - District 3
 Neighborhood: Downtown
 Scale: 1" approx. = 625 ft

Legend

Subject Properties: CBD and CG/CH
 Current Zoning: N/A
 Requested Zoning Change: N/A
 Vision: Downtown

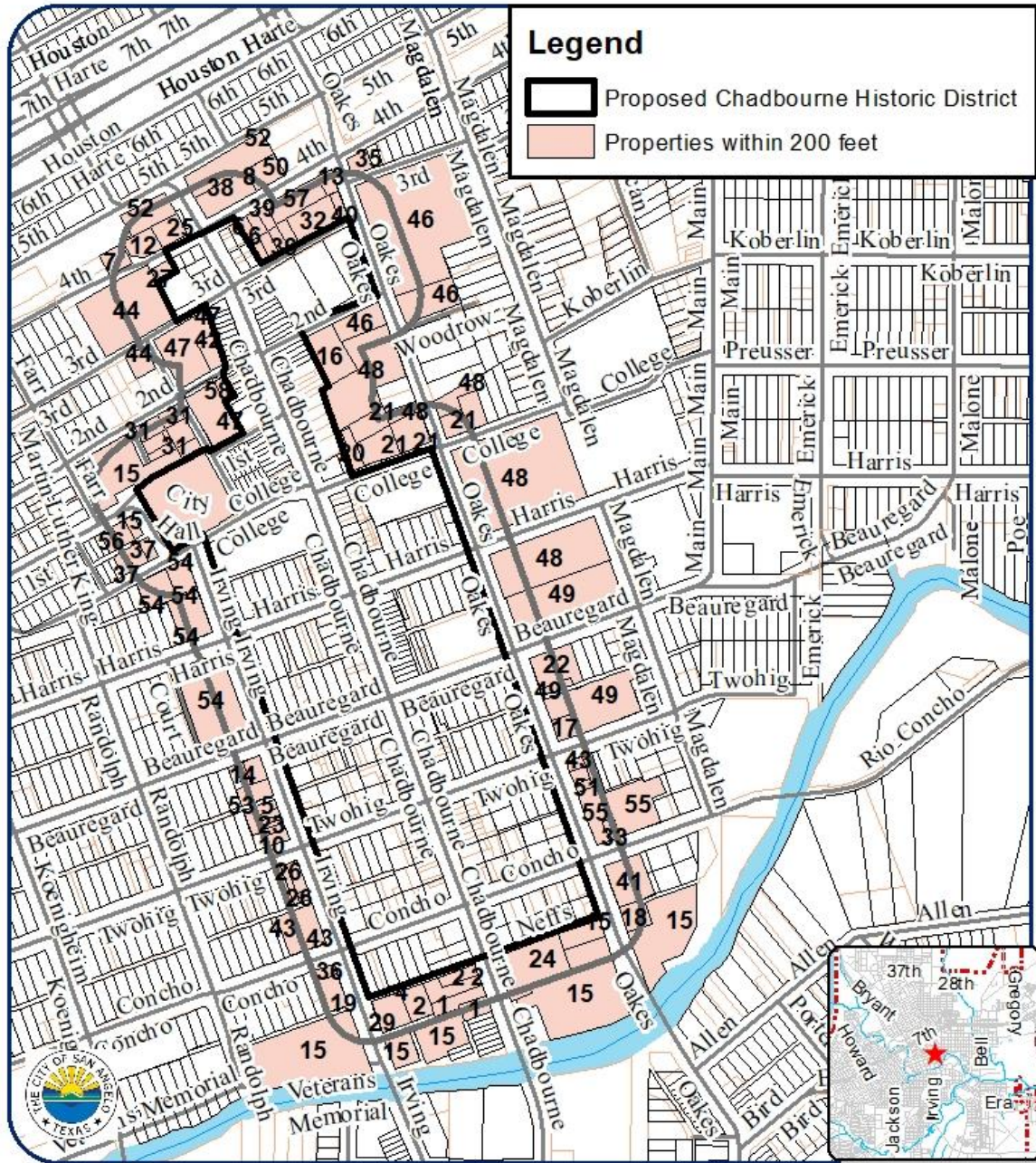
Between Concho River/N. Irving/E 4th St/S. Oakes St.

Notice Map – Property Owners



Z22-02: Historic Overlay Zone		Legend		N
Chadbourne Corridor Historic District		Subject Properties:	CBD and CG/CH	
Council District 3- Harry Thomas		Current Zoning:	N/A	
Neighborhood: Downtown		Requested Zoning Change:	Downtown	
Scale: 1" approx. = 500 ft		Vision:	Downtown	
Between Concho River/N. Irving/E. 4th St/S. Oakes St.				

Notice Map – Owners within 200 feet



Z22-02: Historic Overlay Zone
Chadbourne Corridor Historic District
 Council District 3- Harry Thomas
 Neighborhood: Downtown
 Scale: 1" approx. = 600 ft

Legend

Subject Properties: **CBD and CG/CH**
 Current Zoning: **N/A**
 Requested Zoning Change: **N/A**
 Vision: **Downtown**

Between Concho River/N. Irving/E. 4th St/S. Oakes St.

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