



STAFF REPORT

Design and Historic Review Commission: November 16, 2023

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA23-17: 12 E. Twohig	
SUMMARY:			
A request for a Certificate of Appropriateness for a full remodel of existing building that includes demoing existing awning, construction of double tier balcony, replace and/or install windows, replace brick/tile from entry with travertine tiles, add uplighting on balcony to illuminate façade, paint brick on entire building, and replace lettering on front of building located at 12 E Twohig.			
LOCATION:		LEGAL DESCRIPTION:	
12 E Twohig		Blk: 7, Subd: SAN ANGELO ADDITION, S120' OF LOT 3	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District 3 – Harry Thomas Neighborhood: <i>Downtown</i>	CBD	Downtown	0.138 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
E Twohig Avenue: Local Street			
STAFF RECOMMENDATION:			
Staff recommends approval of CA23-17 with four conditions: 1. An encroachment agreement is obtained by applicant for the balcony. 2. The original front façade brick is not painted. 3. 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. 4. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.			
PROPERTY OWNER/PETITIONER:			
Petitioner: Brodie Dobson, Northstar Construction			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, Extension 1533 rae.lineberry@cosatx.us			

Certificate of Appropriateness: The building was built in 1957 and is listed as a contributing building in the 2021 survey. The applicant is trying to decide between two exterior paint colors, Bear Rug or Roman Plaster. Staff would like the front to not be painted and the side or rest of the building to be painted a similar color to match the front.

Updated information: the applicant will re-paint the back sides of the building the lighter color to match the existing unpainted brick in the front. They have provided the entry way tile, balcony, windows, and shutter information. A sheet with all the updated information is attached.

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 property was previously used as commercial property. This will continue to use and update the building exterior look.

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.***

Updating the current building will not alter or hinder the ability to maintain its original character and quality.

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.***

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.***

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

Any additions or updates will match the stylistic features and/or craftsmanship of the current structure.

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.***

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 are no indications to require surface cleaning of any surfaces in any way, shape, or form.

8. ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.***

There are no indications to install that archaeological resources will be affected or involved in any way, shape, or form.

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.

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.*

Recommendation:

Staff recommends **approval** of CA23-17 with four conditions:

1. An encroachment agreement is obtained by applicant for the balcony.
2. The original front façade brick is not painted.
3. 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.
4. The applicant shall obtain the required permits from the Building Permits and Inspections Division, as required for new buildings.

Attachments:

Application

Revised - Scope of work, elevation, existing street view

Revised - Balcony & window & shutter information

Lighting

DESIGN AND HISTORIC REVIEW COMMISSION – January 18, 2024

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA23-24: 214 S Chadbourne Street	
SYNOPSIS:			
A request for an approval of a Certificate of Appropriateness for an exterior remodel/additions, a new rear patio area with enclosure, open roofing, lighting on a building in the San Angelo historically designated district, located at 214 S Chadbourne Street. This is also application for Funding from the TIRZ board.			
LOCATION:		LEGAL DESCRIPTION:	
214 S Chadbourne Street		Being the S 25 ft. of Lot 11 & S25 ft. of W1/2 of Lot 12, Blk 1, San Angelo Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.086 acres
THOROUGHFARE PLAN:			
<i>S. Chadbourne Street</i> – Major Arterial Street - 80’ ROW required (69’ existing), 69’ pavement required			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA23-24, subject to two Conditions of Approval .			
PROPERTY OWNER/PETITIONER:			
Guy Chote and Eva Chote Applicants: Luke Horton & Mike Chote			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information:

The applicants have applied for a TIRZ Grant for enhancements to their business that will also benefit the Downtown Historic District and the Central Business District (CBD). Particularly in the Downtown south side the competition is stiff the money. Part of their requirement is to submit to the DHRC a review of their proposed project to make sure it adheres to the conditions of the Historic District and will be a benefit to the area.

The Plateau Brewing Company has submitted a plan for an upgrade to their existing rear patio. Normally this area would not be an area that would have DHRC review because the existing wall keeps the area from being seen from the street. However, in this case it can be seen from the short alley, and the grant requirements require review by DHRC. A rendering of the proposed patio is attached. There are no changes anticipated to the front of the building. If there is some touch up painting on the building front, it will be like for like. No changes have been applied for, for the front of the building.

The existing patio enclosure is a smaller area with a rock wall façade and wrought iron poles across the window openings in the rock wall. The proposed new patio area appears to be almost double in size. It is divided into a stained wood lower half that is light wood. The slats run across the panels between two bronze colored metal supports. The light wood between the dark metal uprights presents a nice contrast and appears substantial in construction. The space above the wooded slats is open to the outside. There is a roof over the entire open area where wooden tables and seating areas will exist. The roof covering has solid corrugated hard plastic panels between the bronze metal supports. There are a few levered slatted panels for contrast and wind damping. The intent is to provide all weather coverage where possible. This covered patio area extends one section of panels past the existing separation brick wall between the parking area and the patio area. This covered area provides varied seating options, hanging greenery support, easy flow from and to the existing interior area while providing for a relatively safe environment.

The effect on the existing building is held to a minimum because the area is entirely in the back. In talking with the applicants, staff expressed some concern that the modernness of the color and design makes the area stand out and does not provide for a blending on design elements. Again, it is in the rear of the building, and none of the existing side or front classic design elements have been impacted.

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 proposed structure is totally separate from the existing structure built in the early 1900's.

The applicant is trying to not have an overriding effect of the existing building while still providing customer comfort. The renovations are separate from the parent structure.

- 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 separate from the existing structure.

- 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 nature and intent of the original while remaining entirely separate.

- 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 changes and additions are consistent with changes made to this building overtime. The proposed site improvements preserve the historical character of the past while remaining separate from the original.

- 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 will remain, and the applicant is keeping these distinctive stylistic features 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 not adding to the structure. In this case, the proposed materials, colors, and architectural design are reflective of the time and uses 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 do 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 are in keeping with this philosophy and the applicant will not destroy any significant historical, architectural, or cultural material. The proposed colors and materials for the rear area and the 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 CA23-24 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



Aerial Map
CA23-24: 214 S Chadbourne
Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0.01 0.01 0.01 0.02 Miles

Subject Properties: 





Rendering











Effective February 1, 2022

	<p>City of San Angelo, Texas – Planning Division 52 West College Avenue</p> <h3>Application for Certificate of Appropriateness</h3>	
Section 1: Basic Information		
Name of Applicant(s): <u>Luke Horton</u>		
<input type="checkbox"/> Owner <input type="checkbox"/> Representative (Owner signature on next page or Notarized Affidavit Required)		
<u>214 S. Chadbourne Street</u>	<u>San Angelo</u>	<u>TX</u> <u>76903</u>
Mailing Address	City	State Zip Code
<u>325-212-7898</u>	<u>luke@plateaubrew.com</u>	
Contact Phone Number	Contact E-mail Address	
<u>214 S. Chadbourne Street</u>	<u>San Angelo</u>	<u>TX</u> <u>76903</u>
Subject Property Address	City	State Zip Code
<u>Plateau Brewing Company</u>		
Legal Description (can be found on property tax statement or at www.tomgreencad.com)		
Zoning: _____ Lot size: _____		
Is the property also in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District)? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, a District Overlay Zone Review Application is also required.		
Notes:		
1. For requests to designate a Historic District or Landmark, please use the Zone Change application form.		
2. Permanent intermodal containers are prohibited within a Historic Overlay Zone.		
3. Properties located within a TIRZ District may qualify for funding incentives https://www.cosatx.us/departments-services/development-services/tax-increment-reinvestment-zone-board		
Section 2: Specific Details		
Proposed Work (in a historic district or on a historic landmark, check all that apply):		
<input type="checkbox"/> Exterior new construction, reconstruction, alternation, restoration, or rehabilitation, including addition to or expansion of an existing building.		
<input checked="" type="checkbox"/> Material changes in light fixtures, signage (other than message content), sidewalks, fences, steps, paving, building exterior or other exterior elements in a historic district or to a landmark, visible from a public right-of-way in that district (includes exterior painting)		
<input type="checkbox"/> Relocation of any historic landmark		
<input type="checkbox"/> Demolition of any historic landmark or property including secondary buildings and landscape features		
Specific details of request: *use separate attachment if necessary* _____		
<u>Exterior Back Patio Enhancements (rendering mockup attached)</u>		
I understand that the Design and Historic Review Commission (DHRC) shall consider the following criteria from <i>The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings</i> when making a decision on a Certificate of Appropriateness, and I assert that my request meets <u>all</u> of the required criteria based on my explanation(s) below:		
<input checked="" type="checkbox"/> 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.		
Explanation: <u>The new back patio will enhance the customer experience and the look and appeal will stay in line with the historic ascetics of downtown.</u>		
<input checked="" type="checkbox"/> 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.		
Explanation: <u>We will not alter or modify the existing building. This will be a separate structure covering the existing footprint of the back patio.</u>		

Effective February 1, 2022

Section 2 Continued: Specific Details

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.

Explanation: _____

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.

Explanation: _____

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

Explanation: _____

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.

Explanation: _____

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.

Explanation: _____

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

Explanation: _____

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.

Explanation: _____

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.

Explanation: _____

**Section 3: Applicant(s) Acknowledgement
(By checking the boxes you indicate that you understand below regulations)**

The Design and Historic Review Commission (DHRC) may approve, approve with conditions or modifications, or deny the request.

An applicant may appeal to City Council within 30 days of after the written decision is filed in the Planning Director's Office by filing a written, signed notice of appeal stating the grounds for appeal to the Planning Director.

If the application is denied, the applicant may apply separately, or as part of this request, for economic hardship. The owner may obtain a building permit or demolition permit if said owner can demonstrate to the DHRC that they satisfy the criteria outlined in Section 211.1.2 of the Zoning Ordinance.

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 new approval or amendment by the DHRC.

Proposed construction into a public right-of-way may require additional approvals including a Right-Of-Way Encroachment application.

Buildings or historical landmarks located in a District Overlay Zone (i.e. River Corridor District, Downtown District or Cultural District) also require a District Overlay Zone Review application.

Effective February 1, 2022

Section 3 continued: Applicant(s) Acknowledgement

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




Signature of licensee or authorized representative

Luke Horton

Printed name of licensee or authorized representative

Plateau Brewing Co.

Name of business/Entity of representative



Signature of owner(s)

Luke Horton

Printed name of owner(s)

11/15/23

Date

FOR OFFICE USE ONLY:

Date of Application: ____/____/____ Application Form complete Attached checklist complete

Affidavit attached? Yes No N/A

Case No.: CA ____ -- ____ Related Case No.: ____ -- ____ Date Related case will be heard: ____

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

Reviewed/Accepted by: ____ Date: ____/____/____

Effective February 1, 2022

CHECKLIST FOR CERTIFICATE OF APPROPRIATENESS (CA)

To accompany all Application Forms:

- Layout Plan** (not required for work exclusively on a building façade that does not project into the public right-of-way, i.e. wall signs, paint color changes). Layout plan shall be drawn to scale and include:
 - Location of all existing and proposed buildings and structures, including canopies, awnings, signs, fences, walls, patios, food trucks, and parking areas
 - Location of all property lines, easements, and setbacks from building or structure(s) to property lines;
 - Location of any building encroachments into the public right-of-way and setback from street edge or curb (requires an additional right-of-way encroachment application);
- Building and Structure Elevations with Colors and Material Samples**
 - Scaled elevation drawings of height and width of building and/or structure including all windows, doors, light fixtures, etc. Include drawings for each side of building and/or structure where work is being done.
 - Show proposed colors on elevation drawings, including actual paint code from Paint Stores or catalogue (additional physical samples optional)
 - Show proposed materials on elevation drawings, including sample, finish, and patterning for each material on building, awning window, door (e.g. wood, plaster, metal, brick, or glass type)
- Other details** that will assist the Commission to understand the request, such as photographs, engineering specifications, etc.
- Required Application Fee** payable to "City of San Angelo"
- Notarized Affidavit** from the property owner, if different from the applicant

I certify that all general requirements as listed above have been provided, in addition to all project-specific requirements. I understand that not providing all of this information may result in an incomplete application and delay the consideration of my project for approval.

Owner or Representative

Date

DESIGN AND HISTORIC REVIEW COMMISSION – January 18, 2024



APPLICATION TYPE:		CASE:	
Downtown District Review		DD23-10: 202 Martin Luther King Dr. / 240 W. 2 nd St.	
SYNOPSIS:			
<p>The applicant has applied for a Downtown Historic District Review approval for renovations to a building and fencing and landscaping on two adjoining properties. The structure is within the City’s Downtown Design District Overlay Zone. Trim and decorative elements around the doors and windows will be painted generally consistent with the approved colors at 202 Martin Luther King Drive. In addition, the applicant plans to replace the existing lower siding with decorative stone siding like the existing building on the second lot as well as construct a canopy with wood siding and posts matching the building at 236 W 2nd St. The window area, the exterior lighting and the building colors will all match. Finally, the applicant intends on building a wooden fence, 6 to 7 feet in height that will block visibility into the yard area while presenting a frame for landscaping like that in front of the building at 236 W 2nd St and to the east of that building. The applicant indicated to staff that he wants similar building facades that can positively represent his landscaping business.</p>			
LOCATION		LEGAL DESCRIPTION:	
202 Martin Luther King Drive/240 W 2 nd St.		MILES ADITION, Blk. 1 Lot 9 & 10	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown	0.230 ac.
THOROUGHFARE PLAN:			
<i>Martin Luther King Drive</i> – Urban Local Street, required: 50’ right-of-way, 40’ pavement; Provided: 90’ right-of-way, 56’ pavement			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case DD23-10, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Applicate: Paul Jost			
STAFF CONTACT:			
Sherry L. Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information: As part of these requests, Staff reviewed previous cases including the Downtown Design District and Certificate of Appropriateness approvals past projects in the area. Staff also reviewed historic survey photos and summaries for each property. The following is a summary of Staff’s findings:

- The original building was built around 1959 to 1963. The area has always been small commercial with storage yards and outdoor storage.
- In the City’s Comprehensive Plan and Vision Plan in this area is tracked as a subarea or throw away area. Except for Palmer’s feed there are very few substantial historic structures or land uses. The Historic survey that was done as part of the 1980” s nationwide Historic Structure Survey identification shows no structures of interest in this area.

Which in Planning speak means that this area is ripe to be discovered and for a commercial revival. The fact that this area is part of the Downtown Design District may well open up avenues for development especially for incremental small unit development.

DD23-10 Analysis:

Historic Downtown Design Guidelines (DDDG): Section 212.D of the Zoning Ordinance requires the construction of any part of a structure, canopy, or awning visible from a public right-of-way to obtain approval from the Design and Historic Review Commission (DHRC). The proposed improvements shall be consistent with the respective design guidelines of the Downtown District Development Plan (DDDP) for Commercial and Mixed Use in the Historic City Center and the Historic Preservation Design Guidelines (HPDG) for the Downtown Development District.

Building and Canopy Colors

The DDD policies indicate that “materials and colors should relate to historic precedents apparent in the immediate environment” including the use of “subtle yet rich colors rather than intense, bright colors” and “contrasting colors for architectural details, awnings, and at entrances”. Awnings provide the opportunity for a colorful accent and should be compatible with the colors of the building façade.” For canopy awnings specifically, “canvas awnings can be either fixed, flat awnings or retractable. The HPDG policies are consistent with the DDDP, stating that “colors should complement neighboring buildings and reflect a traditional color palette” like comparable to the palette adopted by the National Trust for Historic Preservation”. The HPDG also supports canopies with “solid colors or simple, muted-stripe patterns” and that the “awning should fit the opening of the building”.

Staff believes that the proposed building and canopy colors are consistent with the colors on the building and historic precedents for the property and surrounding area. They will fit above the windows on the second and third floor of 1 East Twohig on the Chadbourne side, and above the windows of 202 Martin Luther King Drive. Using a wester Texas wood siding fits with both the intent and use of the building. Having both buildings complementary in look and materials. Using a Landscaping Business property lends itself to vegetation color and advertisement is a creative way. Staff is also satisfied with the new colors of the trim and decorative elements on the buildings bring a cohesive element to the property showcased by the proposed solid fencing.

Building and Canopy Materials

The DDDP also indicates that “quality finished materials should be used” and the applicant states that “materials shall appear to be similar to those used traditionally for building of this use and age”.

DD23-10 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 Buildings that are within a District but are non-contributing*:

- 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.**
Since these structures are non-contributing and have been the recipients of years of neglect, staff believes the intent of applicant to bring new life to these structures in a cohesiveness of design should be commended.
- 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 are very few architectural features that remain with this building.
- 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 overall changes are in fact reminiscent of the 1950's and 60's.
- 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.**
There is very little of the original building design remaining. However, the use the applicant intends on putting the property to is very much in line with commercial uses common in this time and area.
- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**
The applicant's plan is cohesive and utilitarian.
- 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. New materials and siding as presented are appropriate.

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 that would be needed.

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 does 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.**

Staff are confident these new colors will enhance curbside appeal of the buildings.

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 canopy and siding were removed, the building would still maintain its original appearance and would be unimpaired.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case DD23-10 for all proposed improvements 202 Martin Luther King Drive and the solid wood fence linking the two building (202 MLK and 240 W Second St.) approved **subject to the following two Conditions of Approval for each case:**

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 new canopies from the Building Permits and Inspections Division.

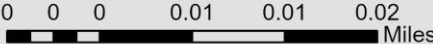
Attachments:

Aerial Map
Future Land Use Map
Zoning Map
Photographs of Site and Surrounding Area
Historic Summary and Photos
Current Buildings and After Improvements
New Renderings
Applications



Aerial Map
DD23-10: 202 Martin Luther King
Council District: #3 Harry Thomas
Neighborhood: Downtown

Subject Properties: 

Scale:  Miles



Photos of Site and Surrounding Area



FACADES ON SOUTH CHADBOURNE ST.



FACADES ON EAST. TWOHIG AVE.





