

STAFF REPORT

Design & Historic Review Commission: March 21, 2024 tabled until June 20th
 City Council 1st reading: July 2, 2024



APPLICATION TYPE:		CASE:	
Historic Overlay Extension		Z24-01: 218 & 301 N Oakes	
SYNOPSIS:			
Request to extend historical overlay to two buildings located at 218 and 301 N Oakes. The properties each contain a building built in the late 1920s, early 1930s. Both properties have been reviewed by the Texas Historic Commission, most recently in 2019 and have them listed as high priority and contributing buildings.			
LOCATION:		LEGAL DESCRIPTION:	
218 & 301 N Oakes		Lot: 1 TO 5, Subd: MILES ACRE LOTS ADDITION, (EDISON JR HIGH); Subd: MILES ACRE LOTS ADDITION, 0.128 ACRES BEING OUT OF THE SE PART OF LOT 47	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SM District: #3 Harry Thomas Neighborhood: Downtown	RM-1 and CG/CH	Downtown	.85 acres .128 acres
THOROUGHFARE PLAN:			
<ul style="list-style-type: none"> • Oakes St – Local Street 			
NOTIFICATIONS:			
31 notifications mailed on March 1, 2024. Zero received in support and four in opposition.			
STAFF RECOMMENDATION:			
Staff recommends <u>APPROVAL</u> of the historical overlay extension request to include 218 & 301 N Oakes.			
PROPERTY OWNER/PETITIONER:			
Owner: SAISD & Resurrection Anointed Ministries Petitioner: City of San Angelo			
STAFF CONTACT:			
Rae Lineberry Planner (325) 657-4210, ext 1533 Rae.lineberry@cosatx.us			

Additional Information: Both property owners have been notified.

218 N Oakes: The main building is the only building that will be included in this extension. This building has a powerful background in our community.

- It was built in 1926 and is listed as one of the seventeen first state junior colleges in the state of Texas, eventually evolved into Angelo State University.
- In the '60s and '70s, it became Edison Jr High for SAISD.
- The 1985 historical survey that was done lists both this building and the gymnasium as a contributing local landmark and high priority.

The gymnasium is already included in the historical overlay district so this extension will then include both buildings under the historical overlay.

301 N Oakes: This building was two structures and addressed as 301 and 310 N Oakes. The back building was demolished quite a few years ago, leaving the building at 301 N Oakes. It was built in the early 1930's and with its arched corner entry and pine tree motif, reflects the mid-20th century era. It is also included in the 1985 and the 2019 historical surveys which both label the building as contributing.

1. **Compatible with Plans and Policies.** *Whether the proposed amendment is compatible with the Comprehensive Plan and any other land use policies adopted by the Planning Commission or City Council.* The Comprehensive Plan identifies this area as Downtown and extending the historical overlay to include these two properties with their attractive structures will reflect the unmatched architecture of the mid-20th century in the community.
2. **Consistent with Zoning Ordinance.** *Whether and the extent to which the proposed amendment would conflict with any portion of this Zoning Ordinance.* The proposed historical overlay extension will not conflict with the Zoning Ordinance.
3. **Compatible with Surrounding Area.** *Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate zoning district for the land.* As noted above, the two properties have been identified as High Priority in the Texas Historic Commission Survey twice, in 1985 and 2019. As such, they will complement the area and the other historical buildings, such as SAISD gymnasium. This area is between the industrial buildings and Shannon Hospital. There is residential and commercial and is a block from Chadbourne.
4. **Changed Conditions.** *Whether and the extent to which there are changed conditions that require an amendment.* This area will not require an amendment for changed conditions.
5. **Effect on Natural Environment.** *Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment, including but not limited to water and air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.* There are no anticipated adverse effects on neighboring properties.
6. **Community Need.** *Whether and the extent to which the proposed amendment addresses a demonstrated community need.* Staff believes that this action is needed to preserve San Angelo's historical downtown. The neighborhood was developed in the late 1920's and many of the properties are unmatched in our community.

7. **Development Patterns.** *Whether and the extent to which the proposed amendment would result in a logical and orderly pattern of urban development in the community.* The two properties border the historical overlay currently and this is the logical step to include such significant buildings in our historic district.

Recommendation:

Staff recommends **APPROVAL** of the historical overlay extension request to include 218 & 301 N Oakes.

Attachments:

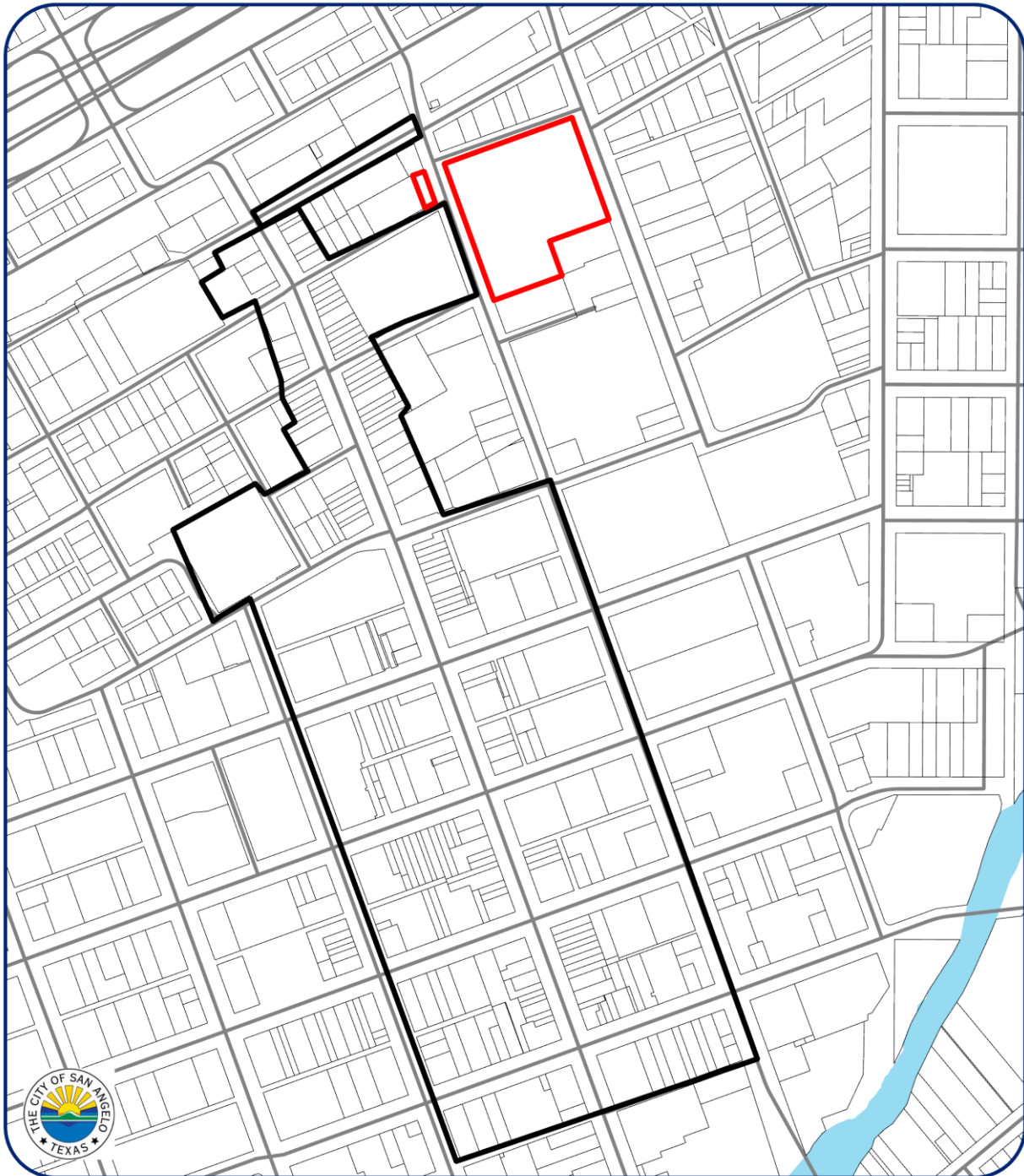
Aerial Map

Notice Map

Historical Survey documents

SAISD response

Notification responses



200' Notification Map
Z24-01

301 N Oakes and 218 N Oakes

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

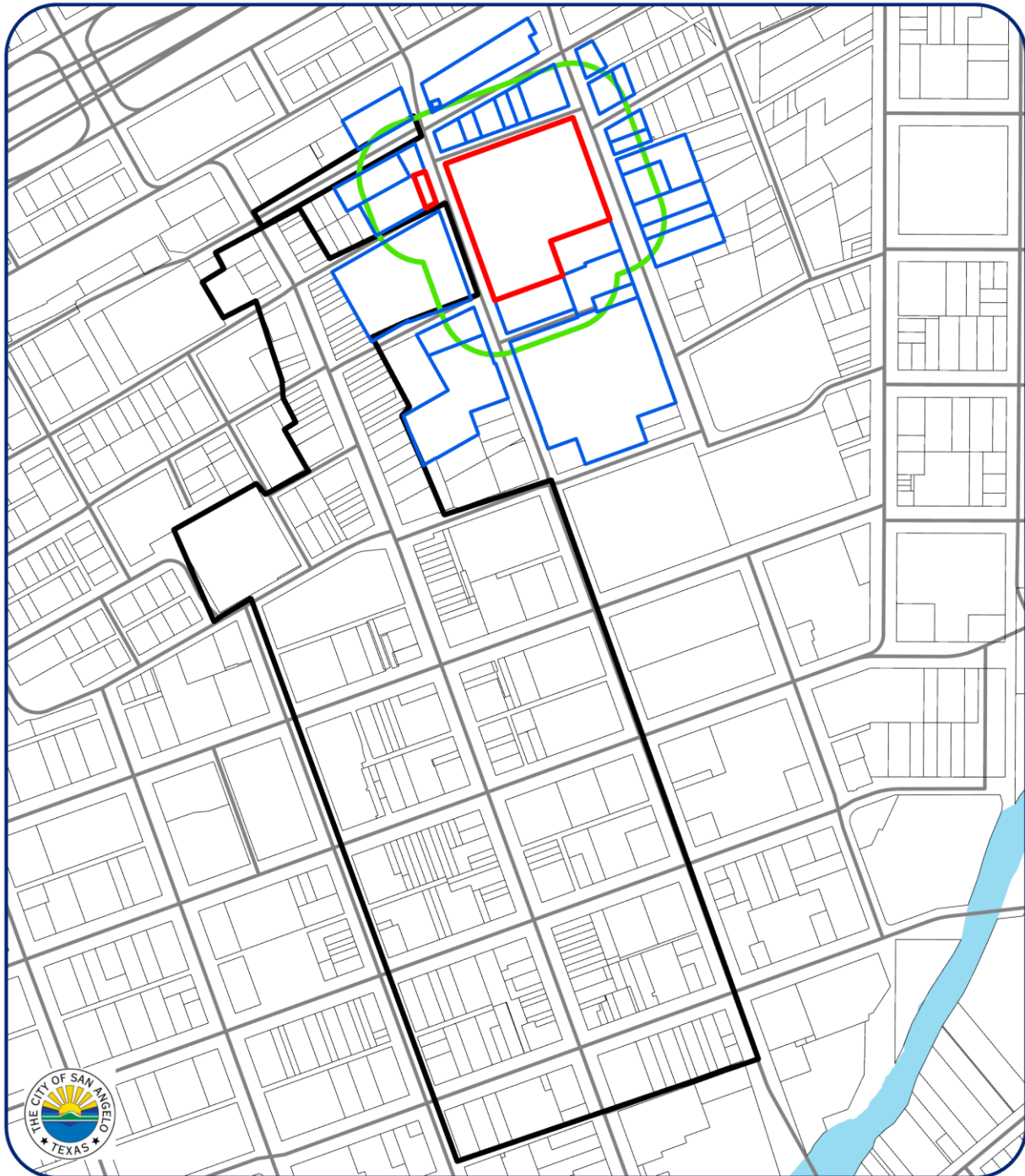
Subject Properties: 

200' Buffer: 

Notified Properties: 

N






200' Notification Map
Z24-01

301 N Oakes and 218 N Oakes

Council District: #3 Harry Thomas

Neighborhood: Downtown

Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

Subject Properties: 

200' Buffer: 

Notified Properties: 

N



AN ORDINANCE AMENDING CHAPTER 12, EXHIBIT "A" OF THE CODE OF ORDINANCES, CITY OF SAN ANGELO, TEXAS, WHICH ADOPTS ZONING REGULATIONS, USE DISTRICTS AND A ZONING MAP, IN ACCORDANCE WITH A COMPREHENSIVE PLAN, BY ADOPTING A HISTORIC OVERLAY ZONE BOUNDARY MAP, AND DESIGNATING THE HISTORIC OVERLAY ZONE TO THAT AREA, LOCATED AT **218 & 301 N. OAKES STREET**; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Z24-01: 218 & 301 N Oakes Street Historical Overlay Expansion

WHEREAS, pursuant to Section 211(B) of the City of San Angelo Zoning Ordinance and Texas Local Government Code Section 211.0165, the Design and Historic Review Commission (DHRC) is the designated authority for recommending approval to City Council of historic landmarks and districts; and,

WHEREAS, on the 20th day of June, 2024, the DHRC for the City of San Angelo in compliance with the City Charter, City ordinance and state law, and after holding a public hearing thereon, caused to be prepared and delivered a report and recommendation to City Council to approve the proposed Historic District; and,

WHEREAS, on the 2nd day of July, 2024, City Council held a public hearing on Z24-01, pursuant to published notice, and has considered the application, comments, reports and recommendations of the DHRC and staff, public testimony, and other relevant support materials.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SAN ANGELO:

SECTION 1: The basic zoning ordinance for the City of San Angelo, as enacted by the governing body for the City of San Angelo effective January 4, 2000, and included within Exhibit "A" of Chapter 12 of the Code of Ordinances of the City of San Angelo, and zoning map be and the same are hereby amended to designate the following described Historic District Overlay Zone as shown on **Exhibit "A"** - , the boundary of which is generally described as being within the following parameters:

The main building on the property generally located at 218 N. Oakes Street and 301 N Oakes Street, comprising approximately .85 and .128 acres; San Angelo, Tom Green County, Texas.

SECTION 2: The Director of the Planning & Development Department, or his/her designee, is hereby directed to correct zoning district maps in the office of the Planning & Development Department, to implement the zoning provision adopted herein, as further depicted on **Exhibit A** of this Ordinance.

SECTION 3: In all other respects, the use of the hereinabove described property shall be subject to all applicable regulations contained in Chapter 12 of the Code of Ordinances for the City of San Angelo, as amended.

SECTION 4: The remaining provisions of Chapter 12 of the Code of Ordinances of the City of San Angelo, Texas, not amended under Sections 1 and 2 of this Ordinance shall remain in full force and effect.

SECTION 5: The terms and provisions of this Ordinance shall be deemed to be severable in that, if any portion of this Ordinance shall be declared to be invalid, the same shall not affect the validity of the other provisions of this Ordinance.

SECTION 6: This Ordinance shall be effective on, from and after the date of adoption.

INTRODUCED with public hearing on the **2nd day of July, 2024**, and finally PASSED, on this the **16th day of July, 2024**.

THE CITY OF SAN ANGELO

Brenda Gunter, Mayor

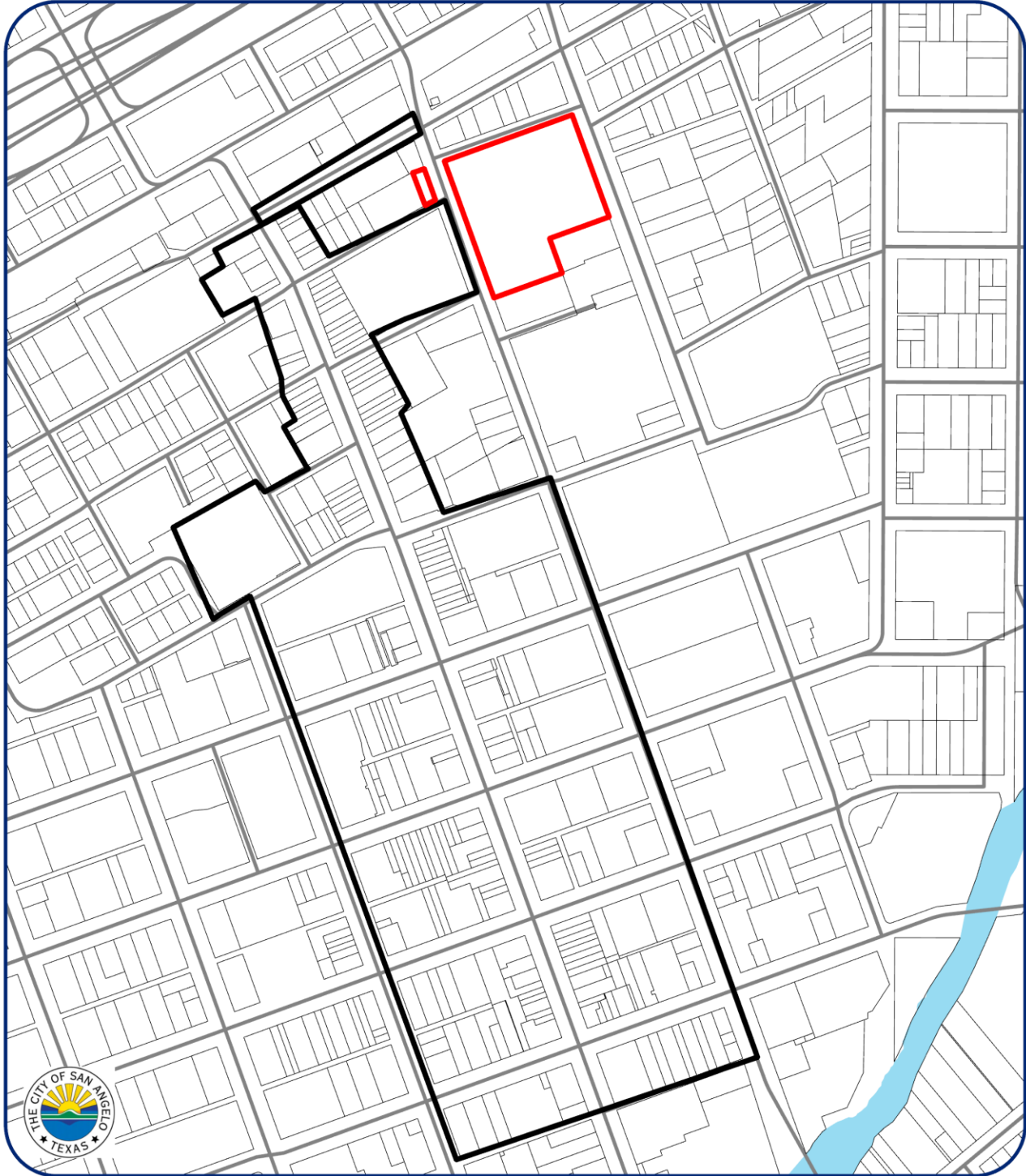
ATTEST:

APPROVED AS TO FORM:




Heather Stastny, City Clerk

Theresa James, City Attorney

EXHIBIT "A"



200' Notification Map
Z24-01
301 N Oakes and 218 N Oakes
Council District: #3 Harry Thomas
Neighborhood: Downtown
Scale: 0 0.02 0.04 0.09 0.14 0.18
Miles

Subject Properties: 
200' Buffer: 
Notified Properties: 





STAFF REPORT

Design and Historic Review Commission: June 20, 2024

APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-14: 20 E Beauregard Avenue	
SUMMARY:			
A request for a Certificate of Appropriateness for two entrance awnings over doors including removal of the old awnings, replacement and painting.			
LOCATION:		LEGAL DESCRIPTION:	
20 E Beauregard Avenue		Acres1.506, Lot: 3, Blk: CC 27, Subd: San Angelo Catholic	
SM DISTRICT / NEIGHBORHOOD:	ZONE DISTRICT:	VISION PLAN:	SIZE:
Council District 3 – Harry Thomas Neighborhood: Downtown	CBD	Downtown	1.309 acres
NOTIFICATIONS:			
N/A			
THOROUGHFARE PLAN			
East Beauregard Avenue: Major Arterial			
STAFF RECOMMENDATION:			
Staff recommends <u>approval</u> of CA24-14 subject to three (3) conditions : 1. An encroachment agreement is obtained by applicant for the awning that extends over the sidewalk within public right-of-way 2. The colors, dimensions, and materials of all improvements shall be consistent with the renderings as approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director. 3. The applicant shall obtain all required permits from the Building Permits and Inspections Division including an Engineer’s concurrence that removing the concrete awning will not affect the stability of the existing exterior walls.			
PROPERTY OWNER/PETITIONER:			
Petitioner: David Vasquez			
STAFF CONTACT:			
Sherry L. Bailey Principal Planner (325) 657-4210, Extension 1546 sherry.bailey@cosatx.us			

Certificate of Appropriateness:

- 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 owners of this combination of buildings is a church. The Building Committee normally sets the priorities for the work for the year along with the Buildings Manager. These two awnings are part of the buildings structure. To remove the concrete will require separating it from the building structure which may have some repercussions. Staff is recommending that an engineer review the awnings and agree with the removal of the concrete awning from the building. The wood replacement is what is before the DHRC for review and approval. The color of the paint for the awning will be the same color as the existing building paint and staff has an exhibit for the meeting. The back awning is not seen from the street and the proposed replacement, if the removal of the concrete is approved by the Engineer will be less of an impact because it is generally hidden. The second awning is over a door on the street side and will be visible to people on the sidewalk. The existing awning has a metal flashing that covers the edges. The rolled roofing for the top of the awning will have less of an impact than the changes to the edges. On the street side the awning appears to also extend into the building face which is brick. Care will need to be taken to not impact the brick or the integrity of the building face.

- 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 distinguishing features are not gravel affected by the altered way that will that the interior awning will be replaced. The street side awning may be diminish in character depending how the replacement awning is constructed and painted.

- 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.***

Past changes to these awnings are not evident since the condition is deteriorated. From that perspective, what is proposed is helpful to the building as a whole.

- 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.***

Few changes have incurred to this building.

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

The requested renovations will not remove or supersede the remaining stylistic features of the building. Staffs major concern is the integrity of the structure where the concrete awning is removed.

- 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.***

Staff believe this is an attempt to replace deterioration of part of the structure in an effective manner.

- 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.***

Damaging methods of removing the awning is the concern of staff.

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

Staff believes the church staff are trying to minimize any impact to the overall structure while meeting the needs of a deteriorated two awnings in a cost effective manner.

- 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.***

This action is one that concerns staff. If not treated with concern staff believes the effect could be significant.

- 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 applicant has attached the drawing for the replacements.

Recommendation:

Staff recommends **approval** of CA24-07, subject to **three (3) conditions:**

1. An encroachment agreement is obtained for any features that fall within public right-of-way, including signage and planters.
2. The colors, dimensions, and materials of all improvements shall be consistent with the renderings as approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
3. The applicant shall obtain any required permits from the Building Permits and Inspections Division.

Attachments:

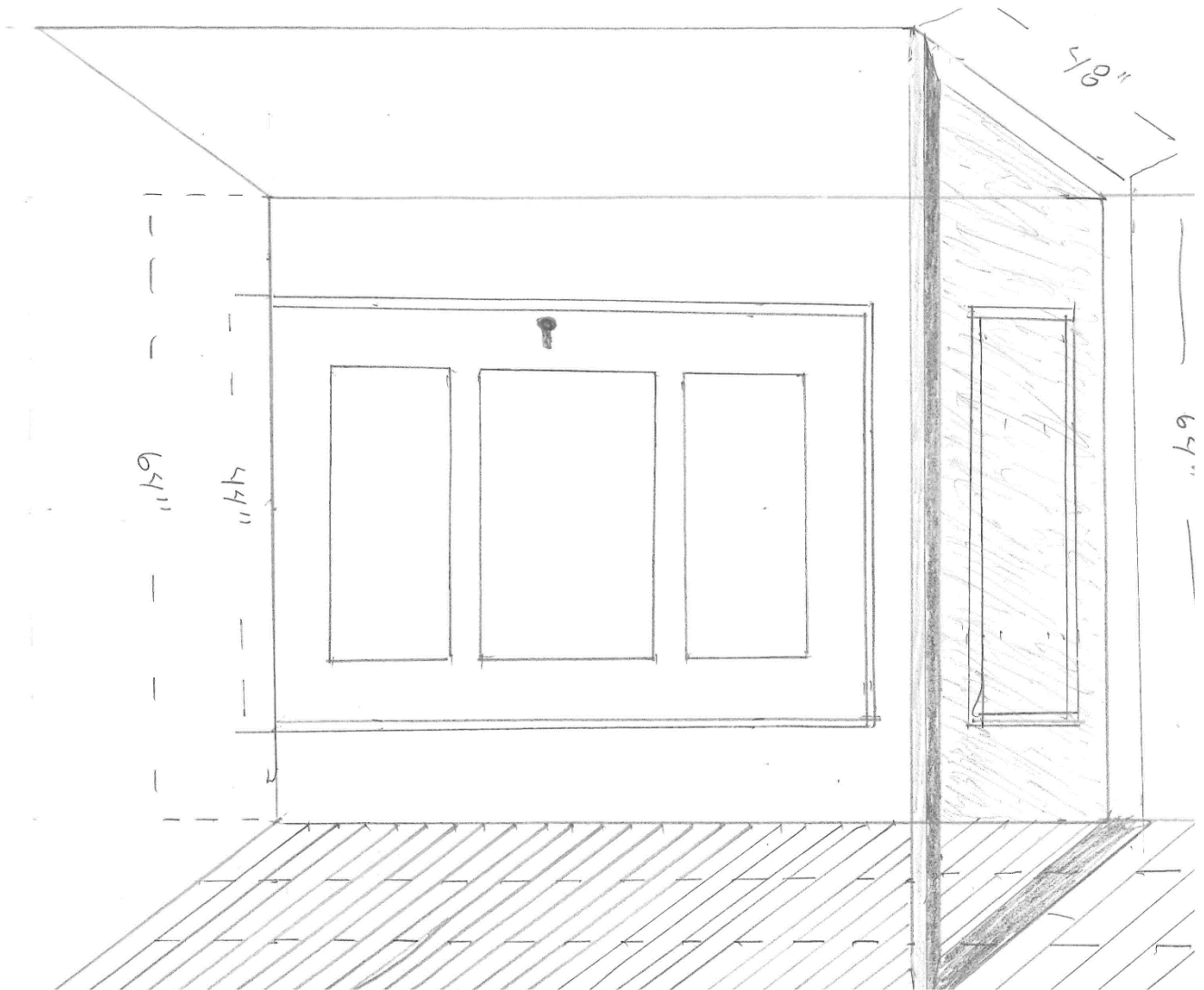
Current Façade



Along East Beauregard Avenue

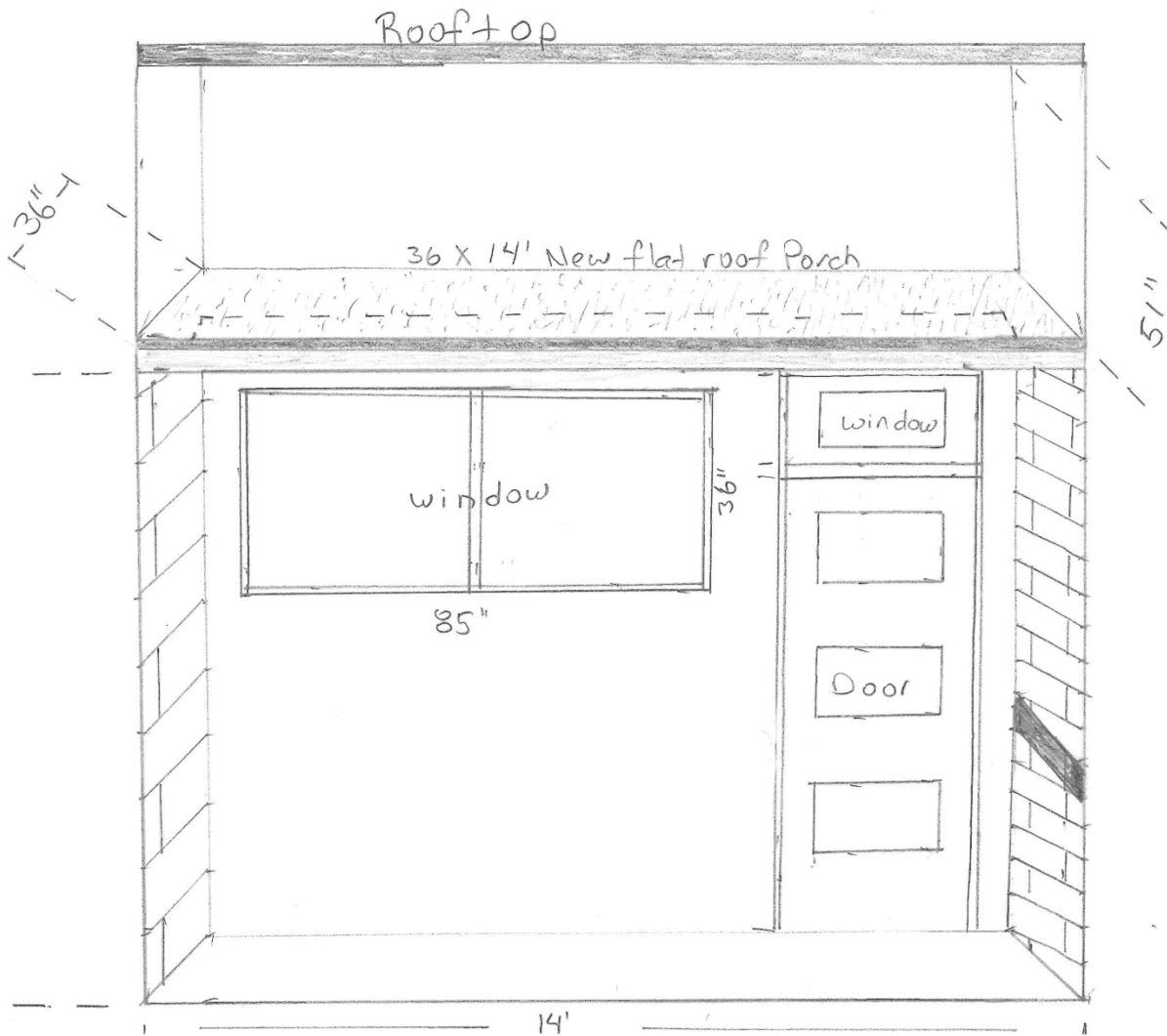


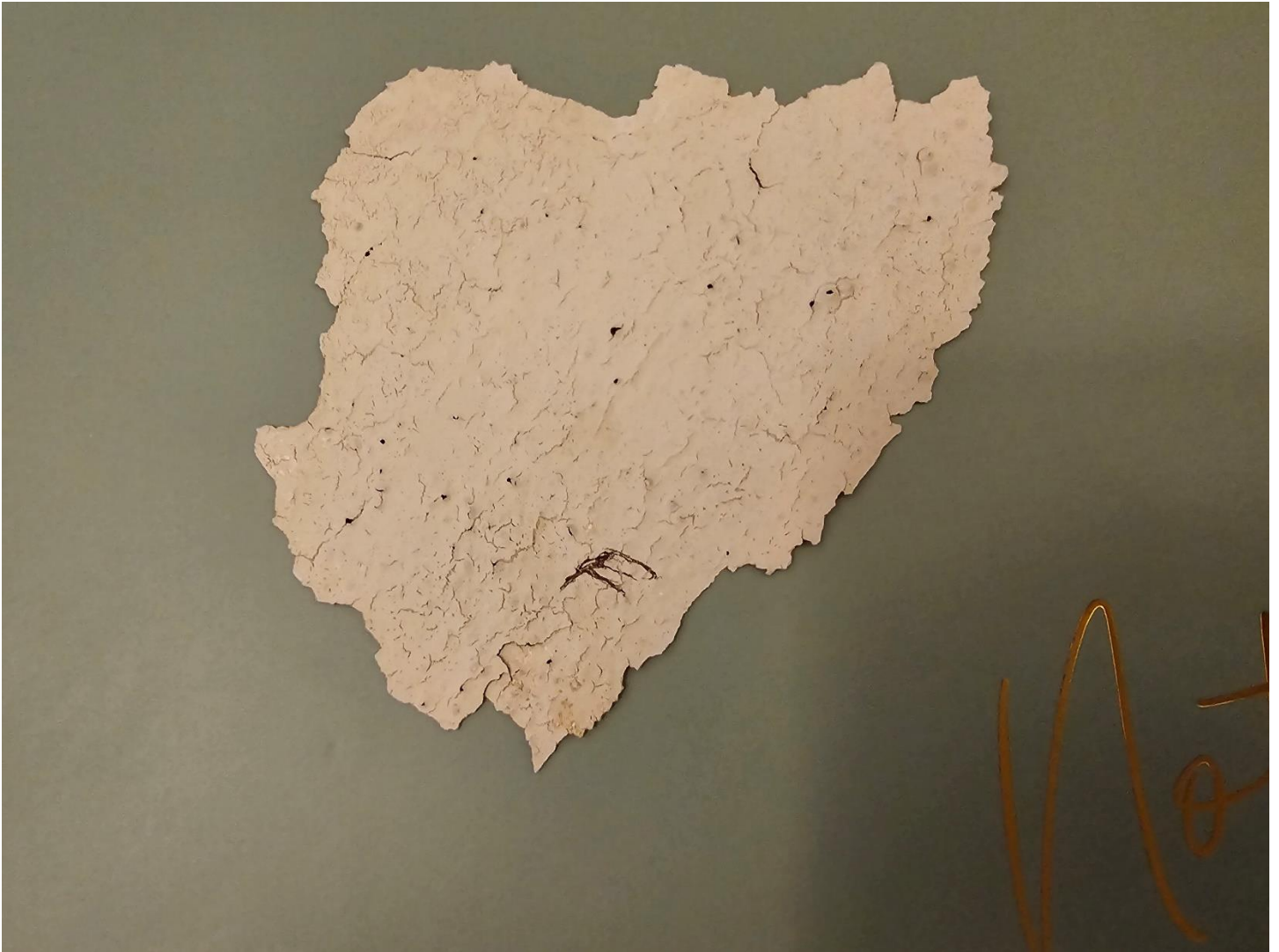
In the back of the church towards the center of the alley area



Scope of Work

Secret Heart Cathedral 20 E. Beauregard



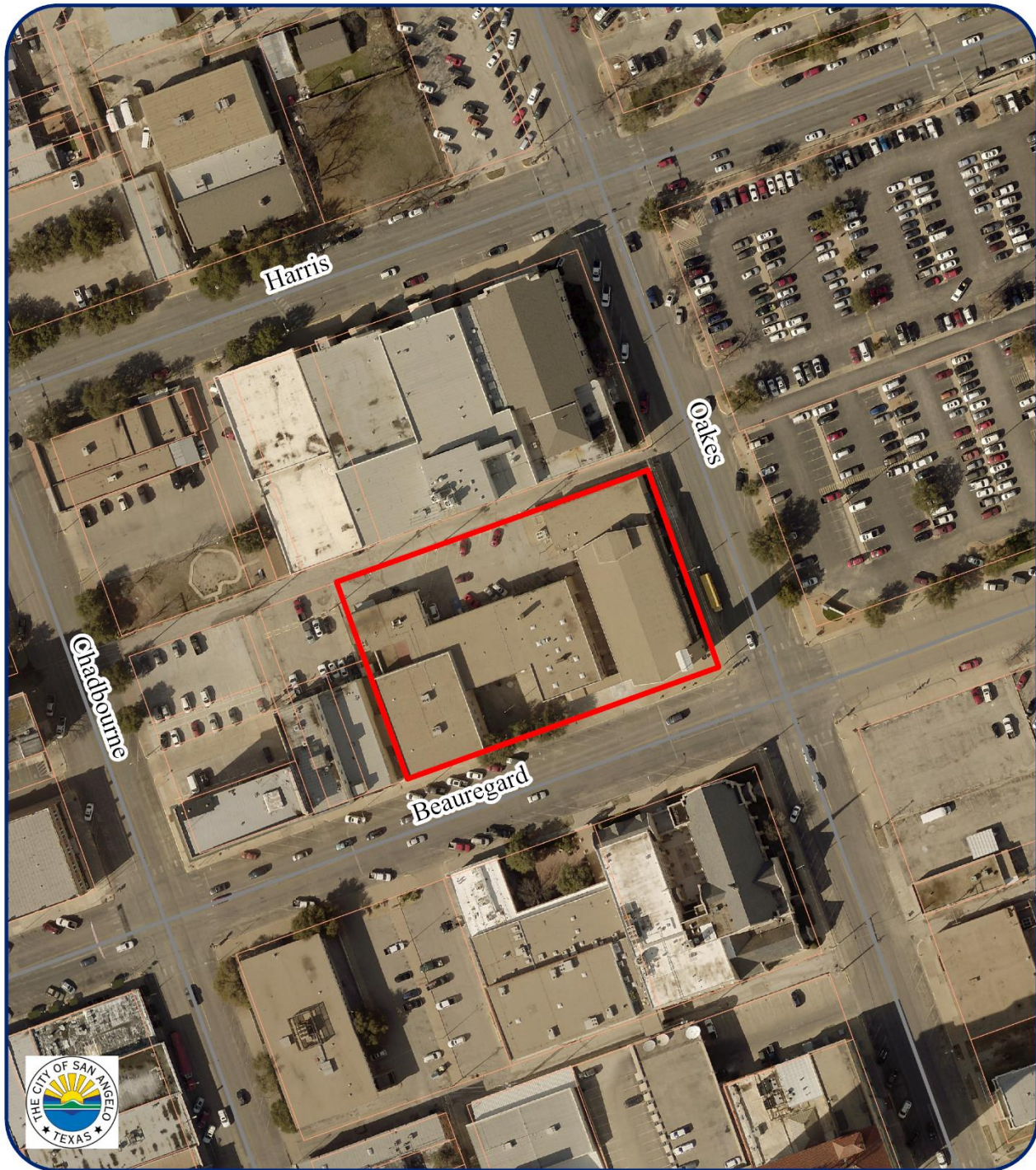


Paint Chip matches existing building paint.





Either of the two entrances on the back side have the same awning treatment. Both will have to be replaced shortly. The Board can see where the awning is part of the building and care will need to be taken.



Aerial Map
CA24-14 20 E Beauregard Ave

Council District: #3 Harry Thomas
Neighborhood: Downtown

Scale: 0 0.00 0.01 0.02 0.03 0.04
Miles

Subject Properties: 

