

STAFF REPORT



Meeting: December 18, 2014

To: Design and Historic Review Commission members

From: Patrick B. Howard, AICP
Director

Through: Rebeca A. Guerra, AICP, LEED-AP, CPD
Planning Manager

Presenter: Santiago Abasolo, AICP
Senior Planner

Case: CA14-02

Request: A request for a Certificate of Appropriateness (CA) to allow for the reconstruction of an 1880s building, the Fort Concho Post Bandstand, within the Fort Concho National Historic Landmark, as required by Section 211(E) of the Zoning Ordinance

Location: 630 South Oakes, Lot 58 Blocks 11-12.

Legal Description: Block 59 of the Fort Concho Addition, all of Block 59 & part of street adjacent on the south

Size: A hexagonal structure with a width of 23 feet, a height of 20 feet, an area of approximately of 345 square feet.

General Information

Future Land Use: Campus/Institutional

Zoning: General Commercial / Heavy Commercial (CG/CH) and Low Rise Multifamily (RM-1) and Two-Family Residential (RS-2)

Existing Land Use: Fort Concho National Historic Landmark, Army Barracks, Museum and Exhibits.

Surrounding Zoning / Land Use:

North:	Two-Family Residential (RS-2), General Commercial / Heavy Commercial (CG/CH)	Parking, Workforce Solutions
West:	General Commercial / Heavy Commercial (CG/CH)	Farmers Market and parking area
South:	Low Rise Multi-Family Residential (RM-1), General Commercial / Heavy Commercial (CG/CH)	Single Family Residences
East:	Light Manufacturing (ML)	Boat store and manufacturer, Single family residences

District: CMD #3 Johnny Silvas

Neighborhood: Concho

Special Information:

Year Constructed: 1867

Building Design Style: Pseudo-Queen Anne

Historically Overlaid: Yes

River Corridor Area: No

River Corridor Sign Area: No

Downtown Development District: No

Recommendation:

The Planning Division recommends APPROVAL of this request.

History and Background:

The site is located along South Oakes Street, south of the North Concho River and nine blocks from downtown San Angelo. According to the Texas State Historical Association, "Fort Concho, in San Angelo, was one of a number of United States military posts built to establish law and order in West Texas as settlers began to move in after the Civil War. A site at the juncture of the Main and North Concho rivers was selected in November 1867 for a new post to replace Fort Chadbourne, which lacked an adequate water supply."

The site is historically overlaid and lies within the Fort Concho National Historic Landmark.

The applicant has submitted a site plan with design and construction drawings of a proposed bandstand. The bandstand represents a reconstruction of an 1880s building, located on the Fort's Parade Ground, midway between the corners of Officers' Quarters 1 and Barracks 1. The bandstand will be a hexagonal structure with a width of 23 feet, a height of 20 feet, and an area of approximately of 345 square feet.

The bandstand requires a Certificate of Appropriateness as it is located within the Historical Fort Concho District.

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 reconstruction of the Bandstand will only add 345 square feet to the site. The size of this structure is a minimal addition when compared to the existing buildings on the site. As this is a completely new construction of the bandstand,

every effort has been made by the applicant to recreate, to the greatest extent possible, a historically accurate copy of the original 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.**

The addition of the proposed Bandstand does not require the demolition or alteration of the existing structures or site. Therefore, this requirement is not applicable.

- 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 Bandstand does not seek to create an earlier appearance, but rather it is a product of its own time respecting the scale, colors, and materials of the existing historic structures. The wood structure and the cedar shingle roof are compatible with the roof and wood columns of the existing historic buildings. Again, every effort has been made by the applicant to recreate, to the greatest extent possible, a historically accurate copy of the original structure.

- 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 simple and minimalist architecture reflects the architecture of the continuous surrounding porches the Officers' Row Quarters structures. A similar design approach was used when designing the Fort Concho Elementary School. The proposed bandstand is a historically accurate copy of the original structure.

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

The proposed bandstand is a new structure that will not alter any existing buildings or structures. The applicant has, through the use of historical photographs, attempted to recreate the appearance of the original bandstand, to the greatest extent possible. All efforts have been made to mimic the details found on the original 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.

As the proposed bandstand is a new construction, this requirement does not appear to be applicable in this case.

- 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.**

As the proposed bandstand is a new structure in the existing site, therefore this requirement is not applicable.

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

The proposed bandstand does not appear to affect any existing archeological resources.

- 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 bandstand appears to be consistent with the architecture of the existing buildings on the site. The applicant has sought to recreate, to the greatest extent possible, a historically accurate copy of the original structure. The proposed construction seeks to harmoniously blend with the buildings on the Fort and the immediate area.

- 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 proposed Bandstand was ever removed in the future, it will not alter the existing historical site. As the structure would sit in an open area on the site's grounds, no other building would be affected by its removal. Therefore, the integrity of the Fort Concho site would remain unimpaired.

Action Requested:

The action requested is for the Design & Historic Review Commission to **APPROVE** the Certificate of Appropriateness for Case CA14-02: Fort Concho Post Bandstand.

Attachments:

Aerial Map
Zoning Map
Site Plan
Renderings
Photos of Site
Application




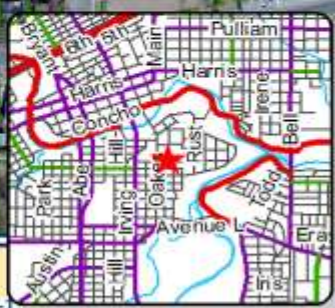
Design & Historic Review Commission

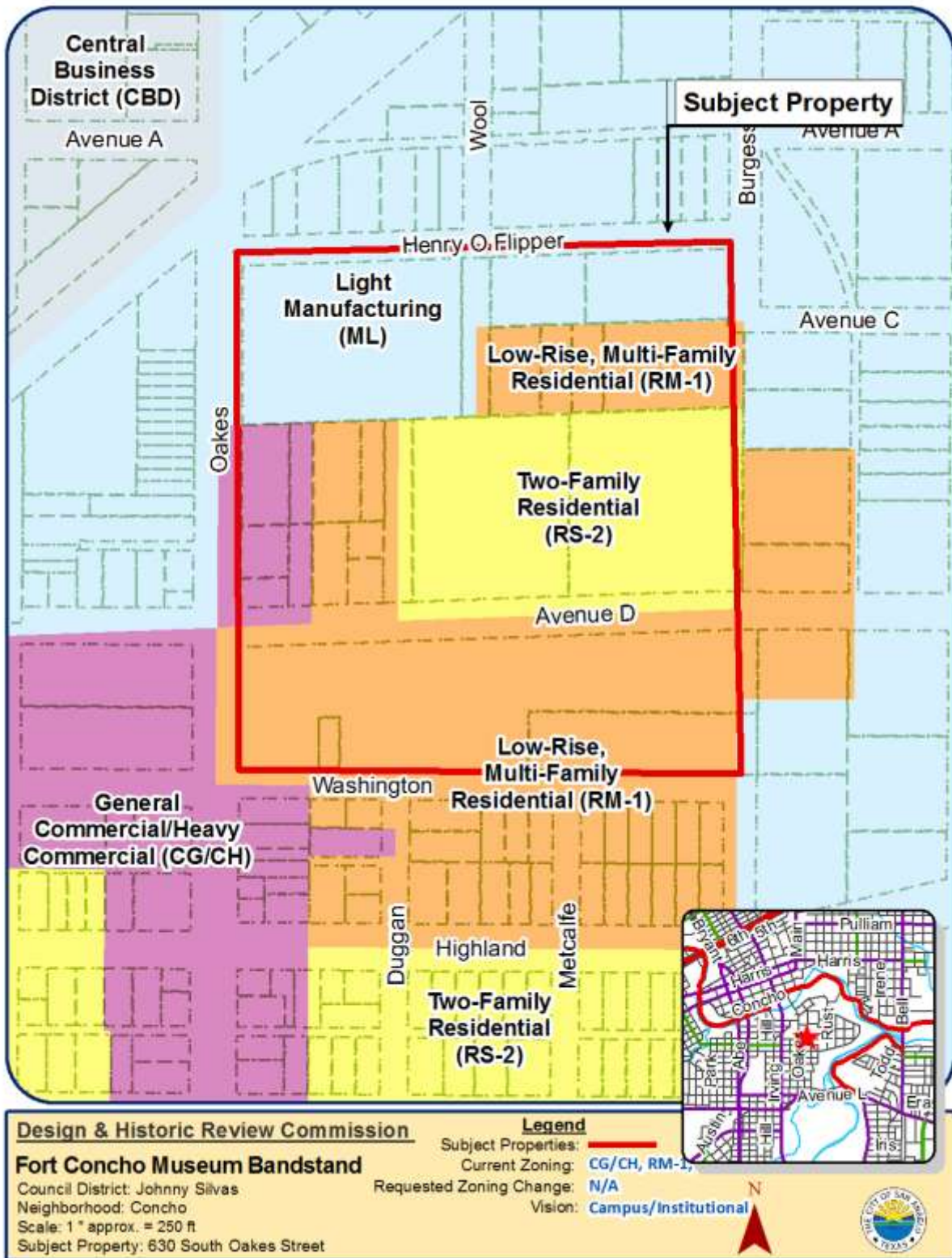
Fort Concho Museum Bandstand

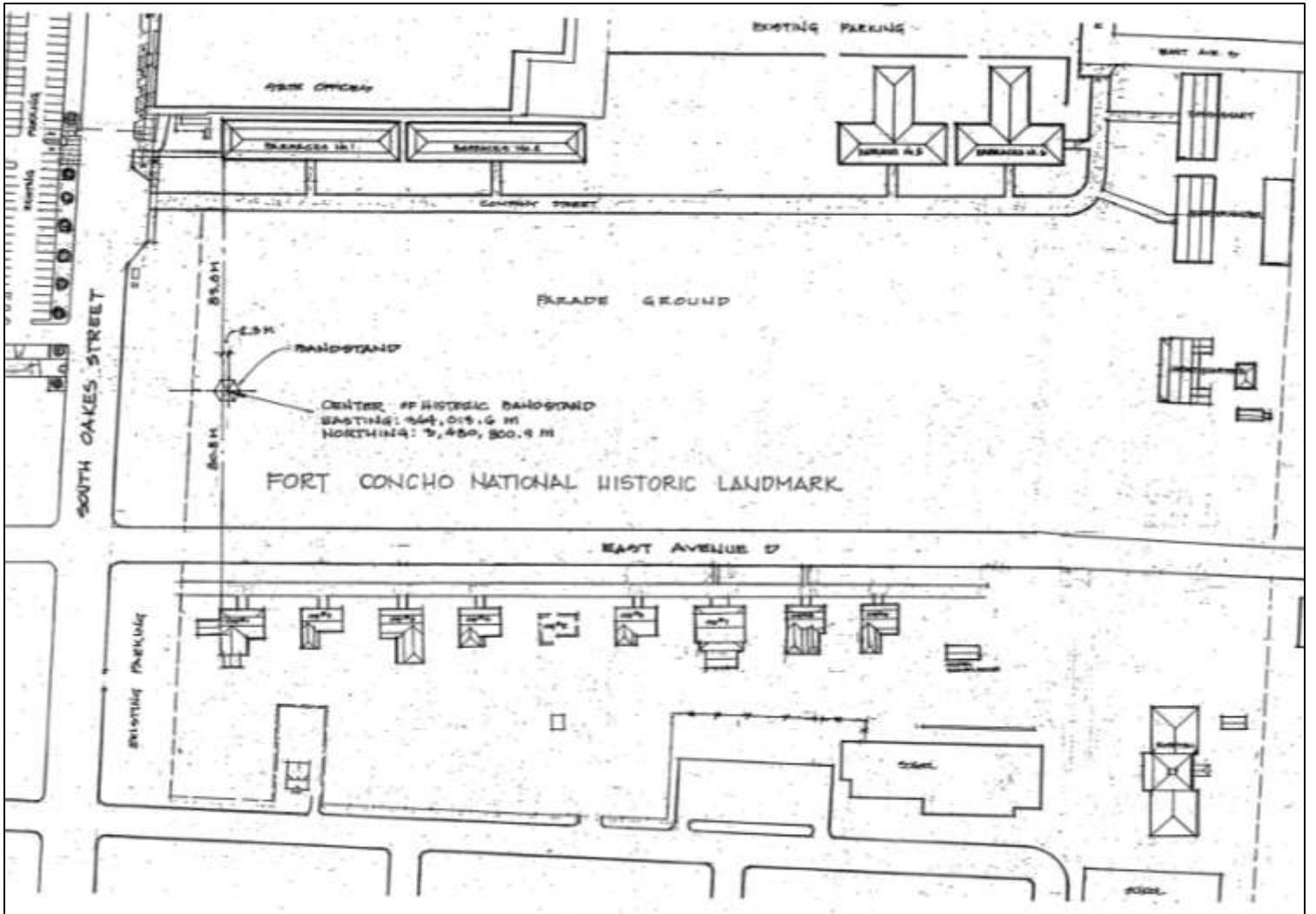
Council District: Johnny Silvas
 Neighborhood: Concho
 Scale: 1" approx. = 250 ft.
 Subject Property: 630 South Oakes Street

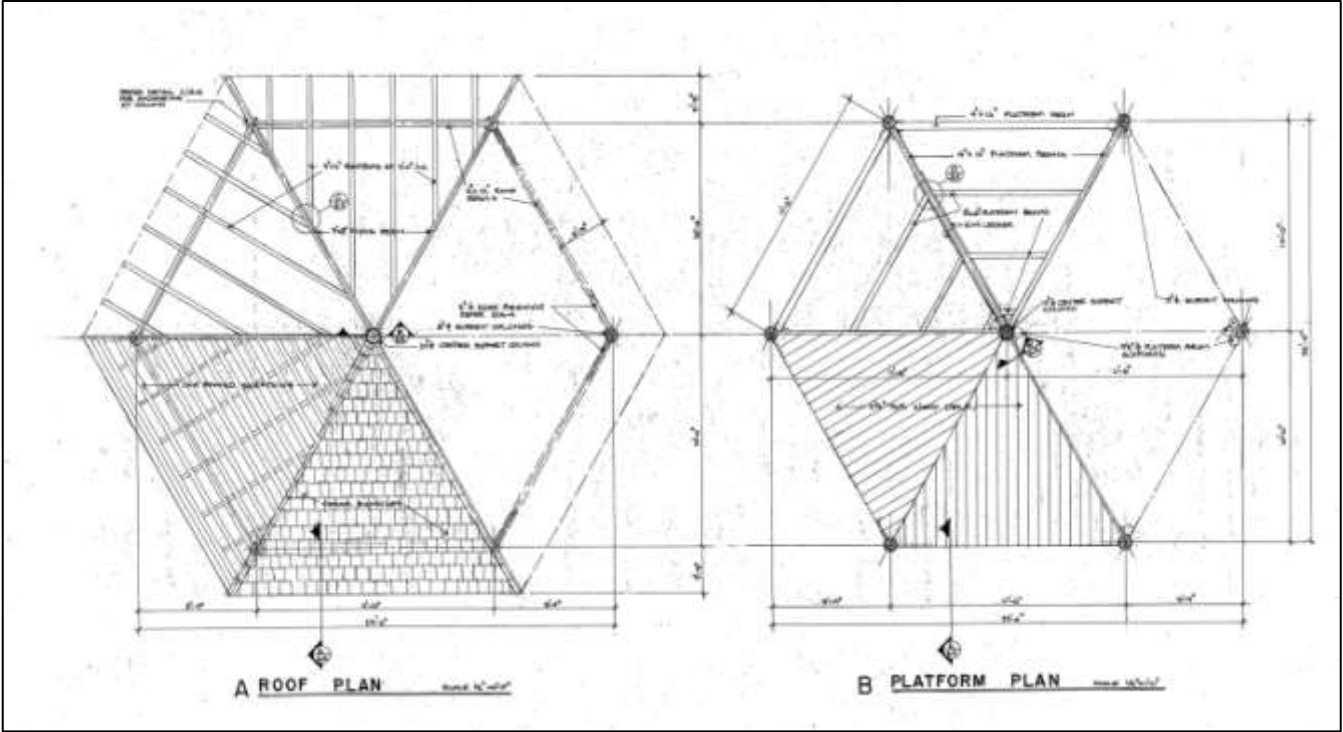
Legend

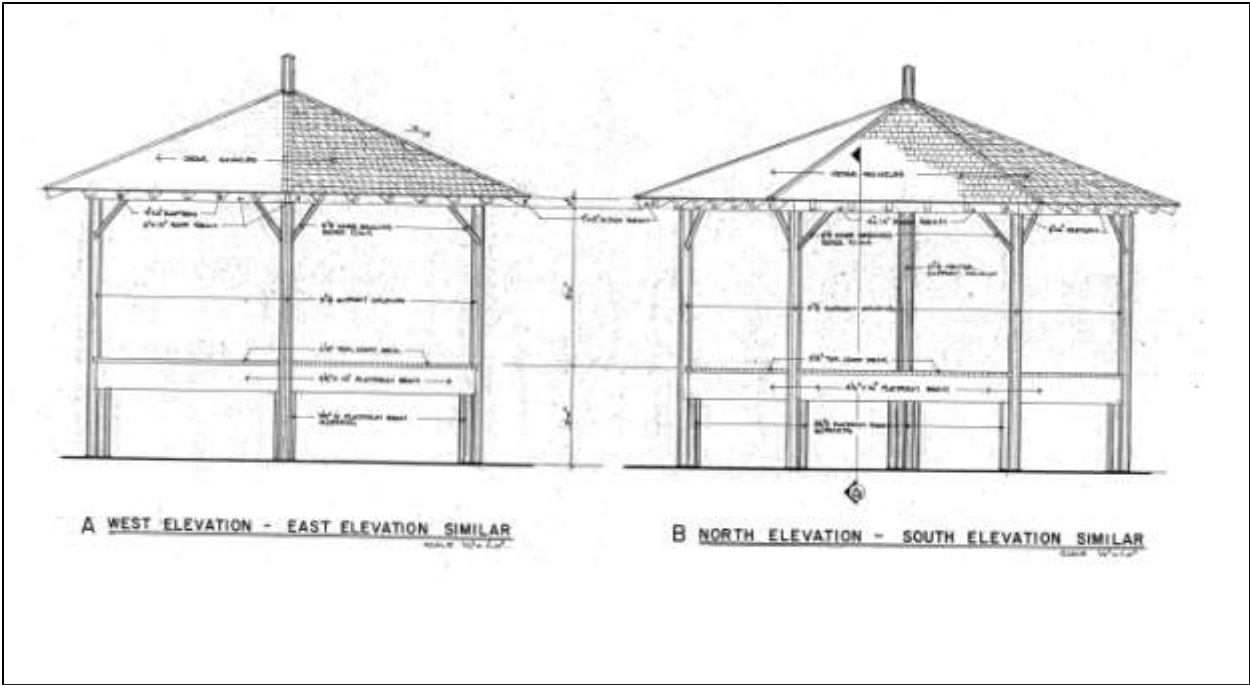
Subject Properties: 
 Current Zoning: CG/CH, RM-1
 Requested Zoning Change: N/A
 Vision: Campus/Institutional













Form Name: Historic Buildings Certificate of Appropriateness application
Date & Time: 09/22/2014 8:56 AM
Response #: 1
Submitter ID: 529
IP address: 66.76.228.194
Time to complete: 7 min. , 2 sec.

Survey Details

Page 1

This application must be signed and dated before it will be processed. To sign the application, visit the Planning division in the Community Development Building, 52 W. College Ave., adjacent to City Hall. Offices are open from 8 a.m.-noon and from 1 p.m.-5 p.m. Mondays-Fridays. For more information, call [325-657-4210](tel:325-657-4210).

1. Applicant info:

Name of applicant: Fort Concho National Historic Landmark
Owner, tenant or representative (affidavit required for the latter): Robert F. Bluthardt
Mailing address (street, city, state, ZIP): 630 South Oakes San Angelo, TX 76903
Telephone: (325) 481-2646
Email: director@fortconcho.com

2. Location info:

Subject property address: 630 South Oakes
Name of building or site: Post Bandstand
Legal description: Lot 58 Blocks 11-12

3. Proposed work:

Construction of a new building in a Historic Overlay (HO) zoning district

4. Specific details of request:

Reconstruction of an 1880s building, Fort Concho Post Bandstand, located on the fort's Parade Ground, mid-way between the west corners of Officers' Quarters 1 and Barracks 1

5. Explain why and how you think the proposed work is necessary and/or consistent with the historical character of the property.

It was here; it is not here now; the fort's long-term goal has always been to reconstruct the non-extant historical buildings 

6. Does the proposed work comply with the following? If yes, indicate by checking.

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.

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

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.

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 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.

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

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.

7. I acknowledge the information provided above is true and correct.

Yes

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Thank you,
City of San Angelo, TX

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