

describes the following applicable characteristics of designating properties with a historic and cultural value:

- Section 3.4.1 Historic Overlay, Applicability
 - The Landmark Commission may recommend, and the City Council may approve the expansion of an historic overlay zoning district of the application of such zoning district to a new area in accordance with this Section. Its identification with a person who significantly contributed to the culture and development of the City.
 - The Landmark Commission may recommend and the City Council may approval the designation of a landmark is the Landmark Commission finds that the proposed landmark merits such designation according to this section.
- Section 6.3.1. Historic Overlay, Purpose
 - Safeguard the heritage of the City by preserving sites and structures which reflect elements of the City's cultural, social, ethnic, political, archeological and architectural history;
 - Foster civic pride in the beauty and notable accomplishments of the past;
 - Promote the use and preservation of historic sites and structures for the education and general welfare of the people of the City.
 - Enhance the visual and aesthetic character, diversity and interest of the City.

Staff Analysis:

The Landmark Commission (LC) initiated the rezoning on March 24, 2022. The LC holds a public hearing on April 28, 2022 and recommended approval to City Council. A public hearing will also be held at City Council. The property owner consents to the designation.

The subject property meets the following review criteria for historic districts and landmarks as set for in the UDC 3.4.4:

- The property has character, interest, or value as part of the development, heritage or cultural characteristics of the City, State of Texas, or the United States.
- The property exemplifies the cultural, economic, social, or historic heritage of the City.
- The property embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
- The property embodies distinguishing characteristics of an architectural type or specimen.

If designated, any future proposed changes to the building that are beyond ordinary repair and maintenance, or demolition would require a Certificate of Appropriateness from the Landmark Commission.

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, Comprehensive Plan consistency, historical significance, and considering public input, staff proposes approval of the change of zoning.

Landmark Commission and Staff Recommendation: Approval of the change of zoning from the “RM-1” Multifamily District to “RM-1/H” Multifamily District with a Historic Overlay.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Historic Profile

ATTACHMENT A: Location Map (Existing Zoning & Notice Area)

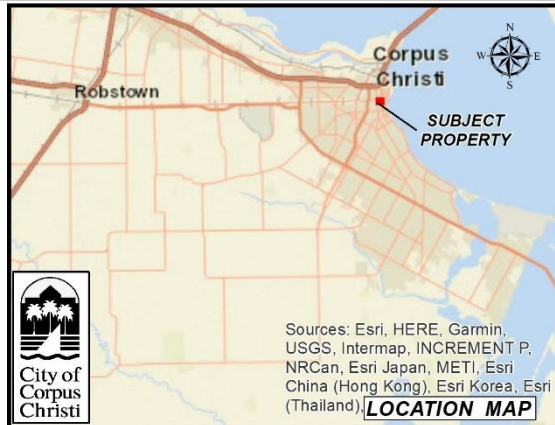


CASE: 0322-05
SUBJECT PROPERTY WITH ZONING



Subject Property

- | | |
|--|---|
| A-1 Apartment House District | I-1 Limited Industrial District |
| A-1A Apartment House District | I-2 Light Industrial District |
| A-2 Apartment House District | I-3 Heavy Industrial District |
| AB Professional Office District | PUD Planned Unit Development |
| AT Apartment-Tourist District | R-1A One Family Dwelling District |
| B-1 Neighborhood Business District | R-1B One Family Dwelling District |
| B-2 Bayfront Business District | R-1C One Family Dwelling District |
| B-2A Barrier Island Business District | R-2 Multiple Dwelling District |
| B-3 Business District | RA One Family Dwelling District |
| B-4 General Business District | RE Residential Estate District |
| B-5 Primary Business District | R-TH Townhouse Dwelling District |
| B-6 Primary Business Core District | SP Special Permit |
| BD Corpus Christi Beach Design Dist. | T-1A Travel Trailer Park District |
| F-R Farm Rural District | T-1B Manufactured Home Park District |
| HC Historical-Cultural Landmark Preservation | T-1C Manufactured Home Subdivision District |



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand) **LOCATION MAP**

ATTACHMENT B: Historic Profile

Historic Profile

- 805 Park Avenue was the residence of Corpus Christi attorney Jefferson D. (JD) Todd Sr., and his wife Minnie Lucille from 1910 until JD's death in 1945.
- The property is known as the Todd-Budd home.
- In 1911 JD Todd Sr. and O.M. Suttle had a law firm, City National Bank Building.
- JD Todd Sr. was also associated with CC Abstract Company.
- The City's 1910 census shows JD Todd Sr. and his family living at 805 Park Avenue.
- His son, Jefferson D. Todd Jr. was raised at 805 Park Avenue and was listed in the 1923-1924 Corpus Christi City Directory as a student.
- The 1930 Census shows JD Todd Jr., age 23, still living at Park Avenue.
- J.D. Todd, Jr. served as an attorney in Nueces County, as the Nueces County District Attorney as a District Court Judge.

Architectural Style

- 805 Park Avenue is a 113-year-old home located in its original location at the corner of Park Avenue and 6th street.
- The home was built in 1909.
- Its architectural style is that of a Craftsman Bungalow.
- It has a composition shingled pyramidal roof with a dormer at the front of the house and two brick chimneys, one for a fireplace and one for a burning stove.
- The wide overhanging eaves have exposed rafters under the eaves.
- It has a front porch that runs the width of the house with integral boxed wooden shingled columns supporting the porch.
- The sides of the porch are also wood shingled
- The porch floor is wooden.
- The foundation is pier and beam.
- It has a back enclosed porch also the width of the back of the house.