

**MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, MARCH 12, 2015, AT 10:00 A.M, EAST MEZZANINE, CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.**

**PRESENT:** David Mazur, William Carter, Gary Donaldson, Sandra Morris, Terry Hucks

**ABSENT:** Ashley Young-Turner, Margaret Mallard

**STAFF:** Rebeca Guerra, AICP, LEED-AP, CPD  
Edward Vigil, Senior Planner  
Jeff Fisher, Planner  
Santiago Abasolo, Senior Planner  
Barbara Hesse, Historic Preservation Officer

**I. Call to order and establish that a quorum is present.**

The meeting was called to order at 10:02 am – a quorum of five was present to approve the meeting minutes.

**Consent Agenda:**

*The Commission may request for a Consent Agenda item to be moved to the Regular Agenda for presentation and public comment. Otherwise, the consent agenda will be considered in one vote.*

- a. Consideration of approving the January 15, 2015, Design & Historic Review Commission regular meeting minutes.**
- b. February DHRC meeting was canceled.**

Motion to approve the January 15, 2015, meeting minutes was made by William Carter and seconded by Terry Hucks. Motion passed 5-0 unanimously.

**II. Regular Agenda:**

**a. RCC14-38 Eddie Shell**

**Subject:** A request for approval for the remodeling of an existing building in the River Corridor as required by Section 12.703(b) of the River Corridor Development Ordinance for the following: 1) replacement of the existing tiled surface with a brick façade, 2) placing of wood paneling above the entrance, 3) change in color from the existing blue panel siding to dark bronze, 4) installation of a new 72-square foot canopy at the front of the building; and 5) erection of a new wall sign on the front door, on the following property:

**Location:** 117 North Chadbourne Street; generally located approximately 90 feet southwest of the intersection of North Chadbourne Street and East 2<sup>nd</sup> Street; and specifically occupying the Schwartz-Mosbacher Subdivision, Block 1, the South 17 feet of Lot 3, in downtown San Angelo, Texas.

**This application was administratively approved by the Planning Director on April 6, 2015.**

**b. RCC15-01: Arrow Signs-Dan O'Bryan**

**Subject:** A request for approval in the River Corridor to allow for an unlit wall sign with 42 square feet of copy area, 3 feet in height (15 feet measured from the ground), on the following property:

**Location:** 417 South Oaks Street; generally located south of E. Concho Avenue and West of S. Oakes Street; and specifically occupying Lot 3 and Lot 4 out of N1/2 of Block 51 of the Forrester and Bailey Subdivision, in San Angelo, Texas.

Senior Planner, Santiago Abasolo, introduced the application for a sign in the River Corridor with location in the Fort Concho boundaries and gave a brief history of the site. He showed pictures of the surrounding areas and then recommended approval of the application.

Mr. Mazur asked if the sign is lit or unlit and Mr. Abasolo informed him that the sign is an LED lit sign. Rebeca Guerra, Planning Manager, informed the commissioners that the sign is lit and 42 square feet in area. Mr. Mazur asked if there were lit signs in the area and Mr. Abasolo said there are no lit signs in the surrounding area. Mr. Mazur then opened Public Comment.

The applicant, Howard Taylor, the Director of San Angelo Museum of Fine Arts, handed out a document to the commissioners and gave a brief history of the property. He stated that the proposed sign was reviewed using Main Street design standards. The applicant is asking for an attached wall sign on one side of the existing building. The applicants' vision is to complete the streetscape with well done, interesting, creative elements including the proposed smaller-scaled wall sign. Mrs. Morris stated she is glad that the museum kept the gas station property and the lighting seemed appropriate for the area along with the intended use. Mr. Mazur asked if there were any more public comment and then closed public comment.

**Sandra Morris made a motion to approve as proposed and Terry Hucks seconded the motion. The motion passed unanimously 5-0**

**c. RCC15-02:Kinney Franke Architects**

**Subject:** A request for approval of a remodel to the exterior of an existing building (slated to become the San Angelo Performing Arts Center) in the River Corridor, as required by Section 12.703(b)(2) of the River Corridor Development Ordinance, including new building facades, signage, and canopies on the following property:

**Location:** 82 Gillis Street; generally located at the southeast corner of the intersection of Gillis Street and West 2<sup>nd</sup> Street; and specifically occupying Block 2, the South 29.2 feet of Lot 1 and Lots 2-6, in the Gillis Addition Subdivision, in San Angelo, Texas.

Jeff Fisher, Planner, introduced the application and showed the building elevations, sample renderings, and proposed materials for the walls of the proposed Performing Arts Center. He also showed a site plan and proposed canopies. He stated that a right of way encroachment would be required from City Council for the canopies and said staff's recommendation was to approve this request subject to the two conditions of approval.

Mr. Mazur asked to see the conditions of approval and Jeff Fisher clarified each of the two conditions. Mrs. Morris asked staff to clarify the rationale for approval and commented that the new building façade and colors didn't appear to be consistent with the historical character of the area. She also asked if the design was consistent with the historical designs in the past and asked if the building is considered to be a performing arts area of town. She also stated that it should be more cohesive with the surrounding activities within the immediate area. Mr. Fisher stated that some of the buildings in the area used a wide variety of styles including materials, colors, and tones. Mr. Mazur opened up the hearing for public comment. Kinney Franke, the architect, introduced himself and handed out a document to the commissioners which explained the proposal. He stated the colors are of the rainbow and will be illuminated. Mrs. Morris asked if this newer industrial look with lighting, lime glass, etc., is appropriate for the historical district. She stated that the materials and colors do not appear to be consistent with the historical "look" and area.

Matt Lewis introduced himself as a member of the team and stated that the idea was to create something that is more creative and improves the site and the area. He also stated that City funds are not being used for this project. He also stated that it has a little "industrial chic" to it, which is typical of performing arts centers across the state. He also said the design, while keeping its rectangular shape, was a design that the community requested and the design was never meant to maintain a particular historical design or setting. Mrs. Morris asked, "Was the design presented to the historical commission?" Mr. Lewis stated the design had received a couple design review consultations with city staff but not a formal Urban Design Review. He also stated that the consultations had to do with infrastructure, permitting, etc. Mrs. Morris stated that she understood this, but what about the design itself in relation to the library and the surrounding area. She said she felt there is a significant style in that area. Rebeca Guerra, Planning Manager,

stated the building elevations were not reviewed by city staff, and an Urban Design Review was not done because the size of the building did not trigger this type of review and that a remodel does not usually trigger an Urban Design Review. Mr. Lewis stated that when the ideas were being discussed, the site is not actually in the historical designated area but the parking lot was, but not the actual building itself. Ms. Guerra stated the site is not in the Old Town Historic overlay district, but it was in the River Corridor. She stated that is why the application had been brought to them. In addition she said, the proposed design will add some additional elements that would enhance the overall building and the color palette would enhance the style of the building. She also stated that there was a plan to create a unified development between City Hall and this site that would create pedestrian friendly areas.

Gary Donaldson reiterated a summary of what the applicant and the Planning Manager had communicated. Mr. Lewis stated the proposed design tried to retain some of the existing elements in the area and tried to "take it to the next level." William Carter stated the design is miraculous and should have a little "showbiz" look to the building while supporting the proposed use of the building. Mr. Carter liked the design, and the lighting along with the colors. Mr. Lewis supported his statement with additional descriptions of the color palette and interest in the design in relation to the surrounding areas. Mrs. Morris asked about the proposed metal and if it rusts. The applicant stated that it would be stainless steel. Mrs. Morris stated that she did not realize the building was outside of the historical perimeter by one block. Mr. Mazur closed the public comment of the hearing.

A motion to approve the application was made by Gary Donaldson, seconded by Terry Hucks. Motion passed unanimously 5-0.

**d. RCC15-03 David Knapp (City Auditorium)**

**Subject:** A request for approval of new construction over 1,200 square feet in the River Corridor, as required by Section 12.703(b)(1) of the River Corridor Development Ordinance, for a 16,500 square foot addition to San Angelo City Hall for a new Auditorium for theatre performances, on the following property:

**Location:** 72 West College Avenue; located at the northwest corner of the intersection of Gillis Street and West College Avenue; and specifically occupying 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building, in downtown San Angelo.

Planner, Jeff Fisher introduced the application and showed pictures of the existing building where the addition will occur along with a brief history of the site. He stated that the main entrance for the theatre will remain at the front entrance of City Hall. William Carter asked if the addition will change the exterior or the building layout itself. Mr. Fisher replied that it is only an addition and the only thing that will change is additional

square footage was being added for performing activities and possibly the seating area of the existing theatre. Mr. Fisher presented the site plan with the proposed addition and stated the recommendation was to approve the application with two conditions of approval and also recommended approval for the Certificate of Appropriateness also with two Conditions of Approval. Mr. Fisher stated staffs rationale for the recommendation of approval. Mrs. Morris asked about the deco style and said that although there are box or rectangular shaped buildings there were additional elements like the "cake" stairway in the front of City Hall and asked why weren't more elements that would create interest being added? She also stated the proposed design is not "Deco" style and it is very square like, and that the historical plaque may be endangered by this design. Planning Manager, Rebeca Guerra, stated that historical approval is issued by the State and that the design would have to be submitted to the State for review for the historical appropriateness of the design. Kinney Franke, the architect stated that it was in fact submitted to the State for historical review a couple of years ago. He also stated that what was submitted to the State for review was a different version of the design, which was taller than the proposed design. He also stated the surrounding area was dedicated as a performing arts district. Mrs. Morris stated that she wished it was a nicer addition and that it looked like a scab on the back of the current building. She was concerned that the proposed design would have visibility to the surrounding community and that it should have nicer design elements. The applicant stated the original building is a box and the addition was to create a functional building not support the façade of the front of the building. Mr. Carter stated that he understood Mrs. Morris' concerns and he liked the proposed uses. The applicant stated they were trying to be functional and not create a stand-alone building and that this was an addition for functionality only. Mr. Mazur agreed with the applicant and that the proposed addition is a support structure to the original building. Terry Hucks stated that he would have liked to see the design enhanced along with improving the landscaping. He also stated he would have liked to have seen what unique elements the design was bringing to the community. Mr. Mazur closed the public comment portion of the hearing.

**e. CA15-01 David Knapp (City Auditorium)**

**Subject:** A request for approval of a Certificate of Appropriateness for new construction in a historical district, as required by Section 211.E of the Zoning Ordinance, for a 16,500 square foot addition to San Angelo City Hall for a new Auditorium for theatre performances, on the following property:

**Location:** 72 West College Avenue; located at the northwest corner of the intersection of Gillis Street and West College Avenue; and specifically occupying 4.394 acres of City Hall Plaza, Section 1, Block 1, Community Development Building, in downtown San Angelo.

Jeff Fisher, Planner, clarified the two separate actions requested for cases RCC15-03 and CA15-01. A motion was made to approve RCC15-03 by Terry Hucks and seconded by William Carter. David Mazur asked if there is a motion for CA15-01? A motion was

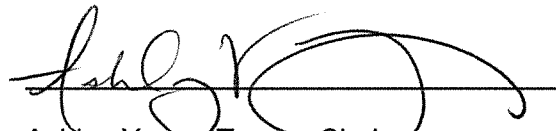
made to approve CA15-01 by Terry Hucks and seconded by William Carter. The motion for both cases were voted on and passed 3-2. Sandra Morris and Gary Donaldson opposed.

**VII. Future meeting agenda and announcements.**

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, April 16, 2015, at 10:00am** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**VIII. Adjournment.**

**A motion was made to adjourn the meeting at 11:19 a.m. by William Carter and seconded by Terry Hucks. This notice of meeting was posted on the bulletin board at the City Hall for the City of San Angelo before 10:00 a.m. on Friday, March 6, 2015, in accordance with Chapter 551 in the Government Code for the State of Texas.**

A handwritten signature in black ink, appearing to read 'Ashley Young-Turner', written over a horizontal line.

Ashley Young-Turner, Chairperson  
Design & Historic Review Commission