

MINUTE RECORD OF THE CITY OF SAN ANGELO DESIGN AND HISTORIC REVIEW COMMISSION MEETING HELD ON THURSDAY, APRIL 16, 2015, AT 10:00 A.M, EAST MEZZANINE, CITY HALL, 72 WEST COLLEGE AVENUE, SAN ANGELO, TEXAS.

PRESENT: David Mazur, William Carter, Sandra Morris, Terry Hucks, Ashley Young-Turner, Margaret Mallard

ABSENT: Gary Donaldson (AE)

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 by Chairperson Young-Turner – a quorum of six 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 March 12, 2015, Design & Historic Review Commission regular meeting minutes.

A Motion to approve the March 12, 2015, meeting minutes was made by Chairperson Young-Turner and seconded by Commissioner Hucks. The Motion passed 6-0, unanimously.

II. Regular Agenda:

a. RCC15-04 San Angelo Lions

Subject: A request for approval to replace two unlit wall signs in the River Corridor as required Per Section 12.04.017 for the following: (1) to relocate an existing nine-square foot unlit wall sign from the front façade to the side façade and (2) to erect a new 100-square foot unlit wall sign on the front façade the following property:

Location: 25 West Concho Avenue, generally located at the southeast corner of south Irving Street and west Concho Avenue; and specifically occupying lot 27, Block B, San Angelo Addition subdivision, in San Angelo, Texas.

Senior Planner, Edward Vigil, introduced the application for two signs located at 25 West Concho Avenue and within the River Corridor. He provided the rationale for the approval recommendation, showed pictures of the surrounding areas, and then recommended approval of the application. Commissioner Hucks asked if the signs' size did not exceed the size requirements of the Sign Ordinance and River Corridor. Mr. Vigil responded the signs were within the required sign area. Mr. Scott Patterson representing the Lions Club stated that the signs were very important for the people that come to their location. Commissioner Carter made a Motion to approve the request with the attached conditions. The Motion was seconded by Commissioner Morris. The Motion passed 6-0, unanimously.

b. RCC15-07: Hilton Harris

Subject: A request for approval for a remodeling to the exterior of an existing building in the River Corridor as required by Section 12.06.003(a) of the River Corridor Development Ordinance for the following: 1) the painting of brick walls; 2) the painting of two existing awnings; 3) the painting of metal casings around the windows and doors on the front façade; and 4) the removal of all text from an existing sign without replacement on the following property:

Location: 109 South Chadbourne Street, generally located at the southwest corner of Beauregard Avenue and Chadbourne Street: and specifically occupying the North 50 feet of lot 11 and East 50 feet of lot 12 of the San Angelo Subdivision, in San Angelo, Texas.

Senior Planner, Santiago Abasolo, introduced the application for a remodel to the exterior of an existing building in the River Corridor located at 109 South Chadbourne Street. Commissioner Hucks asked which condition applied to the "umbrellas" which were in actuality, the existing awnings. Mr. Abasolo explained that Condition number 2 applied to the awnings above the front doors. Commissioner Mazur asked if Staff talked to the applicant and if the applicant agreed not to paint the awnings black and white. Mr. Abasolo responded affirmatively. Commissioner Hucks asked Mr. Abasolo if the applicant was aware about the Staff conditions. Mr. Abasolo responded that the applicant agreed that the awnings should be consistent with the recommendations of the River Corridor Master Plan. Commissioner Mazur asked Mr. Abasolo if the applicant agreed not to paint the awnings black and white. Mr. Abasolo responded that applicant had agreed not to paint the awnings black and white, and that the existing awnings including the metal structure were in very bad shape and that the applicant was planning to replace the existing awnings, including the metal structure.

Commissioner Morris stated that she had several issues including that the existing awnings do not fit the Post Modernist building style and that the awnings should be

removed. Commissioner Morris also stated that the big canopy of the building is the original awning of the building according to Post Modernist architecture and should be left and enhanced. Commissioner Morris also stated that one of the features of Post Modernism is its strong horizontal lines. Chairperson Young-Turner asked if the sign will be maintain and updated. Mr. Abasolo responded that the applicant will keep it and improve it. Chairperson Young-Turner asked if the applicant is making sure that the sign structure is in good shape. Ms. Guerra responded that the applicant is not present and the idea was to gather comments from the Board members and then meet with the applicant in order to provide the Board comments to him, bring back the case to the Commission, and then present the case at the May DHRC meeting. Next, Ms. Guerra requested comments to Board regarding the brick façade. Commissioner Hucks asked if the proposal was to restore the facade to the red brick that can be seen on the side of building. Ms. Guerra responded affirmatively. Commissioner Hucks also asked if the awnings above the door will be changed to a different color than what applicant originally proposed. Ms. Guerra responded that Staff did not know. Ms. Guerra stated that it appears that the Board desires to restore the brick color and added that Commissioner Morris had indicated that she wanted to see an additional color as a horizontal feature to the upper floor of the façade. Commissioner Morris stated that she has done some research regarding Post Modernism and that she had compiled a group of pictures that were provided to the Board. Commissioner Morris stated that some of features of Post Modernism were horizontal lines, lack of embellishment, and buildings free of clutter. Commissioner Morris also added that the aesthetics of Post Modernism were based on less is more and the use of natural material and restoring the façade to its original state would be a plus to the building. Commissioner Morris proposed restoring the bottom of the windows with a different material creating a horizontal line and also repeating the horizontal line in the canopy. Commissioner Morris added that painting black the windows casing would be a plus to the building and that the applicant might consider the white and black color scheme if the brick façade will be restored to its original state. Commissioner Morris stated that she was concerned about painting the original aluminum windows casing and that the Board needs to make sure that an appropriate preparation is made and an appropriate paint is used to avoid any future flaking of the new painting. Chairperson Young-Turner asked if there was any other question regarding the proposed painting. Commissioner Mazur responded that he thought that it was not the position of the Board to restore the buildings to its original timeline. Commissioner Morris responded that it was part of the River Corridor Master Plan to restore the buildings. Commissioner Mazur indicated that he agreed and that it would great to restore the buildings to its original state but would be a big expense to do that. Ms. Mallard stated that she lives in brick house and that due to age and weather, she has had to paint the brick façade several times because the brick was crumbling. Commissioner Mazur stated that the reason why other brick facades were painted was because the brick was also

crumbling. Commissioner Morris stated that a test should be conducted to see if it would be viable to restore the brick to its original state and if not, it could be painted in an appropriate way consistent with Post Modernism. Commissioner Hucks asked if the material under the windows on the ground floor was part of the original building. Commissioner Morris responded that they did not know. Ms. Guerra stated that it seemed that the Board wanted the applicant to determine the state of the brick, if it is not possible to restore it to its original state come up with some color scheme which would be indicative of the Post Modern architectural style and bring the new proposal to the Board introducing a painted horizontal element to the façade. Chairperson Young-Turner stated that if that was possible, that it would be ideal as long as it was not extremely costly to the applicant. Ms. Guerra indicated that the next issue to discuss was the awnings. Commissioner Hucks asked if the “umbrellas” (i.e. awnings) were an important aesthetical element to the applicant. Commissioner Mazur stated that the existing awnings were not original to the building that he agreed with Commissioner Morris that they were not appropriate for the building and it was because there was an awning on top of another awning. Chairperson Young-Turner added that the applicant might not be interested in keeping or repairing the awnings above the doors. Commissioner Mazur stated that Board would rather not have the awnings above the doors and that if the applicant decided to keep the awnings for the décor, the awnings would need to blend with the style and color of the building. Commissioner Morris responded that the applicant could use some other appropriate elements to attract customers, but that she could not agree to the utilization of elements of a Victorian style. Ms. Guerra stated that if the applicant want to keep the awnings above the doors they could be of a different style and asked the Board if they wanted to see examples of awnings with a cleaner shape. Ms. Guerra indicated that the next issue to comment on would be the metal casing. Commissioner Mazur stated that his company had painted several windows casing and that they never had any problems, so the painting of the windows casings should not be an issue. Ms. Guerra stated that the next issue was the sign and the applicant has indicated they still did not know how the sign would look like but they have agreed to include some basic text and to have the background of light color and the text of a dark color. She also indicated that it was going to be an illuminated sign, that if it was broken it will have to be repaired and asked the Board if they had any additional input that they would like to provide to the applicant. Chairperson Young-Turner indicated that for her it would be fantastic if the lettering style would fit with the building style. Ms. Guerra stated that it was the applicant’s intent to include a more modern lettering style. The Board agreed to have a sign with a light color background, dark lettering, with a more Modern lettering style, and internally illuminated. Ms. Guerra stated that staff will be in contact with the applicant and provide him the Board recommendations and asked the Board if they would like to make a Motion to table this item to the next meeting scheduled for May 21, 2015. Chairperson Young-Turner made a Motion to table the item to the next DHRC

meeting. The Motion was seconded by Commissioner Hucks. The Motion passed 6-0, unanimously.

VII. Future meeting agenda and announcements.

Chairperson Young-Turner announced that the next regular meeting of the Design and Historic Review Commission is scheduled to begin on *Thursday, May 21, 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 11:18 a.m. by Chairperson Young-Turner and seconded by Commissioner Hucks. The Motion passed unanimously, 6-0.



Ashley Young-Turner, Chairperson
Design & Historic Review Commission