



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
10:00 a.m., THURSDAY, JULY 20, 2017
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

PRESENT: Ashley Young-Turner (Chair), David Mazur, William Carter, Terry Hucks, Sandra Morris, Henry Schmidt, Stephen McLaughlin

ABSENT: Barbara Hesse (Historic Preservation Officer [HPO])

STAFF: Jon James, AICP – Director of Planning & Development Services
Rebeca Guerra, AICP, LEED-AP, CPD – Planning Division Manager
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Staff Planner
Jack Downey – Building and Inspections Division
Lance Overstreet – Assistant City Engineer

CITY COUNCIL Harry Thomas, SMD #3

I. Call to order; Establishment of quorum

The meeting was called to order at 10:10 AM by Chairperson Young-Turner. A quorum of seven (7) was present.

II. Consent Agenda

- a. Consideration and approval of the June 15, 2017, Design & Historic Review Commission (DHRC) meeting minutes.

Commissioner Morris corrected the minutes in reference to Ms. Heredia being referred to as “his” instead of “her.” Commissioner Mazur made a Motion to APPROVE the June 15, 2017, DHRC minutes as amended; Commissioner Morris seconded the Motion. The Motion passed unanimously, 7-0.

III. Regular Agenda

Chairperson Young-Turner stated that the consideration items would be presented out of order from the agenda.

- I. **RCC17-17: Gregonis** – A request for approval, as required per Section 12.06.003(b)(2) of the River Corridor Development Ordinance, for the remodeling of the front building façade with new stucco finish and moldings; on a 0.09-acre property located at 202 South Chadbourne Street; being the south 25 feet of north 55 feet of Lot 20 and the south 25 feet of north 55 feet of west 50 feet of Lot 19, Block 1, in the San Angelo Addition, San Angelo Texas.

- II. **CA17-01: Post** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for an alteration to the front elevation of a building on a historical landmark site; on a 0.09-acre property located at 202 South Chadbourne Street; being the south 25 feet of north 55 feet of Lot 20 and the south 25 feet of north 55 feet of west 50 feet of Lot 19, Block 1, in the San Angelo Addition, San Angelo Texas.

RCC 17-17 & CA 17-01 were read into the record by Chairperson Young-Turner before staff began their presentation.

Kristina Heredia, Staff Planner, introduced herself and provided a brief synopsis of the case. Ms. Heredia indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Ms. Heredia concluded her presentation with a recommendation of approval, subject to three conditions of approval, along with the basis for her recommendation.

Commissioner Morris spoke in reference to changing the type of windows in the new façade. Ms. Heredia said that the applicant would have more information on that subject.

Commissioner McLaughlin asked to define characteristic rhythm. Ms. Heredia stated that it was a term used in the River Corridor Master Plan. Rebeca Guerra, Planning Manager, explained that staff relies on this board of professionals to define this term for staff use. Commissioner McLaughlin asked to more clearly define this term in the future for applicants.

Commissioner Mazur asked if the brick on top of building was painted.

R.W. Gregonis, the architect for the project, stated that the differing finish floor elevations made arched windows difficult. He stated that the applicant was going for a generalized look and not trying to match the adjacent building exactly. He

felt that the proposed materials and colors accomplished that. He stated that the brick on the front elevation had been painted at some time for preservation, but it was not in excellent condition. For this reason, the applicant was appealing staff's recommendation to install dentil molding. He felt that the moldings would stick out and not be the best option.

Commissioner Morris stated that the brick would need to be painted anyway so reconstructing the parapet wouldn't be affected by not having a matching brick. Mr. Gregonis stated that he believed the cost of doing this shouldn't be put on the building owner. Commissioner Morris asked if the applicant had applied for Tax Increment Reinvestment Zone (TIRZ) money to help with this project. Commissioner McLaughlin asked if staff had a rendering with the applicants preferred design. Commissioner Mazur gave a quick summary of the procedures for the application of TIRZ funding and asked what the timeline was for the project. Mr. Gregonis stated the applicant wanted to begin construction as soon as possible and again indicated that he believed the dentil molding was not appropriate in this situation. Commissioner Mazur asked about the existing metal cap and Commissioner Morris explained that adding a stone cap would be an improvement. Commissioner Mazur further explained that adding brick to make a stepped parapet with a stone cap could be a solution. Mr. Gregonis stated that the applicant was willing to do that.

Chairperson Young-Turner stated that this would create consistency across the buildings and be a good compromise. Commissioner McLaughlin asked that this solution be defined for the record. Ms. Guerra verbalized the changed condition. Chairperson Young-Turner stated that this would result in the amendment of Condition 3.

Commissioner Schmidt asked why the applicant was trying to match the building next door. Mr. Gregonis stated that the law office next door was expanding and wanted to have matching exteriors. Mr. Gregonis and the Commission then had a discussion about which pieces for the building façade were historic.

Chairperson Young-Turner asked if there were any other public comments or questions regarding these cases. Hearing none, she proceeded with the motions.

Commissioner Mazur made a Motion to APPROVE Case RCC17-17 with all conditions as written, with the exception of modifying Condition #3 for a

stepped parapet. Commissioner Morris seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Mazur made a Motion to APPROVE Case CA17-01 with all conditions as written, with the exception of modifying Condition #3 for a stepped parapet. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 7-0.

Chairperson Young-Turner stated that the Commission would be going back to the beginning of the Regular Agenda

- a. RCC17-20: Roman Catholic Diocese of San Angelo** – A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: 1) enclosure of an existing 440-square foot covered walkway with synthetic EIFS stucco; 2) extension of the existing west walkway by an additional 7.3 feet; 3) installation of a new 5-foot long metal canopy and new stairs behind the extended west walkway; and 4) installation of a new exterior door and windows in front of the covered walkway, on a 1.31-acre property located at 20 East Beauregard Avenue; being the east 300' x 190' of the south half of Block CC, San Angelo Catholic Block.

- b. CA17-02: Roman Catholic Diocese of San Angelo** – A request for approval of a Certificate of Appropriateness, as required per Section 211.E of the Zoning Ordinance, for new construction and alteration on a historical landmark site as follows: 1) enclosure of an existing 440-square foot covered walkway with synthetic EIFS stucco; 2) extension of the existing west walkway by an additional 7.3 feet; 3) installation of a new 5-foot long metal canopy and new stairs behind the extended west walkway; and 4) installation of a new exterior door and windows in front of the covered walkway; on a 1.31-acre property located at 20 East Beauregard Avenue; being the east 300' x 190' of the south half of Block CC, San Angelo Catholic Block.

RCC 17-20 & CA 17-02 were read into the record by Chairperson Young-Turner before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details

regarding the proposal, and showed various perspectives of the surrounding area. Mr. Fisher concluded his presentation with a recommendation of approval, subject to three conditions of approval, along with the basis for his recommendation.

Commissioner Mazur asked if the applicant had provided a sample of the closest brick color they could get and Mr. Fisher stated they had not. Ms. Guerra asked Mr. Fisher to demonstrate which features staff was recommending. Commissioner Mazur stated that in his experience it was hard to match brick and going with EFIS could be a good solution. Chairperson Young-Turner clarified that only one column would be new brick and the others would be left exposed. Commissioner Morris asked if every effort had been made to look for salvage brick. Ms. Guerra stated that the Certificate of Appropriateness required, to the greatest extent possible, matching the building materials and color of the existing structure. Commissioner Morris suggested the new columns be artistic designed, rather than traditional brick, to match the original sanctuary.

Mr. Gregonis, the architect for the project, handed out a photo of the historical designation on the current cathedral. He stated that the existing cathedral was not a historic building and the designation was for the site of the original Catholic Church in Tom Green County. Mr. Gregonis explained that there were currently three distinct brick colors in the front of the building so trying to add brick in the new columns would add a fourth color. The desire of the church was to use the EFIS to unify the buildings. They wanted to replace the failing blue tiles on the front of the building with EFIS in the future as well. Mr. Gregonis went on to state that the majority of the proposed walkway would be glass. He explained that the proposed walkway was needed provided an easily accessible path to the restrooms in the adjacent building. He also indicated that the windows would not be operable, but still be tempered. Mr. Gregonis reminded the Commission that they were requesting approval of the project, as submitted.

Commissioner Schmidt asked if the new columns were necessary and Mr. Gregonis stated that they were necessary to provide the required door for building code.

Ms. Guerra asked if the existing columns could remain brick and the new columns use EFIS. Mr. Gregonis answered that it could be done, but it would not serve the purpose of unifying the buildings.

Commissioner Morris asked to see the cathedral photos one more time and then asked why the pattern of the cathedral windows was not being repeated. She

stated that the proposal looked more like the adjacent building and Mr. Gregonis agreed. Commissioner Morris explained the EFIS was plain and Mr. Gregonis stated that there could be a texture in the EFIS.

Father Steve Hicks representing Bishop Michael Sis, the owner of the property, thanked the Commission for their consideration of the proposed plan. He stated the Cathedral, the pastoral center, and existing corridor were all patched together over time. With this project, they hoped to visually unite the buildings through shared architectural features.

Chairperson Young-Turner asked if there were any further public comments. Seeing none, she closed the public hearing. She asked for additional discussion among the Commission to clarify the conditions of approval. Commissioner McLaughlin stated that he was comfortable approving it as presented. Chairperson Young-Turner clarified that condition 1 was struck and condition 2 and 3 would remain.

Commissioner Hucks made a Motion to APPROVE Case RCC17-20 with only Conditions 2 and 3. Commissioner McLaughlin seconded the Motion. The Motion passed unanimously, 7-0.

Commissioner Morris made a Motion to APPROVE Case CA17-02 with only Conditions 2 and 3. Commissioner Carter seconded the Motion. The Motion passed unanimously, 7-0.

- c. **RCC17-21: Chapa** – A request for approval, as required per Section 12.06.003(b)(1) and 12.06.003(b)(2) of the River Corridor Development Ordinance, for the following improvements: 1) installation of a new glass door and windows with clear anodized aluminum frames onto the front building façade and 2) installation of a 138-square foot metal-framed cloth canopy onto the front building façade; on a 0.074-acre property located at 220B North Chadbourne Street; being Lot 7 in Block 27 of the Bailey and Paul Addition.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area.

Mr. Fisher concluded his presentation with a recommendation of approval, subject to four conditions of approval, along with the basis for his recommendation.

Commissioner Mazur asked if the applicant was going to paint the building or if the intent was to leave it blue. Mr. Fisher stated that the applicant was present to answer questions, but his understanding was that they were keeping it the same. Commissioner McLaughlin asked for clarification of the applicant's proposal and staff recommendations. Mr. Fisher explained that staff was seeking more articulation with the stone along the bottom of the building. Commissioner Carter asked if the applicant could just change the color. Commissioner Morris asked if the rendering of the door would be representative of the actual color. Mr. Fisher explained that that was his understanding.

Chairperson Young-Tuner confirmed there were no further questions for Mr. Fisher and opened the floor for public comments.

Michelle Chapa, the owner of the property, stated that when she bought the property, she bought both buildings as one with a connecting door. She stated that she didn't like the existing stone and would be open to painting the building. She also would add potted plants with the addition of the new door and canopy. She also explained that there was not brick under the stucco.

Commissioner Morris asked if the applicant was expanding the current business or adding a tenant. Mrs. Chapa answered she would be looking to add a retail tenant. Ms. Guerra asked for clarification of the canopy color and Mrs. Chapa stated it would be gray and white. The applicant stated the canopy would have an angle and metal framing. Commissioner Morris discussed the stepped parapet option to keep it from looking plain. Mrs. Chapa discussed her desire to improve the building and downtown economy, but disagreed with it being plain. Commissioner Morris stated that part of being in downtown was creating the sense of a historic downtown. A discussion followed about the use of the existing stucco and the history of the building.

Hearing no further questions for the applicant, Chairperson Young-Tuner closed the public hearing portion. She followed with discussion of what was the Commission's recommendation. Commissioner Mazur asked to revise Condition #1 to remove the stone recommendation and add the painting of the building a different color that was consistent with the awning and downtown color schemes.

He further stated he wanted Condition 1# to include exterior lighting fixtures to the coordinate with the proposed improvements and landscape planters.

Commissioner Mazur made a Motion to APPROVE Case RCC17-21, with amended Condition #1. Commissioner Carter seconded the Motion. The Motion passed unanimously, 7-0.

IV. Director's Report


Jon James, Planning & Development Services Director, introduced Hillary Bueker as the new Senior Planner. He stated that staff was continuing research for revisions to the River Corridor standards in the fall. Mr. James indicated that staff had also simplified and cleaned up the staff reports with a new format. He encouraged the board to make comments or suggestions on the new format. Finally, he stated that the TIRZ board had recently amended their policy, to be approved by City Council, requiring that projects have approval from the DHRC before they could apply for TIRZ funding.

V. Announcements

Chairperson Young-Turner indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, August 17, 2017, at 10:00 am*** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

VI. Adjournment

Commissioner Huck made a Motion to adjourn the meeting. Commissioner Carter seconded the Motion. The Motion passed unanimously, 7-0. The meeting ended at 11:32 A.M.



David Mazur, Vice Chairperson
Design & Historic Review Commission