



RECORD OF MINUTES

**CITY OF SAN ANGELO, TX
DESIGN AND HISTORIC REVIEW COMMISSION
8:30 a.m., MONDAY, AUGUST 20, 2018
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER
501 RIO CONCHO DRIVE**

PRESENT: Ashley Young-Turner (Chair), Stephen McLaughlin (Vice-Chair), William Carter, Sandra Morris, Travis Stribling

ABSENT: Henry Schmidt, Connie Biggerstaff, Barbara Hesse (Historic Advisor)

STAFF: Jon James, AICP – Planning & Development Services Director
Aaron Vannoy – Development Administrator
Jeff Fisher, AICP – Senior Planner
Hillary Bueker, RLA – Senior Planner
Kristina Heredia – Planner
Dan Saluri – Deputy City Attorney
Rick Weise – Assistant City Manager
Charlie Kemp – Interim Building Official
Al Torres – Construction Manager
Major Hofheins – MPO Director

I. Call to order; Establishment of quorum

The meeting was called to order at 8:36 AM by Chair Young-Turner. A quorum of five (5) was present.

II. Regular Agenda

- a. RCC18-22: Roosevelt** – A request for approval for an exterior remodel of the existing building, formerly known as the Roosevelt Hotel, on property located at 50 North Chadbourne Street.

Case RCC18-22 was read into the record by Chair Young-Turner before staff began their presentation.

Hillary Bueker, Senior Planner, introduced herself and provided a brief synopsis of the case. Mrs. Bueker indicated the project's location, elaborated on details regarding the proposal, and showed various perspectives of the surrounding area. Mrs. Bueker

concluded her presentation with a recommendation of approval along with the basis for her recommendation.

Chair Young-Turner opened the floor for public comments and questions from the commission. Sandra Morris began commission comments by questioning specific colors proposed in the presentation and the use of vinyl windows. Steve Sorrels, one of the developers for the Roosevelt Lofts, explained that the developers and their consultants were still meeting with the Texas Historic Commission (THC) and would be able to provide final color selections if the board requested them. Sandra Morris asked the developer if they were going for tax credits and Mr. Sorrels explained that they were seeking tax credits. Commissioner Morris explained she did not think vinyl windows would be acceptable in seeking tax credits. Mr. Sorrels explained in detail the proposed windows being proposed to the THC. Chair Young-Turner asked if the developer believed this to be a preservation restoration or a renovation. Mr. Sorrels stated he believed it to be more of a rehabilitation. Commissioner Morris asked about using the aluminum windows on the upper floors. Mr. Sorrels explained that the final window material selection would be based on THC recommendation. Commissioner Stribling expressed his excitement for the project and the potential impact for the downtown. Vice-Chair McLaughlin thanked the applicant for his investment in the community and the thought that had been put into all the details. Commissioner Carter asked for the proposed timeline for improvements. Mr. Sorrels explained that the construction documents had been submitted to the City and it would probably be 8-12 weeks before they would begin construction. Commissioner Carter asked if these would be apartment or condos. Mr. Sorrels explained they would be leased for 5 year before converting them to condos for individual sale. Commissioner Morris asked about the rooftop terrace and the safety precautions that would be taken. Mr. Sorrels expanded on the details of the rooftop terrace and pool area. Mr. Biggerstaff, another of the developers for the Roosevelt Lofts, explained there was currently an 18 inch parapet wall on which to add new metal railings on the rooftop. Commissioner Carter asked about the anticipated construction timeline and Mr. Sorrels indicated he believed it would be approximately a 12 month timeline. Commissioner Morris asked about the tile aprons surrounding the building. Mr. Sorrels explained that new tiling would be going to be place on the bottom of the building. Commissioner Morris asked about the viability of the project without tax credits. Mr. Sorrels explained that the developers were able to underwrite this project without the tax credits. Commissioner Carter asked if the bottom floor would be retail and Mr. Sorrels explained the building would be all residential.

Del Velasez, Director of downtown San Angelo, clarified that he had stated to Chair Young-Turner that the applicants has applied for tax credit and that was a critical component of the exterior renovations. He stated he did not say anything about the developer's financial situation and their ability to complete the project.

Chair Young-Turner, seeing no one else come forward, closed the public comments section of the meeting.

Commissioner McLaughlin made a Motion to APPROVE Case CA18-22 subject to four Conditions of Approval as presented with addition of two new conditions. First, Staff will coordinate with the applicant to ensure canopy colors are consistent with historic color pallet and secondly, any changes approved through the Texas Historical Commission shall be considered part of this approval; Commissioner Carter seconded the Motion. The Motion passed unanimously, 5-0.

III. Adjournment

Commissioner Carter made a Motion to adjourn the meeting; Commissioner Stribling seconded the Motion. The Motion passed unanimously, 5-0. The meeting ended at 9:05 A.M.


Ashley Young-Turner, Chair
Design & Historic Review Commission