



# RECORD OF MINUTES

**CITY OF SAN ANGELO, TX  
DESIGN AND HISTORIC REVIEW COMMISSION  
10:00 a.m., THURSDAY, AUGUST 16, 2018  
COUNCIL CHAMBERS – McNEASE CONVENTION CENTER  
501 RIO CONCHO DRIVE**

- PRESENT:** Ashley Young-Turner (Chair), Stephen McLaughlin (Vice-Chair), William Carter, Sandra Morris, Henry Schmidt, Connie Biggerstaff
- ABSENT:** Travis Stribling, Barbara Hesse (Historic Advisor)
- STAFF:** Aaron Vannoy – Planning and Development Administrator  
Jeff Fisher, AICP – Senior Planner  
Charlie Kemp, Interim Building Official – Building Permits & Inspections

## **I. Call to order; Establishment of quorum**

The meeting was called to order at 10:03 AM by Chair Young-Turner. A quorum of six (6) was present.

## **II. Consent Agenda**

- a. Consideration and approval of the July 19, 2018, Design & Historic Review Commission (DHRC) meeting minutes.

***Commissioner McLaughlin made a Motion to APPROVE the July 19, 2018, DHRC minutes; Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0.***

## **III. Regular Agenda**

- a. **RCC18-23: Brooks** – A request for approval for an exterior remodel of the existing building, new signage and landscaping on property located at 100 & 106 West Twohig Avenue and 131 South Irving Street.

Case RCC18-23 was read into the record by Chair Young-Turner before staff began their presentation.

Aaron Vannoy, Planning and Development Administrator, introduced himself and provided a brief synopsis of the case. He indicated that the applicant plans to remove the existing brick veneer along the base of the façade and replace it with stucco, repaint the facades an off-white “Swiss Coffee” color, install new windows with glass block, and install new modular style lighting, aluminum doors, Thunderbird signage, and new tree. Mr. Vannoy outlined Staff’s rationale for approval which included that the façade reflects the architectural style of the Art Deco period; that the new glass block windows, aluminum frame doors, signage and lighting will enhance the building style and add visual interest; and that the new lighting will accent the façade. Mr. Vannoy concluded his presentation with Staff’s recommendation of approval subject to three conditions of approval as presented.

Mr. Del Velasquez, Executive Director of Downtown San Angelo representing the applicant, indicated that he was available for comment.

Commissioner Morris expressed concerns with the glass blocks being inconsistent with the Art Deco building, and with their degree of energy efficiency. She also asked if the wall mounted lighting sconces could be more historically correct in the Art Deco style.

Mr. Velasquez indicated that the glass blocks would be made of PPG performance glass.

Commissioner Morris indicated that her concern was with the design of the glass and signage itself; that it was not in her opinion in the Art Deco style.

Mr. Velasquez indicated that he would speak to the applicant about this.

Commissioner Morris indicated that she wanted a condition of approval that the wall mounted sconces would be reflective of the historic Art Deco style.

Commissioner Carter agreed with Commissioner Morris. Commissioner McLaughlin disagreed with Carter and Morris.

Mr. Velasquez asked the DHRC Commissioners to reconsider imposing this condition due to potential delays and increased costs.

Commissioner Carter responded that the DHRC is not trying to delay the project, and that if he agrees to the condition, there will be no delay.

***Commissioner Morris made a motion to add a fourth condition of approval that the wall mounted sconces would be reflective of the historic Art Deco style and that the revisions would require administrative approval by the Planning Director. Commissioner Carter seconded the Motion. The Motion passed 4-2 with***

***Commissioners Morris, Carter, Young-Turner, and Schmidt voting in favor, and Commissioners McLaughlin and Biggerstaff voting against.***

***Commissioner Morris made a Motion to APPROVE RCC18-23 subject to four Conditions of Approval, the three conditions as presented, and the fourth condition of approval that the wall mounted sconces would be reflective of the historic Art Deco style and that the revisions would require administrative approval by the Planning Director. Commissioner Carter seconded the Motion. The Motion passed unanimously, 6-0.***

- b. RCC18-24: Balderas** – A request for approval of the following exterior improvements on the building’s front elevation: (1) installation of wood paneling, removal of tiling, and repainting of exposed surfaces; (2) installation of two new iron support columns and removal of existing wood column stanchions; and, (3) installation of three new wall mounted lantern lights and two double pane windows to replace existing windows, for a property located at 6 East Concho Avenue.
  
- c. RCC18-25: Balderas** – A request for approval of the following exterior improvements on the building’s front elevation: (1) installation of wood paneling, removal of tiling, and repainting of exposed surfaces; (2) installation of two new iron support columns and removal of existing wood column stanchions; and (3) installation of three new wall mounted lantern lights and two double pane windows to replace existing windows, for a property located at 8 East Concho Avenue. The

***Items b and c above are adjacent properties and were therefore presented as one item with two separate motions.***

Cases RCC18-24 and RCC18-25 were read into the record by Chair Young-Turner before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher explained that the applicant received DHRC approval for the adjacent building at 10 East Concho Avenue earlier this year (RCC18-24). He explained that the applicant is proposing to remove the existing tiling and replace with new wood pine paneling and provided a color palette for each of the two properties. He indicated that the original rock below the canopy was removed sometime in the past and replaced with tiling. In addition, Mr. Fisher explained that the applicant is also planning to install two new support columns, remove stanchions on the existing ones, and install new windows and lantern-style lights. Mr. Fisher outlined Staff’s recommendation to approve both cases for several reasons, including that the proposed wood paneling is of quality construction and found on adjacent buildings including 10 East Concho Avenue recently approved by the DHRC; that the colors are consistent with the historic

color palette, and that the windows and lights are consistent with those found on surrounding buildings.

Commissioner Morris asked if Staff could prove that the original rock was not removed by the current owner.

Mr. Fisher responded that he could not prove this, but that the tile has existing since he has been with the city for more than four years.

Commissioner Morris asked why the applicants did not choose to install rock consistent with the original material and why they were painting over the rock above the windows.

Mr. Fisher explained that unfortunately the applicants were unable to attend today's meeting and therefore, could not answer these questions. He indicated that Staff was in support of the wood paneling given that wood has been used on several buildings downtown.

Commissioner Morris asked Mr. Fisher why Staff would support wood construction on a historic building and believed the applicants could have chosen to reconstruct the original rock that was removed.

Mr. Fisher explained that the building was not historically designated, and was only historic in the context of it being an older building. Based on this, Mr. Fisher explained that Staff applies the River Corridor Master Development Plan (RCMDP) policies that approved materials should be those used traditionally which didn't necessarily mean historically designated.

Aaron Vannoy, Planning and Development Administrator, explained to Ms. Morris that the Planning Division would only apply the historical policies if the building was historically designated and this building was not.

Commissioner McLaughlin expressed support for the project and concerns with Ms. Morris' request that the applicant use rock construction which would be more expensive and that the current policies allow wood construction.

Del Velasquez came forward and discussed that back in 2007 there was movement for a Historic District; however the committee at that time did not vote for it and therefore it was not implemented. Mr. Velasquez did mention that the Downtown area did need to be protected but currently the individual property owner must request the Historic Overlay. Some on the commission thought we had a Historic District; however the realized it is only individual buildings and they have a higher level of review; while River Corridor has a minimal review that does not require the building owner to go back with original if they choose not to.

Ms. Linette Wilkes, a resident, asked about the City's powers with respect to design control and which entity was responsible for enforcing this.

Rick Weise, Assistant City Manager, responded that the question was not pertinent to the posted agenda item; however he did explain the makeup of the meeting and the current ordinance in place. Mr. Vannoy stated Mr. Fisher and himself were available after the meeting to address any questions from the citizen that did not pertain to the case and discussion at hand.

***Commissioner McLaughlin made a Motion to APPROVE Case RCC18-24 for 6 East Concho Avenue subject to four Conditions of Approval as presented; Commissioner Biggerstaff seconded the Motion. Commissioners McLaughlin, Biggerstaff, Young-Turner, Carter, and Schmidt voted in favor and Commissioner Morris voted against. The Motion passed 5-1.***

***Commissioner Biggerstaff made a Motion to APPROVE Case RCC18-25 for 8 East Concho Avenue subject to four Conditions of Approval as presented; Commissioner Schmidt seconded the Motion. Commissioners Biggerstaff, Schmidt, McLaughlin, Young-Turner and Carter voted in favor and Commissioner Morris voted against. The Motion passed 5-1.***

- d. **RCC18-26 and CA18-06: Cunningham/All About Signs** – A request for approval of (1) new 6-foot high aluminum fencing painted black in the front and rear yards located north of the existing building; (2) new cedar trees along the building's west and south elevations; a new concrete step for emergency at the rear; and (4) installation of eight dibond signs, 6 square feet each, on the building's west and south elevations, for a property located at 130 South Oakes Street.

***Both cases relate to the same property and were therefore presented as one item with two separate motions.***

Cases RCC18-24 and RCC18-25 were read into the record by Chair Young-Turner before staff began their presentation.

Jeff Fisher, Senior Planner, introduced himself and provided a brief synopsis of the case. Mr. Fisher explained that the applicants are proposing to make various improvements on the former Masonic Temple property which is historically designated. These include installing eight dark bronze dibond signs, four on the west elevation and four on the south elevation, as well as six-foot tall black aluminum fencing to the north of the building, a new emergency stair, and new Italian Cypress trees. Mr. Fisher outlined Staff's recommendation to approve both cases for several reasons, including that the new signs will be consistent in material and color as the existing historic placard signs on the building; that the fences will compliment but not overpower the visual

appearance of the Masonic building; and that the improvements will not destroy or damage any part of the building.

Chair Young-Turner opened the meeting for public comment.

There was no public comment.

***Commissioner Carter made a Motion to APPROVE Case RCC18-26 subject to three Conditions of Approval as presented; Commissioner Morris seconded the Motion. The Motion passed unanimously, 6-0.***

***Commissioner Morris made a Motion to APPROVE Case CA18-06 subject to three Conditions of Approval as presented; Commissioner Carter seconded the Motion. The Motion passed unanimously, 6-0.***

**IV. Director's Report**

Aaron Vannoy, Planning and Development Administrator, explained that Rebeca Guerra, Planning Manager will be moving on from the City of San Angelo.

**V. Announcements**

Chair Young-Turner indicated that the next regular meeting of the Design and Historic Review Commission was scheduled to begin on ***Thursday, September 20, 2018, at 10:00 am*** in Council Chambers (South Meeting Room) of the McNease Convention Center at 501 Rio Concho Drive.

**VI. Adjournment**

***Commissioner Morris made a Motion to adjourn the meeting; Commissioner Carter seconded the Motion. The Motion passed unanimously, 6-0. The meeting ended at 11:09A.M.***

  
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Ashley Young-Turner, Chair  
Design & Historic Review Commission