



CITY OF SAN ANGELO, TEXAS
DESIGN AND HISTORIC REVIEW COMMISSION
Thursday, May 16, 2024 AT 11:00 A.M.
East Mezzanine of City Hall
72 West College Avenue

Members Present:

David Mazur – Chair
Chrys Forbes
Donna Crisp
Luke Brame
Brooks Wehner

Staff Present:

Theresa James
Charlie Kemp
Sherry Bailey
Rae Lineberry
Austin Reed

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

The meeting was called to order by Chair Mazur at 11:02 am. A quorum was established

II. Consent Agenda

- a. Consideration of April 21, 2024, Design & Historic Review Commission meeting minutes.

The minutes were pulled from the agenda.

III. Regular Agenda

- A. CA23-24 Amendment: 214 S Chadbourne Street.: a request for an amendment to an existing Certificate of Appropriateness to allow new lettering for an exterior sign at Plateau Brewery to be painted on the side of the building with white lettering [paperwhite SW7105]**

Planner Reed presented the request. The lettering will be painted on the building, the letters will stand 54 inches tall and it will be painted onto the brick. Planner Reed indicated the staff is recommending that the Board deny the request. The reasoning is that denying the request would follow the National Register's recommended action since the applicant would not be following the guidelines of approval. According to member Wehner this aide was never intended to be seen by the public since a building was intended to fill that site. Chairman Mazur stated the Board's policy has been to discourage painting on the brick itself. Mounting the sign by following the National Register's guidelines would allow a supported side to be secured by bolts to the mortar between the bricks. Member Crisp indicated the brick was not in the best of shape so affixing the letters through the mortar to the side wall might be a better solution. Discussion continued. The Chair called for Public Comment and /or a representative from the business. No one appeared.

Public comment was closed. The Chair called for Board discussion or a motion. Comment continued about the Board policy. Member Crisp moved to deny the request with the applicant consider mounting it on a form and securing the form to the mortar with bolts. Motion seconded by Luke Brame. All present voted aye. Motion carried, 6-0.

B. CA24-05: 230 N Chadbourne Avenue: a request for a Certificate of Appropriateness to remove painted cement board fascia over existing brick and expose brick; update existing awning; replace commercial front windows with like and kind; add 4' X 8' mural ; and add a metal steer skull over awning at 230 N Chadbourne Avenue in the Historic Overlay Zone. (This is a TIRZ project)

Principal Planner Bailey presented the request to the Board. The building is on the corner of N. Chadbourne and 3rd St. The cement board was painted to look like brick. That cement board will be removed and the brick underneath to be restored or repaired. They have applied for TIRZ funding and have a number of items that will be repaired or replaced per the guidelines from TIRZ. Staff is recommending approval with three conditions. a) An encroachment agreement be obtained for the awning that will extend over the City Right of Way.; b) all proposed work will be as presented to the Board and approved by the Board; c) the applicant shall obtain all required permits. The Board had some questions that will be addressed to the applicant.

Public Comment was opened and the applicant addressed the Board. The applicant indicated that the building has been a Short Term Rental for quit a while. Ms. Martine addressed the Board and the questions that they had about the transom area and if a window will go there. The applicant indicated she wants to leave the area closed with brick and no window. The side wall will have some work done on the brick wall to remove the paint if possible. If the paint does not clean then the wall will be painted. They will just have to have a paint color that blends with the top unpainted brick. With no additional comments the board closed the Public Comments section. The discussion was concerned with picking a color that blends the area that blends the paint with the brick. The attorney gave an opinion about the Board's ability to express approval concerning the art steer head versus signage. Discussion was closed and the Chairman asked for a motion. Commissioner Wehner moved and Commissioner Crisp seconded to approved the application as presented with the preference that the applicant try to clean the paint off the brick, if that is not possible then pain the brick a color that blend well with the unpainted section of brick. All present voted aye. Passed 6-0.

C. CA24-07: 226 North Chadbourne Street: a request for a Certificate of Appropriateness for a front façade renovation including new glass on windows & doors, new framing, new lighting, new signage, planters, and new awning framing.

Planner Reed presented the request before the Board. This is two doors down from the last request. The applicant is wanting to paint the front of the building with the Roodwood Shutter Green paint over the existing painted brick. They will also be doing an awning, some new window glass and continuing the front façade changes. The applicant came forward to talk with the Board about the front façade and what they want to redo or restore. The upper window area that is covered with metal that area will be framed in. The awning will then cover that area. The Board suggested they do a flat awning that will allow the area that is being opened up tp be seen. Bringing back the windows that were there originally. It is The wainscoting will be added to the bottom which is also more of a correct period look. A bronze metal framing with the windows would also be more period correct.

The Chairperson closed the Public Comment and asked for any additional Public Comment Mr. Zane White made a comment to the Board on the appropriateness of metal awnings versus cloth. The Chairman closed Public Comment and opened the comment period for the Board. The Board discussed the dark Green color. Chrys Forbes made a motion to approve the application as discussed with the changes for the awning, the window color and the wainscoting and the hardy siding over the metal. Luke Brame seconded. All present voted aye. Approved 6-0.

- D. CA24-08: 228 North Chadbourne Street: a request for a Certificate of Appropriateness for a front façade renovation including removal of metal pole, replace all wood in front and door with black tinted glass windows, paint front façade Sherwin Williams Jasper, new exterior lighting, new signage, planters, and new awning located at 228 N Chadbourne.**

Planner Rae Lineberry presented the application for 228 North Chadbourne. The existing brick is painted and will be painted the Rockwood Shutte Green. The windows will be darkened and the building will look similar to the building what was just approved. Included in staff's recommendation is the removal of the metal pole in front of the building. The wood above the windows will be removed and replaced with windows. They will put a similar awning to the building to the south, with exterior lighting and an awning. The lanterns of the adjoining building would be preferred. The two building are separate but will be consistent with each other. The building color will be one of the approved historic color but not the dark green. Zane White question the Chair's ability to establish whether he had the ability to determine whether metal awnings were original.

The Chair closed the public hearing and opened discussion for the Board. Commissioner Wehner moved to approve this project as presented, Donna Crisp seconded. Motion passed 6-0.

- IV. CA24-06: 136 East Concho Avenue: a request for a Certificate of Appropriateness for a new playground to include new equipment and a shade structure on an unused portion of the lot to the back and west of their property at 136 E Concho.**

Principal Planner Bailey presented the application, which is just outside of the Historic District but is a contributing building in the Downtown District. This application is a playground area to benefit the children that benefit from the services offered. The playground facility also contains a shade area with a black and blue shale cover. The area will be fenced with a privacy fence. Staff is recommending approval. The Board asked about the parking provided and the space where the playground will be located.

The Chair opened the meeting for Public Comment. None heard. Donna Crisp moved to approve as presented. Luke Brame seconded All present voted aye. Passed 6-0

V. Public Comment

The Chair opened the public comment period. Zane White addressed the Board.

VI. Division Report


No division report.

VII. Announcements

The next regular meeting of the Design and Historic Review Commission is scheduled to begin on **Thursday, June 20, 2024, at 10:00 am** in the East Mezzanine Meeting Room in City Hall at 72 West College Avenue.

VIII. Adjournment

Luke Brame moved to adjourn, Donna Crisp seconded. All present voted aye. Meeting adjourned at 12:14 pm.



David Mazur Chairman
Design & Historic Review Commission

This notice of meeting was posted on-line and on the bulletin board in the lobby of City Hall for the City of San Angelo before 10:00AM on Friday, May 10, 2024, in accordance with Chapter 551 in the Local Government Code for the State of Texas. In compliance with the Americans with Disabilities Act, the City of San Angelo will provide for reasonable accommodations for persons attending the Design and Historic Review Commission. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the Planning Division at 325-657-4210.