

**DESIGN AND HISTORIC REVIEW COMMISSION – April 18, 2024
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-03: 208 S Oakes Street	
SYNOPSIS:			
A request for an approval of a Certificate of Appropriateness for an exterior remodel, window replacement and a new sign on a historically designated building located at 208 S Oakes Street.			
LOCATION:		LEGAL DESCRIPTION:	
208 S Oakes Street		Being 0.071 Acres out of the N40 Ft. of S71 of Lot 11 & N40 Ft. of S71 Ft. of W25 Ft. of Lot 12& And An Access & Maintenance Easement	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Downtown	CBD	Downtown District	0.071 acres
THOROUGHFARE PLAN:			
<i>Oakes Street</i> – Urban Arterial Street - 80’ ROW required (94’ existing), 64’ pavement required (64’ provided)			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
Staff recommends APPROVAL of case CA24-03, subject to two Conditions of Approval.			
PROPERTY OWNER/PETITIONER:			
Stephen P. Stango Jr./Owner			
STAFF CONTACT:			
Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us			

Additional Information:

Sign:

On the east side of Oakes Street there will be one 4' x 8' sign announcing the name and type of restaurant. The sign will be a matt black with white/cream text affixed to the upper building structure at two concrete supports held at the top by two additional supports. The sign will be positioned in the center of the building sign area to balance the addition of a sign at this point. The sign supports was part of the original structure.

Windows/doors:

The existing 1900 period type wood framed double hung windows are to be replaced with aluminum trimmed windows painted black. The glass will be Low-E 366, Argon Gas, with black warm edge spacers. The windows will have black trim and black casement. The casements will have the peeling paint and damaged wood replaced. Main existing *front* doors will be painted black.

Awnings:

The three front windows will have new awnings. Their height is 19.5 inches with a depth of 27.5 inches. The widths of the three are 66.25 inches, 63.5 inches and 74 inches. The color will be Black fabric with a copper stripe.

The building itself is 42 feet in length, 15 ft. 3 inches in height. Its use has been a restaurant and will continue to be a restaurant. The existing brick has not been damaged. It has been maintained well and the building has maintained its character and charm.

The applicant has stated:

The proposed work requested will be done by local professionals and will conform with the character of the other buildings in the Corridor, enhance the aesthetic appeal of the building and help revitalize the downtown area by attracting residents and visitors; in effect stimulating more economic growth. It will also contribute to the overall development and attractiveness of downtown, project and foster a sense of community pride, and create inviting spaces that encourage social interaction. I am committed to enhancing my building, and also realize that these modifications will contribute to the broader goals of the entire Corridor; which is to keep downtown San Angelo attractive and flourishing.

Analysis:

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

The current structure was built on this site in 1946. The applicant is replacing/repairing exterior finishes and materials to maintain the historic precedents making minimal alterations, except for the windows. All proposed alterations to the property will be in keeping with the surrounding area. The transom look of the windows is being maintained. The window frames of the buildings in the area is a mix of colors and styles. The renovations to this building will maintain the look of the original structure, as well as be consistent with the materials, colors, and architecture of the surrounding buildings.

2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Generally, there will be no destruction or removal of any of the original historical materials on the building except if the window casements are so damaged they have to be replaced. The site improvements will be consistent in color, material, and design with the existing structure and the surrounding properties.

3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

The new changes are consistent with historic precedents. The Planning Division believes that the proposed improvements will be consistent with the historic character of the area and intends to restore the look of the original structure built in 1946. On the windows if some of the additions are not original to the original structure, the proposed colors, materials, and design are consistent with surrounding buildings in this area.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

The changes and additions are consistent with changes made to this building over time. The proposed improvements preserve the historical character of the past using traditional colors and materials.

5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.**
The traditional single-story building with the front facing windows will remain and the applicant is keeping the distinctive stylistic features of this structure.
6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**
In this case, the proposed materials, colors, and architectural design are reflective of the historical buildings in this area, and therefore, the Planning Division believes the proposal meets the intent of the above criterion.
7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.**
Staff do not anticipate any rigorous forms of cleaning; especially sandblasting or any other cleaning methods that would damage the historic building materials on this structure.
8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**
To the best of Staff's knowledge, there do not appear to be any archeological resources in the area that will be affected by the work planned for this structure.
9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**
The proposed changes do not destroy significant historical, architectural, or cultural material. The proposed colors and materials for the building, and associated repairs, are compatible with the surrounding buildings and properties.
10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**
If the repairs were removed, the building would still maintain its original appearance and would be unimpaired. In addition, the applicant will be required to adhere to this criterion should they decide to make any additions, or alterations in the future. This will also require a new Certificate of Appropriateness as per Section 211 of the Zoning Ordinance.

Recommendation:

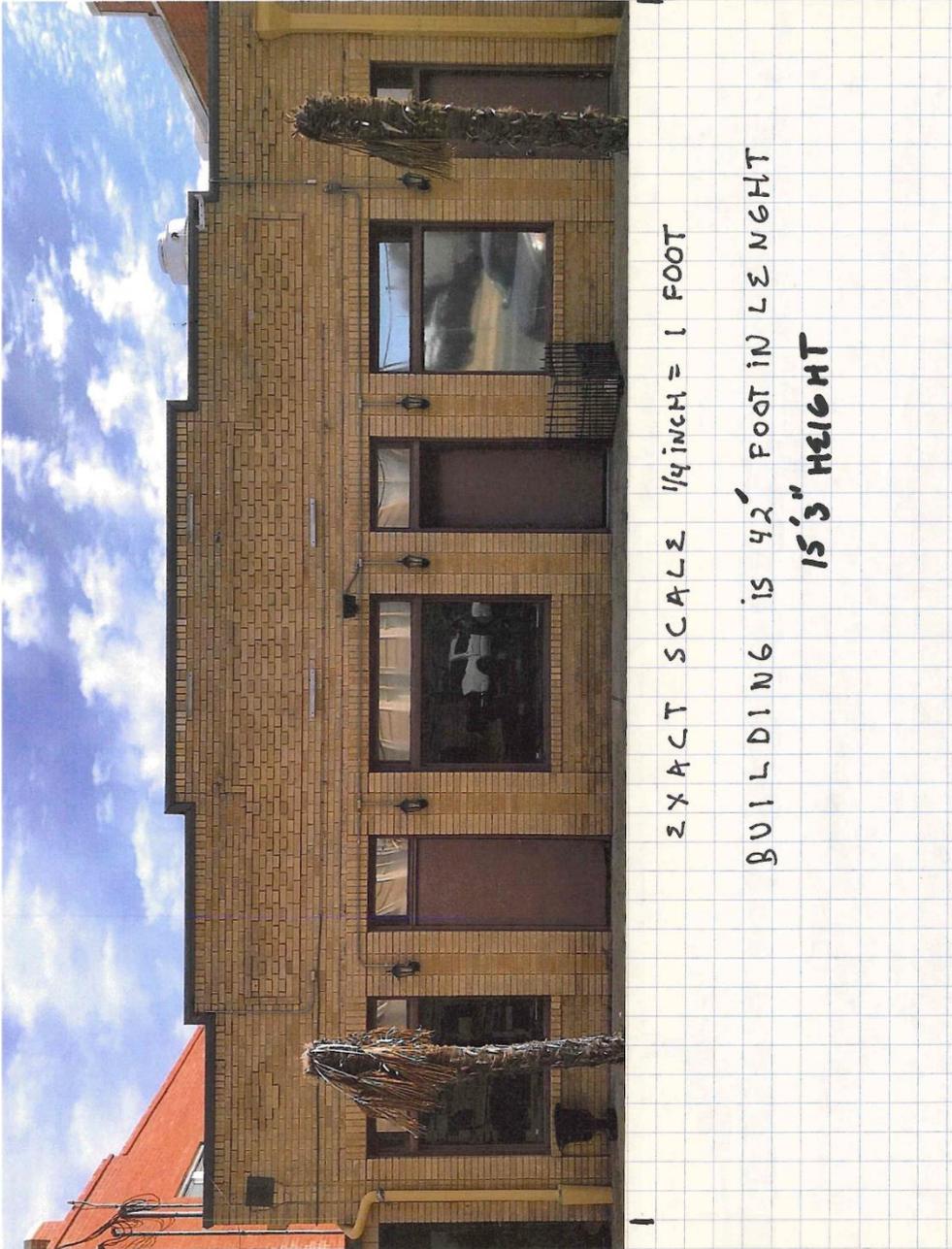
Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA24-03 for all proposed improvements, **subject to the following two Conditions of Approval:**

1. The colors, dimensions, and materials of the building and awnings, shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain building permits if needed, for any constructional changes from the Building Permits and Inspections Division.

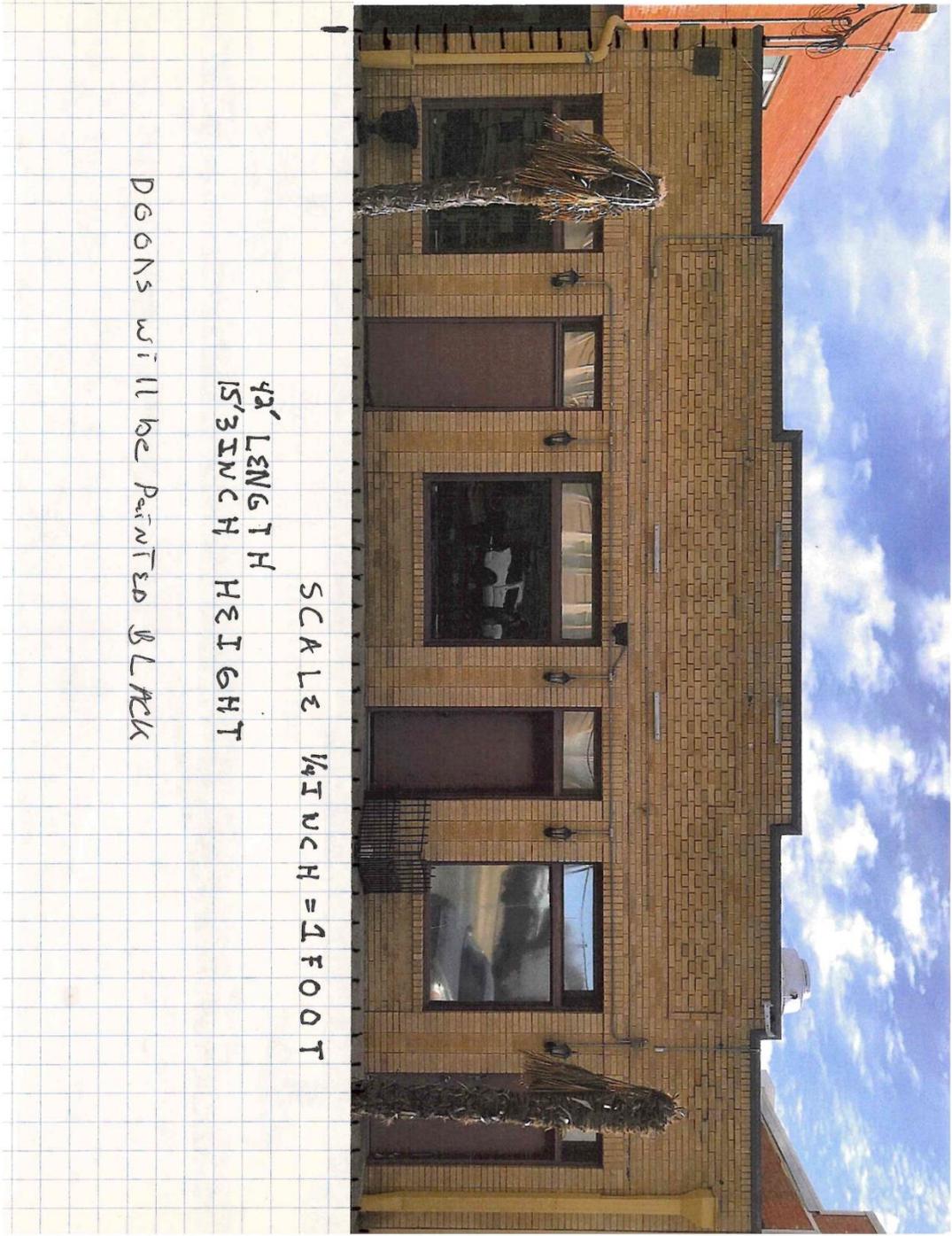
Attachments:

Aerial Map
Zoning Map
Photograph of Subject Property
Explanations with examples
New Sign and awnings

Current Building



Proposed Changes



Window replacements





BILL TO:
 Window Depot I
 505 N Chadbourne St.

SHIP TO:
 Window Depot INSTALL
 505 N Chadbourne St.

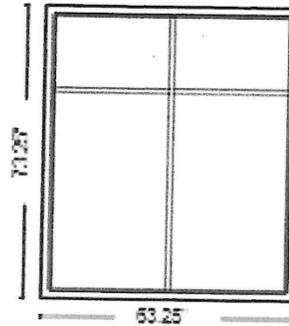
San Angelo Texa 76903
 Phone 325-227-6961 s
 Email Casey@wdwtx.com

San Angelo Texa 76903
 Phone 325-227-6961 s
 Fax 325-944-4686

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1772796	208 S Oakes	208 S Oakes	Sealy Flatts	Window Depot INSTALL	208 S Oakes

LINE	LINE TYPE	DESCRIPTION	QTY	U/M	LIST PRICE	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK 360	1		\$3,300.42	\$2,536.37	\$2,536.37

MARCH 2ND, 2023 PRICEBOOK
 H3 Aluminum Clad Casement Windows 2.0 Sash Set Picture 63.25 x 73.25
 Custom: Frame Width = 63.25, Frame Height = 73.25
 Complete Unit, CoreGuard Plus Complete
 Frame = Black 023, Clad Finish = AAMA 2605, Primed Interior, Black, Pine Interior, Standard Frame, Frame Jamb Flush
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Primed Interior, Black
 Low-E 366, Argon Gas, Black Warm Edge Spacer
 SDL, Equal, Putty, 7/8", Exterior = Black 023, Primed Interior, Black, Pine Interior, w/ Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 2W2H, Grille Type Custom Specify
 Brickmould, 2" with Add-on Chassis, Black 023, AAMA 2605, Casing Applied
 Jamb = 4-9/16"
 Integral Rigid Vinyl Nailing Fin, No Drip Cap
 U-Factor = 0.26, SHGC = 0.2, CR = 57, VT = 0.46, AI = <0.30/<1.5,
 CPD = SIE-N-137-03848-00004, Energy Star Region = ,SC,S,
 GapFill1 = ARG, Can ER = 19.52373, W m 2k = 1.48
 Installation Straps = No
 PG40, FBC = FL27661.8, TDI = WIN-2248
 Exterior Casing Width = 66.25, Exterior Casing Height = 76.25
 Unit 1: Glass Width = 59.25, Glass Height = 69.25, Sash Width = 61.5, Sash Height = 71.5
Rough Opening: 63.75" X 73.75"
Overall Unit Size: 63.25" X 73.25"



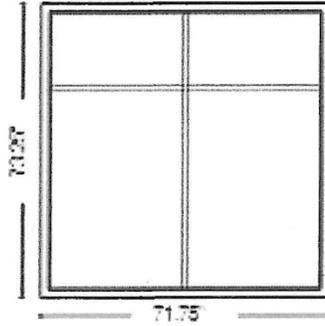
Room Location: Window #1

* All drawings are viewed from exterior of window

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1772796	208 S Oakes	208 S Oakes	Sealy Flatts	Window Depot INSTALL	208 S Oakes

LINE	LINE TYPE	DESCRIPTION	QTY	U/M	LIST PRICE	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK 360	1		\$3,534.89	\$2,716.56	\$2,716.56

MARCH 2ND, 2023 PRICEBOOK
 H3 Aluminum Clad Casement Windows 2.0 Sash Set Picture 71.75 x 73.25
 Custom: Frame Width = 71.75, Frame Height = 73.25
 Complete Unit, CoreGuard Plus Complete
 Frame = Black 023, Clad Finish = AAMA 2605, Primed Interior, Black, Pine Interior, Standard Frame, Frame Jamb Flush
 Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Primed Interior, Black
 Low-E 366, Argon Gas, Black Warm Edge Spacer
 SDL, Equal, Putty, 7/8", Exterior = Black 023, Primed Interior, Black, Pine Interior, w/ Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 2W2H, Grille Type Custom Specify
 Brickmould, 2" with Add-on Chassis, Black 023, AAMA 2605, Casing Applied
 Jamb = 4-9/16"
 Integral Rigid Vinyl Nailing Fin, No Drip Cap
 U-Factor = 0.26, SHGC = 0.2, CR = 57, VT = 0.46, AI = <0.30/<1.5,
 CPD = SIE-N-137-03848-00004, Energy Star Region = ,SC,S,
 GapFill1 = ARG, Can ER = 19.52373, W m 2k = 1.48
 Installation Straps = No
 Review/No Rating
 Exterior Casing Width = 74.75, Exterior Casing Height = 76.25
 Unit 1: Glass Width = 67.75, Glass Height = 69.25, Sash Width = 70, Sash Height = 71.5
Rough Opening: 72.25" X 73.75"
Overall Unit Size: 71.75" X 73.25"

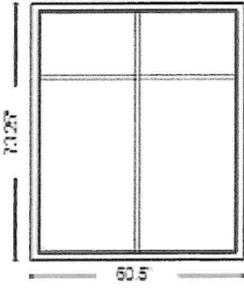


Room Location: Window #2

QUOTE #	PO #	QUOTE NAME	PROJECT	JOB NAME	CUSTOMER PO #
1772796	208 S Oakes	208 S Oakes	Sealy Flatts	Window Depot INSTALL	208 S Oakes

LINE	LINE TYPE	DESCRIPTION	QTY	U/M	LIST PRICE	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK 360	1		\$3,224.56	\$2,478.06	\$2,478.06

MARCH 2ND, 2023 PRICEBOOK
H3 Aluminum Clad Casement Windows 2.0 Sash Set Picture 60.5 x 73.25
Custom: Frame Width = 60.5, Frame Height = 73.25
Complete Unit, CoreGuard Plus Complete
Frame = Black 023, Clad Finish = AAMA 2605, Primed Interior, Black, Pine Interior, Standard Frame, Frame Jamb Flush
Sash = Black 023, Sash-Panel Clad Finish = AAMA 2605, Primed Interior, Black
Low-E 366, Argon Gas, Black Warm Edge Spacer
SDL, Equal, Putty, 7/8", Exterior = Black 023, Primed Interior, Black, Pine Interior, w/ Shadow Bar, Shadow Bar Color = Dark Bronze Anodized, 2W2H, Grille Type Custom Specify
Brickmould, 2" with Add-on Chassis, Black 023, AAMA 2605, Casing Applied
Jamb = 4-9/16"
Integral Rigid Vinyl Nailing Fin, No Drip Cap
U-Factor = 0.26, SHGC = 0.2, CR = 57, VT = 0.46, AI = <0.30/<1.5,
CPD = SIE-N-137-03848-00004, Energy Star Region = ,SC,S,
GapFill1 = ARG, Can ER = 19.52373, W m 2k = 1.48
Installation Straps = No
PG40, FBC = FL27661.8, TDI = WIN-2248
Exterior Casing Width = 63.5, Exterior Casing Height = 76.25
Unit 1: Glass Width = 56.5, Glass Height = 69.25,Sash Width = 58.75, Sash Height = 71.5
Rough Opening: 61" X 73.75"
Overall Unit Size: 60.5" X 73.25"



Room Location: Window #3







AWNINGS

1 Square = 1 FOOT LENGTH of building 42'

QUOTE

Quote date: 3/14/2024

Quote number:

Expiration date:

Transcend Blinds & Shutters
 634 Millspaugh St
 San Angelo, TX 76901
 Phone: 325-812-8287
 Email: joel@transcendblinds.com

Customer name: Steve Stango
 Street address 1:
 Street address 2:
 City, State, Zip: San Angelo, TX 76904
 Phone: 203-736-7141
 Email:

Salesperson	Job Description	Payment Terms	Due Date
Joel	208 S. Oakes	50% Deposit, Balance due on Installation	

Qty	Style	Description	Price
1	Window 1	Width: 66 ¼" Height: 19 ½" Depth: 27 ½"	\$701.12
1	Window 2	Width: 74" Height: 19 ½" Depth: 27 ½"	\$717.93
1	Window 3	Width: 63 ½" Height: 19 ½" Depth: 27 ½"	\$692.08



BLACK COPPER STRIPE
 FABRIC

Total price	\$2,111.13
Discount 5%	(\$105.56)
Sales tax (8.25%)	\$165.46
Windows - Frames	\$765.00
Total installed price	\$2,936.03



SIGN + OLD AWNINGS

Photo of Subject Property

**DESIGN AND HISTORIC REVIEW COMMISSION – April 18, 2024
STAFF REPORT**



APPLICATION TYPE:		CASE:	
Certificate of Appropriateness		CA24-04: 310 E Washington Drive	
SYNOPSIS:			
<p>The applicant is requesting DHRC approval of an outdoor classroom structure constructed on the site the Forst Concho Elementary School at 310 E Washington Drive. This school has an existing PD16-04 zoning designation for a school, play ground and associated outbuildings. They have added a shade structure with two sides that functions as an outdoor classroom. The roof is 2 inch by 6 inch tubing painted Mariner with R panel on the two sides painted Smokestack Gray. Neither of the colors are on the historic approved national list for being age appropriate for the overall historic area.</p>			
LOCATION:		LEGAL DESCRIPTION:	
310 E Washington Drive		Parts of Blks. 54, 55 and 84 Fort Concho Addition	
SM DISTRICT / NEIGHBORHOOD:	ZONING:	FUTURE LAND USE:	SIZE:
SMD District #3 – Harry Thomas Neighborhood – Ft. Concho	PD16-04: SAISD	Campus/Institutional	3.769 acres
THOROUGHFARE PLAN:			
<p>East Washington Drive – Local Street , 50’ ROW required (60’ Existing), 40’ pavement required (37’ provided with 6’ sidewalk)</p>			
NOTIFICATIONS:			
N/A			
STAFF RECOMMENDATION:			
<p>Staff’s recommendation is for the Design and Historic Review Commission to APPROVE Case CA24-04 for the new two-sided outdoor classroom, subject to two Conditions of Approval.</p>			
PROPERTY OWNER/PETITIONER:			
San Angelo Independent School Dist.			
STAFF CONTACT:			
<p>Sherry Bailey Principal Planner (325) 657-4210, Ext. 1546 sherry.bailey@cosatx.us</p>			

Additional Information:

There is an existing shade structure on the playground that has been there for some time. The coloring matches that existing structure although, there are roof panels on the existing structure which provide shade and currently there are no panels on the new structure. The new structure has the R panels at either end which blocks much of the wind and the noise from the playground area. However the panels are only painted on one side. At the very least both sides need to be painted with colors on the approved Historic Color Pallet. The Mariner blue and the grey are part of an established color pattern, but the colors are not on the historic color pallet. The materials are also part of an established pattern of assessor structures on the school property. They are both durable and relatively inexpensive. They are separated from the Historic Ft. Concho structures by a parade ground and the brick school buildings themselves so that their utilitarian applications do not have an identifiable effect on the Ft. Concho buildings.

Analysis:

In considering this application, the Design and Historic Review Commission shall be guided by any specific design guidelines that may apply and, where applicable, the following from *The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*:

1. **Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**
This structure is between the street and the Historic school structure The playground structures are minimal and located in the playground area.
2. **The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
The only permanent change will be the addition of the small shade structure further away from the historic buildings.
3. **All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**
There has been no attempt to try to make the new structure appear to be old. It is a structure with a utilitarian purpose for play and classes in the open.
4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**
The building blends with the existing school yard uses.
5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building,**

structure, object, or site shall be kept where possible.

As indicated, there will be no changes to any existing stylistic features of the building.

6. **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**
Staff believes this is an attempt to provide for outdoor space for class as inexpensively as possible.
7. **The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.**
The structure is already built on a site with no other existing buildings. There was not a need to greatly effect the environment.
8. **Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**
To the best of Staff's knowledge, there do not appear to be any archeological resources in the immediate area that would be effected by this project.
9. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.**
The proposed changes do not destroy any significant historical, architectural, or cultural material. The proposed colors and materials for the gathering area are compatible with the surrounding buildings and properties and provides the needed area for the children.
10. **Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.**
If the outdoor classroom was removed the area would still maintain its original appearance and would be unimpaired. Any future changes or additions will be handled as a separate project requiring its own Certificate of Appropriateness.

Recommendation:

Staff's recommendation is for the Design and Historic Review Commission to **APPROVE** Case CA20-05 for the proposed new outdoor classroom, **subject to the following two Conditions of Approval:**

1. The colors, design, dimensions, and materials must meet the requirements of the City of San Angelo Historic District requirements and all improvements shall be consistent with the renderings approved by the Design and Historic Review Commission. Minor deviations may be approved by the Planning and Development Services Director.
2. The applicant shall obtain building permits for the outdoor classroom from the Building Permits and Inspections Division.

Attachments:

Aerial Map

Future Land Use Map

Zoning Map

Photograph of Subject Property



CA24-04 310 E Washington Dr.

Aerial Map

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho

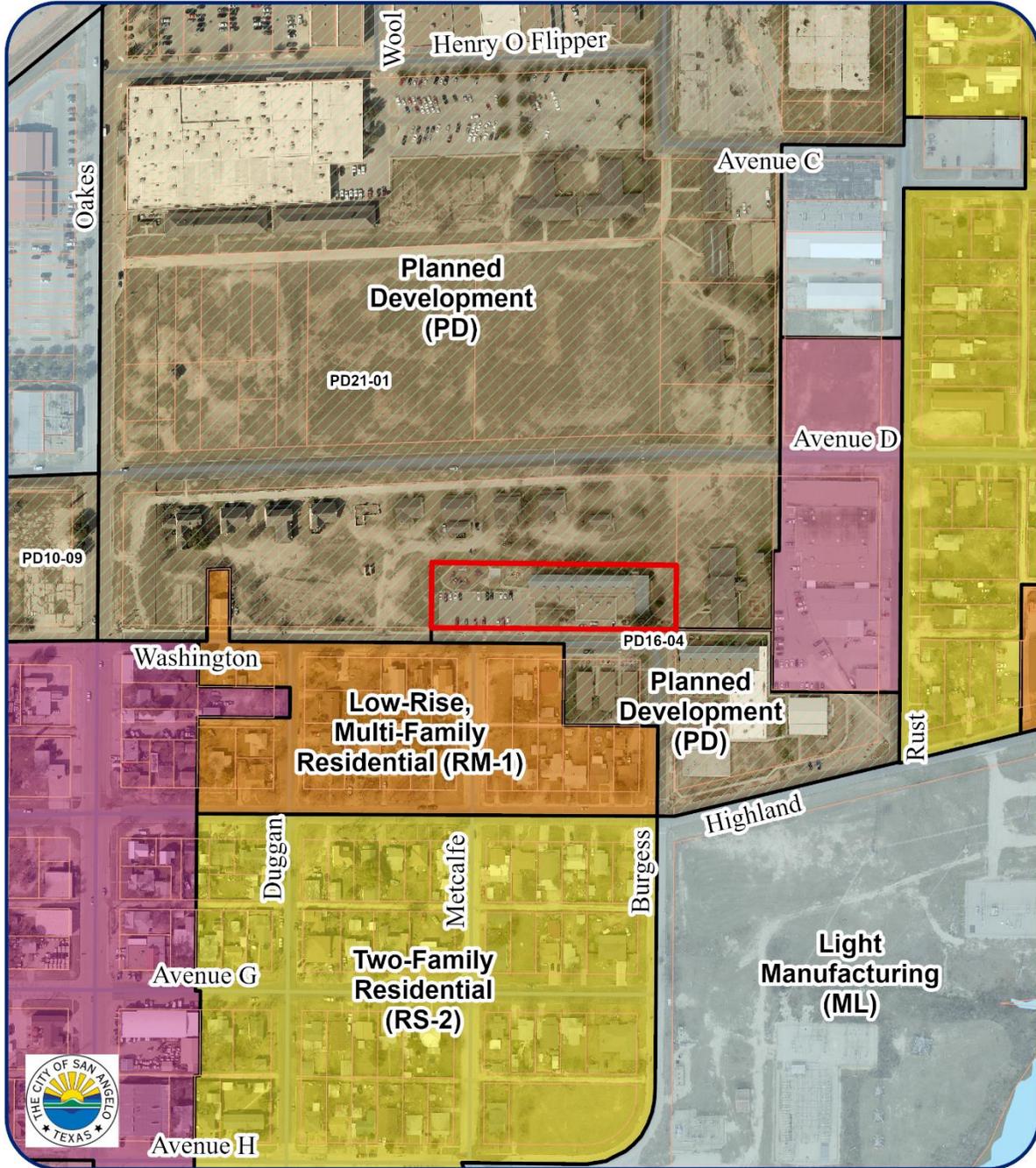
Scale: 0 0.01 0.02 0.03 0.04 0.06
Miles

Subject Property:



Zoning Boundary





**CA24-04 310 E Washington Dr.
Zoning Map**

Council District: #3 Harry Thomas
Neighborhood: Ft. Concho

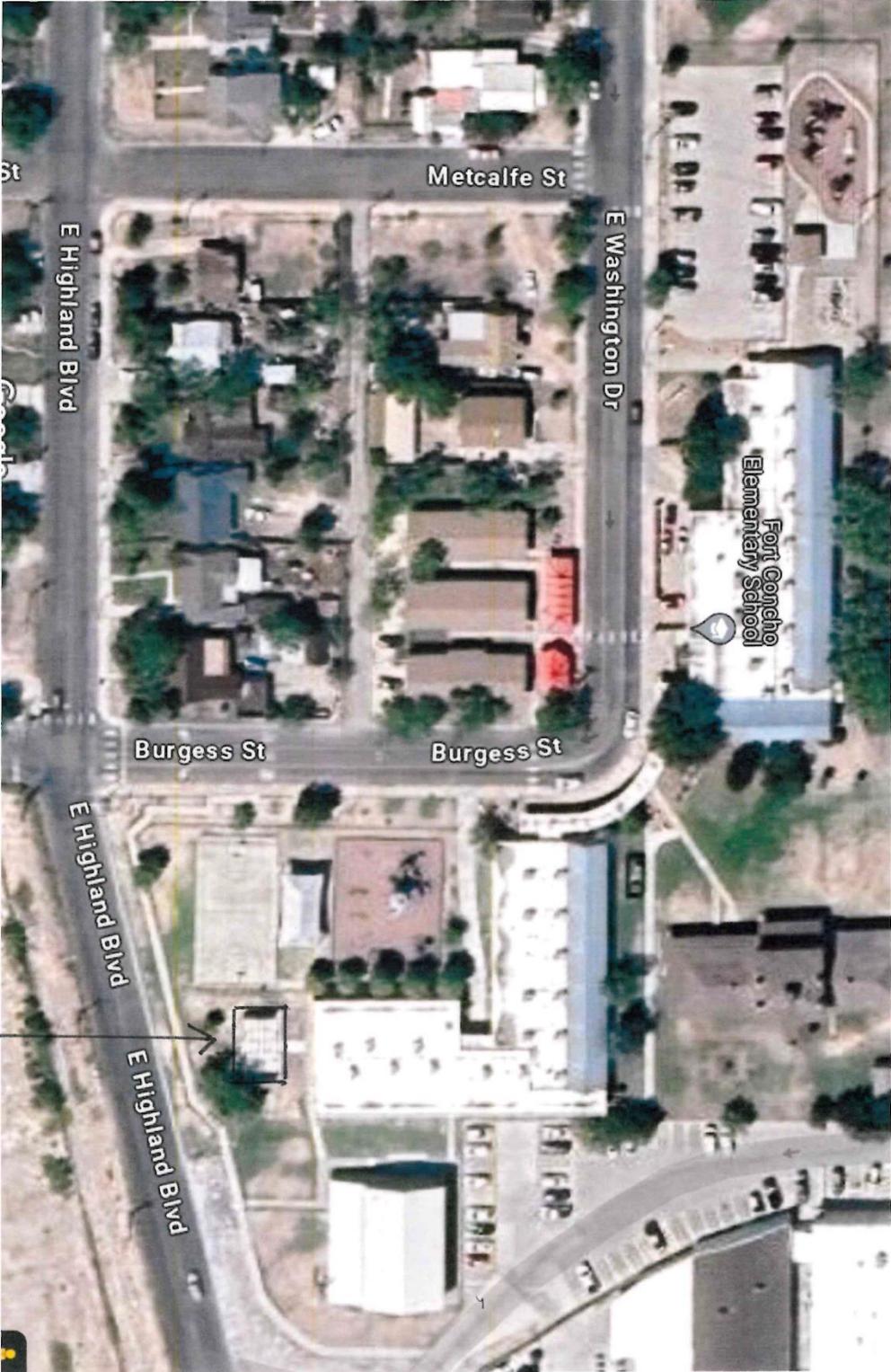
Scale: 0 0.01 0.03 0.05 0.08 0.1
Miles

Subject Property: 

Zoning Boundary: 

N





Outdoor Classroom - Open Air

Detail - A

ALL STRUCTURAL ROOF
FRAMING IS 2" x 6"
RECTANGULAR STEEL TUBING,
PAINTED

ALL STRUCTURAL COLUMNS ARE 6"
x 6" SQUARE STEEL TUBING,
PAINTED

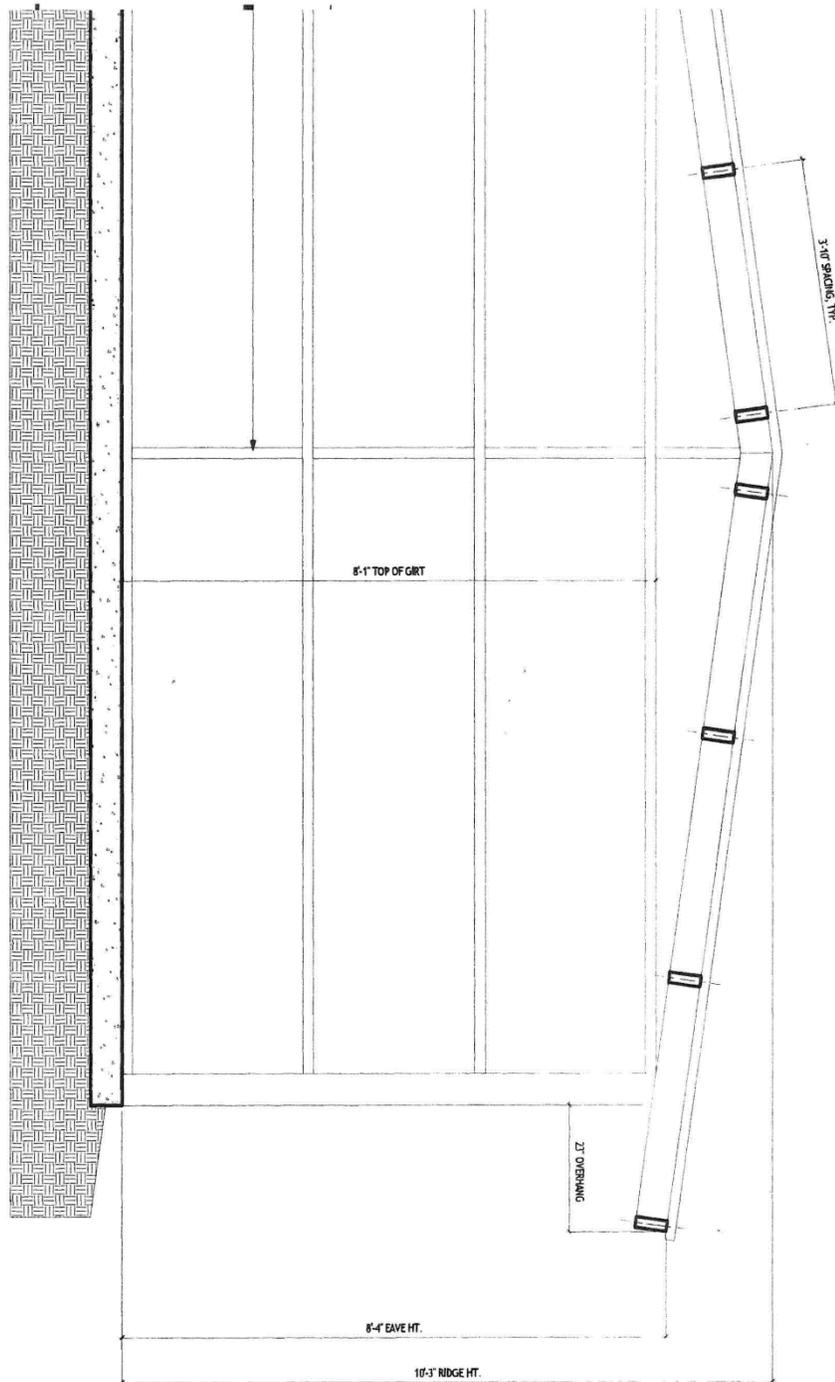
INSIDE & OUTSIDE WALL PANELS AT
EACH END ARE SHEET METAL R-TYPE

TYPICAL ENDWALL FRAMING MEMBERS
ARE 4" METAL C-CHANNELS (MB TYPE)

1. REINFORCED CONCRETE SLAB WAS 6" THICK. REINFORCING WAS ESTIMATED DUE TO THE SLAB HAVING LITTLE OR NO SURFACE CRACKING.
2. DUE TO SOME SCHOOL DISTRICT PERIMETER EXCAVATION, THERE SHOWS TO BE CONCRETE PIERS IN UNDETERMINED SPACING AND DIAMETER BELOW SLAB.

COMPACTED SOIL

3 BLDG.
 $\frac{3}{4}'' = 1'-0''$



2 FLOOR & ROOF PLAN
3/16" = 1'-0"

Detail - B



Project No. P12
Date
Sheet Number

**NEW SHADE PAVILION
FORT CONCHO ELEMENTARY**

R panel used in the construction of the Outdoor Classroom.

Exposed Fastener - R-36

