



City of San Marcos

Regular Meeting Historic Preservation Commission June 4, 2020, 5:45 PM

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. CALL TO ORDER

II. ROLL CALL

- III. 30 MINUTE CITIZEN COMMENT PERIOD:** *Persons wishing to comment during the citizen comment period must submit their written comments to planninginfo@sanmarcostx.gov no later than **1:00 p.m.** on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

MINUTES

1. Consider approval, by motion, of the May 7, 2020 regular meeting minutes.

PRESENTATION

2. Receive a presentation from the Richard Reynosa, Senior Engineer, City of San Marcos, regarding an update on the Hopkins Street Improvements Project.

PUBLIC HEARINGS

Interested persons may join and participate in any of the public hearing items (3-8) by:

- 1) *Sending written comments, to be read aloud*;* or
- 2) *Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on*.*

Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than **1:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar*

comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

3. **HPC-20-11 (1122 Belvin Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Dane Hebert to allow the replacement of the windows which can be seen from the right-of-way of the property.
4. **HPC-20-13 (515 Scott Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Irving Seligman to allow various exterior improvements, including but not limited to, the replacement of the existing front porch columns and installation of a wrought-iron ornamental fence on the property.
5. **HPC-20-15 (215 North LBJ Drive)** Hold a public hearing and consider a request for a Certificate of Appropriateness Kyle Mylius for the replacement of a canvas awning with a metal awning and installation of a new awning sign on the property.
6. **HPC-20-16 (1236 Belvin Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Anne Halsey and Jeff Helgeson to allow the installation of a metal fence along the east side of the property along with a vinyl picket fence with an entrance gate at the end of the driveway.
7. **HPC-20-17 (1117 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Sarah Bahntge to allow the installation of a privacy fence around the east, south, and west sides of the property.
8. **HPC-20-18 (1002 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Lindsey Sasser to allow the installation of a privacy fence along the west side of the property and a semi-private fence along the east side of the property as well as at the rear of the property.

DISCUSSION ITEMS

9. Legacy Business Program
10. Visioning Workshop
11. Update on the following:
 - a. 627 McKie Street
 - b. Downtown Design Guidelines and Architectural Standards

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, May 7, 2020

5:45 PM

Virtual Meeting

Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, May 7, 2020.

II. Roll Call

Present 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Absent 1 – Commissioner Dake

III. 30 Minute Citizen Comment Period:

No one spoke. Chair Perkins closed the Citizen Comment Period.

MINUTES

1. Consider approval, by motion, of the April 23, 2020 special meeting minutes.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Meyer to approve the minutes as submitted. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

PUBLIC HEARINGS

2. HPC-20-13 (515 Scott Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Irving Seligman to allow various exterior improvements, including but not limited to, the replacement of the existing front porch columns and installation of a wrought iron ornamental fence on the property.

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded the request met the criteria of the Historic District Design Guidelines, the San Marcos Development Code and the Secretary of the Interior Standards [Sections C.1.2.4(5), C.3.2.4(F), C.3.2.5(D), C.3.3.2(F)(2), C.3.4.2, C.3.4.3(A), C.3.4.3(B)(5), C.3.4.5(A), and C.3.4.5(C)], the San Marcos Development Code [Sections 4.5.2.1(l)(1)(f) , 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(i)] and the Secretary of the Interior Standards for Rehabilitation [Standard 10] and recommended approval of the request as submitted.

Chair Perkins read Victor & Judy Felan's public comment into record; in favor of the request. The applicant was available for questions. Discussion ensued between the Commission and the applicant. There were no further questions and Chair Perkins closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Kennedy to postpone action on the replacement of the turned front porch columns with square columns along with the installation of the railing to the June 4th regular meeting in order for the applicant to explore options for more period appropriate columns and porch railing.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve reconstruction of the stone perimeter wall as it is consistent with the Historic District Design Guidelines [Sections C.3.4.3(A) and C.3.4.3(B)(5)] and the San Marcos Development Code [Sections 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(i)].

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Perkins to postpone action on the installation of a wrought iron fence along the perimeter to the June 4th regular meeting to allow the applicant to explore options for a more appropriate fence type.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the installation of a 12' x 16' metal gazebo in the side yard for use as a carport as

it is consistent with the Historic District Design Guidelines [Sections C.1.2.4(5), C.3.4.2] and the Secretary of the Interior Standards for Rehabilitation [Standard 10].

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Kennedy to postpone action on the installation of a 10' x 20' wood pergola for a seating area in the side yard to the June 4th regular meeting to allow the applicant to explore options for a more appropriate pergola style.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

3. HPC-20-14 (312 West MLK Drive) Hold a public hearing and consider a request for a Certificate of Appropriateness by Paul Records to allow the addition of a sidewalk and overhang addition on the west side façade of the property.

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded the request Historic District Design Guidelines [Section C.3.2.6(A)], the San Marcos Development Code [Section 4.5.2.1(I)(1)(e)] and the Secretary of the Interior Standards [Standard Number 10] and recommended approval of the request as submitted.

No one spoke in favor nor in opposition. The applicant was available for questions. There were no further questions and Chair Perkins closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Meyer to approve the request as it met the Historic District Design Guidelines [Section C.3.2.6(A)], the San Marcos Development Code [Section 4.5.2.1(I)(1)(e)] and the Secretary of the Interior Standards [Standard Number 10].

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer
Against: 0
Absent: 1 – Commissioner Dake

FUTURE AGENDA ITEMS

Commissioners Perkins, Holder, and Arlinghaus requested the following items on a future agenda:

1. Legacy Business Program – discussion item
2. Dates for a future visioning workshop
3. Dates for a potential special meeting
4. Update on 627 McKie Street & Downtown Architectural Standards Project.

Questions and Answer Session with Press and Public.

None.

**THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING
ADJOURNED AT 7:30 P.M.**

Ryan Patrick Perkins, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner

HPC-20-11 400' Notification Buffer COA — 1122 Belvin Street (Window Replacement)



	Site Location	  0 100 200 400 Feet
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/19/2020



Staff Report
Historic Preservation Commission
HPC-20-11

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Dane Hebert
1021 Cole Avenue
New Braunfels, TX 78130

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 22, 2020
Response: None as of report date.

Subject Property:

Location: 1122 Belvin Street
Historic District: Belvin Street
Description: Minimal Traditional (*My Historic SMTX*)
Date Constructed: c. 1950
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To replace the windows which can be seen from the right-of-way.

Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located at the intersection on Belvin Street and Quarry Street in the Belvin Street Historic District (“EXHIBIT A”). The property was evaluated in *My Historic SMTX* with a medium preservation priority level (“EXHIBIT B”). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations. The *My Historic SMTX* database states that the reason the property was given a medium preservation priority is that it retains integrity as an example of mid-20th century infill.

Photographs of the property from *My Historic SMTX* are shown below:





At the April 23, 2020 special meeting, the Commission postponed action on the request to replace the windows seen from the right-of-way to allow the applicant to work with staff to find a solution regarding the work having been completed prior to the submittal of the Certificate of Appropriateness application.

Staff visited with the property owner on April 29, 2020 to discuss potential options. After visiting the site and speaking with the owner, staff finds that there are a couple of options available.

A review of each follows:

Option 1 – Restoring front & side façades to original conditions

Staff originally concluded that the request to replace the windows could have a negative effect on the property's historic integrity as well as the integrity of the historic district. Staff recommended approval of the replacement of windows with the condition that the windows visible to the right-of-way along the front and side façades be restored to their original condition using a window style more compatible with the original while incorporating items such as including a single sash, no muntins, installing with a depth of reveal, and include wooden window screens to help soften the look of the window. This option could create a financial hardship for the applicant.

Option 2 – Keep new windows in place but add wood screens to the front and side façades

Staff discussed adding wood screens to the windows as a compromise to keeping the new windows. Addition of wood screens was also discussed with the applicant during the Commission meeting in April. During that meeting, it was suggested that a screen should be reinstalled in order to determine what effect it has on the façade.

The original window screens can be seen in the photos from *My Historic SMTX* below:



Original Wood Window Screen

The property owner showed staff during the site visit that they retained most of the window screens during the replacement process.



Original Wood Window Screens

Heeding the advice given during the April Commission meeting, the applicant reinstalled one of the original screens. Staff took the following photos on the site visit at the end of April:



The wood screen does appear to soften the look of the newly installed windows. Even when up close, the screen obscures the look of the muntins. The screen also helps to obscure the fact that the windows were installed flush with the framing; see photo below.



Close-up of Window with Screen Added



Close-up of Window with Screen Added

In a previous case, at 610 Blanco Street, the Commission approved the request with the staff recommendation to add wood screens. The addition of the wood screens was a compromise reached with staff and the applicant and was less cost prohibitive than putting original windows back or replacing panes of glass with original wavy glass.

In speaking with the property owner, they stated that they had most of the original wood screens and would possibly only have to custom make one or two screens for the front window, shown in the photo below:



Section C.5.1.4(A) of the Historic District Design Guidelines, the guidelines for sustainability, states that screening became popular in the 1880s but fell out of favor as air conditioning became more affordable. This section goes on to explain that, at the beginning of the 20th century, screening was ranked as the third most important “household appliance.” Staff finds the request to install the wood screens consistent with Section C.5.1.8(J) of the Historic District Design Guidelines which states that screen doors and windows should be made of wood, shall not damage or conceal significant features, and shall fit the opening. The Sustainability Guidelines, as do other municipalities such as San Antonio, recommend window screens as an acceptable preservation measure.

Staff finds that the addition of the screens does meet the Secretary of the Interior’s Standards (SOIS) for Rehabilitation Standard Number 2 which states, “*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*” Staff finds including the original wood screens back to the property helps to retain some of the historic integrity.

Staff finds that while the request to replace the wood windows with vinyl windows is not consistent with the Historic District Design Guidelines nor the Secretary of the Interior’s Standards for Rehabilitation, the installation of the wood screens over the replacement windows is consistent with the Historic District Design Guidelines [Section C.5.1.4(A) and C.5.1.8(J)] and helps to soften the look of the new windows.

Of the two options, staff **recommends the addition of wood screens to be installed over the new windows because it is recommended in the Sustainability Guidelines and is less cost prohibitive than Option 1.**

EXHIBITS

- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- D. Secretary of the Interior's Standards for Rehabilitation

HPC-20-11 Aerial View COA — 1122 Belvin Street (Window & Siding Replacement)



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/19/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R20625 	1030 BELVIN ST SAN MARCOS	Johnson-Graves- Burdick House Lloyd Gideon Johnson House/Johnson House	Domestic Domestic, Social Community Development	Renaissance Revival	1919-20	<input checked="" type="checkbox"/> NR <input checked="" type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: Yes In District?: Yes Contributing	High
Belvin Street Local Historic District								
R35141 	1115 BELVIN ST SAN MARCOS		Domestic Domestic	Craftsman	ca. 1935	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R35140 	1121 BELVIN ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1925- 1930	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R20629 	1122 BELVIN ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Belvin Street Local Historic District								
R35145 	1127 BELVIN ST SAN MARCOS		Domestic Domestic	Craftsman (altered)	ca. 1925	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non- contributing	Low
Belvin Street Local Historic District								

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

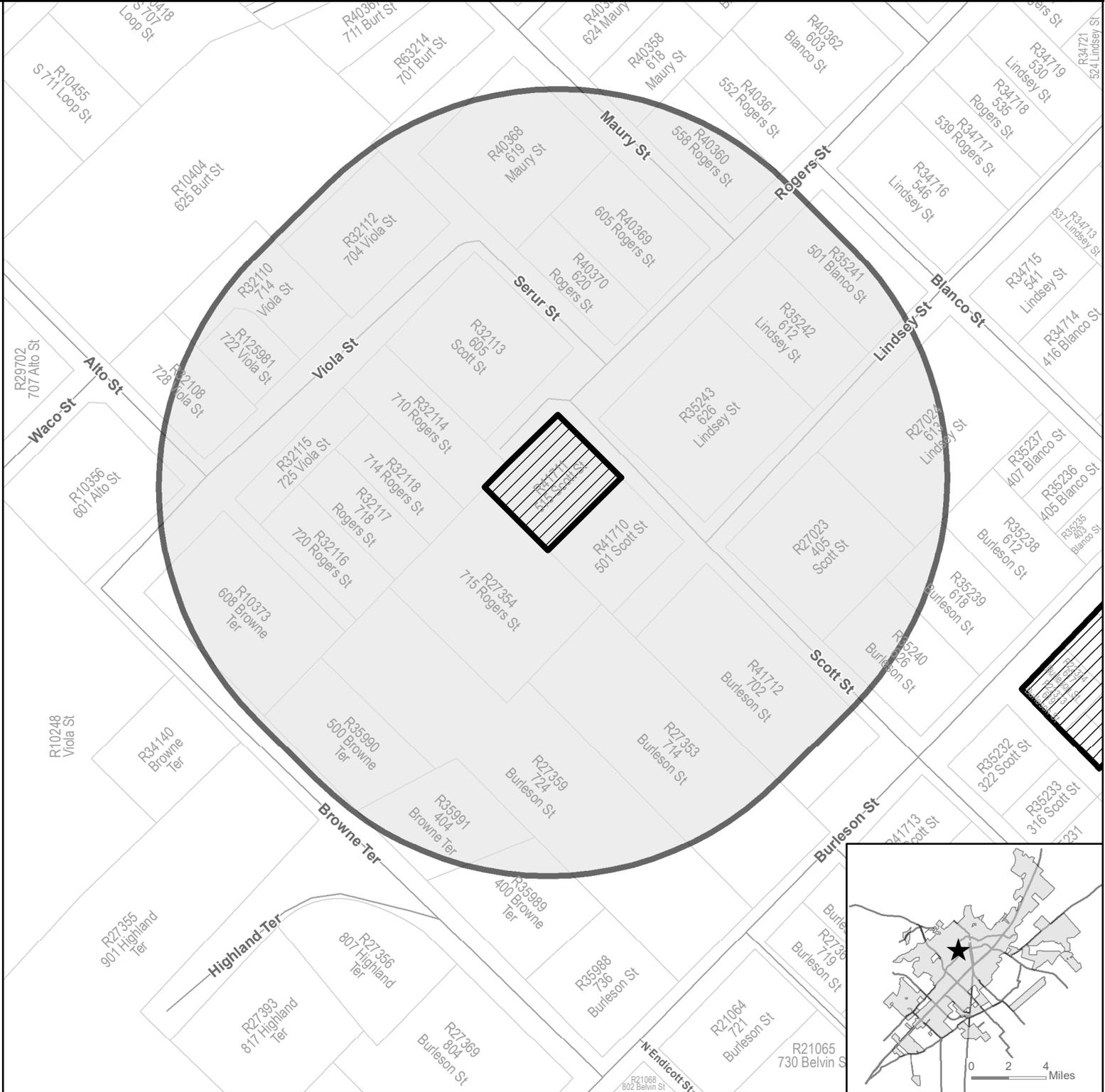
I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPC-20-13 400' Notification Buffer COA — 515 Scott St. (Exterior Improvements)



Site Location
 Subject Property
 400' Buffer
 Parcel
 City Limit

N
 0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 4/21/2020



Staff Report
Historic Preservation Commission
HPC-20-13

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Irving Seligman, III
515 Scott Street
San Marcos, TX 78666

Property Owner: Same

Public Hearing Notice:

Mailed: May 22, 2020

Response: None as of report date.

Subject Properties:

Location: 515 Scott Street
Historic District: Burleson Street
Description: Folk National
Date Constructed: c. 1910 (*My Historic SMTX*)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow various exterior improvements to the property including replacement of the front porch columns, installation of a wrought iron ornamental fence on the property, and installation of a shade structure in the side yard.

Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on Scott Street, at the intersection with Rogers Street (“EXHIBIT A”). The property was evaluated in *My Historic SMTX* with a medium preservation priority (“EXHIBIT B”). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.

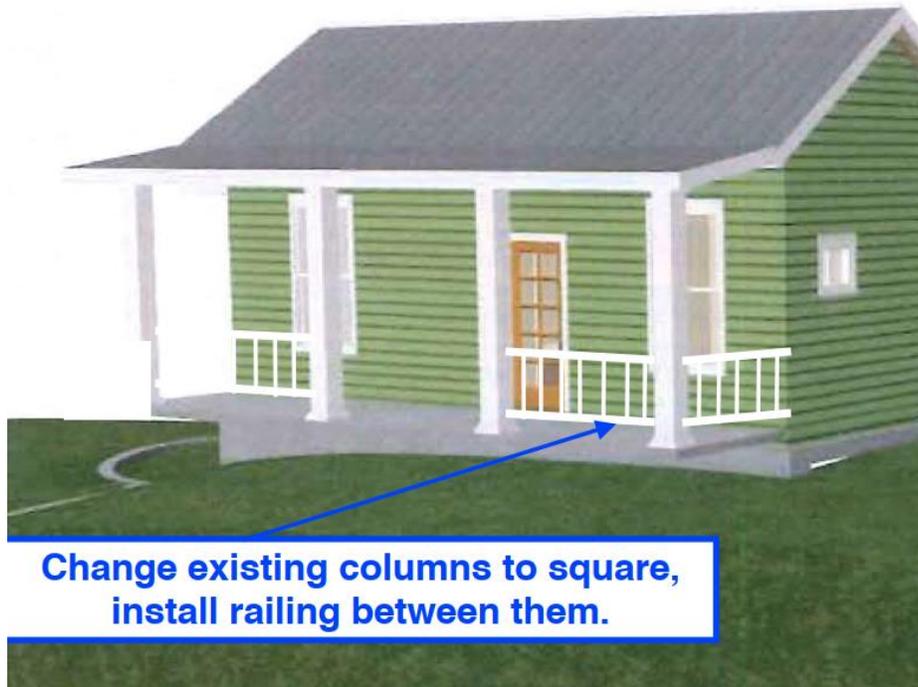
Photographs of the property from *My Historic SMTX* are shown below:



The Commission postponed action on three of the requests at the May 7 regular meeting to allow the applicant to research more options. The three postponed requests have been reviewed separately against the San Marcos Development Code, the Historic District Design Guidelines, and the Secretary of Interior Standards.

Porch Columns with Railing

The applicant would still like to replace the existing 4x4 wood, turned columns located on the front porch with 6x6 wood, square columns stating his intent is to install a column that will be compatible with the approved square columns on the side porch as well as to be more period correct. As stated during the May 7th meeting, the applicant believes that the four front porch columns were replaced at some point in the past and are deteriorating due to their exposure to the weather. The applicant is also proposing to install a simple wood railing between the columns, as shown in the rendering below. It should be noted that the applicant is proposing to wrap the existing posts with the new. *My Historic SMTX's* database lists the "Porch Support" as "Wood posts (turned)" but does not give a date of construction.



Rendering of Front Porch Columns & Railing

The applicant has stated that he is willing to retain the gingerbread detailing found at the top of each post, as shown in the photo below, should the Commission find that appropriate:



Close-Up of the Existing Front Porch Columns

Staff reviewed *A Field Guide to American Houses* by Virginia Savage McAlester and the property appears to be a Hall-and-Parlor Family style of a Folk National home. From what staff can tell, this style of home had either type of porch column and finds that the installation of the square columns on the front porch will not harm the historic integrity of the property.

Staff finds the request consistent with Section C.3.3.2(F)(2) of the Historic District Design Guidelines which recommends to make repairs that match the original design of the porch floors, columns, railings, brackets, steps and other character defining details. Staff also finds the request consistent with Sections C.3.4.5(A) and C.3.4.5(C) of the Historic District Design Guidelines. Wood was a primary building material in residential construction in San Marcos and wood details are found on all houses from all styles and period of construction, including porch columns and railings.

Staff finds the request consistent with Section 4.5.2.1(l)(1)(f) of the San Marcos Development Code which states that the relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related. The applicant will be retaining the porch entrance and only replacing the existing columns. Staff also finds the request meets Section 4.5.2.1(l)(1)(g). The applicant has chosen porch columns to match those of the approved columns for the side porch. In addition, the porch supports for 323 Scott Street, a National Folk style home constructed around the same time period, are noted as 'boxed' in the *My Historic SMTX* database. They can be seen in the photo below:



323 Scott Street

Staff finds the request consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 9 which states: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials,*

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

In terms of installing a railing on the front porch, staff concurs with the discussion had at the previous Commission meeting. A simple wood railing, as is proposed by the applicant, would be appropriate and meets Sections 4.5.2.1(l)(1)(f) and 4.5.2.1(l)(1)(g). Simple wood railings are a hallmark of many homes in the City's historic districts. In terms of these types of railings on Folk National style homes, staff found a few examples on the THC website, shown below:



Simple Railing Example 1



Simple Railing Example 2

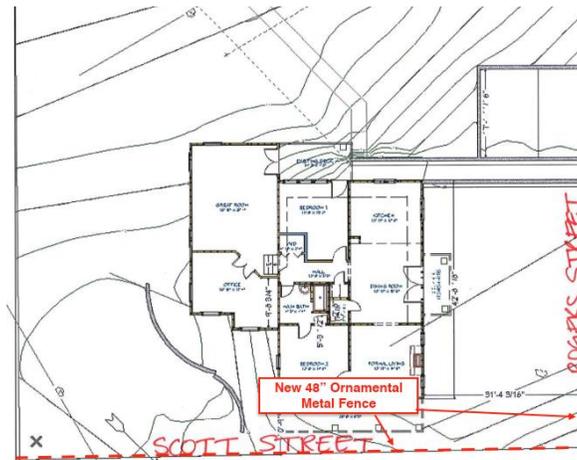
Staff contacted the Texas Historical Commission's Certified Local Government (CLG) Coordinator and CLG Specialist to discuss the appropriateness of boxed columns and railing on this style of home. They concurred with staff in that a basic square column is appropriate as Folk National architectural style is a simple one. The CLG Coordinator stated that using a simple square is also

appropriate as there is not much information on what was originally installed on the porch. She did state that it was important to keep the columns generally the same dimensions as the current posts. A 6 x 6 wood post is approximately two inches bigger than a 4x4 wood post, on each dimension.

Installation of Wrought Iron Fence

The applicant gave considerable thought to installation of a picket fence as discussed at the previous Commission meeting. However, the applicant still wishes to install an ornamental, wrought iron fence along the perimeter wall in order to enclose the front a side yard. To further clarify, the fence will only be located on the top section of the perimeter stone wall. The applicant feels that a wrought iron fence allows for better transparency than a solid picket fence would.

The site plan below shows the location of the proposed fence, indicated by the red dashed line:



The San Marcos Development Code allows for fences to be placed along front property lines if the fence is no taller than four feet with openings no more than 50% of the fence area. For permitting, the fence will have to meet the height requirement of four feet found in Section 7.2.6.2(F)(G); the measurement will include the height of the existing stone perimeter wall.

The fence style the applicant is proposing mirrors the wrought iron fence found at 617 Blanco Street, in the adjacent Lindsey-Rogers historic district. The applicant provided the photo of the fence at 617 Blanco Street and a photo was taken with *My Historic SMTX*, shown below:



Photo of Fence at 617 Blanco Street – Submitted by Applicant



Close-Up of Fence at 617 Blanco from My Historic SMTX

To help assist the Commission visualize what a wrought iron fence could look like on the property, the applicant took the following photographs using a fence panel he bought at a local home improvement store:



Photo of Wrought Iron Fence Panel



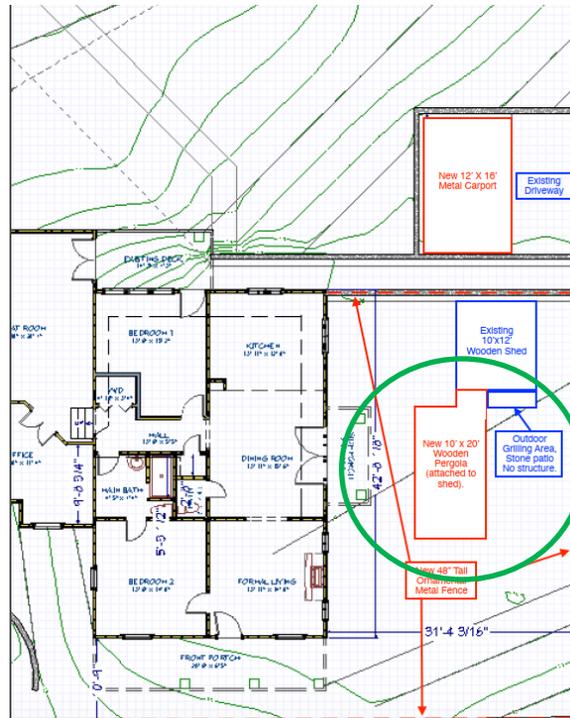
Photo of Wrought Iron Fence Panel

The Historic District Design Guidelines discuss the rhythm of the street which adds to the visual continuity for a neighborhood. In addition to the rhythm of the neighborhood, they state that the front of each building, including the walls, porch alignment, and fences, aide in defining the wall of continuity. Staff finds the location of the proposed fence appears to meet the recommendation in Section C.3.2.5(D) of not obscuring the house. Staff finds the enclosure of the front yard does not appear to disturb the wall of continuity established along the streetscape of Scott Street, consistent with Section C.3.2.4(F). The fence encloses the yard for the residents' use without becoming "wall-like" and out of character with surrounding properties. Staff finds the request for the new fence consistent with the Secretary of the Interior Standards for Rehabilitation Standard Number 10 which recommends installing new additions in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Staff finds that the fence is an appurtenant feature that can be removed in the future without impairing the integrity of the property.

Staff contacted the Texas Historical Commission's Certified Local Government (CLG) Coordinator and CLG Specialist to discuss the appropriateness of a wrought iron fence on this style of home. They concurred with staff in that do not think there is any issue with adding a wrought iron fence to the home since can be removed and will not cut off view of the house. The CLG Coordinator stated that a fence that allows more transparency would be better than a solid picket fence.

Installation of Shade Structure in Side Yard

The applicant would like to relocate the 12' x 16' metal gazebo which was recently approved for use as a carport at the end of the existing driveway, located off Rogers Street. Rather than using it as a carport, the applicant is proposing to use it as a shade structure over the seating area for an outdoor grilling area he has built in his side yard. It will be located in the same location as the wooden pergola was proposed to be located, as seen in the site plan below. The metal structure will not be attached to the existing shed as was proposed with the wood pergola and it will be located at an offset to the shed, allowing the majority of the shed to still be seen. The applicant believes that this structure has a smaller cross section than a wood pergola would, allowing for more of the shed to be seen. Prior to installation, the applicant is required to obtain a building permit showing the structure meets all development standards.



Existing Shed on Property

The example, shown below, is the type of metal structure requested:



12x16 Gazebo

To help assist the Commission visualize what the metal structure could look like in this location, the applicant has provided the following rendering:



Rendering showing Metal Shade Structure

Appurtenances such as this are not specifically addressed in the Historic District Design Guidelines. However, Section C.1.2.4 recommends constructing additions that do not overpower the original building as well as respecting the overall height of buildings in the immediate vicinity; staff finds the request is consistent with this. The applicant is locating the structure at an offset so that more of the shed can be seen. Section C.3.2.6 also notes that needs change as families grow. Staff finds that installing the shade structure in the side yard allows for the applicant to use this space freely. In addition, staff finds the use of metal for the shade structure would be compatible with the wrought iron fence, should the Commission approve that portion of the request, which meets Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code. Staff finds the request consistent with the Secretary of the Interior's Standards for Rehabilitation recommendation to design and construct new additions so that the character-defining features of the historic building, its site, and setting are not negatively impacted. The pergola will be located in the rear yard and as it is free standing, the character of the building will not be negatively affected. Staff also finds the request consistent with Standard Number 3 which states: "*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*" as well as Standard Number 10 which states: "*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*" As it is a modern addition, making it look "too historic" would be misleading as there is no evidence that the house had an appurtenance like this originally. The pergola can easily be dismantled without impairing the essential form and integrity of the property. In addition, the applicant has no plans to attach the metal structure to the existing shed.

Once again, Staff contacted the Texas Historical Commission's Certified Local Government (CLG) Coordinator and CLG Specialist to discuss the structure. They explained that a non-descript and basic structure would be best rather than installing a structure that could give a false sense of history.

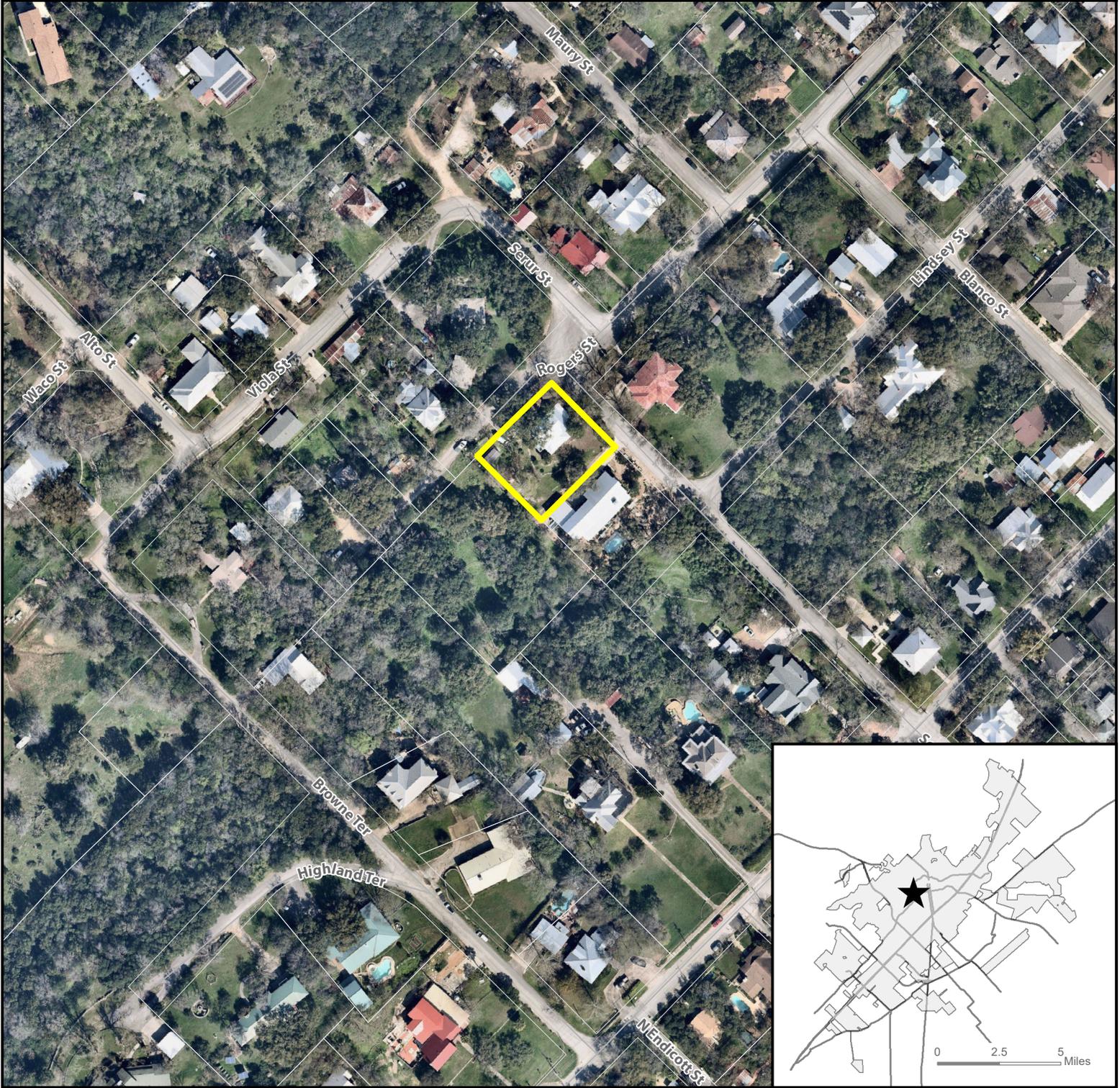
Summary

Staff finds the request for the various exterior improvements consistent with the Historic District Design Guidelines [Section C.1.2.4(5), Section C.3.2.4(F), Section C.3.2.5(D) , Section C.3.3.2(F)(2), Section C.3.4.2, Section C.3.4.3(A), Section C.3.4.3(B)(5), Section C.3.4.5(A), Section C.3.4.5(C)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(f), Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 3, 9 and 10]. Staff finds that the request will not have a negative effect on the historical, architectural or cultural character of the historic district. Therefore, Staff recommends **approval of the request as submitted**.

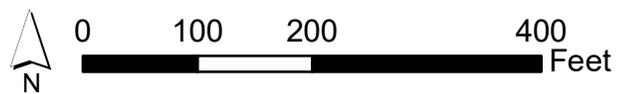
EXHIBITS

- A. Aerial Map
- B. Page from Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- D. Secretary of the Interior Standards for Rehabilitation

HPC-20-13 Aerial View COA — 515 Scott St. (Exterior Improvements)



-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 4/21/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R41710 	501 SCOTT ST	Domestic N/A	Domestic		2013	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (not historic)
Burleson Street Local Historic District								
R41711 	515 SCOTT ST SAN MARCOS	Domestic	Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Burleson Street Local Historic District								
R32113a 	605 SCOTT ST SAN MARCOS	Domestic	Domestic	Minimal Traditional	ca. 1940	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Lindsey-Rogers Local Historic District								
R24645 	212 SHADY LN SAN MARCOS	Domestic	Domestic	Minimal Traditional	ca. 1945	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Dunbar Local Historic District								
R24654 	213 SHADY LN SAN MARCOS	Domestic	Domestic	Ranch Style	1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Dunbar Local Historic District								

"EXHIBIT B"

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Staff Report
Historic Preservation Commission
HPC-20-15

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Kyle Mylius
Root Cellar Café
415 North Guadalupe Street
PMB 349
San Marcos, TX 78666

Property Owner/Manager: Brian Scofield
127 East Hopkins Street
San Marcos, TX 78666

Public Hearing Notice:

Mailed: May 22, 2020

Response: None as of report date.

Subject Property:

Location: 215 North LBJ Drive

Historic District: Downtown

Description: Two-part commercial block building

Date Constructed: c. 1885

Priority Level: Medium (*My Historic SMTX*)

Listed on NRHP: Yes, within Hays County Courthouse NRHP District

RTHL: No

Applicant Request:

To replace existing canvas awning with a metal awning and install a new awning sign.

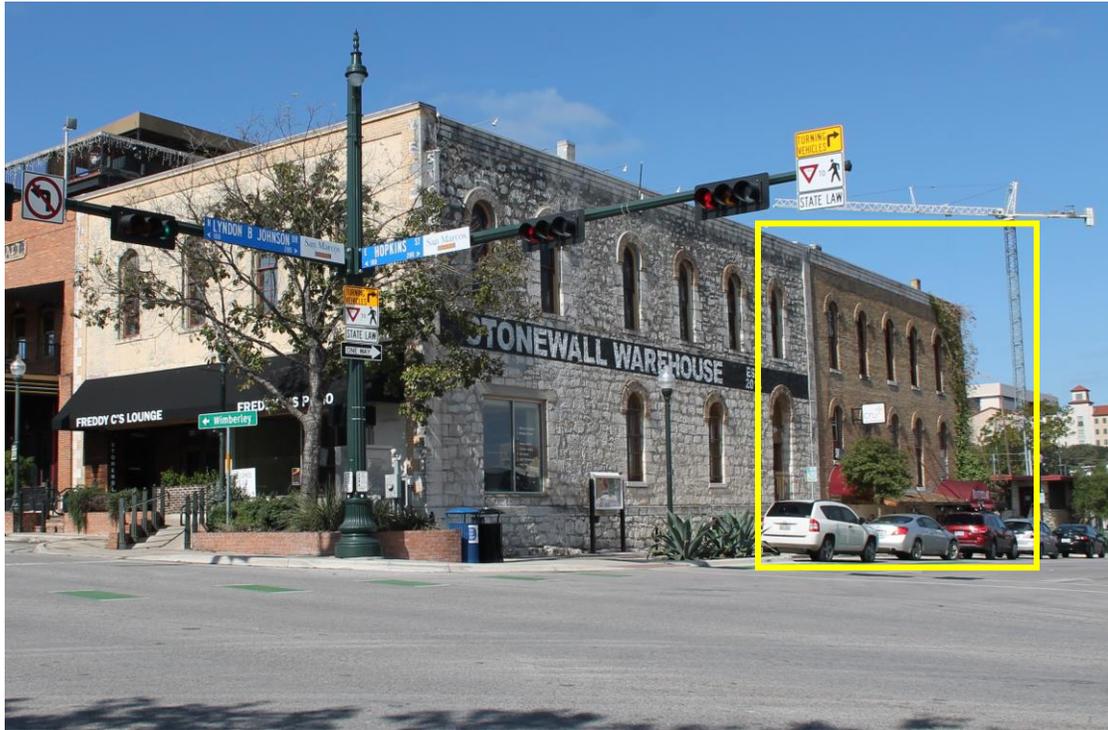
Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located along North LBJ Drive and is a part of the Donaldson Building (“EXHIBIT A”). The building was evaluated in *My Historic SMTX* with a medium preservation priority level (“EXHIBIT B”). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.

The Root Cellar Café can be seen at the rear of the building in this photograph from *My Historic SMTX* below:



At the end of April, staff was alerted to a change in the awning over the entrance as well as a new sign, seen in the photo below:



Staff spoke with the applicant regarding a Certificate of Appropriateness being required for the change in material as well as a new sign. The applicant very quickly submitted an application after that discussion and is in the process of submitting a sign permit for the new sign. The

Permit Center is requiring that the new materials used to modify the awning are included and will be bringing in the Building Department for review of those.

Staff has reviewed each request separately below against the San Marcos Development Code, Appendix C, San Marcos Design Manual, Historic District Design Guidelines, and the Secretary of the Interior Standards for Rehabilitation.

Awning

The applicant proposed a new metal awning to replace the previous canvas awning stating that the canvas awning had deteriorated within the past couple of years and he believes that there will be less maintenance required with the metal awning.

Section C.2.2.4(A) of the Historic District Design Guidelines states that canopies and awnings are common historic commercial buildings as they are a significant horizontal element of the building block and create a common, human scale. Staff finds the location of the metal awning consistent with this section of the Guidelines. In addition, staff finds the location of the new awning consistent with Section C.2.2.4(G) which states that the bottom of all awnings should be installed at the same height above the sidewalk as this continues the established horizontal organization. Staff finds the material used for the awning construction meets Section 4.5.2.1(I)(1)(g). The applicant has chosen material that is compatible with the awning that covers the seating area of the sidewalk café, even including scalloped shingles on the front of the awning. Staff finds the request consistent with Secretary of the Interior Standards (SOIS) for Rehabilitation Standard Number 9. This standard recommends that *new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Awning Sign

The new metal sign will be attached to the front of the new metal awning, above the front entrance. The sign includes the restaurant's name, The Root Cellar, in a simple font and includes a beet accent at the top of the sign.

The sign, which is attached to the front of the metal awning, will have to prove compliance with Section 7.3.4.4 of the San Marcos Development Code. Per this section, awning signs are allowed a maximum height of three feet and a maximum length of 12 feet. The applicant states that the lettering of the sign measures 14 inches tall by 10 feet long, which is compliance with awning sign requirements. The applicant states the beet accent measures 48 inches by 40 inches, which is not in compliance with the Development Code. The applicant has suggested the "roots" on the bottom and side of the beet could cut off and the beet could be re-angled for it to meet the maximum height requirement of the Development Code. The applicant is aware that if the beet accent does not meet Code requirements, it will have to be removed.

Staff finds the request for the new awning sign is consistent with the recommendations of Article 4, Appendix C, the Historic District Design Guidelines. It is located in the same location as the previous sign was and the font has appropriate letter size. It is legible and in scale with the building and has background and border space that allows for increased readability. In addition, the color of the lettering and the beet accent does not disrupt or distract from the building's overall appearance and provides enough contrast for legibility.

Staff finds that the request to replace existing canvas awning with a metal awning and install a new awning sign meets the regulations of the San Marcos Development Code [Section 4.5.2.1(I)(1)(g)] and is consistent with the Historic District Design Guidelines [Section C.2.2.4(A), Section C.2.2.4(G), and Article 4, Appendix C] and the Secretary of the Interior Standards

[Standard Number 9]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

EXHIBITS

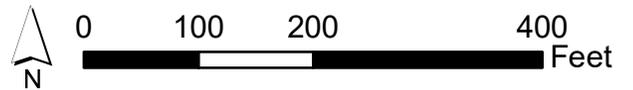
- A. Aerial Map
- B. Page from Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- D. Secretary of the Interior's Standards for Rehabilitation

HPC-20-15 Aerial View COA — 215 N. LBJ Dr. (Awning & Sign)

"EXHIBIT A"



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/12/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R41626 	129 E HOPKINS ST SAN MARCOS	The Taproom/The Porch on Hopkins _____ Commerce/Trade	Commerce/Trade	Commercial Style	1890	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No _____ In District?: No	Medium
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41624 	139 E HOPKINS ST SAN MARCOS	Harper's on the Square _____ Commerce/Trade	Commerce/Trade	Commercial Style	1873	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No _____ In District?: No	Medium
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41625 	141-145 E HOPKINS ST SAN MARCOS	Freddy C's Lounge Patio _____ Commerce/Trade	Commerce/Trade	Commercial Style, Italianate	1885	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No _____ In District?: No	Medium
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41482 	216 E HOPKINS ST SAN MARCOS	Papa John's Pizza _____ Commerce/Trade	Commerce/Trade	No Style	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No _____ In District?: No	Low
R41466 	217 E HOPKINS ST SAN MARCOS	Chimy's Restaurant _____ Commerce/Trade	Commerce/Trade	No Style	ca. 1965	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No _____ In District?: No	Low

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

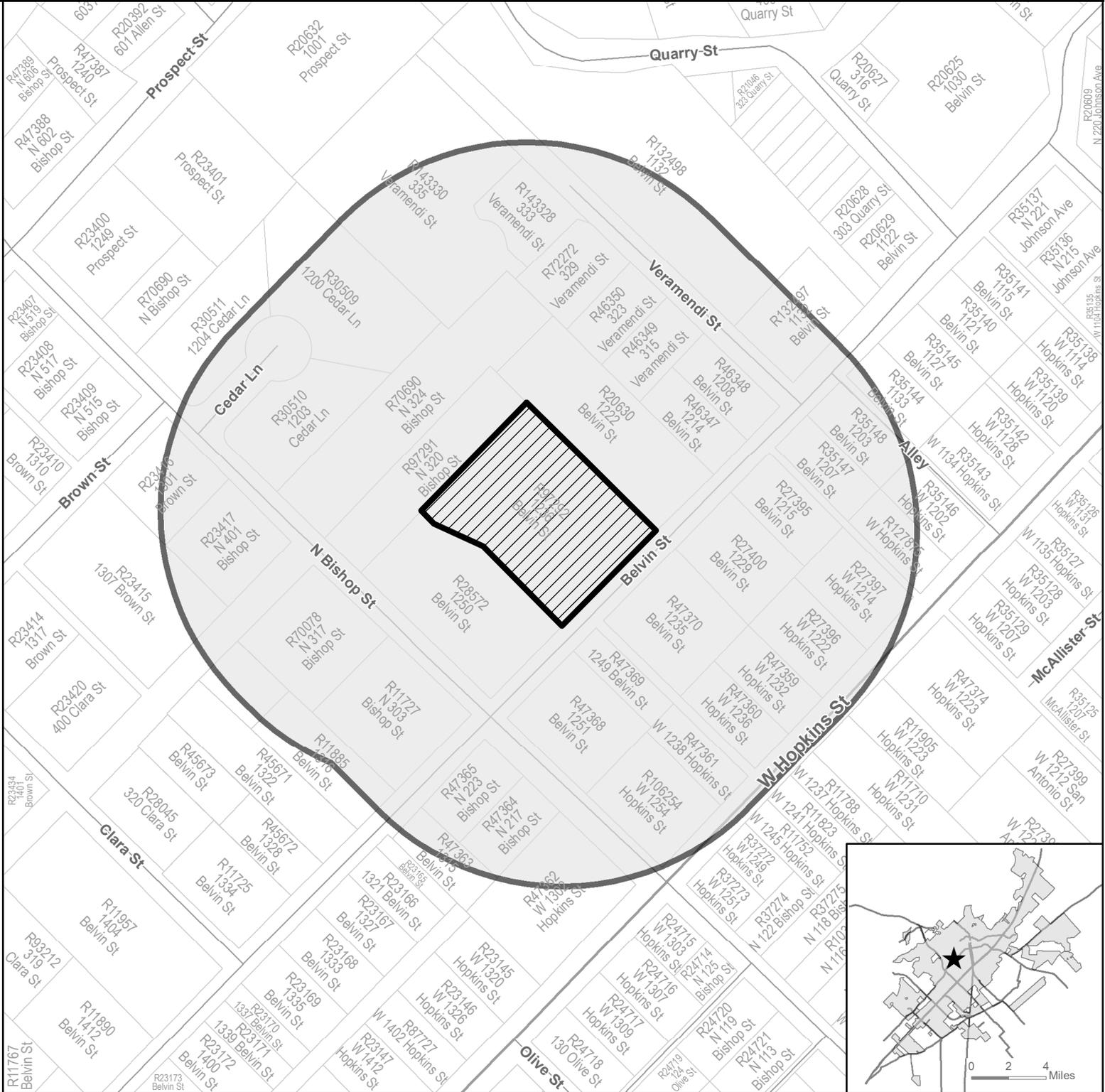
I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
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 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPC-20-16 400' Notification Buffer COA — 1236 Belvin St. (Fence)



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/12/2020



Staff Report
Historic Preservation Commission
HPC-20-16

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Anne Halsey and Jeff Helgeson
1236 Belvin Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 22, 2020

Response: None as of report date.

Subject Property:

Location: 1236 Belvin Street
Historic District: Belvin Street
Description: Folk Victorian (*My Historic SMTX*)
Date Constructed: Ca. 1891-92 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: No
RTHL: Yes

Applicant Request:

To install a metal fence along the east side of the property along with a vinyl picket fence with an entrance gate at the end of the driveway.

Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

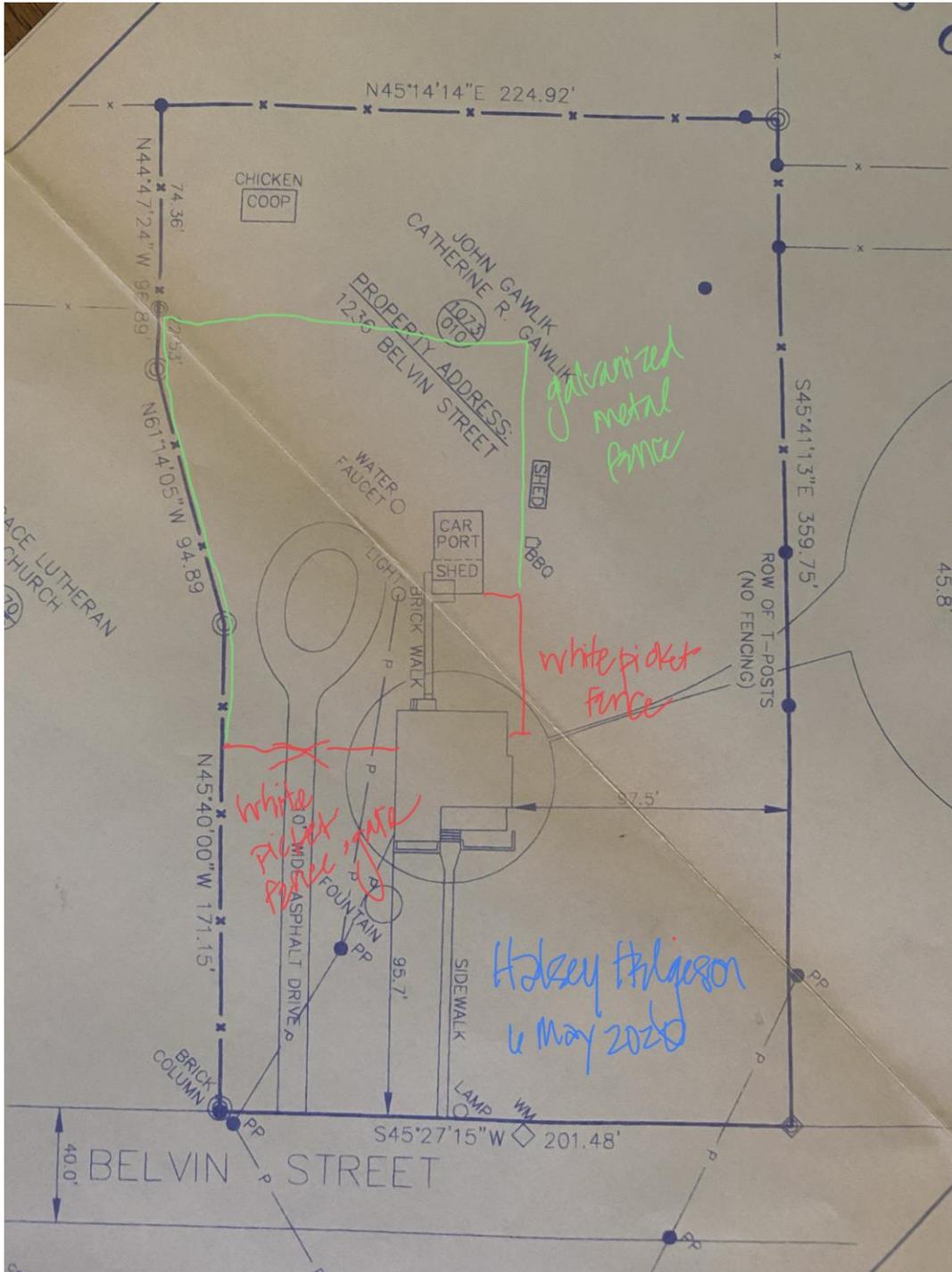
The subject property is located on Belvin Street, north of the intersection with Bishop Street, adjacent to Grace Lutheran Church (“EXHIBIT A”). The home was evaluated in *My Historic SMTX* with a high preservation priority level (“EXHIBIT B”). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

The survey inventory form states that the residence was built for James and Eliza Malone, early pioneers of the Stringtown area, east of San Marcos. It was designated as a Recorded Texas Historic Landmark in 1996.



The applicant is proposing to install a five foot galvanized welded wire fence along a portion of the west property line and continue that into the backyard as shown in green on the site plan below. In addition, the applicant would like to install a white vinyl picket fence at the end of the driveway which will include a double gate, indicated in red on the site plan. Staff did not review the fences shown on the site plan located behind the house as they cannot be seen from the right-of-way.

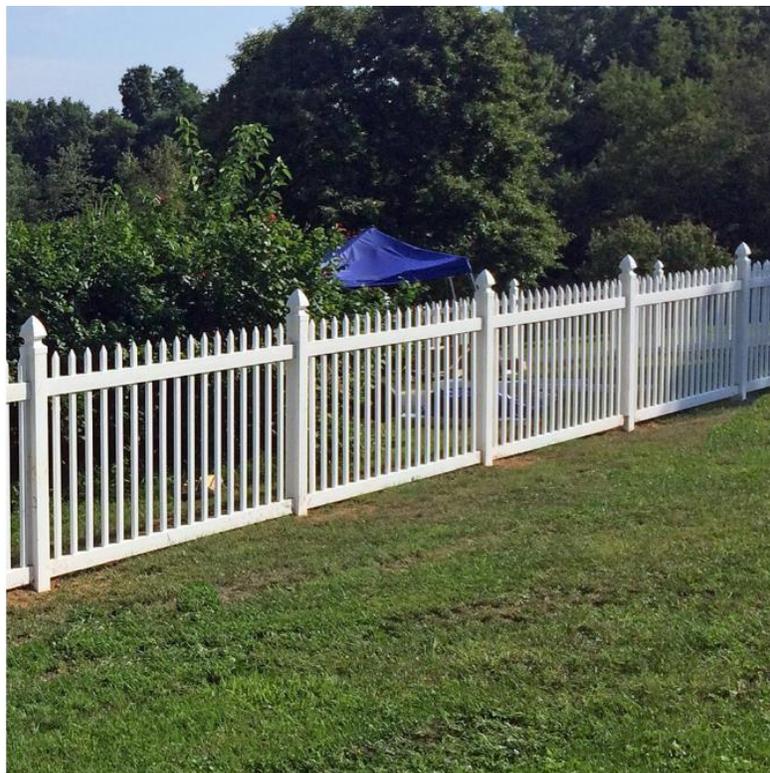
Site Plan



The applicant provided examples of the proposed welded wire fence as well as the vinyl picket fence and double gate, shown here:



Welded Wire Fencing Example



White Vinyl Picket Fence Example



White Vinyl Double Gate Example

The applicant chose the picket fence based on a historic photograph of the home, submitted with the application, shown below:



Staff has reviewed the fence request against the fence regulations in Chapter 7, Article 2, Division 6 of the San Marcos Development Code and the request appears to meet the regulations. The applicant is aware that a fence permit is required to be approved prior to installation of the fences.

The Historic District Design Guidelines recommend locating fences at or behind the setback line [Section C.3.2.5(E)(6)]. Staff finds the location of the proposed fences consistent with this

recommendation. The white picket fence with the double gate will be located at the end of the driveway, close to the rear of the home. Staff finds the requests for the fences meets Section 4.5.2.1(I)(1)(i) and does not disturb the wall of continuity along Belvin Street. Neither the metal fence nor the white picket fence obscure the home. In addition, the Historic District Design Guidelines state that welded wire fencing is an acceptable material for chain link fencing in historic districts [Article 6: Definition Number 130]. While the use of synthetic materials is generally not recommended by the Historic District Design Guidelines [Section C.3.4.6], staff finds the request consistent with Secretary of the Interior Standards (SOIS) for Rehabilitation Standard Number 9. This standard recommends that *new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*. The applicant has taken precautions to search for a fence style compatible with the construction period of the home, aided by the historic photograph. Staff also finds the fence can be removed in the future without impairing the integrity of the property, consistent with SOIS Standard Number 10 which recommends installing *new additions in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired*.

Staff finds that the request to install a metal fence along the east side of the property along with a vinyl picket fence with an entrance gate at the end of the driveway meets the regulations of the San Marcos Development Code [Section 4.5.2.1(I)(1)(i)] and is consistent with the Historic District Design Guidelines [Section C.3.2.5(E)(6)] and the Secretary of the Interior Standards [Standards Number 9 and Number 10]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. Site Plan – Fence Locations
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- E. Secretary of the Interior’s Standards for Rehabilitation

HPC-20-16 Aerial View COA — 1236 Belvin St. (Fence)



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/12/2020

TEXAS HISTORICAL COMMISSION 40

Project #: 00046 Historic Resources Survey Form Local Id: R97292
County: Hays City: SAN MARCOS
Address No: 1236 Street Name: BELVIN ST Block: 2

SECTION 1

Basic Inventory Information

Current Name:
Historic Name: James Lafayette and Eliza Pitts Malone House

Owner Information Name: HELGESON JEFFREY & ANNE
Address: 1236 BELVIN ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.875571 Longitude: -97.955699 Parcel Id Phase 2
Legal Description (Lot\Block): GAWLIK, LOT 2, ACRES 1.3557
Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Belvin Street Local Historic District
Current Designations: NR District
NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Unknown Builder
Construction Date: 1891-92 Source OTHM/RTHL
Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 2/1/2019

Function

Current: Domestic
Historic: Domestic



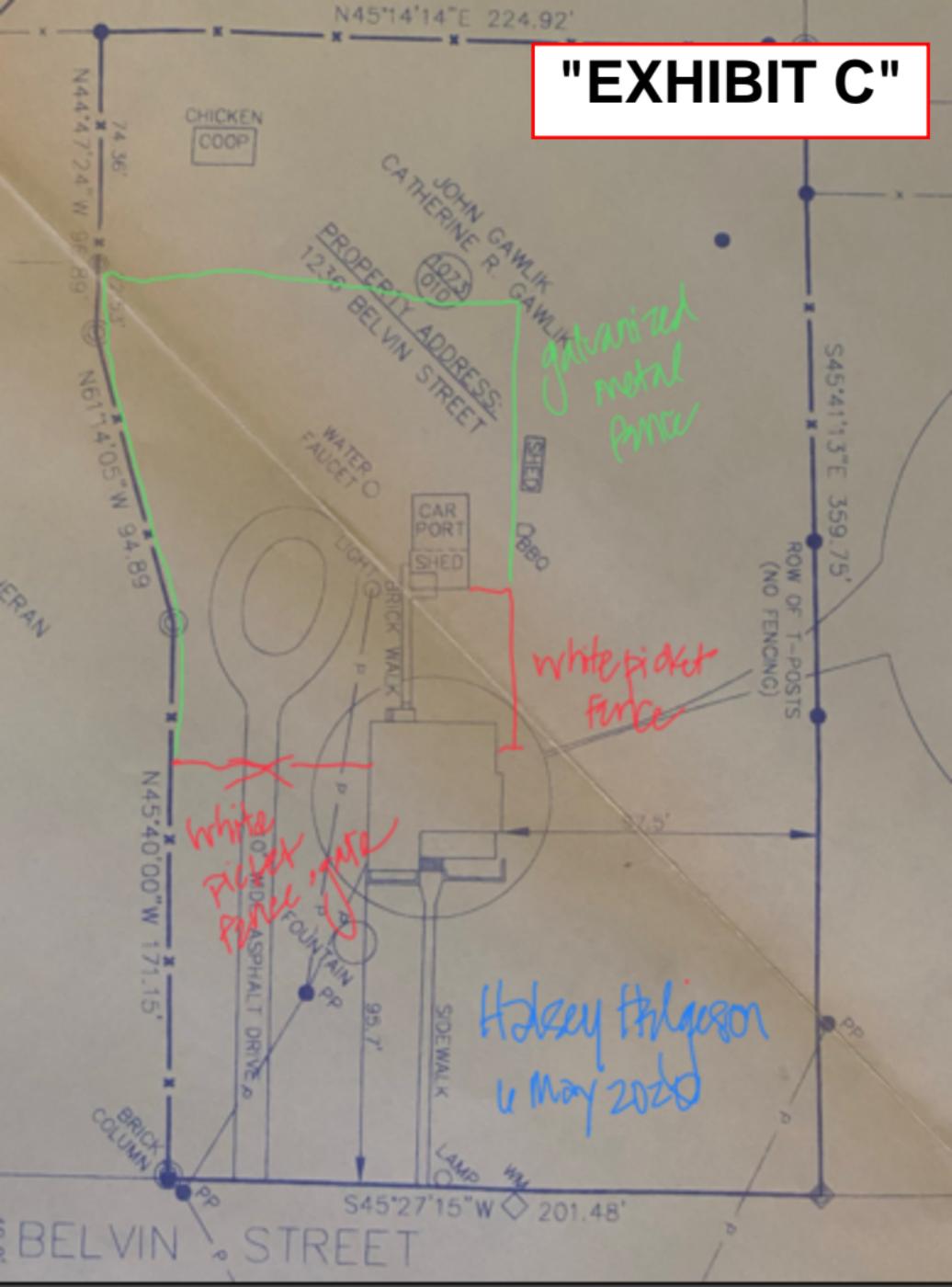
SECTION 2

Architectural Description

L-shaped Folk Victorian residence built in 1891-92 for James and Eliza Malone; per OTHM, house was modified to a Classical Revival style in 1926 but was renovated back to earlier appearance in 1996; wood siding, 2/2-light wood windows, jigsawn brackets and vergeboard; two-story porch and small balconies at front windows; Malones were early pioneer family of Stringtown area; house sold out of Malone family in 1906; RTHL

Additions, modifications Explain: Two-story shed-roof rear addition (of historic age)
Relocated Explain:

"EXHIBIT C"



Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

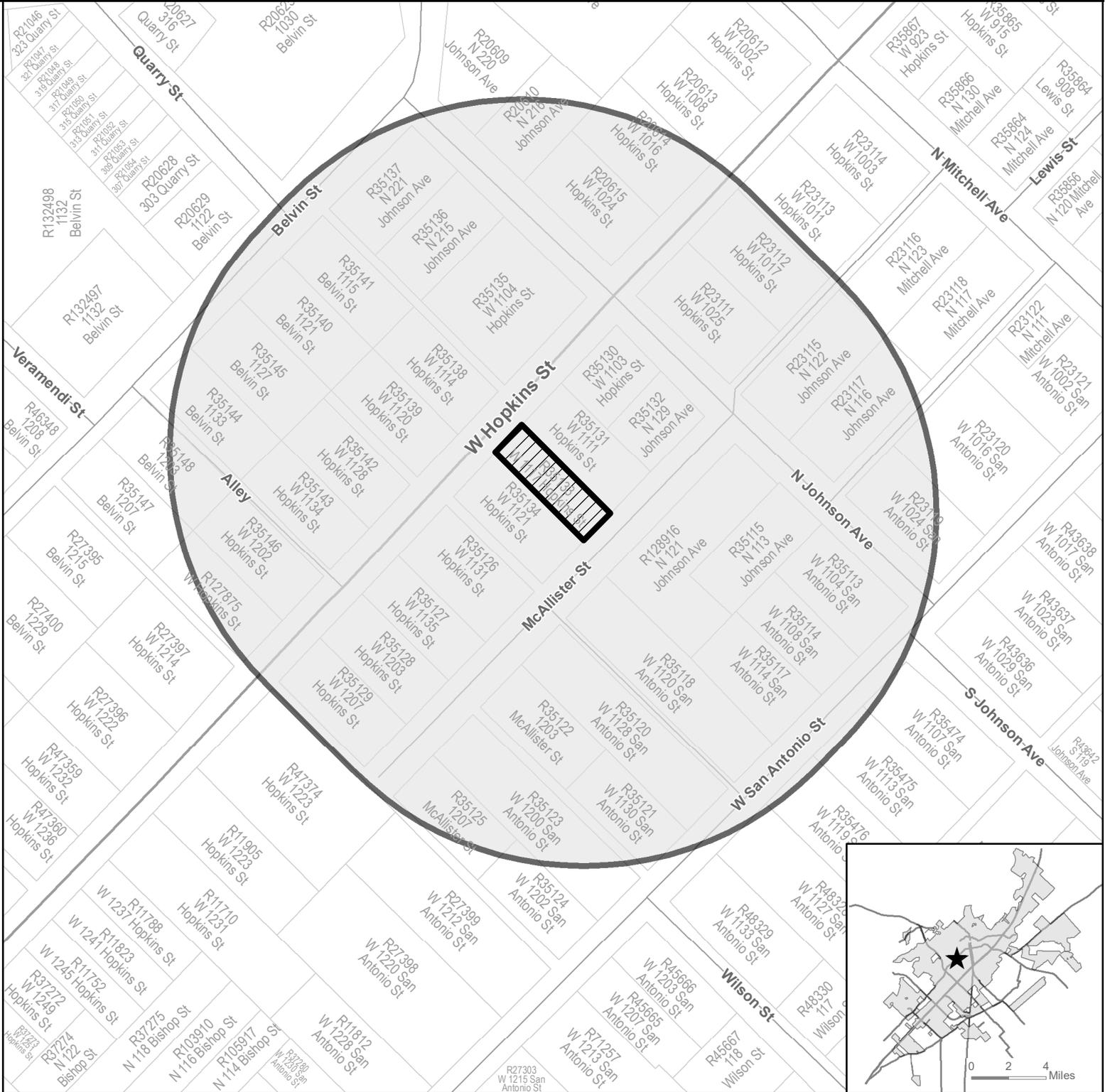
I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

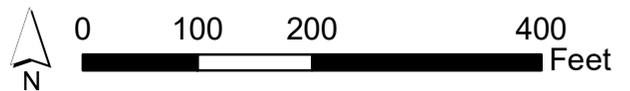
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPC-20-17 400' Notification Buffer COA — 1117 W. Hopkins St. (Fence)



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 5/12/2020



Staff Report
Historic Preservation Commission
HPC-20-17

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Sarah Bahntge
1117 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 22, 2020

Response: None as of report date.

Subject Property:

Location: 1117 West Hopkins Street
Historic District: Hopkins Street
Description: No style listed (*My Historic SMTX*)
Date Constructed: Ca. 1925 (*My Historic SMTX*)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To install a six foot tall wood privacy fence on either side of the property and a six foot tall chain link fence around the rear and both of the side property lines.

Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West Hopkins Street, south of the intersection with North Johnson Avenue. (“EXHIBIT A”). The home was evaluated in *My Historic SMTX* with a medium preservation priority level (“EXHIBIT B”). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.

While there is no style listed in survey, the *My Historic SMTX* database notes that the property is visible on 1930 Sanborn map with side addition of a store. The database also notes that there

are alterations to the side and rear elevation and roof but the historic stone cladding is unique and merits further research.

Photos from the historic resources survey are shown below:





The applicant recently purchased the property and is proposing to replace the fencing; multiple fences exist on the property. As seen in the photos, there is a wood lattice fence which faces West Hopkins Street and there is a chain link fence along the east side and rear property lines. Along the west side of the property, which is adjacent to a vacant lot, the fence changes types. The photographs submitted by the applicant show that the fence starts as the wood lattice fence which transitions to a wood and wire fence at the very back of the property before meeting with the chain link fence at the rear property line.

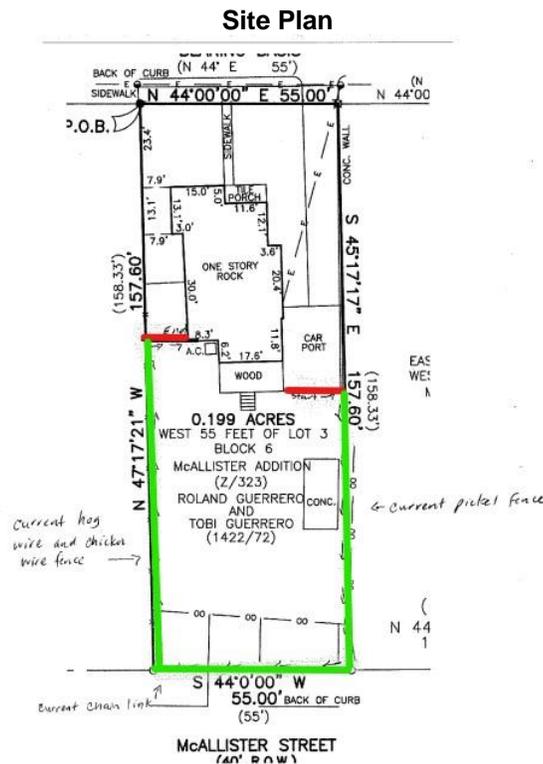


View of existing wood lattice fence along west property line



View of wood and wire fence along west property line; very faint in photo

The property owner is proposing to remove the lattice fence, located at the front corner of the home which faces Hopkins Street and is proposing to install a six (6) foot tall wood, dog eared privacy fence at the southwest corner of the house, at the rear of the home. The dog eared privacy fence will be replicated on the other side of the property, at the end of the driveway; indicated in red in the site plan.





View from under carport looking towards backyard – red line indicates location of wood, dog eared privacy fence

The applicant is proposing a wooden dog eared privacy fence similar to what is shown below:



Proposed Privacy Fence Style – On either side of the property facing Hopkins Street (6' tall)

Along the west side of the property and continuing along the rear and east property lines, indicated by the green line on the site plan, the applicant is proposing to install a six (6) foot tall, black chain link fence, similar to what is shown in the photo below:



Chain Link Fence Example

Staff has reviewed the fence request against the fence regulations in Chapter 7, Article 2, Division 6 of the San Marcos Development Code and the request appears to meet the regulations. The applicant is aware that a fence permit is required prior to installation of the fence.

While the Historic District Design Guidelines do not list specific recommendations regarding privacy fences, they do recommend locating fences at or behind the setback line [Section C.3.2.5(E)(6)]. Staff finds the location of the proposed fence consistent with this recommendation. Staff finds the use of wood for the privacy fence consistent with Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code as wood privacy fencing is prevalent in the district. There are not specific historic design guidelines regarding chain link fencing material, both at the local and federal levels. The applicant has chosen to utilize a black chain link fence rather than a traditional silver metal. Staff finds the black color will help the fence blend with the landscaping; the lot is heavily vegetated along the west side of the property. In addition, McAllister Street is a dead-end street and is not heavily traveled. Staff finds the fence could be removed in the future without impairing the integrity of the property which is consistent with the Secretary of the Interior Standards for Rehabilitation Standard Number 10 which recommends installing *new additions in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Staff finds that the request to install a six foot tall wood privacy fence on either side of the property and a six foot tall chain link fence around the rear and both of the side property lines as well as at the rear of the property meets the regulations of the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and is consistent with the Historic District Design Guidelines [Section C.3.2.5(E)(6)] and the Secretary of the Interior Standards [Standard Number 10]. Therefore,

staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

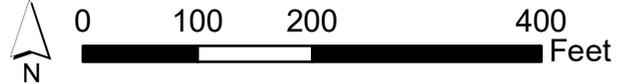
EXHIBITS

- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. Site Plan – Fence Locations
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- E. Secretary of the Interior’s Standards for Rehabilitation

HPC-20-17 Aerial View COA — 1117 W. Hopkins St. (Fence)

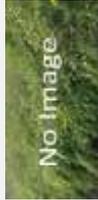


- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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Map Date: 5/12/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R35133 	1117 W HOPKINS ST SAN MARCOS		Domestic Domestic	No Style	ca. 1925	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Hopkins Street Local Historic District								
R41506 	112 W HOPKINS ST SAN MARCOS	Apts. To Go/Alfredo's Jewelry	Commerce/Trade Commerce/Trade	Commercial Style	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: No	Low
R35139 	1120 W HOPKINS ST SAN MARCOS		Domestic Domestic	Craftsman	ca. 1925	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Hopkins Street Local Historic District								
R35134 	1121 W HOPKINS ST SAN MARCOS		Vacant parcel Undetermined	N/A		<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (vacant)
Hopkins Street Local Historic District								
R35142 	1128 W HOPKINS ST SAN MARCOS		Domestic Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Hopkins Street Local Historic District								
R35126 	1131 W HOPKINS ST SAN MARCOS		Domestic Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
Hopkins Street Local Historic District								

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

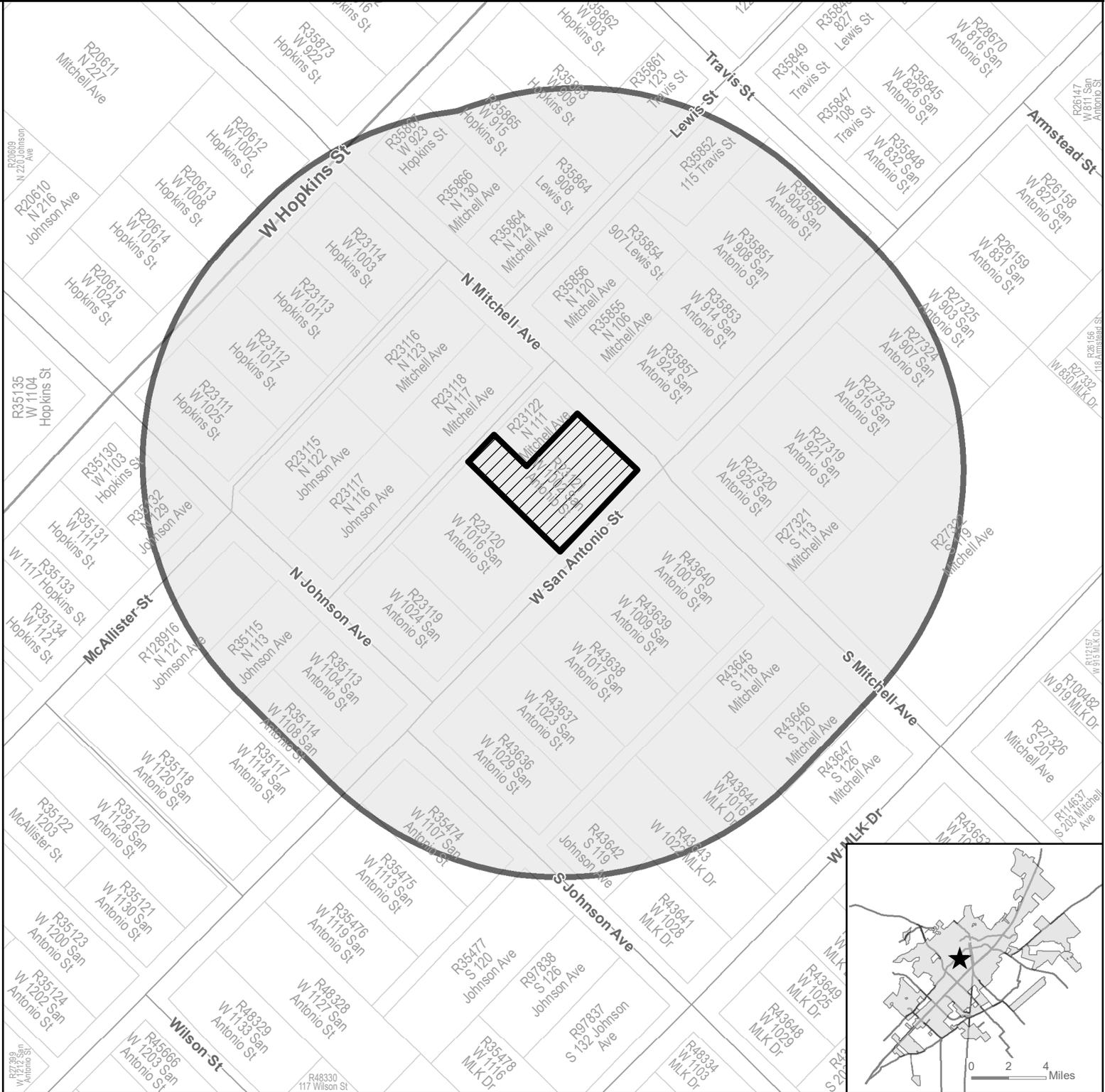
I. Construction and Repair Standards.

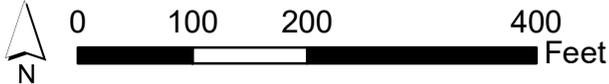
- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPC-20-18 400' Notification Buffer COA — 1002 W. San Antonio St. (Fence)



<ul style="list-style-type: none">  Site Location  Subject Property  400' Buffer  Parcel  City Limit 	 <p>0 100 200 400 Feet</p> <p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p style="text-align: right;">Map Date: 5/12/2020</p>
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Staff Report
Historic Preservation Commission
HPC-20-18

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer
and Planner

Date of Meeting: June 4, 2020

Applicant Information:

Applicant: Lindsey Sasser
1002 West San Antonio Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: May 22, 2020

Response: None as of report date.

Subject Property:

Location: 1002 West San Antonio Street
Historic District: San Antonio Street
Description: No Style Listed (*My Historic SMTX*)
Date Constructed: Ca. 1940 (*My Historic SMTX*)
Priority Level: Low (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To install a six foot tall wood privacy fence along the west side of the property and a four foot tall wood semi-private fence along the east side of the property as well as at the rear of the property.

Staff Recommendation:

- Approval* - appears to meet criteria for approval
- Approval with conditions* – see comments below
- Denial* - does not appear to meet criteria for approval
- Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on West San Antonio Street, at the intersection South Mitchell Avenue. (“EXHIBIT A”). The home was evaluated in *My Historic SMTX* with a low preservation priority level (“EXHIBIT B”); no style was listed. Low priority properties are those resources that were recommended not eligible for listing in the National Register of Historic Places (NRHP) or as local landmarks and non-contributing to potential historic districts. *My Historic SMTX* explains that properties that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance were given a low priority rating and no further recommendations were provided for these properties. The historic resources survey states that

those that lack of integrity could be reevaluated as potentially contributing resources if inappropriate alterations were to be reversed

The *My Historic SMTX* database states that the home is visible on a 1944 Sanborn map and appears to be a former minimal traditional residence, prevalent around 1935-1950. The database notes that the property has poor integrity due to numerous alterations and additions; photos of the property from the survey are below:



The applicant is proposing a wooden privacy fence using horizontal fence slats as shown in the examples below:

Fence Panel Example 1



Fence Panel Example 2



Staff has reviewed the fence request against the fence regulations in Chapter 7, Article 2, Division 6 of the San Marcos Development Code and the request appears to meet the regulations. The applicant has applied for a fence permit which is currently in review.

While the Historic District Design Guidelines do not list specific recommendations regarding privacy fences, they do recommend locating fences at or behind the setback line [Section C.3.2.5(E)(6)]. Staff finds the location of the proposed fence consistent with this recommendation. Staff finds utilizing wood for the proposed fence is consistent with Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code. While there is not a fence on the property adjacent to the subject property, wood privacy fencing is prevalent in the district, consistent with Section C.3.4.5 of the Historic District Design Guidelines. Staff finds the horizontal slats of the fence compatible with the style of the home and consistent with the Secretary of the Interior Standards (SOIS) for Rehabilitation Standard Number 9. This standard recommends that *new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* The SOIS Standard Number 10 recommends installing *new additions in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.* Staff finds the request consistent with this recommendation as the fence can be removed in the future without impairing the integrity of the property.

Staff finds that the request to install a six foot tall wood privacy fence along the west side of the property and a four foot tall wood semi-private fence along the east side of the property as well as at the rear of the property meets the regulations of the San Marcos Development Code [Section 4.5.2.1(I)(1)(g)] and is consistent with the Historic District Design Guidelines [Section C.3.2.5(E)(6) and Section C.3.4.5] and the Secretary of the Interior Standards [Standards Number 9 and Number 10]. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted.**

EXHIBITS

- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- D. Secretary of the Interior's Standards for Rehabilitation

HPC-20-18 Aerial View COA — 1002 W. San Antonio St. (Fence)

"EXHIBIT A"



★ Site Location	
Subject Property	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p> <p style="text-align: right;">Map Date: 5/12/2020</p>
Parcel	
City Limit	

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R43640 	1001 W SAN ANTONIO ST SAN MARCOS	Domestic	Domestic	Queen Anne	ca. 1890	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Yes In District?: Yes Contributing	High
San Antonio Street Local Historic District								
R23121 	1002 W SAN ANTONIO ST SAN MARCOS	Domestic	Domestic	No Style	ca. 1940	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low
San Antonio Street Local Historic District								
R43639 	1009 W SAN ANTONIO ST SAN MARCOS	Domestic	Domestic	National Folk	ca. 1890	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: Undetermined In District?: Yes Contributing	High
San Antonio Street Local Historic District								
R23120 	1016 W SAN ANTONIO ST SAN MARCOS	Domestic	Domestic	Neoclassical Cottage (altered)	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
San Antonio Street Local Historic District								

"EXHIBIT B"

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: May 18, 2020
RE: AGENDA ITEM 9: LEGACY BUSINESS PROGRAM

Chair Perkins contacted staff at the beginning of May with an idea to start a program that will identify, promote, and celebrate “Legacy Businesses” here in San Marcos. Small businesses are the backbone of San Marcos and have helped the city thrive for nearly 200 years. As Chair Perkins wrote, *“We have some amazing generational small business to which the city could highlight. These businesses help tell the story of who we are as a community and connect us to our past; our living heritage.”*

At the State level, there is the Texas Treasure Business Award Program. This program recognizes the accomplishments of Texas businesses that have provided employment opportunities and support to the state’s economy for at least 50 years. Created in 2005, the program pays tribute to the state’s well-established businesses and their exceptional historical contributions toward the state’s economic growth and prosperity. Landis Shoe Clinic, McCoy’s Building Supply, San Marcos Daily Record are all recipients of the Texas Treasure Business Award. Locally, Main Street presents a Legend Business of the Year award each year at their Love Downtown Awards ceremony. Following the awards ceremony, a press release is sent, along with posts on social media, which celebrate the winners.

Chair Perkins asked staff to research the City of San Antonio’s Office of Historic Preservation’s Legacy Business program as a potential template to create a local program. San Antonio’s is a component of the Living Heritage Initiative and businesses that have been around for 20 years or more and contribute to the history, culture, and authentic identity of San Antonio are eligible for this program. The Legacy Business website states that “boot makers and hat shops, piñata-makers and sellers, restaurants, ice-houses, saloons and cantinas, schools of ballet folklórico, butchers and bakers and candlestick-makers are all eligible!” This program is based on nominations from the public and the nomination form has been attached to this memo for the Commission to look at. In addition to the nomination form, a letter of nomination can be sent in and even hashtags can be utilized on social media to alert staff to a potential nominee.

Planning and Main Street staff met to discuss how the city can promote legend businesses throughout the year. The City of San Marcos Legend Business Program as staff envisions it would feature:

- I. A landing page on the City website which includes:
 - a. An entry form with instructions for how members of the public may nominate a business.
 - b. A year-round platform with photos and information of inductees to the Legacy Business Program.
- II. A review committee, which could include members of the Main Street Advisory Board, Historic Preservation Commission, Chamber of Commerce, etc.
 - a. The committee would meet on a quarterly basis to review applicants to the program.
- III. Special announcement and feature during Preservation Month via:
 - a. City press release
 - b. Mayor's Proclamation
 - c. Promotion on City and Downtown San Marcos social media platforms

Discussion and direction from the Commission is requested.

SAN ANTONIO LEGACY BUSINESS NOMINATION FORM

Business Name: _____ Date Established: _____

Business Owner(s) Name (may also be the CEO or President):

Business Address: _____ ZIP _____

No. of Locations: _____ Business Phone: _____

Business Email: _____ Business Website: _____

Facebook: _____ Twitter: _____

Type of Business: _____

Name of Nominator (if different from business contact): _____

Nominator's Email and Phone: _____

Is this the original business address? If not, please list all previous addresses and years of operation at each address (please include other addresses at the end of the historical narrative)

MY BUSINESS HAS EXISTED FOR 20 YEARS OR MORE AND MEETS THE FOLLOWING CRITERIA (check all that apply, must meet at least one)

- Owned by generations of the same family
- Provides authentic goods or services
- Cultivates tradition and culture
- Located in a landmark or historic district
- Eligible and willing to be a landmark

HISTORICAL NARRATIVE

Please provide a short historical narrative of the business. Take a look at our guides and tips for writing the narrative. Your historical narrative should tell us the story of your business and why it is eligible, based on the criteria. Please use a separate page to write a narrative between 250 and 750 words.

I am authorized to submit this nomination on behalf of the above-named business and give the City of San Antonio permission to publish images, documents and other supporting materials submitted with this form to promote the nominee and the Legacy Business Program.

Signature of business contact: _____ Date: _____

PLEASE SEND THIS NOMINATION FORM AND SUPPORTING DOCUMENTS TO:

San Antonio Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204
Or email to: OHP@sanantonio.gov



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: May 18, 2020
RE: AGENDA ITEM 10: VISIONING WORKSHOP & POTENTIAL SPECIAL MEETING

At the May 7th regular meeting of the Commission, Chair Perkins requested that an item be placed on the June meeting to discuss a potential workshop for visioning.

Past visioning workshops have included training given by the Certified Local Government (CLG) program of the Texas Historical Commission (THC) along with a goal and objective setting exercise. Typically, the goal setting portion of the workshop includes a review of the Commission's past case load, past projects, and a SWOT analysis of the historic preservation program. SWOT stands for Strengths, Weaknesses, Opportunities, and Threats. As the Commission has scheduled training from the CLG on May 21st, staff believes that the visioning workshop could be focused on goal setting. Direction from the Commission regarding other topics to be covered is requested.

In terms of timing, staff would like to hold the workshop in August. This will give ample time to organize the program. It still is not certain when the Commission will be able to meet in person. Staff contacted Parks and Recreation staff to determine when city facilities, such as the Rec Hall, would be available for use. At the time the report was written, Parks and Recreation staff could not say with certainty when facilities would be available. With the uncertainty of when city facilities will reopen to the public, staff believes that it is best to plan the visioning workshop as a virtual one with an option to schedule an in person workshop, should conditions allow for it. With that said, direction from the Commission regarding available dates is requested.