



City of San Marcos

Regular Meeting Historic Preservation Commission August 6, 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 **12:00 p.m. (noon)** 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 July 2, 2020 regular meeting minutes.

PUBLIC HEARINGS

Interested persons may join and participate in any of the public hearing items (2-4) 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 **12:00 p.m. (noon) 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>*

2. **HPC-20-19 (317 Scott Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Edward Newman to allow the demolition of the detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location on the property.
3. **HPC-20-20 (118 – 120 North LBJ Drive)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Mike Wills, on behalf of Scott Maupin, to allow the renovation of the front and rear façades including, but not limited to, renovation of store front with addition of new door, installation of new ground floor windows on the front façade, and replacement of upper story windows on front and rear facades of the building.
4. **HPC-20-21 (1114 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the renovation and expansion of the existing detached garage located at the rear of the property.

ACTION ITEM

5. Consideration of a design of a local historic landmark plaque that can be placed on eligible local historic landmarks.

DISCUSSION ITEM

6. Potential future local historic landmarks, and provide direction to staff.

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. 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, July 2, 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, July 2, 2020.

II. Roll Call

Present 6 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer

Absent 0

III. 30 Minute Citizen Comment Period:

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

MINUTES

1. Consider approval, by motion, of the June 4, 2020 regular meeting minutes.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Perkins to approve the minutes with the correction that the correct vote was reflected for HPC-20-17. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer

Against: 0

Abstain: 1 – Commissioner Dake

PUBLIC HEARINGS

2. 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 picket fence with an entrance gate at the end of the driveway.

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded the request to install 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] 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 short discussion between the applicant and the Commission ensued.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Meyer to approve the request to install a wooden picket fence with an entrance gate at the end of the driveway as it 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], and meets the San Marcos Development Code [Section 4.5.2.1(I)(1)(i)].

The motion carried by the following vote:

**For: 6 – Commissioner Perkins, Commissioner Dake, Commissioner Holder,
Commissioner Arlinghaus, Commissioner Kennedy, and
Commissioner Meyer**

Against: 0

Absent: 0

DISCUSSION ITEMS

3. The City's demolition by neglect ordinance, including how and when it is to be applied.

Staff outlined the City's demolition by neglect ordinance found in Section 4.5.2.1(M) of the San Marcos Development Code. Staff also outlined the minimum maintenance standards for historic properties [Section 4.5.2.1(L)] and provided information on demolition by neglect from the National Trust for Historic Preservation.

Discussion between the Assistant City Attorney and the Commission regarding the building code and the demolition by neglect code followed.

The Commission thanked staff for the information.

4. Possible measures for and impediments to preserving historic wood fences.

Staff provided information from the Secretary of the Interior Standards for the Treatment of Historic Properties regarding guidance and preservation of wood in general as there is no specific guidance on historic wood fences. Staff also included information from a 2012 United States Department of Agriculture publication which provides guidance on wood preservation options.

The Commission asked staff if the information provided could be added to the website. They also discussed the possibility of an annual letter sent to property owners within the historic districts and thanked staff for the information.

5. Consider approval of a design of local historic landmark plaque that can be placed on eligible local historic landmarks, and provide direction to staff.

Staff provided two designs for a local historic landmark plaque provided by Hill Country Trophy. The Commission discussed the changes they would like to see made.

The Commission directed staff to take the changes discussed back to Hill Country Trophy and bring a new rendering for approval at the next meeting.

FUTURE AGENDA ITEMS

Commissioner Perkins requested the following items on a future agenda:

1. Discussion with possible direction to staff regarding the nomination of local landmarks.

Questions and Answer Session with Press and Public.

None.

THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 7:16 P.M.

Ryan Patrick Perkins, Chair

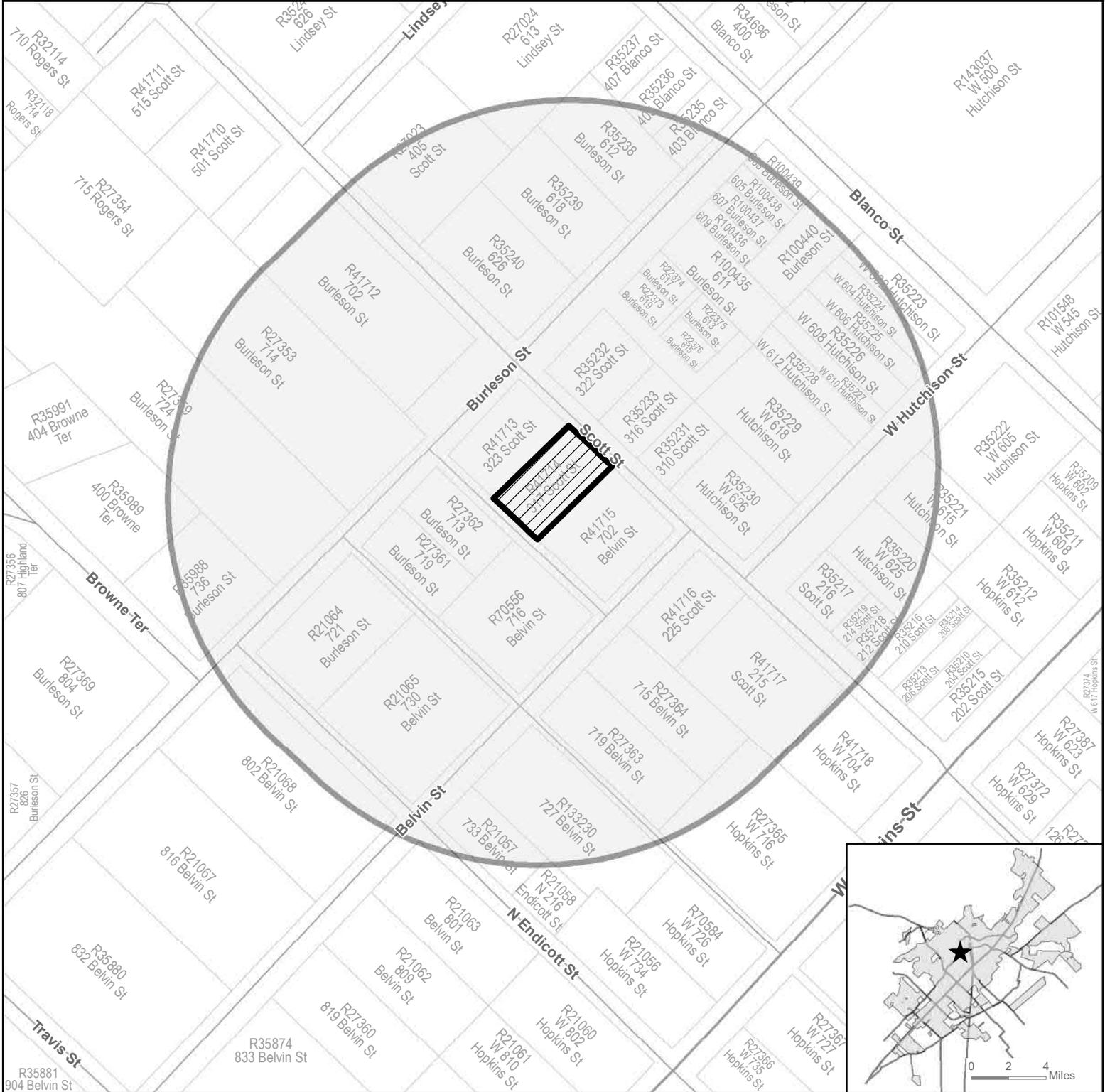
ATTEST:

Alison Brake, Historic Preservation Officer and Planner

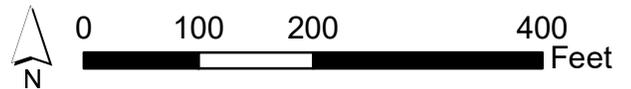
HPC-20-19

400' Notification Buffer

317 Scott Street (Garage)



- ★ 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: 7/21/2020



Staff Report
Historic Preservation Commission
HPC-20-19

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

Date of Meeting: August 6, 2020

Applicant Information:

Applicant: Edward Newman
317 Scott Street
San Marcos, TX 78666

Property Owner: Same

Public Hearing Notice:

Mailed: July 24, 2020

Response: None as of report date.

Subject Properties:

Location: 317 Scott Street
Historic District: Burleson Street
Description: Craftsman
Date Constructed: c. 1920 (*My Historic SMTX*)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow demolition of detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location.

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, between West Hutchison Street and Burleson 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 photos were taken in early 2019 and the property has since been painted a light gray.

The applicant is proposing to demolish the existing detached garage that is located at the rear of the property, as shown in the following photograph submitted by the applicant. In the scope of work the applicant states that the existing structure is in severe disrepair, not insurable, and is not suitable to garage an average sized vehicle (“EXHIBIT C”). The *My Historic SMTX* database states notes the garage is of historic age but does not list a date of construction for the structure.

The applicant submitted the following photographs of the existing shed. The first photo is the view of the shed from the alley. The second photo is the view of the shed from the back of the house:

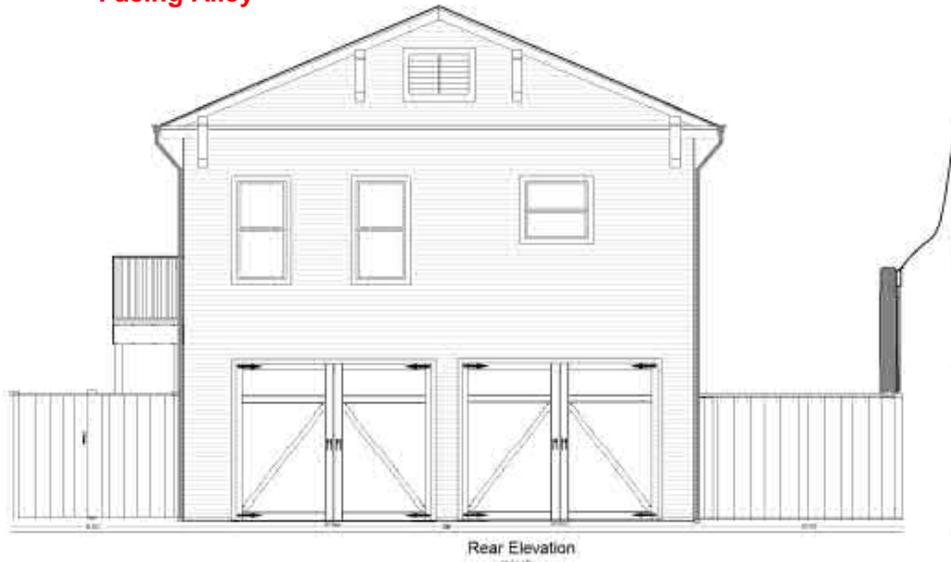


In its place, the applicant is proposing to construct a two-story structure. The first floor of the new structure is proposed to be a garage with space for two cars. The second floor of the new structure is proposed to be an approximately 598 square foot accessory dwelling unit (ADU) for the property

owner's family and guests. The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 2.1.3.1(b). The accessory dwelling unit as proposed meets these standards.

The following renderings were submitted and are included in the packet in "EXHIBIT C":

Facing Alley



Facing Back of Main Residence





**Left Façade of
ADU (towards
702 Belvin
Street)**



**Right Façade of
ADU (towards
323 Scott
Street)**

The applicant is proposing to construct the new structure in the same Craftsman style as the main residence, utilizing wood lap siding that is the same in width as the main structure. The applicant is also proposing to paint the new structure using Sherwin Williams Colonnade Gray for the façade and Panda White for the trim which are the same colors as the main residence.

Colors Shown



SW 7641

Colonnade Gray

H Feedback



SW 6147

Panda White

The scope of work also states that the roofing material of the new structure will be the same as the main structure, Estate Gray asphalt shingles, as shown below:



Estate Gray[†]

Section C.1.2.4(10) of the Historic District Design Guidelines recommend constructing garages to the rear of the property behind the face of the house. Staff finds the request consistent with this recommendation. While Section C.1.2.4(11) of the Historic the Design Guidelines recommends

orienting garage doors away from the street, the new garage doors will be in the same orientation as the existing ones which face the alley. Staff finds the request to keep the orientation helps to maintain the historic integrity of the site, consistent with Section 4.5.2.1(l)(1)(e) of the San Marcos Development Code.

The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]

The new structure is a two-story building and is taller than the main residence. The peak of the garage is 26 feet while the peak of the main residence is 21 feet. However, the property is located at the base of a small hill and the elevation change helps to soften the difference in height between the two buildings. In addition, the proposed structure will be located at the rear of the property in the same location as the existing garage. The view of the rear yard from Scott Street is somewhat screened by landscaping and fencing on either side as well as a large oak tree in the front yard. The applicant submitted the following photographs and a rendering to help illustrate this point:



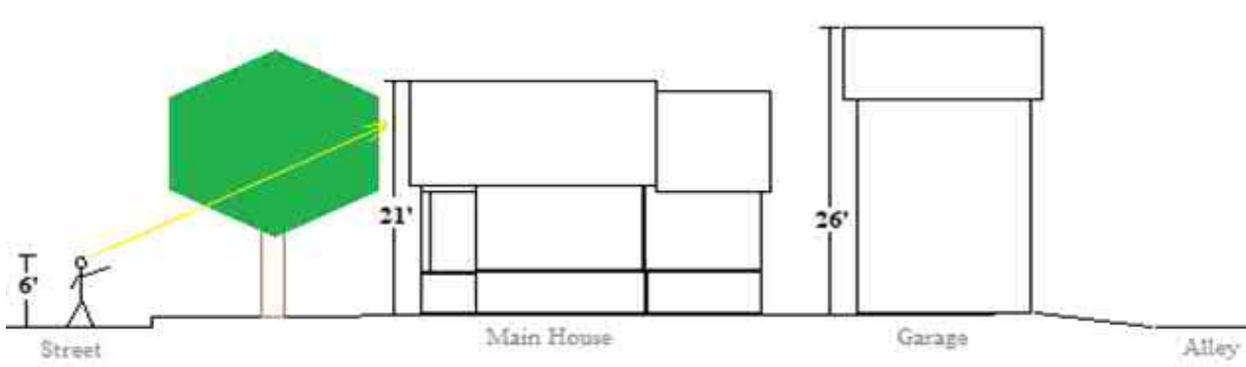
Looking at front façade from Scott Street



View from Scott Street looking towards rear – note screening



View from Scott Street looking towards left side of home (fence is privacy fence at 702 Belvin Street)



- Maintain the building relationship to the street [Section C.1.2.4(3)]
By facing the alley, the new structure will retain the same visual continuity as the existing garage.
- Respect the overall proportion and form [Section C.1.2.4(5)]
The new structure meets the development standards for size and location and, despite its height, is well-proportioned in comparison to the main residence.
- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]
The new structure's floor height is larger than the main residence and those buildings to which it is immediately adjacent to. However, the elevation grade change aides in softening this so the new structure will not overpower.
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]
The forms and lines are consistent and compatible with the main residence.
- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]
The window pattern is compatible with that of the main residence.
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]
The applicant is proposing to use a wood lap siding that matches the main residence's siding in width and profile. Staff finds this consistent with Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines which state that wood was the primary building material in residential construction. Staff also finds the applicant's choice to use a siding material that matches the profile of the main structure meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code.
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]
The new unit will be very similar in style to the main residence, but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic main house.

Staff also finds that locating the garage in the same location as the existing one meets 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.” The new structure will also be able to be removed in the future without impairing the historic main residence. This is consistent with the Secretary of the Interior’s Standards for Rehabilitation 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.”*

It is important to note that, while the alley is considered public right-of-way, it is not traveled often by the general public and is mainly used by the residents of this particular area.

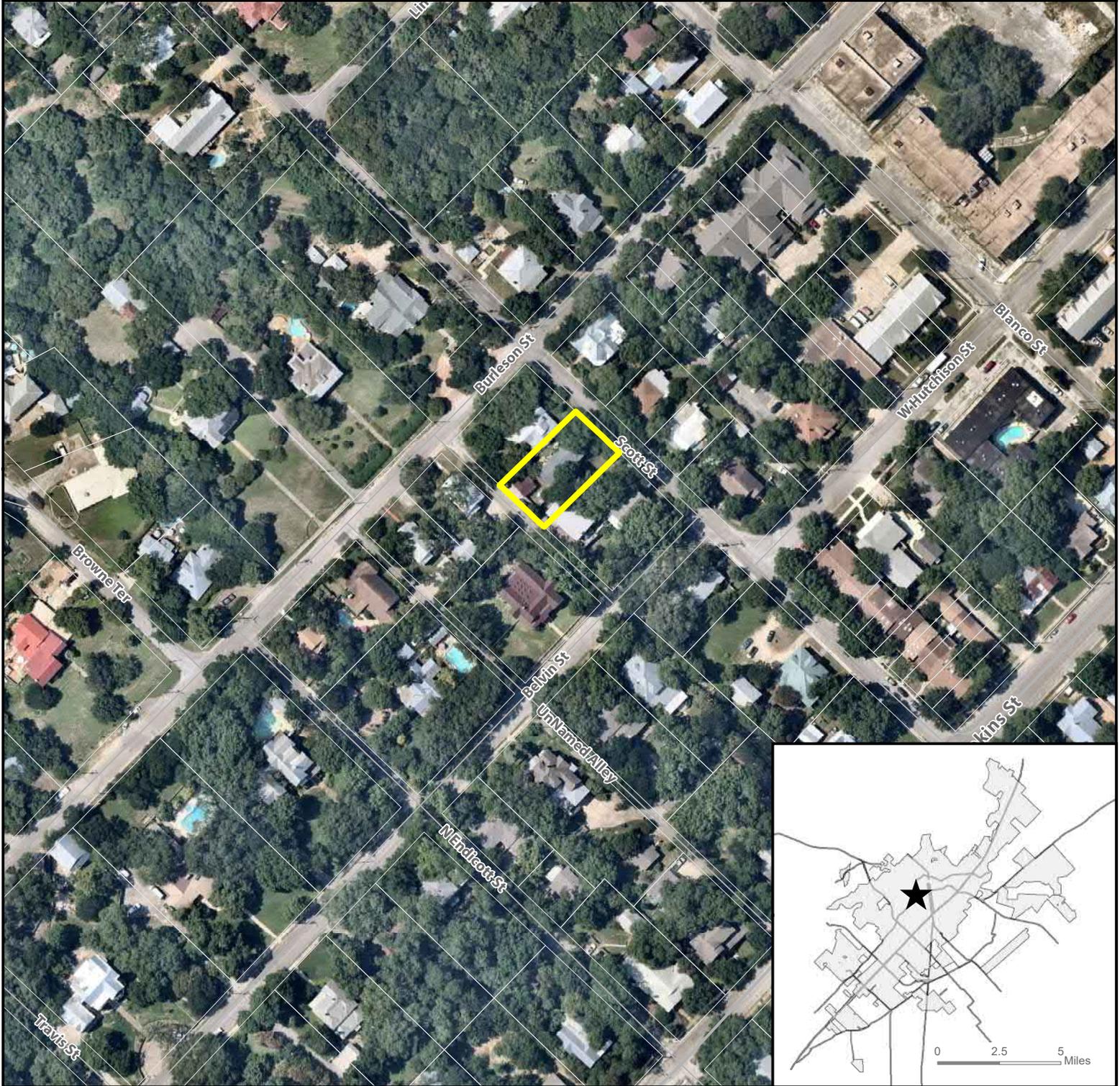
Staff finds the request to demolish the existing detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10]. Therefore, Staff recommends **approval of the request as submitted.**

EXHIBITS

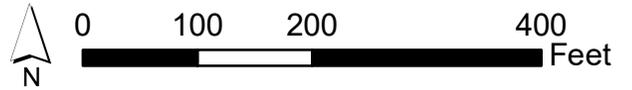
- A. Aerial Map
- B. Page from Survey Inventory Table from *My Historic SMTX*
- C. Scope of Work
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- E. Secretary of the Interior Standards for Rehabilitation

HPC-20-19 Aerial View 317 Scott Street (Garage)

"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: 7/21/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R35231 	310 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
Lindsey-Rogers Local Historic District								
R35233 	316 SCOTT ST SAN MARCOS	Domestic	Domestic	Neoclassical (cottage) Architecture, Community Development	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District	Individually: Undetermined In District?: Yes Contributing	High
Lindsey-Rogers Local Historic District								
R41714 	317 SCOTT ST SAN MARCOS	Domestic	Domestic	Craftsman	ca. 1920	<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								
R35232 	322 SCOTT ST SAN MARCOS	Domestic	Domestic	Queen Anne Architecture, Community Development	1897	<input checked="" type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: Yes In District?: Yes Contributing	High
Lindsey-Rogers Local Historic District								
R41713 	323 SCOTT ST SAN MARCOS	Domestic	Domestic	National Folk Architecture, Community Development	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: Undetermined In District?: Yes Contributing	High
Burleson Street Local Historic District								

DESCRIPTION OF PROPOSED WORK ADDENDUM

317 Scott Street, San Marcos, TX 78666

Project Name: 317 Scott Street Garage

DESCRIPTION OF PROPOSED WORK: Demolish the existing green garage that is in ill repair, not insurable and is not suitable to garage an average sized vehicle and construct a 2-car garage with a 2 bedroom living space above within the code requirements of the City of San Marcos.

The structure will be of the exact same construction style as our home to include wood lap siding, painted the same gray color with white trim and have the same asphalt shingle roof. Trim accents, doors and windows will be the same, or similar to those on the home. The specific paint colors and shingles used are provided as attachments after the elevations and floorplan diagrams. Occupancy of the structure will be for our owned vehicles and for my family and/or guests that visit.

Front Photo:



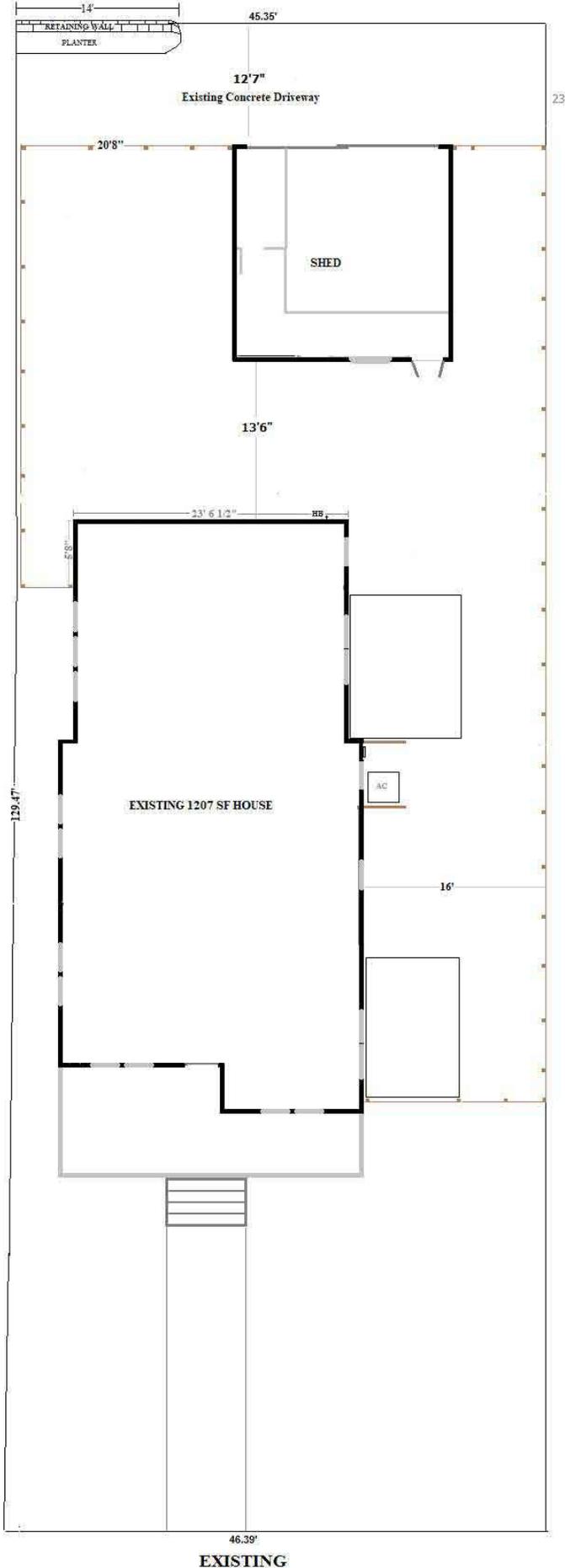
Back Photo:



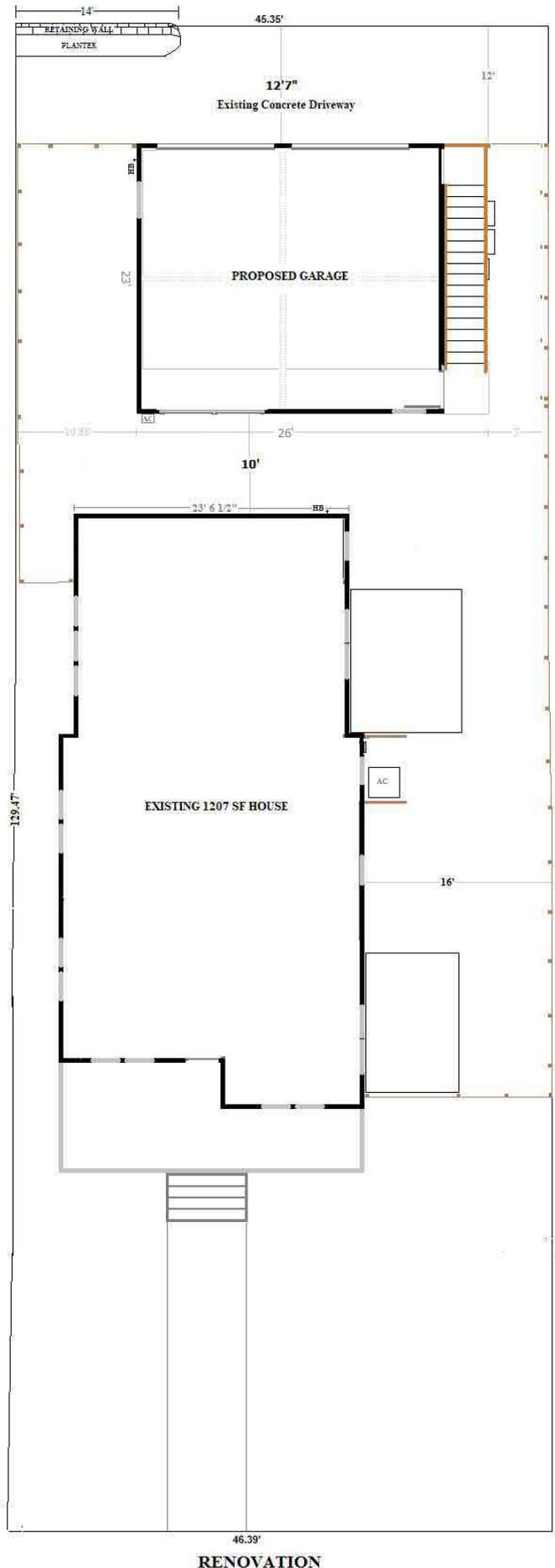
Alley Photo:



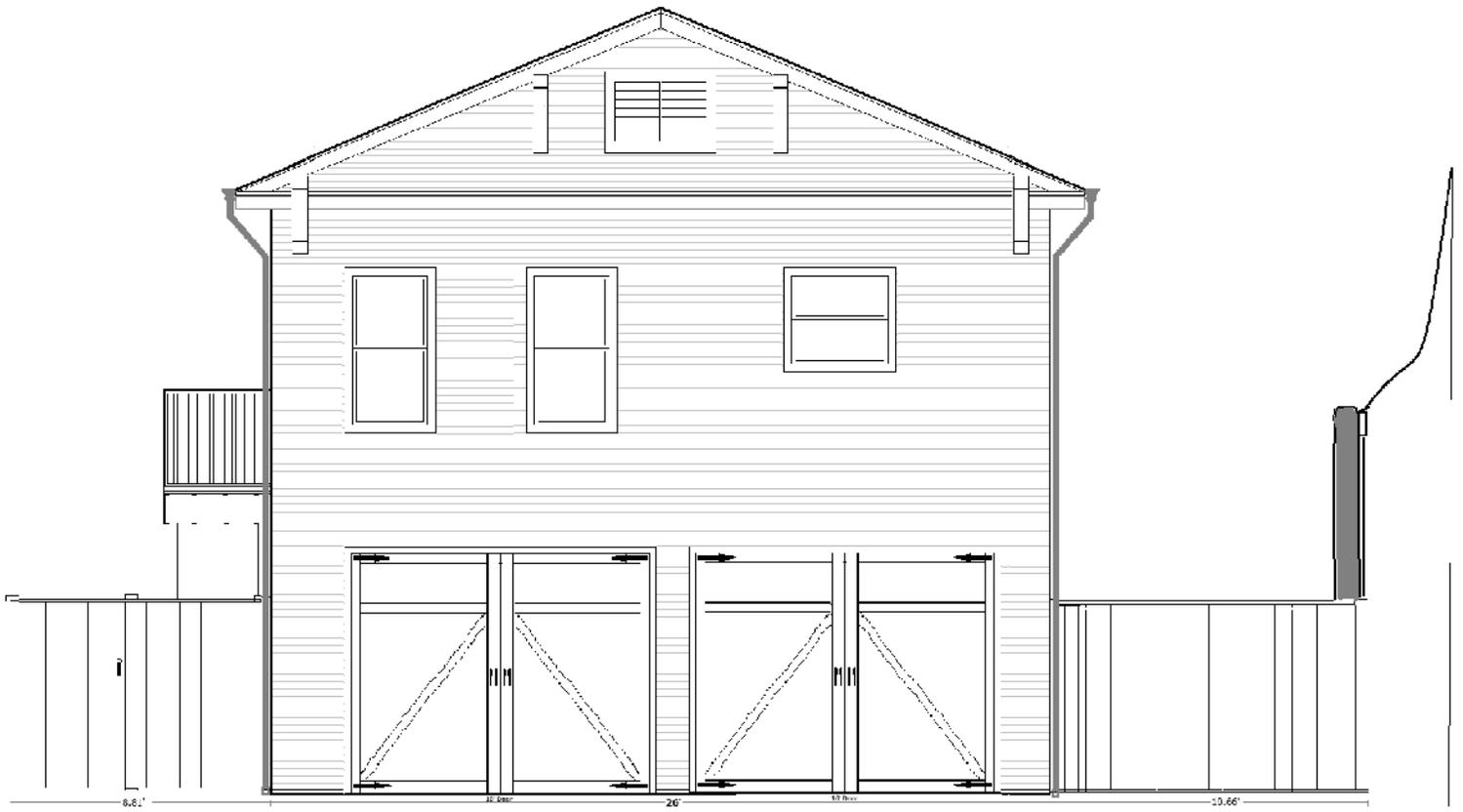
317 Scott Street Garage Project



EXISTING



RENOVATION



Rear Elevation

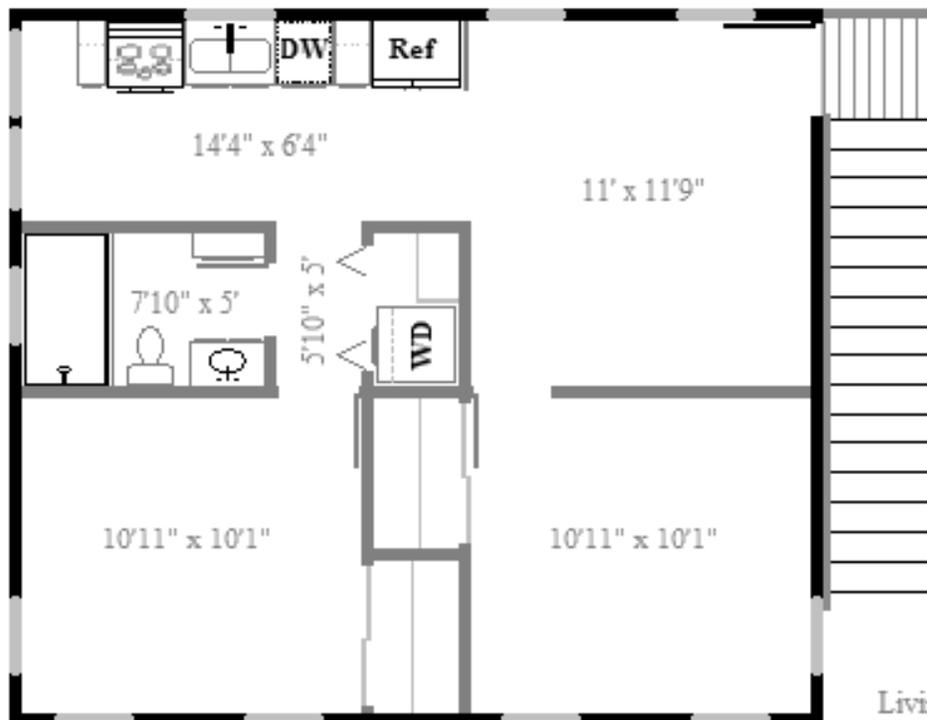
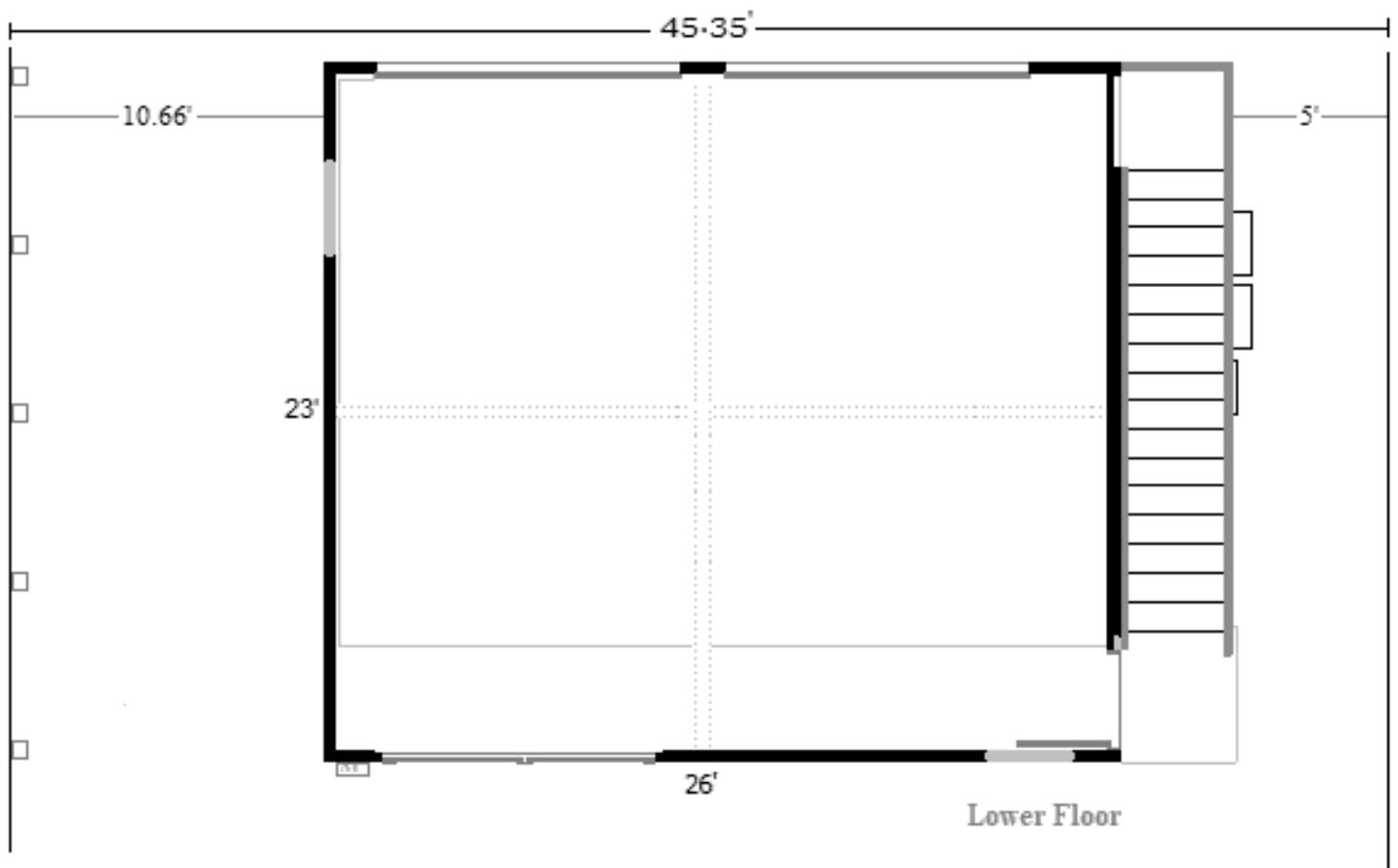
34.7 = 1 ft



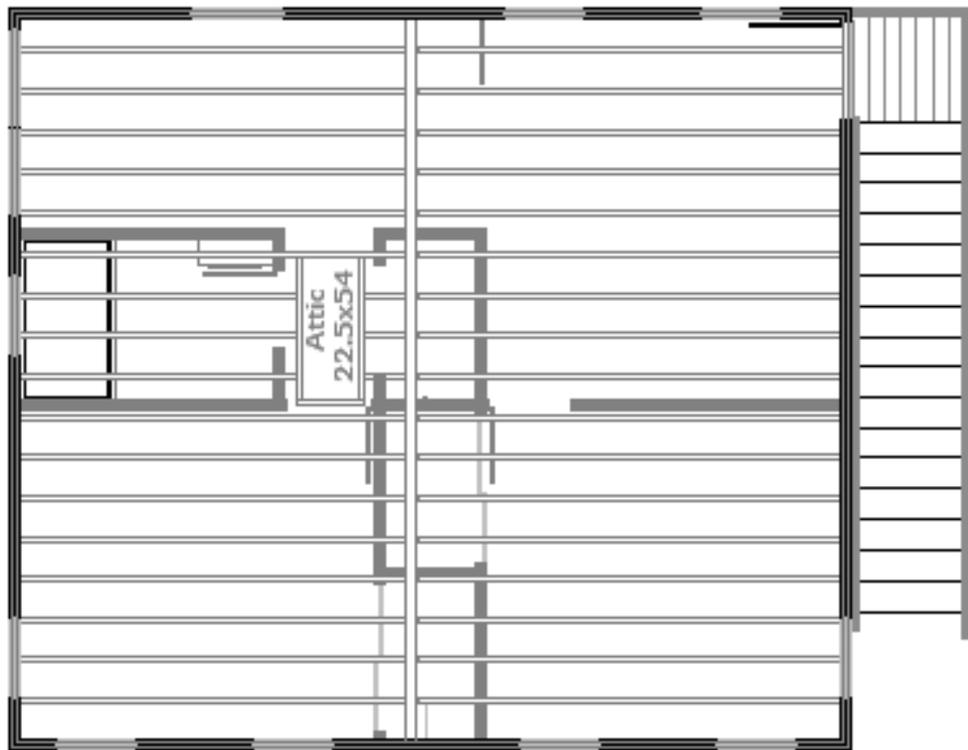
Front Elevation

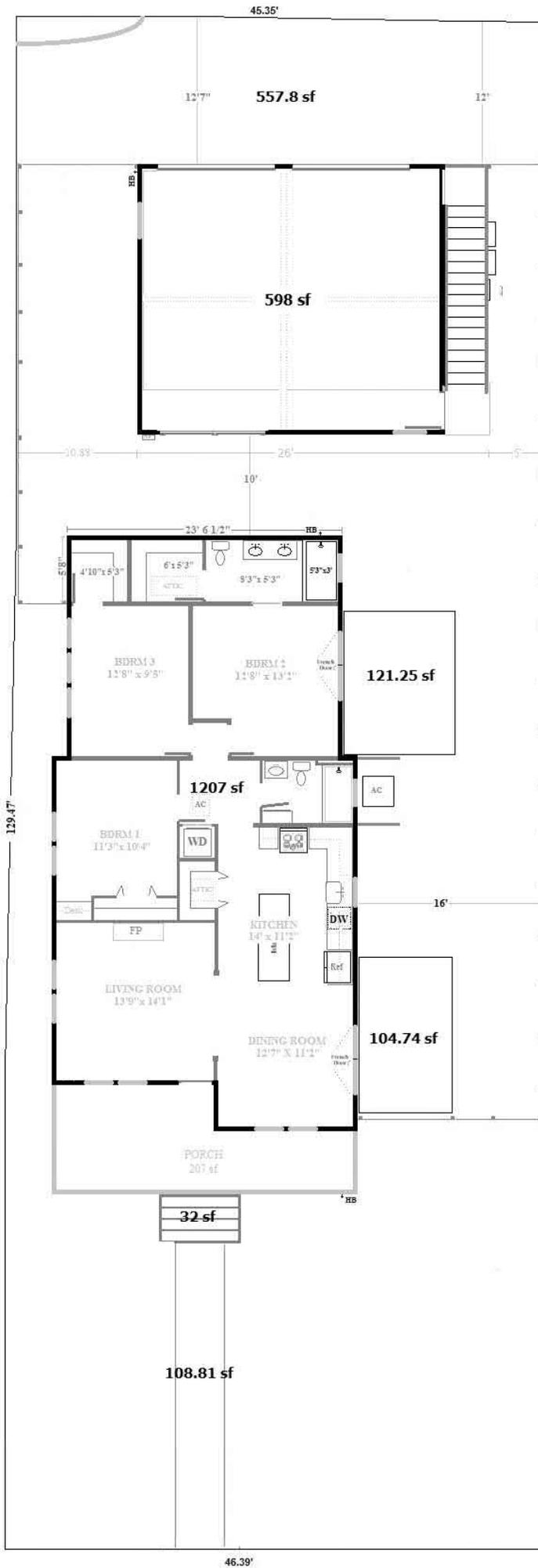
37.2 = 1 ft





Living Rm -	129.25
Kitchen -	90.71
Bedroom 1 -	110.01
Bedroom 2 -	110.01
Bathroom -	39.17
Laundry -	29.17
TOTAL:	508.32 sf





Total Impervious Cover

Total Lot Sq. Ft: 6,006 sf

House: 1,207 sf
 Patios/Walkways/Steps: 366.8 sf
 Driveway: 540 sf
 Proposed Garage: 598 sf (340.63 sf Existing Garage)
Total Impervious Cover: 2,711.8 sf or 45%

EXISTING SHED



317 Scott Street Garage Paint Colors / Siding

Garage to be Lap Siding with same paint colors matching existing Home



Paint Colors (Siding & Trim) matching Existing Home

SHERWIN-WILLIAMS
What can we help you find? 



Neutrals

Colors Shown



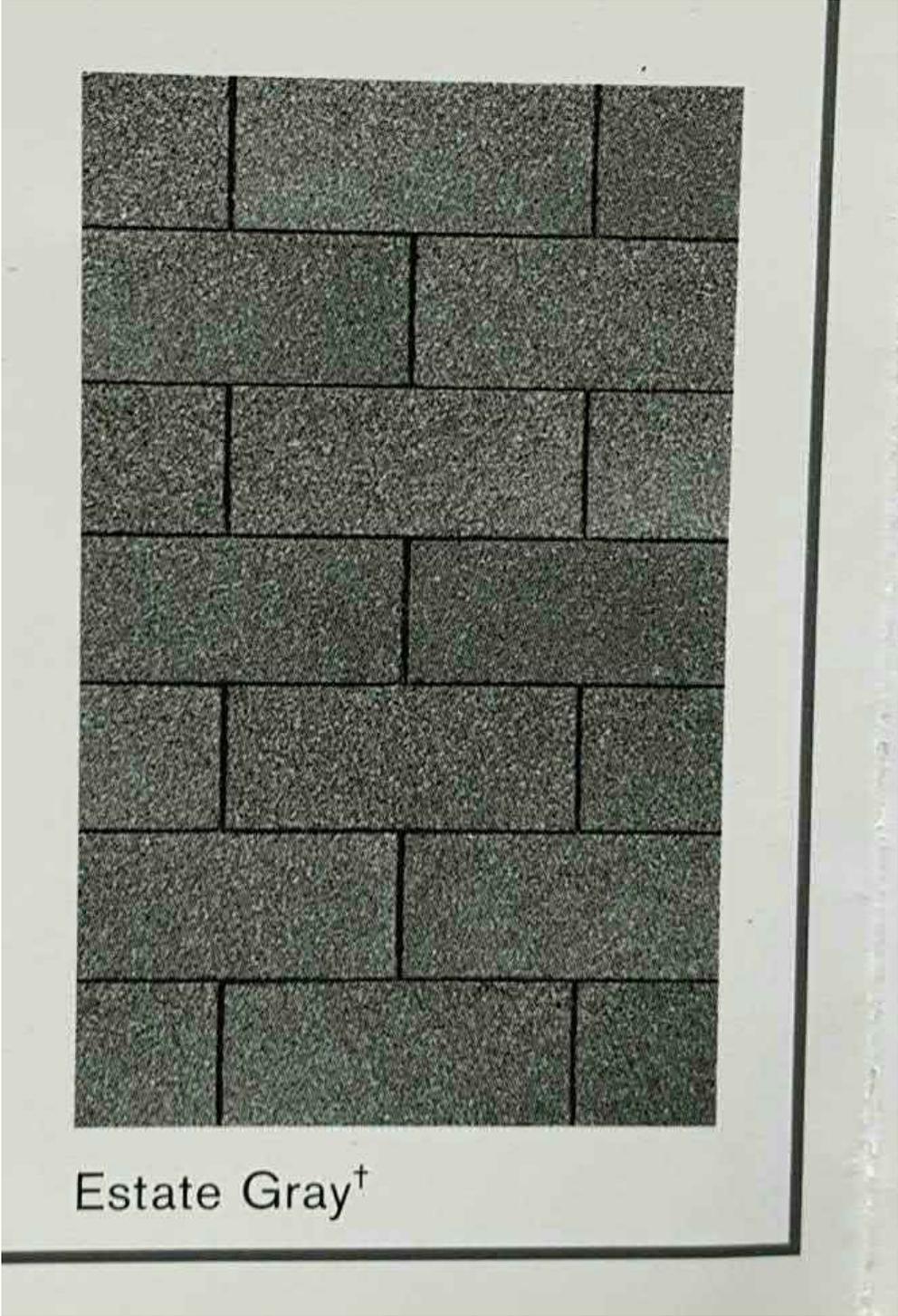
SW 7641
Colonnade Gray

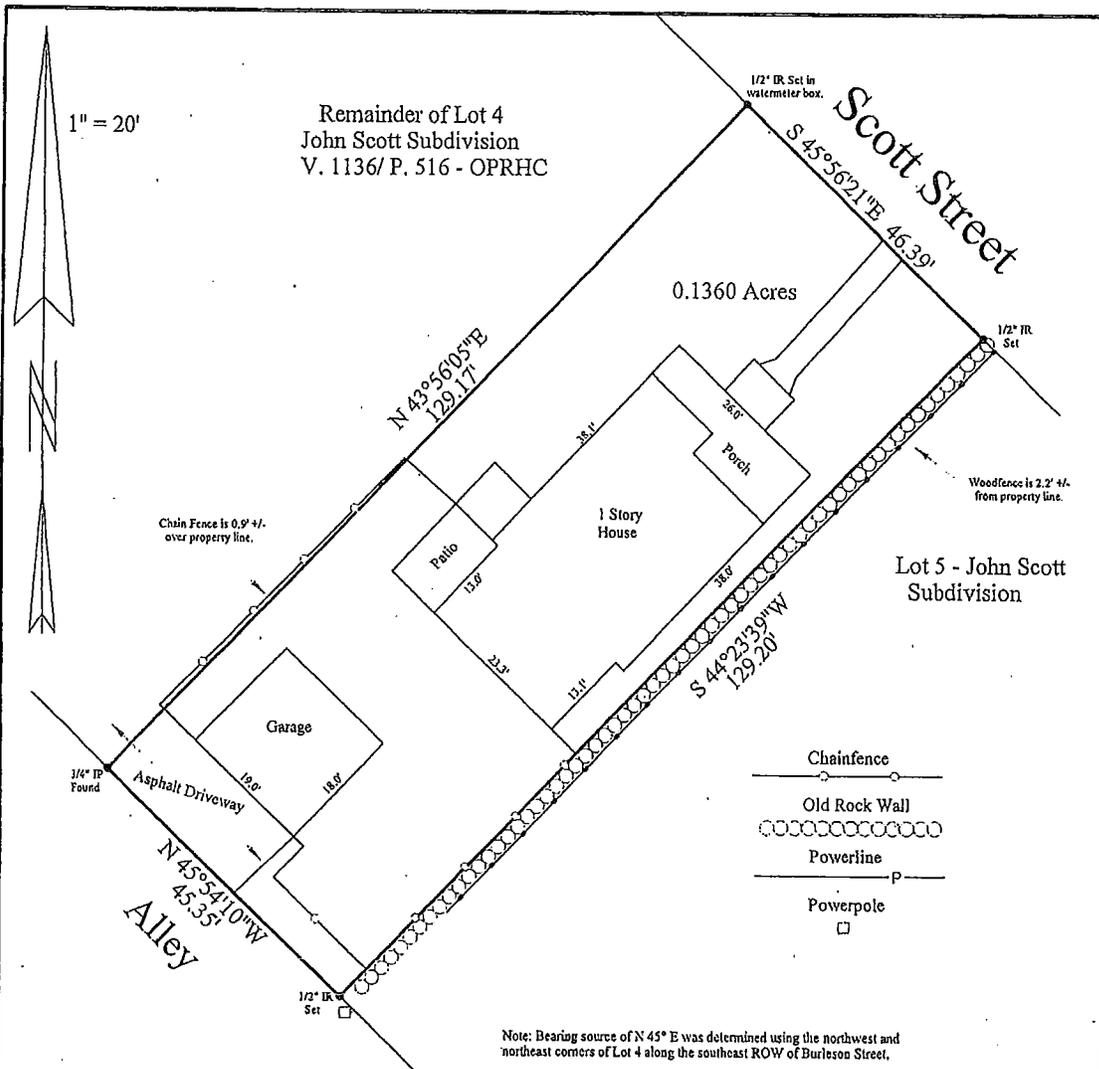
 Feedback



SW 6147
Panda White

Roofing will be Asphalt Shingles that match the existing Home:





PLAT SHOWING SURVEY OF 0.1360 ACRES OUT OF THE SOUTHEAST PORTION OF LOT FOUR (4), OF THE JOHN SCOTT ADDITION TO THE CITY OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME R, PAGE 255, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 0.1360 ACRES BEING THE SAME TRACT DESCRIBED IN VOLUME 190, PAGES 575-577, HAYS COUNTY DEED RECORDS.

FOR: Laurel D. Nelle

GF: 20108117/ Hays County Abstract

DATE: September 24, 2001

ADDRESS: 317 Scott Street, San Marcos, Texas.

The undersigned does hereby certify that this is a Category 1A, Condition 2 survey and was made on the ground under my supervision of the property legally described hereon and is essentially correct and there are no visible discrepancies, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown. Only those plats with a blue surveyors seal and blue signature shall be deemed reliable and authentic.

Ronald N. Hayes

Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

According to Map Panel 0193 E of the February 18, 1998 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area.



HAYES SURVEYING
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-268-4813

File # SCTTST02
Field Book # 33
Page # 60

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.

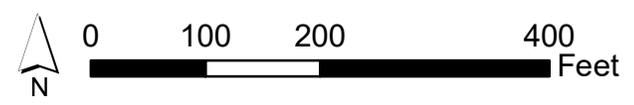
Standards for Rehabilitation

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-20-20 400' Notification Buffer 118 & 120 N LBJ Dr (Exterior Improvements)



- ★ 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: 7/21/2020



**Staff Report
Historic Preservation Commission
HPC-20-20**

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

Date of Meeting: August 6, 2020

Applicant Information:

Applicant: Mike Wills
Michael Wills Architect
801 Columbia Avenue
San Marcos, TX 78666

Property Owner: Scott Maupin
118-120 North LBJ Drive
San Marcos, TX 78666

Public Hearing Notice:

Mailed: July 24, 2020

Response: None as of report date.

Subject Properties:

Location: 118-120 North LBJ Drive
Historic District: Downtown
Description: Two-part commercial block building
Date Constructed: c. 1900 (*My Historic SMTX*)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: Building is not but is within Hays County Courthouse NRHP listed District
RTHL: No

Applicant Request:

To allow the renovation of the front and rear façades including, but not limited to, renovation of the storefront with addition of new door, installation of new ground floor windows on the front façade, and replacement of upper story windows on the front and rear facades of the building.

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, adjacent to the Waldrip Insurance Agency (“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 *My Historic SMTX* database states that the building was identified as a non-contributing structure in the 1992 National Register of Historic Places (NRHP) nomination form due to a metal slip cover over the entire façade. The metal slip cover can be seen in the following photograph from the form:



The slipcover was removed at some point after 1992. The database states that the upper floor retains high integrity despite the lower floor alterations and lists the building as a contributing structure to both the local historic district and the NRHP listed district.

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





The applicant is proposing to renovate the ground floor storefront along with the upper front façade and the side and rear façades .

The front façade renovation will include the following:

- Relocation and replacement of the existing aluminum door, which opens to the stairwell that leads to the second floor apartments;
- Construction of a new entry at 118 North LBJ Drive, including the installation of new wood doors, for new offices to be located in this space;
- Installation of two new wood windows at 118 North LBJ Drive for offices;
- Replacement of the upper story windows with custom made wood windows;
- Relocation of 3 markers on the building – one is a Landmark Award from the Heritage Association and the other two appear to be local informational markers dated from 1991; none are state or federal markers and therefore do not need special permission to relocate on the building; and
- Painting the exterior (painting of the building was not reviewed with this request – the applicant is aware of the new Code regulation that requires an administrative Certificate of Appropriateness to paint the exterior and plans to submit an application following this particular request)

The side façade renovation will include the following:

- Replacement of existing aluminum windows with custom made wood windows along the north and south sides; and
- Re-painting the north side façade painting of the building was not reviewed with this request – the applicant is aware of the new Code regulation that requires an administrative Certificate of Appropriateness to paint the exterior and plans to submit an application following this particular request)

The rear façade renovation will include the following:

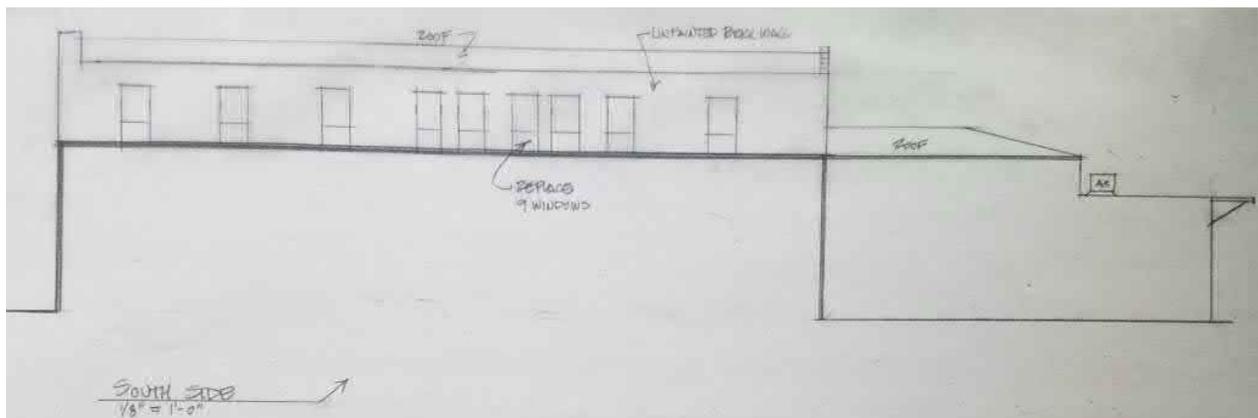
- Remove two modified windows; and
- Replace two aluminum windows with custom made wood windows

Renderings, shown below and in "EXHIBIT C", illustrate the points above:

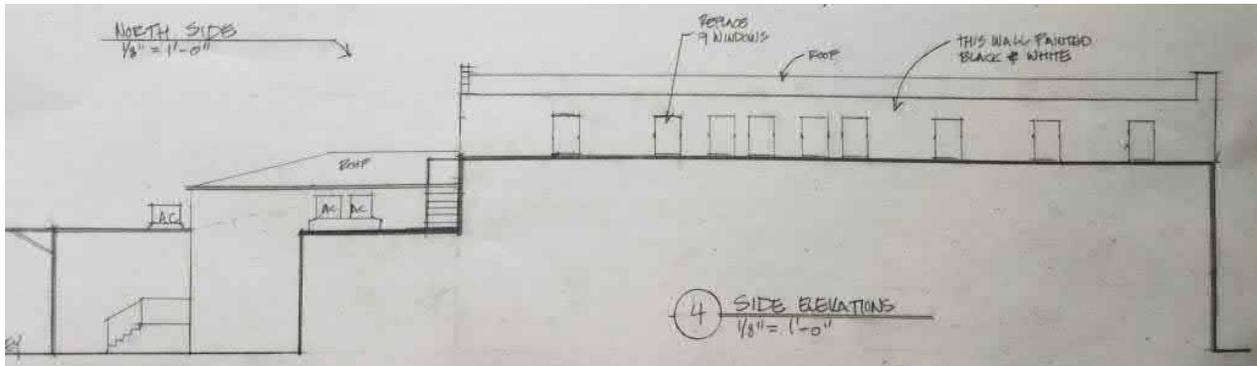
Front Elevation Rendering



South Side Elevation Rendering



North Side Elevation Rendering



Rear (Alley) Elevation Rendering



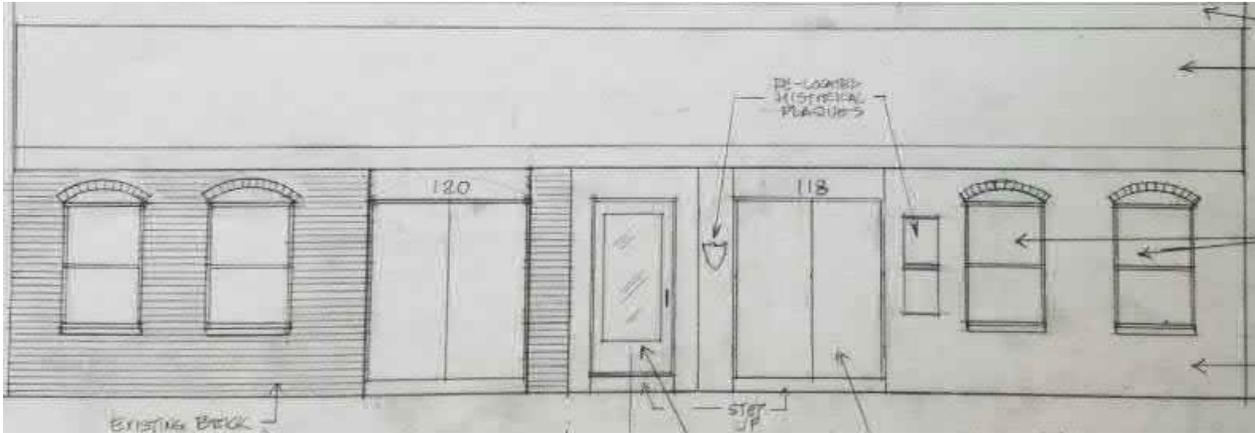
Staff has divided the review into separate parts: front façade renovations and those along either side of the building and at the rear, along the alley. In each, staff reviewed each request separately against the San Marcos Development Code, Appendix C, San Marcos Design Manual, Historic District Design Guidelines, and the Secretary of the Interior Standards for Rehabilitation.

Part 1: Front Façade Renovations

Ground Floor New Entry & Doors

As stated earlier, the applicant is proposing to construct a new recessed entryway to offices that will be located at 118 North LBJ Drive. The opening for the new entry is proposed to be six (6) feet in width to allow a set of wooden double doors and a slight step up to be installed. The doors will be painted to match those at 120 North LBJ Drive. The goal of the ground floor renovation is to create a balanced, symmetrical front elevation to the building.

Close-Up of Ground Floor Front Elevation Rendering



Close-Up of Existing Ground Floor (from My Historic SMTX)



In order to construct the new entryway, the existing aluminum door, which accesses an interior stairwell that leads to the second floor of the building (shown in the above photo), will need to be relocated to the center of the building. The two markers located on either side of the door will also have to be relocated. In addition to relocating this door, the applicant is proposing to replace it with a new wood door that includes a $\frac{3}{4}$ glass panel, as shown in the rendering.

The Historic District Design Guidelines state that most commercial buildings in the Downtown District have elements in common, which create a rhythm and visual pattern [Section C.2.1(B)(1)]. Section C.2.1(C) states that there is a common horizontal organization in the heights of storefronts and that there is a clear difference between the ground floor commercial activities and more private upper activities or living spaces. Staff finds the request retains this organization. Staff finds the

request for the new entry to be consistent with Section C.2.1(A) which explains the common line of construction shall be respected and maintained to give an appearance of a common wall. The new construction does not appear to impair the common setback of this building. Section C.2.1(B)(2) states that the tradition of repeating parts should be maintained. Staff find the new entry way to mirror that of the existing and therefore consistent with this. Section C.2.1(D)(5) states that the recessed entrance is a common characteristic to most commercial buildings; it adds to the rhythm of the building face. Staff finds the request for the new entryway, with the step up, is consistent with this and enhances the ground floor rhythm. Staff finds the new entryway consistent with Section C.2.2.1(C) which explains that commercial storefronts have a common horizontal three-part construction in each bay, including display-entry-display or display-display-entry. Section C.2.2.2 states that entrances to storefronts should be proportioned to fit within the overall organization of the storefront and that the height of the entrance is equal to the top of the display windows. Staff finds the request consistent with this.

The proposed new wooden double doors for the new entryway appear to meet the recommendation of Section C.2.2.3(B) of the Historic District Design Guidelines. The door leading to the stairwell is consistent with Section C.2.2.3(A) as it will be constructed with a glass panel and kick plate. The use of wood is consistent as wood is common material that is used for a variety of architectural details on many of the commercial buildings in the Downtown Design Guidelines (Section C.2.3.3).

Staff finds the request for the new entryway 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.* Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible is also recommended by the SOIS. The Standards for Rehabilitation states that the new storefront may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material and color of the historic building. Staff finds the request for the new entry consistent with this. The photograph below illustrates a replaced storefront that is compatible with the character of the building. Staff finds the new storefront proposed for 118 North LBJ Drive is compatible with the character of the building.

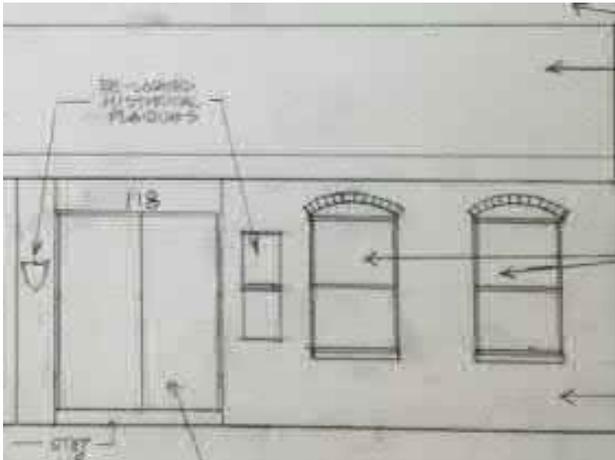
Example of Renovated Storefront from Secretary of the Interior Standards for Rehabilitation



[28] This new storefront, which replaced one that was missing, is compatible with the historic character of the building.

Ground Floor Windows

The applicant is proposing to install two new wood windows where, currently, there are none.



The third marker, located at the far right of the building, is proposed to be relocated in order to install the windows. The new windows are proposed to be similar in size and design as those located at 120 North LBJ Drive and custom made wood windows with a 1:1 configuration.

Staff finds the request for the new windows is consistent with Section C.2.1(D)(3) which explains that the repetition of windows and door components create a rhythm in the block of buildings. By mirroring the design of the windows on the opposite side of the building, staff finds the request for the new windows is consistent with Sections 4.5.2.1(l)(1)(c), (d), and (g) of the San Marcos Development Code. The width of the new windows is visually compatible to the rest of the building and the solids to voids ratio is balanced. 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.*

Upper Floor Windows

The applicant is proposing to replace all nine (9) wood windows found on the upper floor. The applicant states that all windows will be replaced with custom made wood windows that will be in the same 1:1 configuration. Because the historic resources survey lists the upper story windows as original to the building, staff asked the applicant if any of the windows were repairable. The applicant states that all nine are beyond repair, mostly rotten from excessive water damage. The applicant has stated that they are not changing any of the trim on the outside and that the installers will measure each window opening; each window will be built to fit in the existing locations. According to the applicant, the windows are likely to be built by McCoy's woodworking division.

Section C.2.2.5(A) of the Historic District Design Guidelines state that the majority of windows on the upper floor of commercial buildings appear to be constructed as individual units in the walls of the buildings and that these windows should not be modified. Staff finds the request consistent with this as the applicant is not modifying the openings and will be constructing the windows to fit each opening. Staff finds the request for the new windows consistent with Section C.2.2.5(D) as the framing and trim will not be changed.

The Secretary of the Interior's Standards for Rehabilitation recommends replacing in kind an entire window that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on

historic documentation. Staff finds the request to have custom made wood windows fitted and installed for each opening consistent with this. The SOIS also recommends that utilizing low-e glass windows with the least visible tint for replacement windows. The applicant states that he always specifies low-e glass when replacing windows. Staff has included a condition that all the windows along the prominent front façade utilize low-e glass to ensure that the SOIS are met.

Part 2: Side and Rear Façade Renovations

Windows

On the south side of the building, the applicant is proposing to replace nine (9) aluminum windows with custom made wood windows. In addition, nine aluminum windows along the north side of the building will be replaced with custom made wood windows. Along the rear of the building, two aluminum windows will be replaced with custom made wood windows; outlined in red in the photos that follow. The two modified windows in the middle, outlined in yellow, will be removed and the spaces closed in.



Section C.2.2.7(A) of the Historic District Design Guidelines states that the side and rear elevations of most historic commercial buildings were frequently constructed of a different material than the more prominent front facade. Frequently the detail, and the number and size of windows differs from front to side and rear. This Sections states that alley and side facades should be respected for their simple design and should not be “dressed up” to create a false impression or false history Staff finds the request to replace the windows along these façades consistent with this. Utilizing similar in size custom wood windows as the rest of the building is consistent with Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code. 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*. In addition, the SOIS recommends replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building. Staff finds the request consistent with this.

Summary

Staff finds that the request for the various exterior renovations meets the regulations of the San Marcos Development Code [Sections 4.5.2.1(l)(1))(c), (d), and (g)] and is consistent with the Historic District Design Guidelines [Sections C.2.1(A), C.2.1(B)(2), C.2.1(C), C.2.1(D)(3), C.2.1(D)(5), C.2.2.1(C), C.2.2.2, C.2.2.3(A), C.2.2.3(B), C.2.2.4(A), C.2.3.3, C.2.2.4(G), C.2.2.5(A), C.2.2.5(D), and C.2.2.7(A)] and the Secretary of the Interior Standards [Standard Number 9]. Therefore, staff recommends **approval with the following condition:**

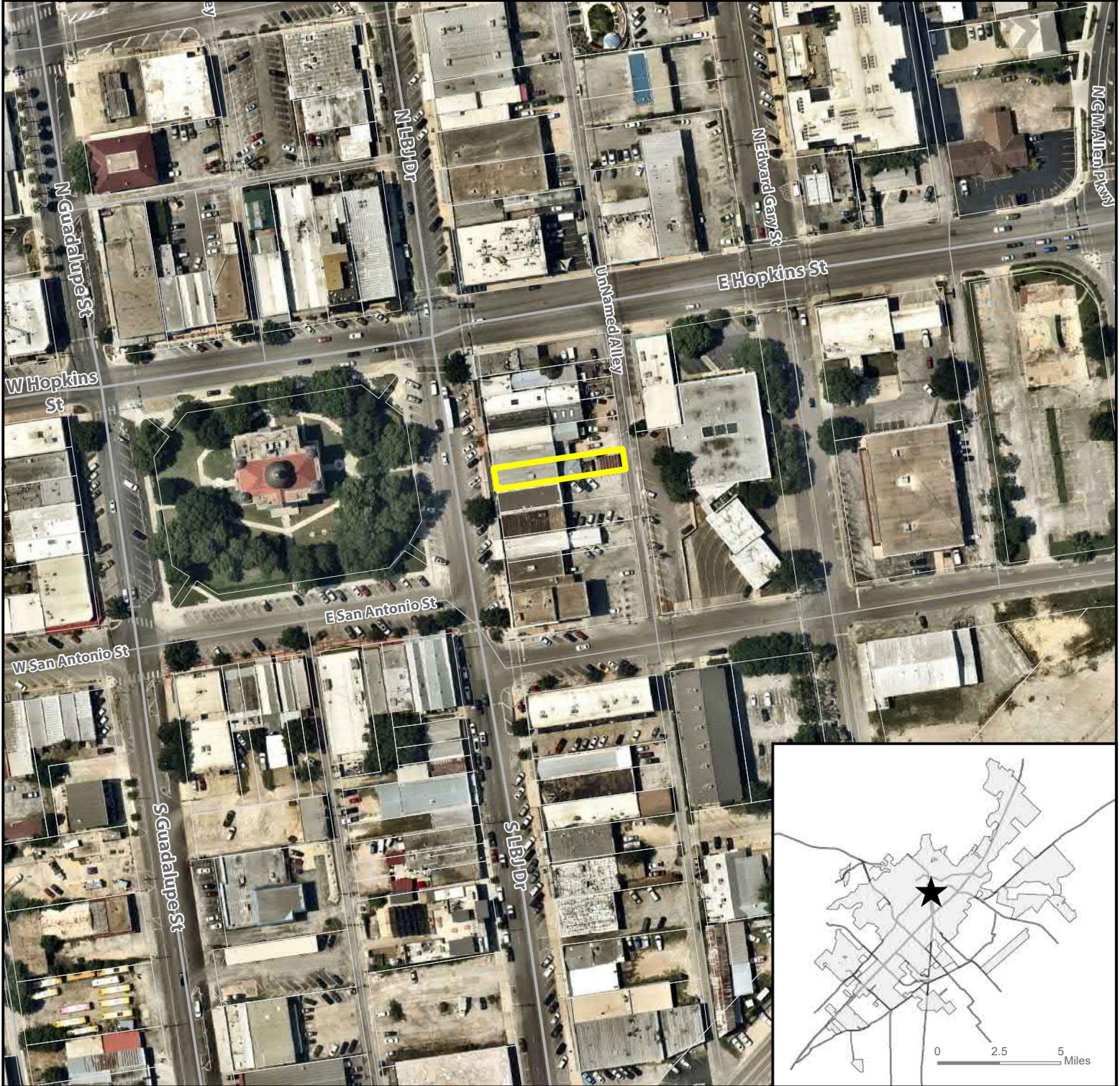
- 1. To further meet the Secretary of the Interior Standards for Rehabilitation, low-e glass windows with the least visible tint are utilized for the new windows installed on the ground story and the new replacement windows along the upper story front façade.**

EXHIBITS

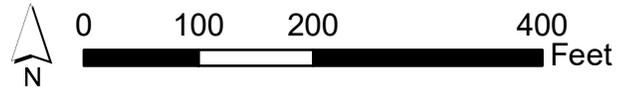
- A. Aerial Map
- B. Page from Survey Inventory Table from *My Historic SMTX*
- C. Renderings
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- E. Secretary of the Interior Standards for Rehabilitation

HPC-20-20 Aerial View 118 & 120 N LBJ (Exterior Improvements)

"EXHIBIT A"



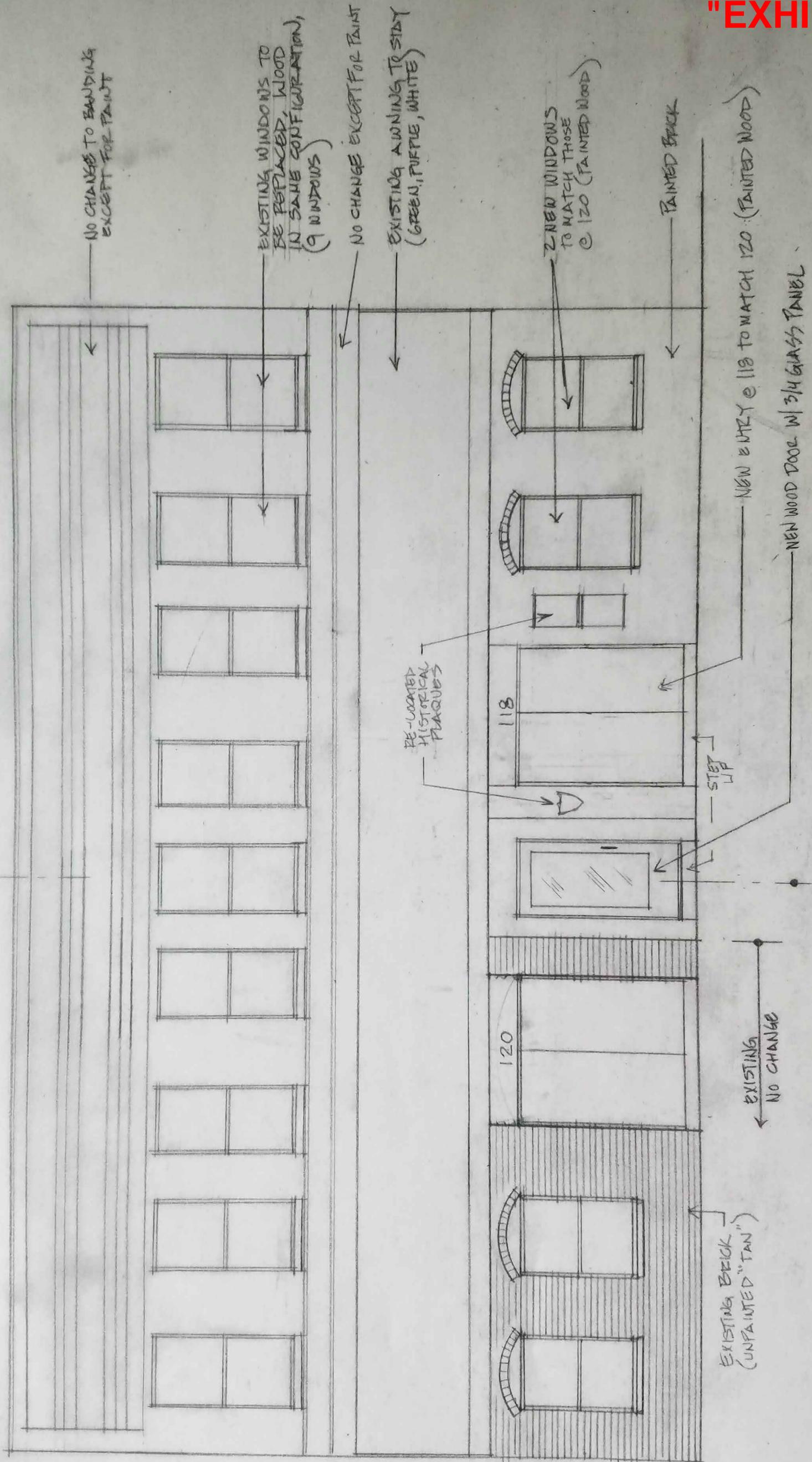
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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.

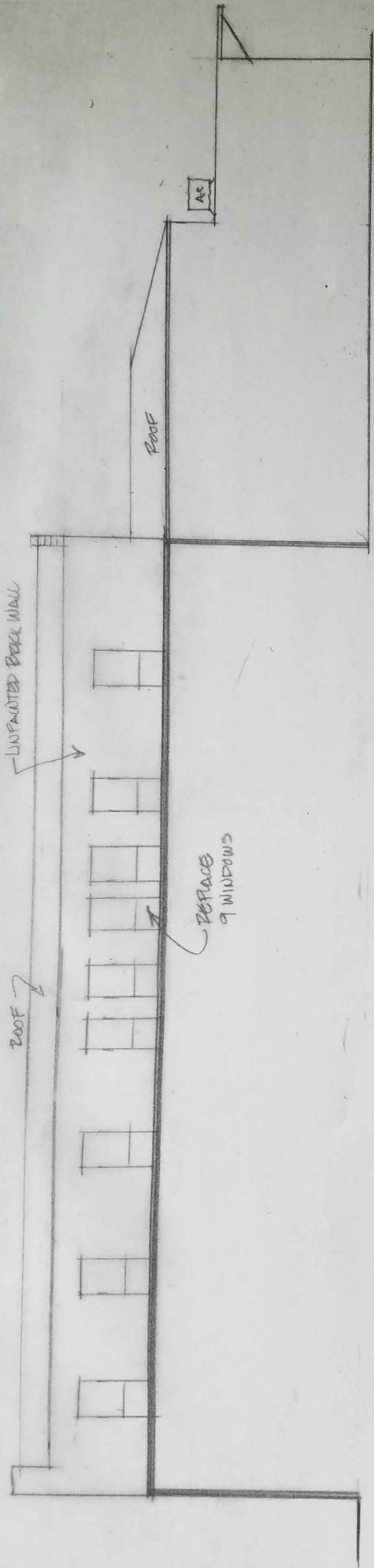
Map Date: 7/21/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R41492 	102 N LBJ DR SAN MARCOS	Vacant Old First National Bank Building	Commerce/Trade	Beaux Arts, Neoclassical Architecture, Planning/Development	1909- 1910/1887	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local Individually: Yes In District?: No	High
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41490 	110 N LBJ DR SAN MARCOS	Commerce/Trade	Commerce/Trade	Commercial Style	ca. 1905	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local Individually: No In District?: No	Medium
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41491 	112 N LBJ DR SAN MARCOS	Commerce/Trade	Commerce/Trade	Commercial Style Architecture	ca. 1905	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local Individually: No In District?: No	High
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41489 	114-116 N LBJ DR SAN MARCOS	Commerce/Trade	Commerce/Trade	Commercial Style Architecture	ca. 1905	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local Individually: Undetermined In District?: No	High
Hays County Courthouse NRHP District & Downtown Local Historic District								
R41487 	118-120 N LBJ DR SAN MARCOS	Commerce/Trade	Commerce/Trade	Commercial Style	ca. 1900	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input checked="" type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local Individually: No In District?: No	Medium
San Marcos Tattoo Emporium								
Hays County Courthouse NRHP District & Downtown Local Historic District								



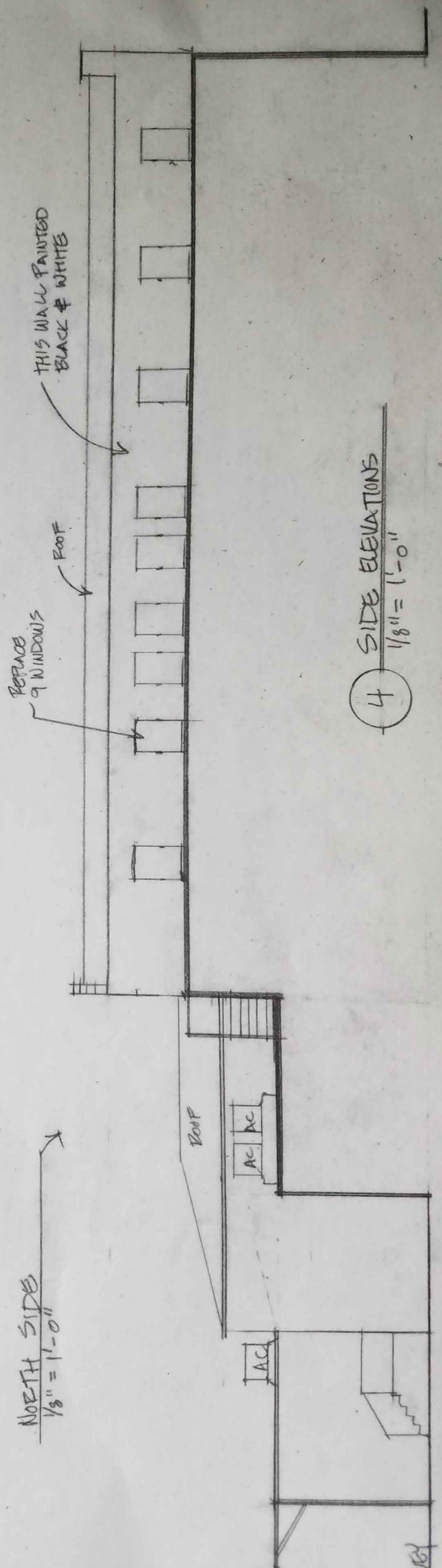
3 REVISED FRONT ELEVATION

1/4" = 1'-0"

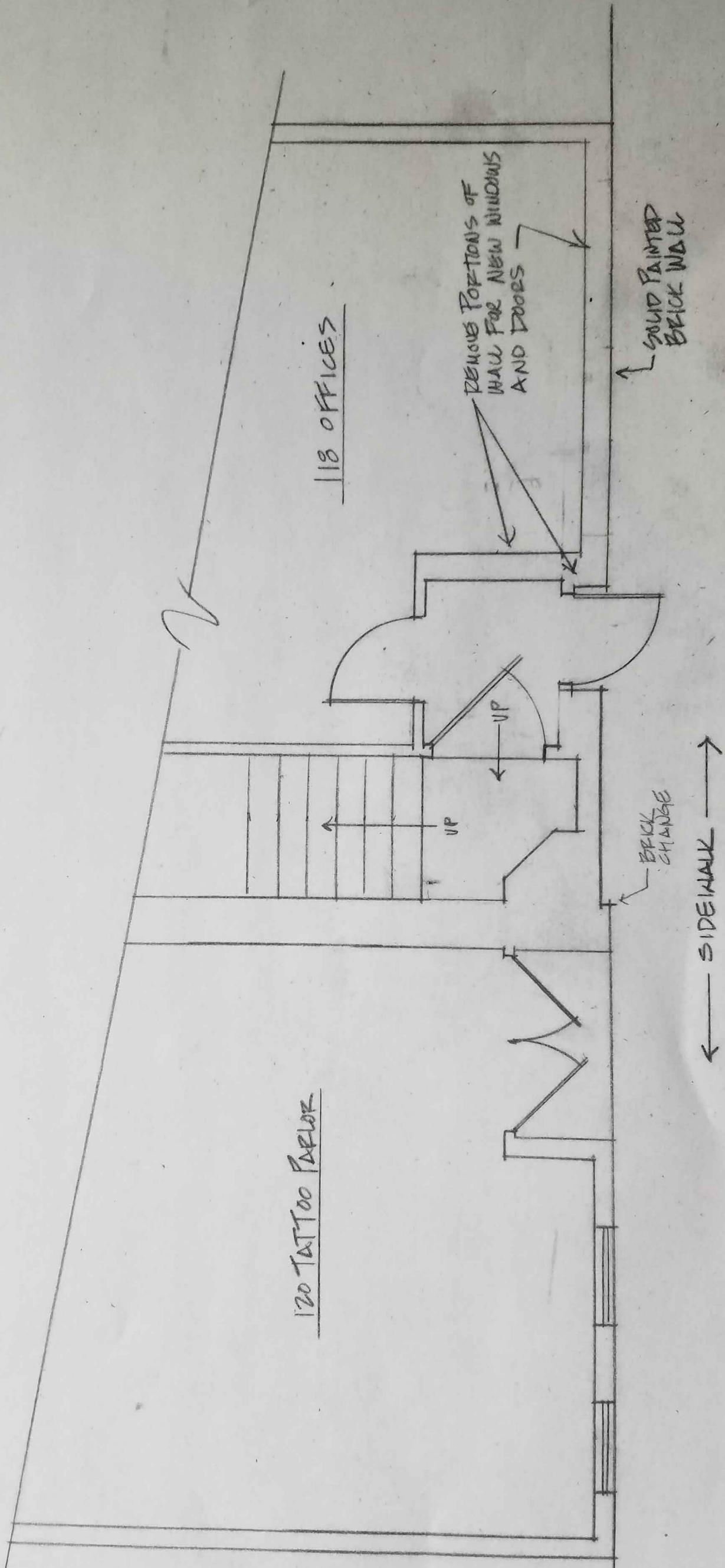


SOUTH SIDE
 $\frac{1}{8}'' = 1'-0''$

NORTH SIDE
 $\frac{1}{8}'' = 1'-0''$

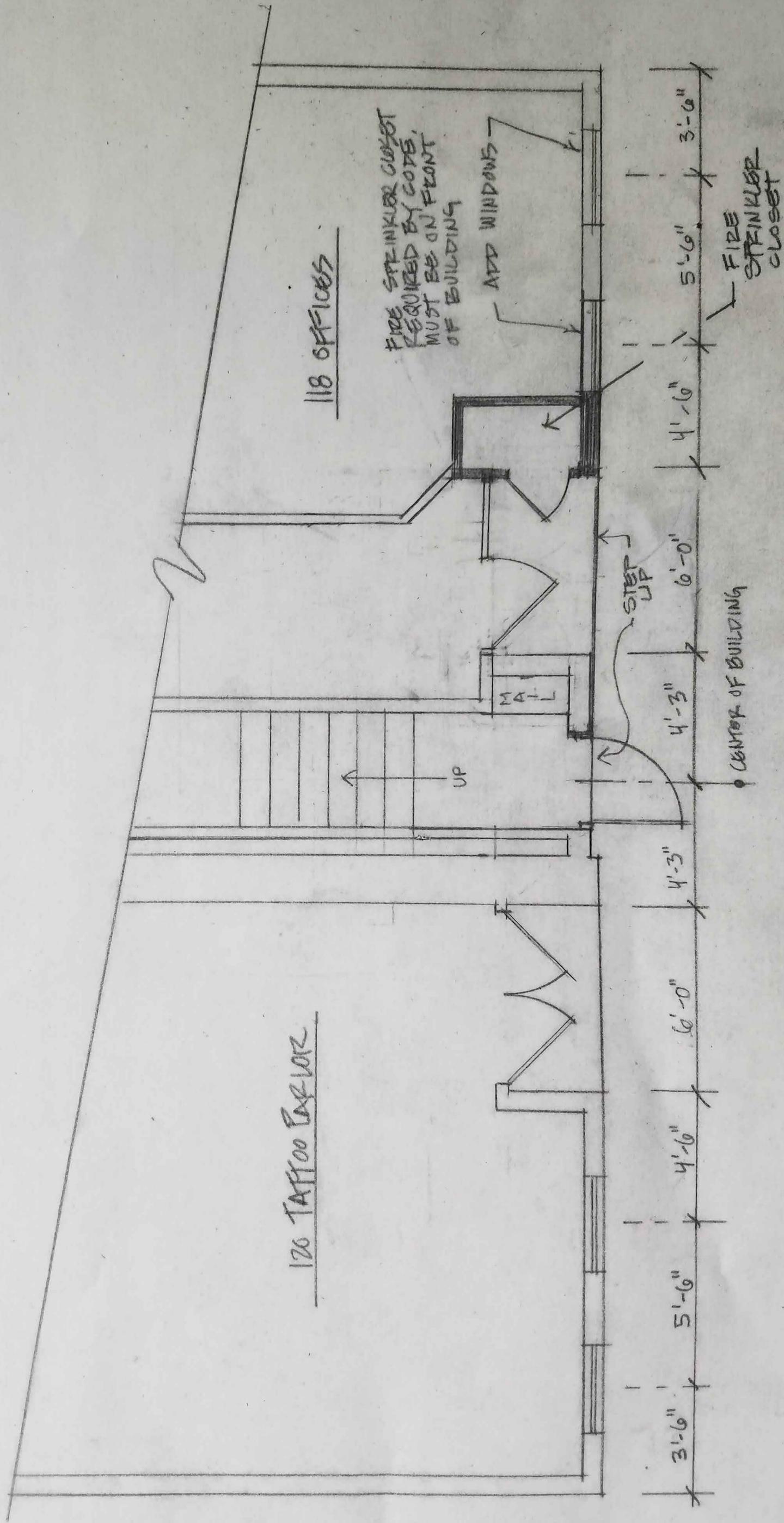


4 SIDE ELEVATIONS
 $\frac{1}{8}'' = 1'-0''$



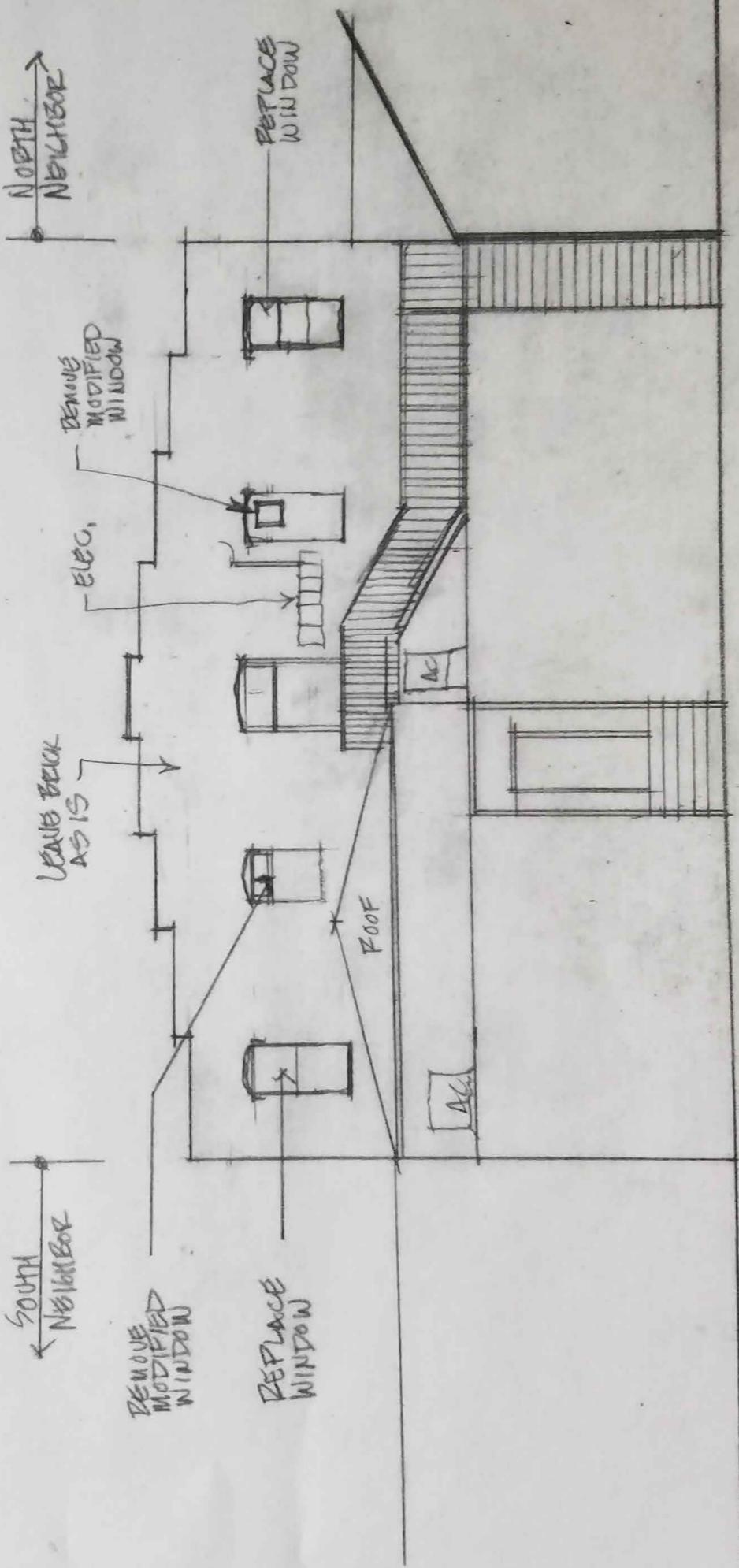
① EXISTING PLAN (PARTIAL)

1/4" = 1'-0"



2 REVISED STREET LEVEL PLAN

1/4" = 1'-0"



5 ALLEY ELEVATION (BACK)
 1/8" = 1'-0"

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

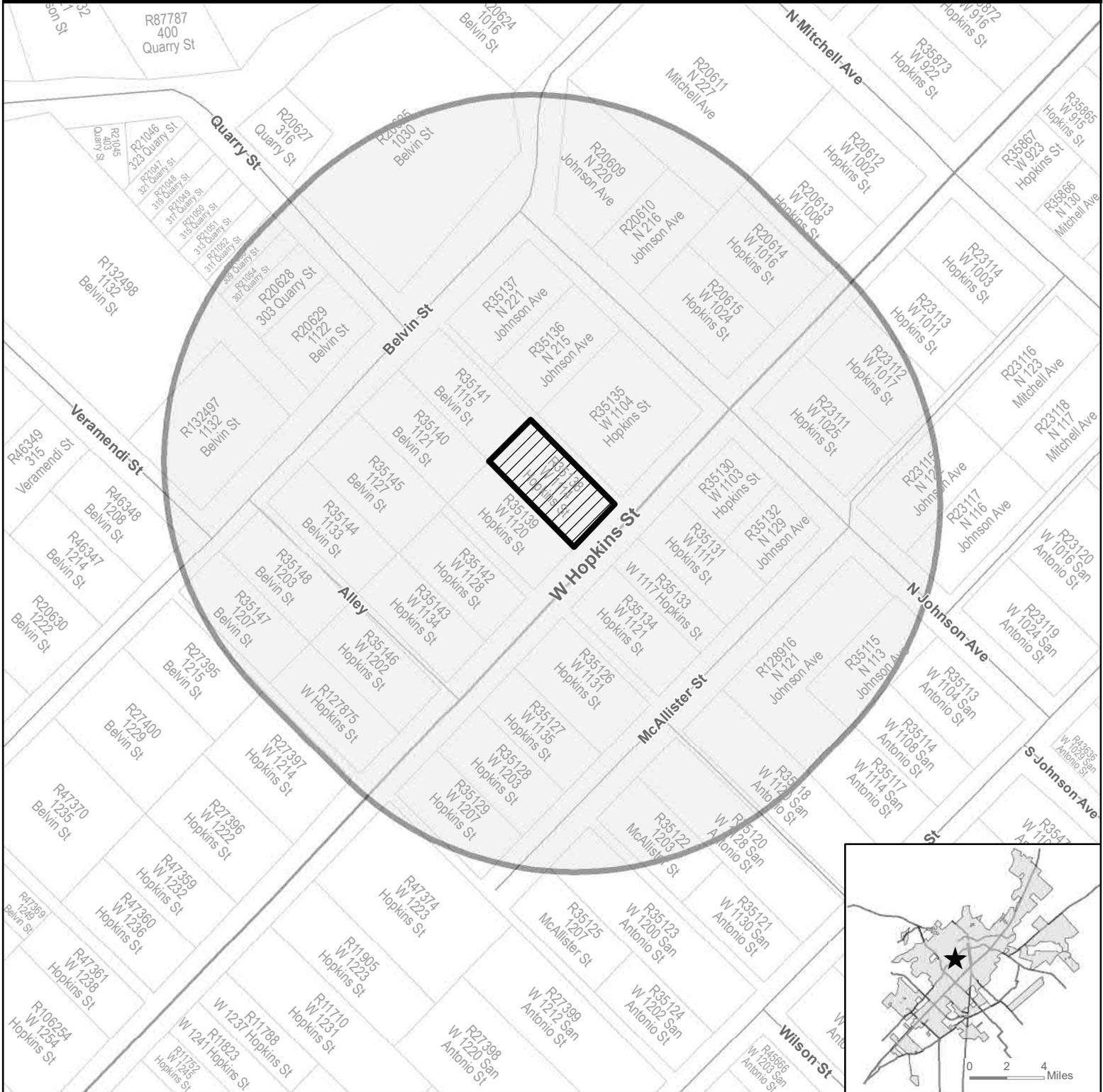
I. Construction and Repair Standards.

- (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.

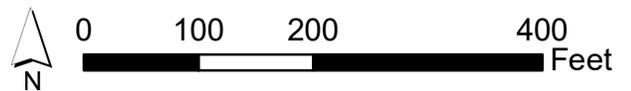
Standards for Rehabilitation

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-20-21 400' Notification Buffer 1114 W. Hopkins St. (Expansion of Detached Garage)



- ★ 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: 7/21/2020



**Staff Report
Historic Preservation Commission
HPC-20-21**

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

Date of Meeting: August 6, 2020

Applicant Information:

Applicant: Shawn Dupont
114 West Hopkins Street
San Marcos, TX 78666

Property Owner: Same

Public Hearing Notice:

Mailed: July 24, 2020

Response: None as of report date.

Subject Properties:

Location: 1114 West Hopkins Street
Historic District: Hopkins Street
Description: Craftsman
Date Constructed: c. 1925 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow renovation and expansion of the existing detached garage located at the rear of the property in order to construct a two-car garage accessory dwelling unit in the same location.

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.*

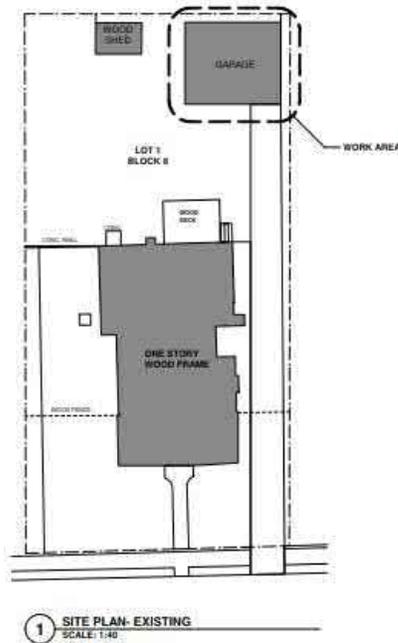
Staff Comments:

The subject property is located on West Hopkins Street, south of Johnson Avenue in the Hopkins Street Historic District (“EXHIBIT A”). The property was evaluated in *My Historic SMTX* with a high preservation priority (“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 historic resources survey states that the property has high integrity and is a significant/intact example of a 1920s Craftsman bungalow that reflects early 20th Century neighborhood development.

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



Site Plan



The applicant is proposing to convert and expand the existing one-story detached garage, located at the rear of the property, to a two-story structure. The first floor is proposed to be a 537 square foot garage and the second floor will be an approximately 537 square foot accessory dwelling unit (ADU). The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 5.1.3.1(c)(2). The accessory dwelling unit as proposed meets these standards.

The existing garage is 332 square feet, with a 205 square foot storage space located on the left hand side of the garage, shown below. The survey form lists the garage as both an ancillary building and a landscape feature. It states that it is of historic age but does not list a date of construction.



Rendering of existing structure (View of structure from West Hopkins Street)

The applicant is proposing to retain the exterior walls and the foundation of the existing structure and go vertical. The second floor apartment will be accessible via an internal stair. The proposed rendering submitted by the applicant is shown below as well as "EXHIBIT C" in the packet.



3A SOUTH ELEVATION- PROPOSED
SCALE: 1/4"=1'-0"

Rendering of proposed structure (View of structure from West Hopkins Street)



Massing Model submitted by applicant

The applicant is proposing to construct the new structure in the same Craftsman style as the main residence, utilizing horizontal wood siding that is the same in width and profile as the main structure. The applicant is also proposing to install similar garage doors as the existing structure as well as proposing the roofing material of the new structure to match that of the main structure, standing seam metal.

Section C.1.2.4(10) of the Historic District Design Guidelines recommend constructing garages to the rear of the property behind the face of the house. Staff finds the request consistent with this recommendation. While Section C.1.2.4(11) of the Historic the Design Guidelines recommends orienting garage doors away from the street, the new garage doors will be in the same orientation as the existing ones which face the alley. Staff finds the request to keep the orientation helps to maintain the historic integrity of the site, consistent with Section 4.5.2.1(l)(1)(e) of the San Marcos Development Code.

The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]
The new structure is a two-story building and is taller than the main residence. The applicant states that the main structure is a rather tall one-story structure, measuring 21 ½ feet from ground to peak of roof. The new structure measures 23 ½ feet from ground to peak of roof; only two feet taller than the main structure. In addition, the detached garage at the adjacent property (1104 West Hopkins Street) is also two-story structure, as shown in the Google Streetview photo below:



- Maintain the building relationship to the street [Section C.1.2.4(3)]
By facing Hopkins Street, the new unit will retain the same visual continuity as the existing garage.
- Respect the overall proportion and form [Section C.1.2.4(5)]
The new structure meets the development standards for size and location and is well-proportioned in comparison to the main residence, even though it is taller. In addition, the new structure will be setback from the curb approximately 128 ½ feet and somewhat screened by the existing picket fence.

- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]
The new structure's floor height is larger than the main residence but as stated above, there is a two-story garage located on the property immediately adjacent to the subject property.
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]
The forms and lines are consistent and compatible with the main residence. A similar "Dutch eyebrow" is proposed that will mirror the one on the front of the main structure. In addition, the applicant is proposing to install a metal roof to match the main structure.



Dutch eyebrow on front of main structure



Dutch eyebrow on front of property secondary structure

- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]
The window pattern is compatible with that of the main residence.
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]
The applicant is proposing to use a wood lap siding that matches the main residence's siding in width and profile. Staff finds this consistent with Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines which state that wood was the primary building material in residential construction. Staff also finds the applicant's choice to use a siding material that matches the profile of the main structure meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code.
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]

The new unit will be very similar in style to the main residence, but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic main house.

Staff also finds that locating the garage in the same location as the existing one meets 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.*" The new structure will also be able to be removed in the future without impairing the historic main residence. This is consistent with the Secretary of the Interior's Standards for Rehabilitation 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.*"

Staff finds the request to demolish the existing detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10]. Therefore, Staff recommends **approval of the request as submitted.**

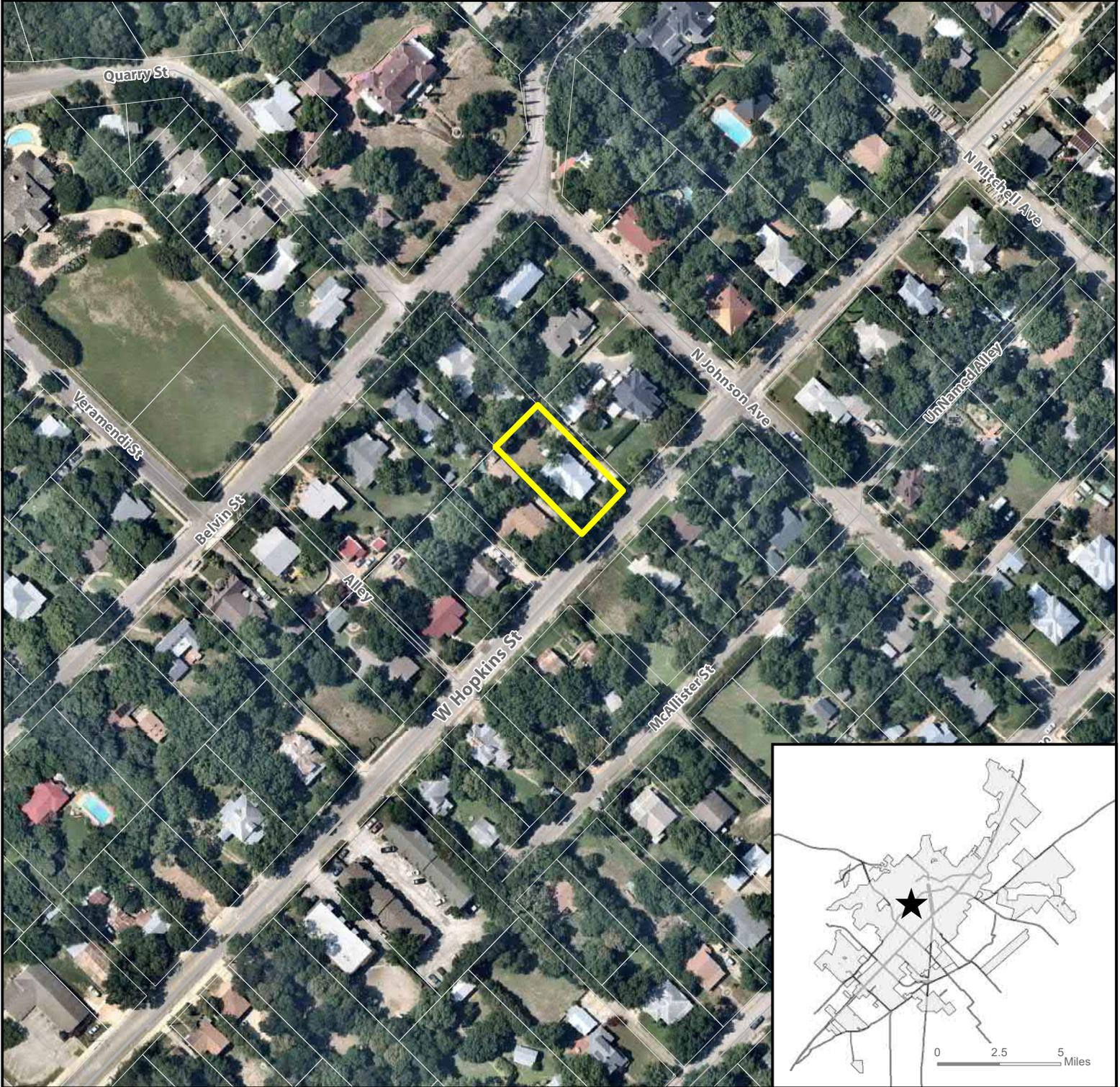
EXHIBITS

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

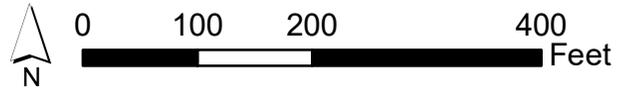
HPC-20-21 Aerial View

1114 W Hopkins St. (Expansion of Detached Garage)

"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: 7/21/2020

TEXAS HISTORICAL COMMISSION

Project #: 00046

Historic Resources Survey Form

Local Id: R35138

County: Hays

City: SAN MARCOS

Address No: 1114

Street Name: W HOPKINS ST

Block: 2

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DUPONT CHRISTOPHER S & LAURA S

Address: 1024 W SAN ANTONIO ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.8762 Longitude: -97.953115 Parcel Id Phase 2

Legal Description (Lot\Block): S F MCALLISTER ADDN, BLOCK 8, LOT 1, ACRES 0.2466

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:** Hopkins Street Local Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Significant/intact ca. 1925 Craftsman bungalow with clipped gable ends; original wood siding, wood windows, original front door, and Craftsman-style porch supports; brick piers at porch steps; identified as high priority in 1997 Heritage Neighborhood survey; high integrity

Additions, modifications **Explain:** Rear porch addition

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35138

County: Hays

City: SAN MARCOS

Address No: 1114

Street Name: W HOPKINS ST

Block: 2

Stylistic Influence

Craftsman

Structural Details

Roof Form

Hipped, Cross-Gabled (clipped gable ends)

Plan

Bungalow

Roof Materials

Composition Shingles

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

SUPPORT Tapered box supports, Masonry piers

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Single (original)

Landscape Features

Hist.-age detached garage with side addition; wooden picket fence

ANCILLARY BUILDINGS:

Garage: Hist. age garage

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant/intact example of 1920s Craftsman bungalow; reflects early 20th-cent. neighborhood development

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined **Within Potential NR District?:** Yes **Is Property Contributing?:**

Potential NR District Name: Hopkins Street Historic District

Priority High **Explain:** High ntegrity; merits research for NRHP eligibility; contributing to local hist. dist.

Other Information

Is prior documentation available for this resource? Yes **Type** HABS Survey Other

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects)

GARAGE RENOVATION DRAWINGS

1114 HOPKINS ST
SAN MARCOS, TEXAS 78666

architecture - planning - restoration
516 WEST HOPKINS STREET
SAN MARCOS, TEXAS 78666
OFFICE: 512-353-3339 FAX: 512-353-3001

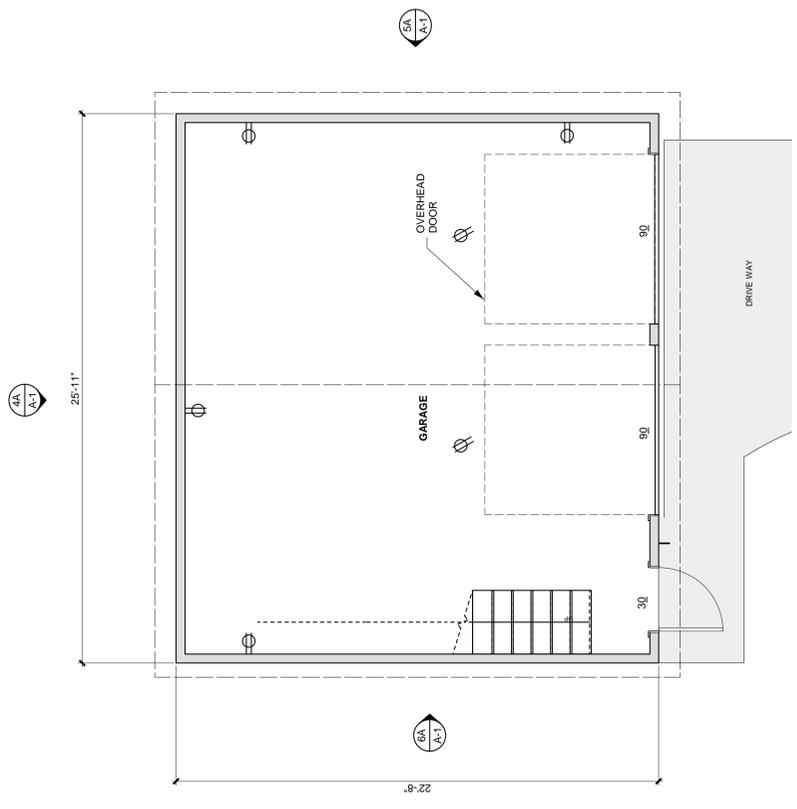


BID/REVIEW-
DRAWING-
ISSUED
7/21/20

NOTE: ALL DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DRAWINGS ARE FOR REVIEW ONLY AND MAY NOT BE USED FOR PERMITTING OR CONSTRUCTION.

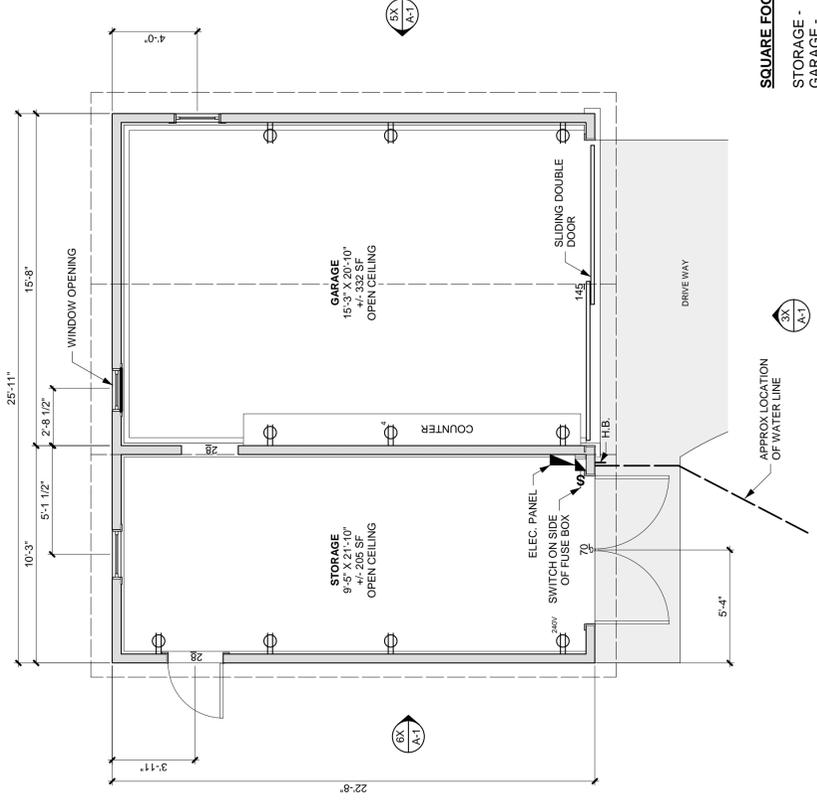
DRAWN BY	FG
CHECKED	FG
DATE	JULY 2020
REVISED	7/21/20
PROJECT NO.	17-004
SHEET NO.	

A-1



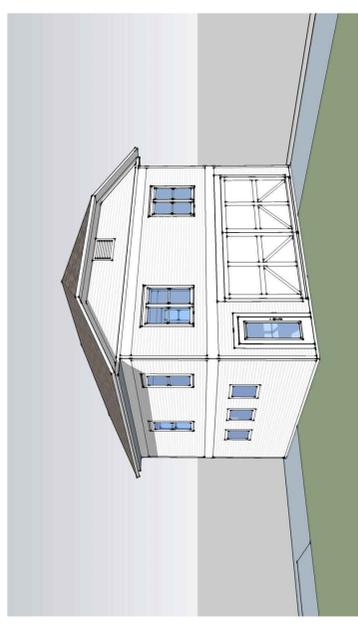
SQUARE FOOTAGE
GARAGE - 537 SF
APARTMENT - 537 SF
TOTAL - 1,074 SF

2A FLOOR PLAN- PROPOSED
SCALE: 1/4"=1'-0"

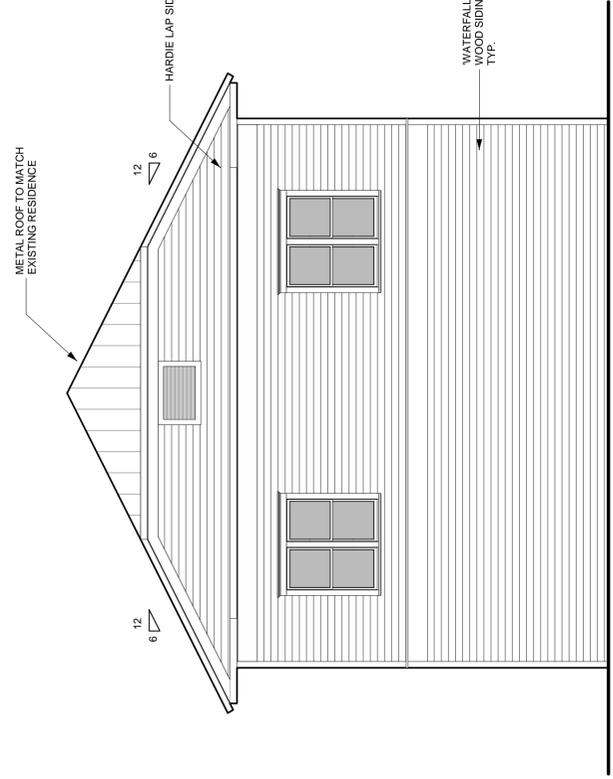


SQUARE FOOTAGE
STORAGE - 205 SF
GARAGE - 332 SF
TOTAL - 537 SF

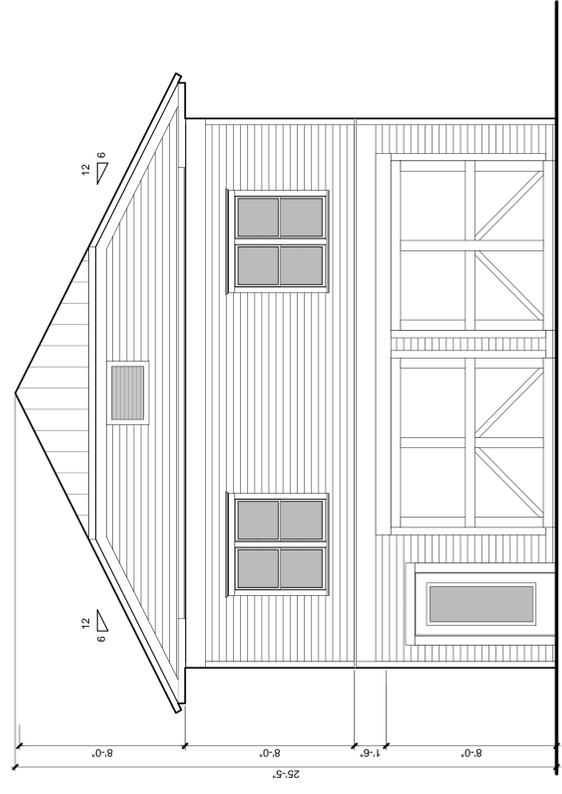
2X FLOOR PLAN- EXISTING/DEMO
SCALE: 1/4"=1'-0"



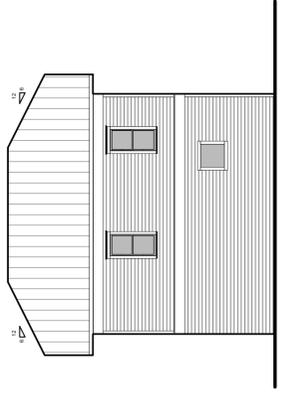
7 MASSING MODEL- PROPOSED
N.T.S.



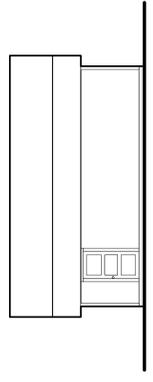
4A NORTH ELEVATION- PROPOSED
SCALE: 1/4"=1'-0"



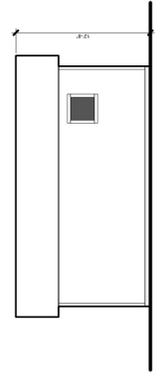
3A SOUTH ELEVATION- PROPOSED
SCALE: 1/4"=1'-0"



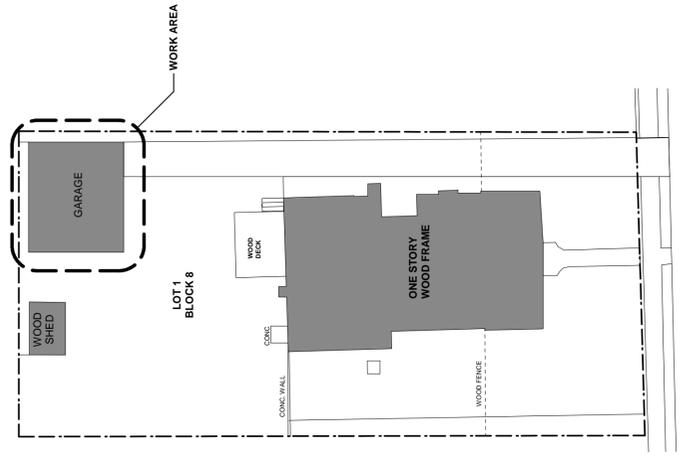
5A EAST ELEVATION (WEST SIMILAR)
SCALE: 1/8"=1'-0"



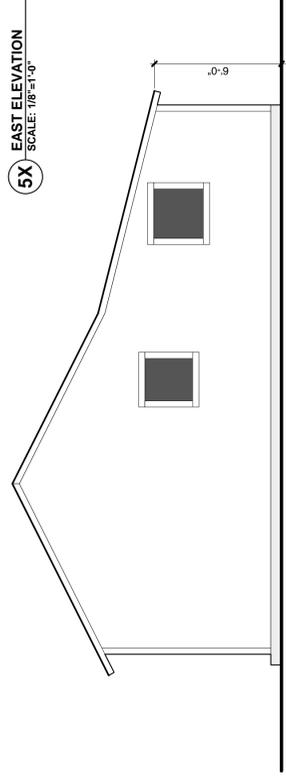
6X WEST ELEVATION
SCALE: 1/8"=1'-0"



5X EAST ELEVATION
SCALE: 1/8"=1'-0"

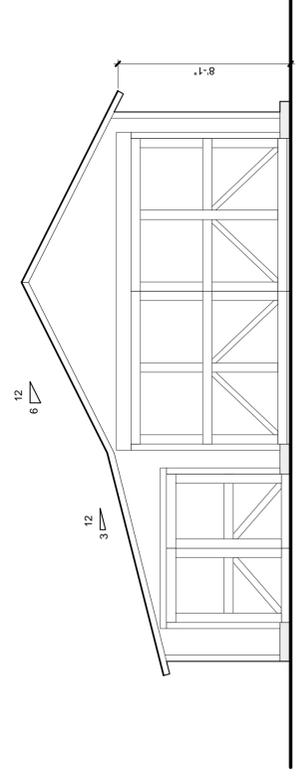


1 SITE PLAN- EXISTING
SCALE: 1:40



4X NORTH ELEVATION
SCALE: 1/4"=1'-0"

SCOPE OF WORK-
PROJECT INCLUDES THE RENOVATION AND EXPANSION OF AN EXISTING 1-STORY GARAGE AND STORAGE BUILDING. PROPOSED RENOVATIONS INCLUDE THE ADDITION OF A SECOND LEVEL APARTMENT ABOVE THE GARAGE, ACCESSIBLE VIA AN INTERNAL STAIR. PROPOSED DETAILING IS IN KEEPING WITH THE CRAFTSMAN STYLE OF THE EXISTING RESIDENCE ON THE PROPERTY.



3X SOUTH ELEVATION- EXISTING
SCALE: 1/4"=1'-0"

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.



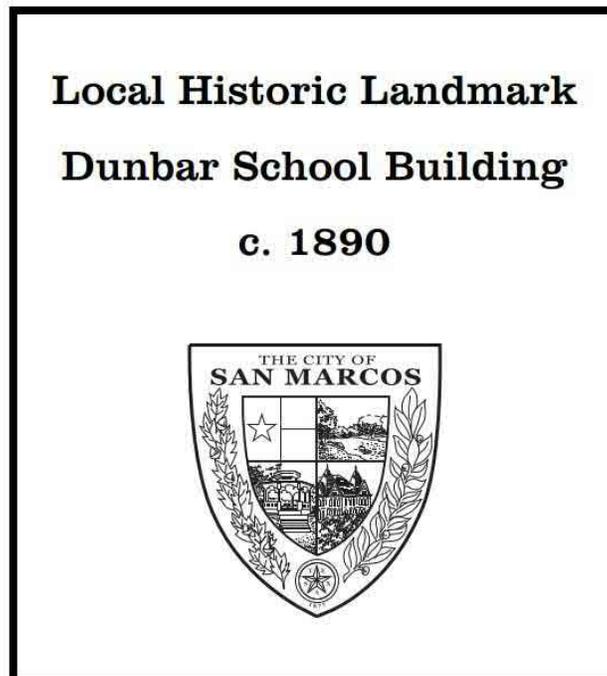
PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: July 10, 2020
RE: **AGENDA ITEM 5: CONSIDERATION OF DESIGN OF LOCAL HISTORIC LANDMARK MARKER**

At the previous regular meeting, the Commission provided direction to staff to use a 9 x 10 square plaque with the following information on it:

Local Historic Landmark
Name of Property
Estimated Date of Construction
City Seal

Staff spoke to a representative from Hill Country Trophy to discuss design assistance and a potential cost estimate. They responded with the following rendering:



This marker measures 9" wide x 10" tall and is made of tooled aluminum. An estimated price would be \$354.50 plus shipping and handling. There was discussion regarding mounting the marker on a pole rather than mounting it to the property. Hill Country Trophy's representative stated that poles are normally sold with much larger plaques and are more expensive. Using a stake mount, the following prices would be added to the cost of the plaque:

- 24-inch = \$90.00
- 36-inch = \$106.00
- 48-inch = \$125.00

The Texas Historical Commission has policies that encourage placement on a post rather than to the building. The Marker Policies have been included as an attachment; Policy #12 refers to Marker Placement. According to a historian in the Historical Markers Program, the THC also asks applicants to fill out a waiver when requesting a marker without a post to attach to the building. They review each case to determine if the marker could/would damage the historic fabric of the building. The waiver has also been included as an attachment. Staff reached out to other CLGs and the response varied. Some cities stated that pole mounting is more secure and does not damage the building. Others stated that it was dependent on where the landmark property is located but that pole mounted was preferable.

TEXAS HISTORICAL COMMISSION

OFFICIAL TEXAS HISTORICAL MARKER POLICIES

Adopted by the Texas Historical Commission January 27, 2012

Official Texas Historical Markers are those markers and plaques the Texas Historical Commission (THC) awards, approves or administers. They include Centennial markers the State of Texas awarded in the 1930s; Civil War Centennial markers from the 1960s; and medallions and markers awarded by the THC's predecessor, the Texas State Historical Survey Committee.

1. **THC authority over historical markers:** Official Texas Historical Markers are the property of the State of Texas. The Texas Historical Commission (THC) is the final determinant of all matters related to design, eligibility, content, manufacturing, placement or replacement, and compliance oversight. The markers may, at the sole discretion of the THC, be recalled for any reason it so determines, including inaccuracies or non-compliance with rules and policies. THC authority over historical markers in Texas is further described in Texas Government Code, Section 442.006.
2. **Marker sponsor:** The sponsor of an Official Texas Historical Marker is the individual or group that pays for a portion of the marker process in partnership with the THC. In general, the THC funds the costs associated with statewide program development and oversight, product design and inscriptions, quality review and all procedural matters. Sponsors, in turn, help defray the cost of manufacturing through their associated fees.
3. **Role of the County Historical Commission (CHC):** The CHC is the sole liaison to the THC for all matters related to the marker application process. The appropriate contact person is either the chair or marker chair, but the latter must be duly appointed by the CHC chair and authorized to act in that capacity for purposes of marker applications. It is the duty of the CHC chair to properly notify the THC History Programs Division of the marker chair's name and contact information.
4. **Marker disputes:** In the event the placement or content of an Official Texas Historical Marker is contested, the THC, after consultation with interested parties, has the sole authority to make the final decision related to retention, replacement or removal.
5. **Pre-application review:** If there are any questions about the potential eligibility of proposed marker topics, including structures, the CHC may provide basic information online to the THC staff for the purpose of a pre-application review of eligibility. Such reviews are only for the purpose of topic eligibility, and they do not replace the full review required of the regular application process. The informal inquiries can be made at any time of the year, although ample time should be given the staff if a decision is needed prior to the application deadline.
6. **Marker inscriptions:** The wording of the state marker inscriptions is the sole responsibility of the THC. Suggested inscriptions will not be accepted as part of the application, nor can they be incorporated as part of the text preparation.
7. **Local dedication deadlines:** The THC marker process is determined by a number of variable factors, including work load, other agency projects and shipping or manufacturing delays. As a result, the THC staff cannot be responsible for meeting local deadlines for any planned dedication events. Planning for such events should be finalized only after the marker is received.
8. **County or municipal funding concerns:** The THC marker process is not subject to county or municipal funding restrictions or fiscal year requirements, and the THC is not responsible for such deadlines. If county or municipal policies or procedures are a factor in planning for marker applications, it is the responsibility of the CHC to meet those requirements or to work out other considerations for the encumbrance of funds.
9. **Appeals of CHC action or inaction:** CHC approval must be obtained for all Official Texas Historical Markers. If a CHC rejects or fails to act on application within 90 days, the sponsor may appeal directly to the THC for redress. At that point, the CHC will be required to submit a written statement relative to its action or inaction on the application. If the CHC has determined the application is not eligible for an

Official Texas Historical Marker, it has the responsibility to provide the THC with a detailed report explaining reasons why and how it made that determination.

10. **Appeals of THC action:** The decision of the THC on any matter related to historical markers is final and can only be appealed for review by the THC if additional information not previously made available to or reviewed by the agency is submitted. Any such information must comply with documentation standards of the program, including coordination with the appropriate County Historical Commission (CHC). Once received, the THC will determine if an appeal is warranted and, if so, will act on the appeal and render a final determination. Appeals may not necessarily correspond with annual application deadlines, and appeals directed to the THC must allow ample time for review prior to those deadlines. All details of appeals, including timing and participating parties, will be directed by the THC.
11. **Payment due upon approval:** The THC cannot accept partial payment for markers, nor can it hold funds in abeyance as other funds are collected. Payment for all markers is due in full within 45 days of the notice of approval. Delayed payments will result in cancellation of applications.
12. **Marker placement:** The placement of historical markers should be carefully considered to ensure maximum accessibility and protection of historic resources. Whenever possible, a marker for a historic structure receiving the Recorded Texas Historic Landmark designation should be placed on a post rather than on the structure to avoid damaging the historic fabric of the structure. To avoid confusion regarding historical designation, subject markers may not be attached to non-historic buildings. Sponsors or CHCs are responsible for the physical placement of a historical marker, unless the site is on a state-maintained highway right-of-way, in which case the Texas Department of Transportation will be responsible for erecting the marker in consultation with the CHC.
13. **Highway Advance and Directional Signs:** TxDOT provides advance and directional guide signs for all historical markers on TxDOT right of way outside of city limits on conventional highways. Official policies on highway directional signs may be found in the *Signs and Markings Manual*, Chapter 7, Section 19, and the Texas Government Code, Section 442.0065(c).
14. **Accessibility:** Markers must be accessible to the public.
15. **Site considerations:** RTHL and HTC markers must be placed at the actual sites being commemorated.
16. **Applications as state records:** All applications, correspondence and support materials become the property of the THC and are subject to rules governing open records. Information from the records may be utilized by the CHCs and its researchers provided any citations of the information properly include mention of the THC and its marker file holdings.
17. **Official policies:** Official policies regarding the Official Texas Historical Marker program, Recorded Texas Historic Landmark designation and Historic Texas Cemetery designation are codified in the Texas Administrative Code, Title 13, Part 2, Chapter 21. RTHL properties are also subject to provisions of Texas Government Code, Section 442.006(f).
18. **Texas Historic Sites Atlas:** Through its Historic Sites Atlas, the THC provides online access to marker inscriptions and locational information. The THC maintains the database and adds, deletes or changes information as necessary and as staff time permits. Every effort is made to keep the information updated, but a variety of factors may cause delays in the process. The Atlas serves as the primary tool for researchers and others interested in the Official Texas Historical Marker program, and information can be downloaded as needed.
19. **Requests for file information:** The THC maintains marker files as public records and makes them available for researchers at the agency library, or available in compliance with the Texas Open Records Act.

TEXAS HISTORICAL COMMISSION

OFFICIAL TEXAS HISTORICAL MARKERS WAIVER FOR AGE REQUIREMENT/ACCESSIBILITY

Please fill out the following waiver if the potential marker topic does not fit any of the following age or accessibility requirements. Return this form along with supporting documentation to the address below or to markers@thc.texas.gov.

Age Requirement: If the subject marker topic does not fit the following age requirements, please check which one and submit form along with documentation that shows the topic's state or national importance. THC may waive age requirements for topics of overwhelming state or national importance, although exceptions are rarely granted and the burden of proof for all claims and documentation is the responsibility of the narrative author.

- Most topics must date back at least 50 years
- Historic buildings may be marked after 50 years
- Historic events may be marked after 30 years
- Individuals of historic significance may be marked or mentioned in marker text after they have been deceased 10 years

Accessibility Requirement: Markers should be placed at the site of the topic and should be accessible to the public. If, for any reason, the marker cannot be placed at the actual site, THC may make an exception, although exceptions are rarely granted. **If the proposed RTHL/HTC marker does not fit the following accessibility requirements, please check which one and provide necessary documentation as described below.**

- HTC/RTHL markers must be placed at the actual sites being commemorated. Check here if the cemetery or site is located in an inaccessible area. Please provide a current photograph of the proposed marker location and a map denoting the actual site and proposed marker location.
- RTHL markers are designed with a post and must be placed at the structure being marked. Check here to request permission to place marker directly on the building or structure.

Proposed marker topic:

County:

Town (nearest town in same county on current state highway map):

Street address of marker site or directions from town noted above:

Please complete the information below so that we may contact you:

Name:

Address:

City:

State, Zip Code:

Phone:

Email (required):

Updated January 2020

Texas Historical Commission
History Programs Division
P.O. Box 12276, Austin, TX 78711-2276
Phone 512/463-5853
markers@thc.texas.gov





PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: July 21, 2020
RE: **AGENDA ITEM 6: FUTURE LOCAL LANDMARKS**

Commissioner Perkins requested this item be placed on a future agenda for discussion at the July meeting. This topic has been discussed at previous meetings. In late 2019, using the recommendations in *My Historic SMTX*, under Section IX.A.3, the Commission directed staff to send letters to property owners of buildings located outside of existing historic districts which had some sort of historic designation in place, either listed on the National Register of Historic Places or designated as Recorded Texas Historic Landmark, and were evaluated with a high preservation priority in the survey. The letter included information on state and federal tax incentives, if applicable, and encouraged the property owner to contact staff if interested in pursuing a local landmark designation. To date, staff has only spoken to Dr. Ricardo Espinoza, the Executive Director of El Centro. Both Section IX.A.3 and a list of the properties that received a letter have been included as attachments to help facilitate the discussion.

As a reminder, Texas House Bill 2496 passed in May 2019 requires property owner consent to the designation as a local historic landmark. If the owner does not consent to the designation, a $\frac{3}{4}$ vote is required by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council. Also, the owner may withdraw their consent at any point during the designation process. It is strongly recommended to work with property owners to undertake any local landmark designations.

as currently codified in the San Marcos Development Code (Chapter 2, Article 5, Division 4, Section 2.5.4.5). Existing criteria include consideration of four factors: A.) historical, architectural, and cultural significance of the site(s); B.) suitability for preservation or restoration; C.) educational value; and D.) satisfaction of criteria established for inclusion of the site(s) and/or district in the National Register of Historic Places. Many other local municipalities in Texas, such as San Antonio, Dallas, and Fort Worth, have a broader range of designation criteria that take into consideration and specifically address characteristics such as ethnic heritage, folk or ethnic art, significant utilitarian structures, relationship to other resources (buildings, areas, etc.), locations as a unique or familiar visual feature, local archeological significance, and current designation as an RTHL, SAL, or NRHP-listed resource.

IX.A.3. Individual (Thematic) Local Landmark and NRHP Designation Initiatives

The City of San Marcos has seven designated local historic districts and a large number of individual historic resources (both within and outside of the local historic districts) that are NRHP listed or designated as RTHLS. However, the city has very few individually designated local landmarks. The majority of resources recommended as high preservation priority within both phases of the survey (refer to **Table 4**) have no previous NRHP or RTHL designation and are located outside of the existing local historic districts.

NRHP listing (i.e. designation), for both districts and individual resources, is a largely honorary designation and does not impose any restrictions on property owners. NRHP listing does, however, provide a measure of protection for NRHP-listed resources, as well as for resources that are determined *eligible* for NRHP listing, from undertakings involving a federal agency, federal funding, or federal permitting. In these instances, the lead agency must identify NRHP-listed or eligible resources, take into consideration the effects of the undertaking on the resources, and attempt to avoid or minimize harm to these resources or mitigate harm if they are to be adversely affected.

NRHP listing is a way to honor and commemorate the architectural, historical, and cultural significance of an area or an individual resource and can be an effective tool to stimulate interest and pride in a community. NRHP listing can also be a first step toward future local historic district or individual landmark designation, which entails specific guidelines related to exterior alterations and protection from demolition.

NRHP listing may also make resources eligible for potential state and federal tax credits for rehabilitation. The Federal Historic Preservation Tax Incentive Program provides a 20 percent tax credit for the substantial rehabilitation of historic income-producing or non-profit buildings.¹⁷⁵ One of the eligibility requirements for the federal tax credit program is that a property must be either individually NRHP listed or certified as a contributing resource to an NRHP-listed historic district. The Texas Historic Preservation Tax Credit Program is a state tax credit for 25 percent of eligible rehabilitation costs for income-producing or non-profit buildings. For the state tax credit, a building must be either currently designated (including NRHP-listed, contributing to an NRHP-listed district, an RTHL, or SAL) or officially determined eligible for listing in the NRHP and officially listed by the time the tax credit is taken.¹⁷⁶ Local historic districts can, however, in some cases, be certified by the NPS as Certified Historic Districts and can receive the same tax credits as NRHP-listed districts.

Local landmark (and local district) designation offers the greatest protection from demolition or inappropriate exterior alterations through a design review process. Prior to receiving building or demolition permits, a Certificate of Appropriateness (COA) must be obtained from the City. The COA is reviewed by City staff and then presented for review by the HPC at a public hearing. The HPC may approve, deny, or include specific conditions in the COA, following the Secretary of the Interior's Standards for the Treatment of Historic Properties and the San Marcos Land Development Code and associated San Marcos Design Manual.

It is therefore strongly recommended that the City work with property owners to undertake a local landmark designation initiative to provide protection for significant individual historic resources. Public involvement efforts such as community meetings and distribution of survey forms and copies of the current survey report could be offered to stimulate interest and provide information about the landmark designation process.

The previous section of this report identified those resources that have been recommended as high preservation priority and potentially eligible for historic designation. Due to the number and variety of resources identified, it is recommended that the City approach the local landmark initiative process thematically as well as by priority of potential threat from demolition or development. The following themes and priorities are recommended as potential local landmark designation initiatives:

- **High Priority Resources with Current NRHP, RTHL, or SAL Designations** – Numerous high preservation priority resources currently NRHP listed or designated as RTHLs or SALs are located outside of the city's existing local historic districts. These resources have already been identified as significant for their architectural or historical associations and are recommended for individual local landmark designation to ensure protection from hasty demolition and inappropriate alterations.
- **Downtown and Commercial Corridors** – This includes the high priority commercial and institutional resources as well as some former residences now in commercial use within the survey area boundaries of downtown and the commercial corridors of E. and W. San Antonio, Hopkins, and Hutchison streets as well as Pat Garrison Street and University Drive. A number of significant resources were identified along these corridors and are within the areas of highest development pressure. In particular are several former residences, now primarily in commercial and multi-family use, that are recommended as high preservation priority located between W. Hopkins, W. Hutchison, N. Comanche, W. San Antonio, and North streets. In addition to buildings, this thematic designation could also include historic signage, specifically the pole signs associated with the resources at 176 S. LBJ Drive (OST Liquor) and the shopping center at 301 N. Edward Gary Street (Nelson Center). The OST Liquor sign was recently removed but could be reinstalled or repurposed at a future date.
- **Educational Resources** – The Lamar School has been evaluated as high preservation priority as an example of mid-twentieth-century school design and for its association with early desegregation. The building is vacant, and the site is potentially threatened with demolition and/or

redevelopment. An intensive-level survey is recommended to fully establish its role in the early integration of public schools both locally and statewide. The Southside School, although currently in use and not known to be threatened, is also recommended as a high priority resource for its association with Mexican American education. In addition to these two resources, other school buildings of historic age outside the current survey boundary area should be assessed for architectural and historical significance. Together with the Lamar and Southside Schools, these resources could be landmarked as a multi-cultural educational-themed designation.

- **Mid-century Modern Resources** – Several individual mid-century resources were identified during the reconnaissance survey (refer to **Survey Inventory Table** in **Appendix C**). One resource in particular is currently undergoing alterations and partial demolition: the former Frost Bank building at 231 N. Guadalupe Street. The former drive-thru facilities associated with this bank, however, remain intact and are significant examples of the resource type. Other significant mid-century buildings include the current Calvary Chapel of the Springs (the former public library designed by renowned Austin architect Arthur Fehr of the firm of Fehr and Granger) and Christ Chapel near Texas State University. A small number of additional mid-century-modern residences were also identified and could be included in a thematic landmark designation.
- **Victory Gardens and East Guadalupe Residential Resources** – Several individual high preservation priority resources were identified in the Victory Gardens and East Guadalupe neighborhoods. Although both neighborhoods lack cohesiveness as potential historic districts, the individual high priority resources are some of the most intact examples of remaining historic-age residential construction. This includes some of the oldest remaining houses in the East Guadalupe neighborhood and the most intact former military barracks relocated for housing after World War II in Victory Gardens.

In addition to local landmark designation, it is recommended that the City work with property owners to nominate the following three resources to the NRHP. Two of the resources are currently vacant and potentially threatened by neglect. All three of the resources have significant historical and cultural associations with the local community and could be eligible for state and federal tax credits for rehabilitation if they are NRHP listed.

- Old First Baptist Church (recently designated as a local historic landmark)
- Former Lamar School – pending a recommended intensive-level survey
- Former Southside School (Centro Cultural Hispano de San Marcos)

IX.A.4. Local Historic District Designations

Initiation of local historic district designation is recommended for the areas identified in **Section VIII.B. Potential Historic Districts and Expansions of Existing Districts**. Priority should be given to the potential expansion of the Downtown Historic District along N. and S. LBJ Drive, as development pressure and the threat of demolition is greatest within downtown San Marcos. Likewise, for the potential residential district expansions and new district creation, it is recommended that designation initiatives focus first on

High Priority Resources (outside existing districts)



National Register of Historic Places = NRHP; Recorded Texas Historic Landmark = RTHL; Official Texas Historic Marker = OTHM

Address	Resource Type/Description	Previous Designation
211 Lee Street	Southside School/Centro Cultural Hispano de San Marcos	RTHL & OTHM
401 N. Comanche Street	Goforth-Harris House	NRHP listed
350 North Street	Former First Baptist Church (Sanctuary Lofts)	OTHM
1100 Patton Street	Cuauhtemoc Hall	OTHM
312 Porter Street	San Marcos Milling Company	NRHP listed
1000 Prospect Street	Wonder World Cave (Bever's Cave)	OTHM
101 S. Edward Gary Street	Moore Grocery Company Building	NRHP listed
120 W. Grove Street	Farmers Union Gin Company	NRHP listed/RTHL/OTHM
124-126 W. Hopkins Street	Simon Building (part of First United Methodist Church)	NRHP listed
225 W. Hopkins Street	Former Episcopalian Rectory	NRHP listed
316 W. Hopkins Street	John Matthew Cape House	NRHP listed/RTHL/OTHM
129A W. Hutchison Street	First United Methodist Church	NRHP listed/RTHL/OTHM
410 W. Hutchison Street	First Presbyterian Church	OTHM
411 W. San Antonio Street	Basil Dailey House	RTHL & OTHM
500 W. Hutchison Street	Lamar School	OTHM for site of <i>Coronel Institute</i>

Resources Mentioned at 9.5.19 Meeting



National Register of Historic Places = NRHP; Recorded Texas Historic Landmark = RTHL; Official Texas Historic Marker = OTHM

Address	Resource Type/Description	Previous Designation	My Historic SMTX Evaluation
626 Lindsey Street	Williams-Tarbutton House (located in Lindsey-Rogers Historic District)	NRHP listed	High Preservation Priority
215 W. San Antonio	Commercial Use	None	High Preservation Priority
Lime Kiln Road	Belger-Cahill Lime Kiln/Old Lime Kiln	NRHP Listed and OTHM	Recommendation for evaluation and further research (page 86 of Survey Report)