City of San Marcos

Regular Meeting
Historic Preservation Commission
January 4, 2024, 6:00 PM
City Hall, Council Chambers
630 East Hopkins Street

The Commission member presiding over the meeting will be present at this location.

This will be a hybrid (in-person/virtual) meeting. To view the meeting, please visit:
https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA

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.

I. Call To Order

II. Roll Call

III. Citizen Comment Period: Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email hpcommission@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.

MINUTES

1. Consider approval, by motion, of the December 7, 2023 regular meeting minutes.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing item (2):
1) To participate/speak remotely (online) during the Public Hearings, email hpcommission@sanmarcostx.gov no later than 12:00 p.m. (noon) on the day of the meeting, or
2) Email written comments. Comments received prior to 12:00 p.m. (noon) on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or
3) Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the items are called. Comments shall have a time limit of three minutes each and speakers must state their name and address.

2. HPC-24-02 (213 Shady Lane) Hold a public hearing and consider a request for a Certificate of Appropriateness by Norman Ballinger, on behalf of Emily Fordyce, to allow replacement of the composition shingle roofing material with standing seam Galvalume metal roofing material.

UPDATES

3. Updates on the following:
   a. HPC Committee Reports Concerning Recent Activities
   b. Grant Opportunities and Updates
   c. Dunbar School Home Economics Building Restoration Progress
   d. Historic Preservation Plan Update
   e. Upcoming Events and Training Opportunities

DISCUSSION ITEMS

4. Discussion and consideration on a letter to Hays County Historical Commission in support of their efforts to restore the Edward Burleson monument.

IV. FUTURE AGENDA ITEMS

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

V. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email hpcommission@sanmarcostx.gov beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

VI. ADJOURNMENT

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign
Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov. For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or abrake@sanmarcostx.gov.
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Due to COVID-19, this was a hybrid in-person/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 6:00 p.m. on Thursday, December 7, 2023.

II. Roll Call

Present 6 – Commissioner Dake, Commissioner Baker, Commissioner Dedek, Commissioner Long, Commissioner Dillon, and Commissioner Rivas

Absent 1 – Commissioner Rogers

III. 30 Minute Citizen Comment Period:

Christina Casas-Moreno, address not given, stated that she’s a native of San Marcos and a community advocate and support of Barrio de la Victoria, Victory Gardens. She spoke in support of the demolition delay for the structure at 206 Camacho Street. She stated that a petition signed by the neighbors and community in support of the delay was provided to the Commission and stated that the home has significance to their barrio. She said that this was a good opportunity for the city to come together with the homeowner to look for additional resources to help keep the integrity of the neighborhood.

Billy Ray Callahan, 740 Centre Street, stated that he spoke to Kate Johnson who told him that typically a person has to be deceased 10 years before their name can be added to a historic marker.

Samantha Hunick, 411 West San Antonio Street, introduced herself to the Commission stating that she is the Central Texas Program Officer for Preservation Texas. She stated that they are a statewide nonprofit preservation advocacy group which is headquartered in San Marcos (100 East San Antonio Street). She stated that Preservation Texas works as a preservation resource for local communities.

Rosina Ruiz Valle, 110 Colleen Court, stated that she was a member of the Hays County Historical Commission but was not representing the organization. She spoke in support of the demolition delay for the structure at 206 Camacho Street.
A motion was made by Commissioner Long, seconded by Commissioner Dillon, to approve the minutes of the October 5, 2023 regular meeting as submitted. The motion carried by the following vote:

For: 6 – Commissioner Dake, Commissioner Baker, Commissioner Dedek, Commissioner Long, Commissioner Dillon, and Commissioner Rivas
Against: 0

2. Consider approval, by motion, of the November 2, 2023 regular meeting minutes.

A motion was made by Commissioner Long, seconded by Commissioner Dillon, to approve the minutes of the November 2, 2023 regular meeting as submitted. The motion carried by the following vote:

For: 6 – Commissioner Dake, Commissioner Baker, Commissioner Dedek, Commissioner Long, Commissioner Dillon, and Commissioner Rivas
Against: 0

PUBLIC HEARING

3. HPC-23-16 (811 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Diane and Carl Furry to replace the four-foot-tall wooden front and side yard fence with a newly designed four-foot-tall wooden fence in the same location.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the request. She concluded replacing the four-foot-tall wooden front and side yard fence with a newly designed four-foot-tall wooden fence in the same location was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(e), 4.5.2.1(l)(1)(g), and 4.5.2.1(l)(1)(h)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 6, 9 and 10].

Carly Furry, 811 West San Antonio Street, stated that he was present to answer any questions the Commission had regarding the request.

No one else spoke and Commissioner Dake closed the public hearing.

A motion was made by Commissioner Dillon, seconded by Commissioner Baker, to allow the replacement of the four-foot-tall wooden front and side yard fence with a newly designed four-foot-tall wooden fence in the same location as the request met the criteria of the San Marcos Development Code and is consistent with Secretary of the Interior’s Standards for Rehabilitation.

The motion carried by the following vote:

For: 6 – Commissioner Dake, Commissioner Baker, Commissioner Dedek, Commissioner Long, Commissioner Dillon, and Commissioner Rivas
Against: 0
4. **206 Camacho Street Demolition Review (Permit #2023-48044)** Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.

Alison Brake gave a presentation outlining the request and reviewed the criteria for demolition delay with the Commission.

Vince Ballesteros, 10704 North Platt River Drive, Austin, TX, stated that he was the son of the property owner, Salvador Ballesteros, and was present to answer any questions the Commission had regarding the request. He stated that he had spoken with Ms. Casas-Moreno, and they appreciate the significance of the home but no improvements to the home have been made in the past 15 years; he explained that they bought the home in 2021. He explained that their goal would be to construct a new single-family home for his father to live in and that the new construction would keep the character of the neighborhood.

Ryan Patrick Perkins, 727 West Hopkins Street, spoke in support of the demolition delay. He stated the structure is a tangible link to the past and that the structure’s vernacular architecture tells the stories of those who came before.

Lupe Costilla, 1203 Barbara Drive, stated that she grew up in Barrio Victoria and that her mother’s sister was the original owner of the home. She spoke in support of the demolition delay.

No one else spoke and Commissioner Dake closed the public hearing.

**A motion was proposed by Commissioner Dedek, seconded by Commissioner Rivas, that the building is historically significant and met several criteria of Section 2.5.4.5 and therefore, the issuance of demolition permit #2023-48044 should be delayed for an additional 90 days to allow all potentially interested parties to take whatever steps deemed appropriate to accomplish the preservation of the building.**

Discussion between the applicant and the Commission regarding the condition of the structure followed.

**The motion carried by the following vote:**

For: 6 – Commissioner Dake, Commissioner Baker, Commissioner Dedek, Commissioner Long, Commissioner Dillon, and Commissioner Rivas

Against: 0

**UPDATES**

5. Updates on the following:
   a. HPC Committee Reports Concerning Recent Activities
   b. Grant Opportunities and Updates
   c. Dunbar School Home Economics Building Restoration Progress
   d. Historic Preservation Plan
   e. Upcoming Events and Training Opportunities

   a. Staff asked the Commission to start thinking about reconvening the Preservation Month committee at the start of 2024.
b. Nothing to report from staff.
c. Staff stated that the stabilization project would begin in early 2024 and that a sign would be added to the fence to explain the project.
d. Staff stated an evaluation committee is in the process of evaluating the proposals that were submitted.
e. Staff asked for any Commissioner interested in attending the Real Places conference in April in Austin to send an email and note whether they want to attend virtually or in person.

6. **Discussion and consideration on a letter to Hays County Historical Commission in support of their efforts to restore the Edward Burleson monument.**

The Commission postponed discussion of this item to allow the Chair of the Hays County Historical Commission, or similar representative, to be present to provide more information about the project.

7. **Discussion regarding the 2019 historic resources survey, *My Historic SMTX*, and provide feedback to staff.**

Staff provided an overview of the 2019 historic resources survey. The survey was formally adopted *My Historic SMTX* in 2019 after a yearlong process of conducting field surveys which covered 2,044 properties. The results are regularly used by staff when reviewing development applications, which include, but are not limited to, building permits, zoning change requests, and Certificate of Appropriateness requests.

The Commission nominated 3 new members to the existing My Historic SMTX committee: Commissioners Dedek, Long, and Rivas. A meeting will be scheduled with this committee following the holidays.

8. **Discussion and consideration of the draft National Register of Historic Places Nominations for the Dunbar Historic District and the Dunbar School Home Economics Building.**

Staff provided an overview of the nomination project and explained that the draft nominations will be presented to the State Board of Review on Saturday, January 13, 2024. The Commission provided their support of the nominations. Staff will notify both the Texas Historical Commission’s National Register program and Certified Local Government program of the Commission’s support.

**FUTURE AGENDA ITEMS**

None were added.

**QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC**

Billy Ray Callahan asked about the restoration of the Dunbar School Building and where the money would come from for that project. Ms. Brake answered that the first phase of the restoration project is to stabilize the building. Restoring the siding, the windows, and painting the building would happen later. Ms. Hernandez answered that the project would be city funded.

**THERE BEING NO FURTHER BUSINESS VICE CHAIR DAKE DECLARED THE MEETING ADJOURNED AT 7:43 P.M.**
Thea Dake, Vice Chair

ATTEST:

Alison Brake, Historic Preservation Officer
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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.

Date: 12/12/2023
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.

Date: 12/12/2023
**Certificate of Appropriateness**

**HPC-24-02 (213 Shady Lane)**

**Summary**

<table>
<thead>
<tr>
<th>Request:</th>
<th>Replacement of composition roofing material with standing seam Galvalume metal roofing material</th>
</tr>
</thead>
</table>
| Applicant: | Norman Ballinger  
1600 Morgan Lane  
Austin, TX 78704 | Property Owner: | Emily Fordyce  
213 Shady Lane  
San Marcos, TX 78666 |

**Notification**

| Personal Mailing: | December 22, 2024 | Posted Notice: | December 22, 2024 | Response: | None as of the date of this report |

**Property Description**

| Address: | 213 Shady Lane (See: Aerial Map) |
| Location: | South of West MLK Drive, north of Centre Street |
| Historic District: | Dunbar | Contributing Structure | No |
| Date Constructed: | 1950 | My Historic SMTX Resources Survey: | Low |
| National Register of Historic Places: | Not Listed | Recorded Texas Historic Landmark: | No |
| Building Description: | One story, 1,280 square foot, single-family residential structure with wood and stone siding |

**My Historic SMTX Historic Resources Survey Summary**

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<thead>
<tr>
<th>X</th>
<th>Low</th>
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Low priority properties are those that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance. In addition, those resources not of historic age or vacant parcels were also evaluated as low priority and non-contributing.

The database states the property is a ranch-style house with replacement vertical wood siding, stone skirting, and replacement windows. It notes that the home has a stoop porch form, and that the carport may be an addition. (See: Historic Resources Survey Inventory Table)
Current Request

The applicant is proposing a 24-gauge Galvalume standing seam design that will have a satin-like finish, which is somewhat shiny but not reflective.

Please refer to attached documents for images of the existing roof and examples of other roofs in the immediate vicinity, a photo showing the example of the material after installation on a different home (not local), and a manufacturer’s specification sheet.

My Historic SMTX Photograph

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Criteria for Approval (Sec.2.5.5.4)</th>
</tr>
</thead>
</table>
| **No Affect**    | Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark  
*Approval of the request would not affect the activity noted above.* |
| **N/A**          | For Historic Districts, compliance with the Historic District regulations |
| **No**           | Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued  
*The property owner will not suffer an extreme hardship.* |
| **See Analysis Below** | The construction and repair standard and guidelines cited in Section 4.5.2.1 |
**Certificate of Appropriateness**  
**HPC-24-02 (213 Shady Lane)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(I)(1))</th>
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<tbody>
<tr>
<td>Consistent</td>
<td>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:</td>
</tr>
<tr>
<td>Inconsistent</td>
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<tr>
<td>Neutral</td>
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| Consistent | N/A | a. Height. The height of a proposed building shall be visually compatible with adjacent buildings. |
| Inconsistent | N/A | 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. |
| Neutral | N/A | 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. |
| Consistent | N/A | 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. |
| Inconsistent | N/A | e. Rhythm of spacing of Buildings on Streets. The relationship of a building to the open area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related. |
| Neutral | N/A | 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. |
| X | 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. **The properties on either side of the subject property have metal roofing material.** |
| X | h. Roof shapes. The roof shape of a building shall be visually compatible with the other buildings to which it is visually related. **The roof shape will be retained.** |
| Neutral | N/A | 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. |
## Certificate of Appropriateness
### HPC-24-02 (213 Shady Lane)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(I)(1))</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>j. Scale of a Building. The size of a building, the mass of a building in relation to open areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.</td>
</tr>
<tr>
<td>Inconsistent</td>
<td>N/A</td>
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See Attached Historic District Guidelines (if necessary)
See Secretary of the Interior Standards Analysis Below

The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in this section, the Historic District 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. See attached Sections C.3.3.6 and C.3.4.2, Historic District Design Guidelines, Appendix C, San Marcos Design Manual
## Certificate of Appropriateness
### HPC-24-02 (213 Shady Lane)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
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<tbody>
<tr>
<td>Consistent</td>
<td>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. <strong>The home will still be utilized as a single-family residence.</strong></td>
</tr>
<tr>
<td>Inconsistent</td>
<td>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. <strong>The composition shingles are not distinctive materials to this property.</strong></td>
</tr>
<tr>
<td>Neutral</td>
<td>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. <strong>The change does not add a conjectural feature.</strong></td>
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<td>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <strong>There is no indication that the composition shingle roofing material is original to the home.</strong></td>
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<td>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <strong>The composition shingles are not distinctive materials to this property.</strong></td>
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<td>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. <strong>There is no indication that the composition shingle roofing material is original to the home.</strong></td>
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<td>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.</td>
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<td>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</td>
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<tr>
<td>Staff Evaluation</td>
<td>Secretary of the Interior Standards for Rehabilitation</td>
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<tr>
<td>Consistent</td>
<td>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. <strong>There is no indication that the composition shingle roofing material is original to the home. Changing the roofing material will not destroy historic materials, features, and spatial relationships and is compatible with the historic materials, features, size, scale and proportion, and massing.</strong></td>
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<td>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.</td>
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<td>Local Id# / Image</td>
<td>Address</td>
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<tr>
<td>R41710</td>
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<td>SAN MARCOS</td>
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</table>
HPC-24-02 Roof Replacement Photos

Existing Conditions

[Image of house and surrounding area]

Other Metal Roofs in Immediate Vicinity

[Image of street with multiple houses and trees]

View of 208 Centre Street (from applicant)
Google Streetview of 208 Centre Street

Rear View of 323 W. MLK Drive and 315 W. MLK Drive (from applicant)
My Historic SMTX Photo – 315 W. MLK Drive

My Historic SMTX Photo – 323 W. MLK Drive
Example of Material

Proposed roofing material on a home (not located in San Marcos)
GALVALUME SPECIFICATIONS

SUBSTRATE, PAINT FINISH, & APPROVED PRODUCT APPLICATIONS

Specifications include these product lines: ACM & Norandex Brand Gutter Coil, Rainware Accessories, and Roofing Edge Metals.

TECHNICAL INFORMATION GALVALUME SUBSTRATE

Galvalume® is the registered trade name for a patented sheet steel product having a coating of corrosion resistant Aluminum (55%) – Zinc (45%) alloy applied by a continuous hot dipping process (.8 mil thickness per each side). The alloy coating of Aluminum and Zinc provides an optimum balance between:

1. Long term general corrosion resistance of Aluminum
2. Galvanic protection of zinc at scratches and cut edges
3. The combined protection is 2 – 4 times more than G90 Galvanized Steel.

<table>
<thead>
<tr>
<th>Product – Hot Dipped Galvalume</th>
<th>Minimum Material Thickness</th>
<th>Thickness Tolerance</th>
<th>Tensile Strength-ksi</th>
<th>Minimum Elongation (2” Minimum Sample)</th>
</tr>
</thead>
<tbody>
<tr>
<td>All thickness are for bare metal. Hardness 50-65 HRB</td>
<td>.017</td>
<td>+.0015 - .002</td>
<td>50.0 – 65.0</td>
<td>20 - 36%</td>
</tr>
<tr>
<td>Edge Metals 26 Ga Mill Acrylic and Painted</td>
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<td>38.0 - 53.0</td>
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<tr>
<td>Rainware 26 Ga Mill Acrylic and Painted</td>
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<td>55.0 – 65.0</td>
<td>20 – 36%</td>
</tr>
</tbody>
</table>

Recycled Content

1. ACM Galvalume products are made from minimum 50% recycled postconsumer content.
2. ACM Galvalume products are 100% recyclable.
**Substrate Considerations:** Care should be taken to avoid contact of any Galvalume materials with any corrosive materials during the installation, including, but not limited to: concrete, stucco, pre-treated lumber, cedar shake shingles, corrosive chemicals, fiber cement products, masonry cement, roofing materials made of metallic granules of dissimilar metals (Copper, Zinc, Aluminum, etc.) salt, and dissimilar metals. Electropositive (anodic) materials are more likely to corrode in contact with dissimilar metals in the presence of an electrolyte such as rainwater. The farther apart the metals are from each other on the Galvanic Scale (see below), the speed and the effect of the reaction will increase.

![Galvanic Scale](image)

Animal confinement buildings can produce waste decomposition by-products, which can be extremely aggressive towards the Aluminum material, creating significant corrosion problems.

While Galvalume® is prized for its anti-corrosive properties, a small amount (up to 5% of surface area) of red rust dusting is very common after the initial installation. Red dusting is more common with mill finish products.

Galvalume will still be subject to Atmospheric Soil Accumulation (Tiger Striping and Mildew Staining) and requires periodic maintenance with mild soap and rinsing off with clear water.

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**TECHNICAL INFORMATION – GALVALUME PAINT FINISH**

**Quality of Match**
1. Color Match not to exceed 1.5 ΔE units difference from the Sherwin Williams Color Standard upon the time of installation.
2. Colors exposed to the elements will fade over time.

**Paint Finish Application**
1. Painting Pre-treatment: Metal shall be treated on both sides with zinc phosphate chemical conversion to ensure proper paint adhesion and resistance to corrosion.

**Available Finishes**
1. Acrylic Mill Finish: Acrylume® products are designed to be roll formed without the need for vanishing oil or other lubricants. These finishes protect the home from smudging during the roll forming fabrication and installation.
2. Sherwin Williams POLYPREMIER™ Polyester Paint Finish

<table>
<thead>
<tr>
<th>Coating System</th>
<th>Number of Coats</th>
<th>Primer</th>
<th>Color Coat</th>
<th>Total Topside DFT</th>
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<tr>
<td>POLYPREMIER™ Paint Finish</td>
<td>2 Coat</td>
<td>.15 -.25 mils</td>
<td>.7 -.8 mils</td>
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<td>.2 -.3 mils</td>
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<td>Acrylume®</td>
<td>1 Coat</td>
<td>N/A</td>
<td>N/A</td>
<td>.25 mil</td>
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</table>
APPROVED APPLICATIONS

**Gutter Coil**: ACM gutter coil is designed for residential and light commercial applications. Gutter coil can be field formed to provide seamless gutter systems. Gutter coil shall be attached per contractor’s direction and state / local building codes.

ACM gutter coil is not suitable for gutter protection dome cover systems or metal roofing.

Galvalume is not recommended for animal confinement applications.

**Rainware Accessories**: ACM rainware accessories are designed for residential and light commercial applications.

Galvalume is not recommended for animal confinement applications.

**Roofing Edge Metals**: ACM Roofing Edge Metals are designed for residential and light commercial applications. Roofing edge metals shall be attached per contractor’s direction and state / local building codes.

For Cedar Shake roof applications, check with the manufacture for the correct substrate for roof flashing. Pressure chemically treated wooden shake shingles could cause staining on the surface of the edge metal and cut ends.
Section C.3.3.6 Roof Form and Details

A. Roof forms and materials are an important feature in defining the character of the house and neighborhood. House styles and periods of construction influence the form of the roof. The simple gable roof form is found on Folk Victorian, Craftsman and contemporary styles such as Ranch. More complicated roof structures include a combination of hip, gable, dormers, turrets, towers and are found on Victorian style houses.

B. The shape and slope of a roof has a significant impact on how the building addresses the street. A gable roof which faces the street has a stronger presence and is more inviting than a gable roof that runs parallel to the street. In the case of the latter, the roof is sloping away from the viewer. The amount of slope, also known as the roof pitch, reflects the style of the house. Steep pitches are found on Victorian and Tudor styles, while lower pitched roofs are found on Ranch and Craftsman style houses.

C. Roofs are the one part of a house, which may need to be replaced rather than repaired. Roof repairs are often temporary and a new roof will be necessary at some point in the future. A roof leak may actually be a “flashing” leak around a chimney or vent pipe. Flashing is usually a metal material intended to seal the joint where the roof might have openings, such as vents, or connections to another part of the roof such as a dormer. For historical accuracy, replace the deteriorated roofing with a material that matches the original in composition and profile. A non-original roof that does not leak is better than an original roof that does. However, select an alternative that closely resembles the type of roof that might have been on another house constructed during a similar time period. In San Marcos it is not uncommon for one house to have multiple roofing materials. As roofing materials have deteriorated, they have been replaced with alternative materials. A house may have a standing seam roof on one portion and composition shingle on another.

D. Roof details vary from style to architectural style. Truly ornate details, such as consoles and dentils appear at the roof line of some Neoclassical and Victorian examples while very few roof detail appears on modest Victorian and Tudor styles. The one feature which appears on houses of all historic styles is the dormer. Dormers appear in different sizes, shapes and materials. Some have windows while others have attic vents but they help to provide visual continuity to the neighborhood and scale to the roof.

E. A variety of roofing materials have been installed in San Marcos. Composition shingle is the most common, economical roofing material. There are a variety of metal roofing materials installed, including historic standing seam metal to pre-furnished corrugated metal sheets. Clay tile is a character and style defining material with only one example in the Belvin Street Historical District. Several houses are covered with asbestos shingles or tiles which are no longer manufactured. These shingles have a distinctive dimension and profile and should be retained if possible. If replacement is necessary, there are composition shingles and concrete tile which closely replicate the asbestos material in pattern and profile. Another consideration might be to reinstall unbroken shingles to the roof which faces the street and install a composition roof of similar color to the less visible portions of the house. While asbestos shingles do not pose an environmental or health threat while used as a roof material, their disposal will be subject to special consideration. Check with local authorities for proper disposal sites.

F. The following guidelines are recommended:
   1. Maintenance of the roof and flashing is important. In the event replacement is necessary, select a roofing material that is compatible to the design of the house.
   2. Maintain the original details of a house and avoid adding details that did not exist originally.
   3. If attic space is converted to living space, retain the original roof pitch when adding dormers and roof additions to avoid a “pop-up” appearance.
   4. Maintain the flashing where the roof meets the wall.
remove some stains. Consult a knowledgeable contractor or the Texas Historical Commission for more information.

6. Avoid installing brick or block where these materials were not originally used.

7. Avoid installing brick on the walls of a house that originally had wood siding. To install brick over wood siding changes the character of the house and can destroy the wood beneath.

Section C.3.4.2  Metal

A. The primary use of metal on historic residential homes in San Marcos was as a roofing or roof related decoration such as cresting and weathervanes. Standing seam metal roofing, which is found on many houses in South Texas, is evident in the historic areas of San Marcos. This type of metal roof was well adapted to odd shapes or projections. Historically, metal roofs were made by folding metal sheets together creating a vertical "seam". The pans were formed from Galvanized steel sheets in a sheet metal shop and could be designed to fit roofs such as turrets. The roofer turned the seams over and the seams were then soldered to form a watertight barrier.

B. Pressed metal shingles were manufactured and installed as a roofing material in the late 1800s, and are seen on several residential buildings. These materials were also formed from galvanized steel and were premanufactured in St. Louis, Kansas City, and other large industrial areas. Pressed metal has been installed as a skirting material on some houses, but was probably not an original material.

C. Corrugated metal roofs were also commonly used in Texas. As in standing seam roofs their limitation was due to the fact that lengths were limited to 8 feet which caused numerous end laps, and on larger houses increased chances of roof leaks. Corrugated roofing is found on houses, garages, barns, and other outbuildings. Newer sheet metal profiles such as “V” crimp and pre-finished metal standing seam have been added to older houses as repairs are made.

D. Ornamental iron, although used during the period on commercial structures, was not commonly used for residential construction. Cast iron is not evident in the San Marcos Historic Districts.

E. Metal windows were used in residential applications in the 1930s, and are evident on a few houses in the historic districts.

F. The following guidelines are recommended:

1. Replace deteriorated metal with new primed or pre-finished metal of the same or compatible material. Pressed metal shingles are still manufactured and can be replaced in localized areas as needed.

2. Re-install decorative roof details, such as cresting, when replacing the primary roofing material.
3. Avoid installing an inappropriately scaled metal roofing material on a house that did not have a metal roof originally. Many of the current metal roofs have an industrial appearance and should be avoided.

4. Fabricated metal should not replace other materials such as wood columns.

5. Metal windows should not replace wood windows.

6. Avoid installing decorative metal iron work over windows that did not include them in the original design.

7. Avoid installing a pressed metal skirt where one did not previously exist.

1. Replace deteriorated stone with stone that matches the original in color and texture.

2. If a wall has deteriorated or is missing mortar it should be replaced with mortar of the same composition as the original in composition and color. Portland cement, or masons mortar is too hard and will cause the stone to deteriorate and crumble.

3. It is not recommended that stone be added to the foundation or face of a house because this changes the original integrity of the house.

4. Retain stone walls and drainage beds.

5. Use stone as a site design material such as walks, walls and planter beds.

Section C.3.4.3 Stone

A. Stone is used most commonly in the two historic residential districts of San Marcos as a material for foundations and retaining walls. The stone was cut from locally quarried limestone block and was used in conjunction with a soft, lime mortar because of its natural softness. Field stone or rubble stone (stone not cut into a rectangular shape) was used in the construction of walls or curbs in front of houses. This stone, even though a harder consistency, was held together with a lime mortar. Similar stone was also used in the drainage beds of the water runoff systems in the area. Stone was not used as a veneer material or skin of the houses in the Belvin Street or San Antonio Street Historical Districts. However, several newer houses in the San Antonio Street Historical District are clad in various types and patterns of stone. In these two districts, only one historic home still in existence, had been constructed with stone as the primary exterior material.

B. The following guidelines are recommended:

Section C.3.4.4 Stucco

A. Stucco, also called cement plaster, is a hardened cementitious paste which is applied over a wire mesh or lath. It creates an exterior wall surface which can be made smooth or can have a sculpted texture. Stucco has no dimension or shape of its own but can be used to form many shapes.

B. The historic districts of San Marcos have only a few stucco houses. This would have been a building material of the 1920’s and 1930’s and appears on Tudor style houses and as detail treatment on a few other examples. Small cracks are an
CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

Updated: March, 2023

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Norman Ballinger</th>
<th>Property Owner</th>
<th>Emily Fordyce</th>
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<tbody>
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<tr>
<td>Applicant's Mailing Address</td>
<td>1600 Morgan Lane</td>
<td>Owner's Mailing Address</td>
<td>213 Shady Lane</td>
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<tr>
<td></td>
<td>Austin, TX 78704</td>
<td></td>
<td>San Marcos, TX 78666</td>
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<tr>
<td>Applicant's Phone #</td>
<td>512-921-9482</td>
<td>Owner's Phone #</td>
<td>512-470-0563</td>
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<tr>
<td>Applicant's Email</td>
<td><a href="mailto:n_ballinger@yahoo.com">n_ballinger@yahoo.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:emilyfordyce@gmail.com">emilyfordyce@gmail.com</a></td>
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PROPERTY INFORMATION

Address of Proposed Work: 213 Shady Lane, San Marcos, TX 78666

<table>
<thead>
<tr>
<th>Historic District</th>
<th>Dunbar</th>
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<td>Legal Description</td>
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<td>D S Combs 24-26</td>
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Historical Designation(s) of Property, if applicable:

☐ National Register of Historic Places  ☐ Recorded Texas Historic Landmark

DESCRIPTION OF PROPOSED WORK

Please use this space to provide a detailed description of the proposed work (Use additional pages if necessary.) Replacement of existing composition roofing material with metal galvalume.

AUTHORIZATION

Applicants or their agent are advised to attend the meeting to present information to the Historic Preservation Committee and to answer any questions the Historic Preservation Committee may have regarding the project. Failure to attend an HPC meeting may result in postponement or denial of the application.

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Filing Fee $150  Technology Fee $15  TOTAL COST $165

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG/
PROPERTY OWNER AUTHORIZATION

Emily Fordyce
I, __________________________________________ (owner name) on behalf of
__________________________________________ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
312 Shady Lane, San Marcos, TX 78666
__________________________________________ (address).

Norman Ballinger
I hereby authorize __________________________________ (agent name) on behalf of
__________________________________________ (agent company) to file this application for
Certificate of Appropriateness
__________________________________________ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: ___________________________ Date: 11/14/23
Emily Fordyce
Printed Name, Title: __________________________________________

Signature of Agent: ___________________________ Date: 11/14/23
Norman Ballinger
Printed Name, Title: __________________________________________
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.

- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The notification fee shall be $150 plus a $15 technology fee.

- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The notification fee shall be $150 plus a $15 technology fee.

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: __________________________
Print Name: _________________________

Date: 11/14/23
HPC-24-02
Roof

Staff finds request consistent with the following:

- **Sections 4.5.2.1(I)(1)(g) and 4.5.2.1(I)(1)(h):** San Marcos Development Code

- **Standards 1, 2, 3, 5, and 9:** Secretary of the Interior Standards for Rehabilitation

Staff finds request neutral against the following:

- **Standards 4 and 6:** Secretary of the Interior Standards for Rehabilitation
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MEMO

TO: San Marcos Historic Preservation Commission
FROM: Alison Brake, Historic Preservation Officer
DATE: December 12, 2023
RE: Item 4: Support for Hays County Historical Commission’s Project to Restore the Edward Burleson Monument

Commissioner Baker requested this item be placed on the agenda for discussion. The Chair of the Hays County Historical Commission, Ms. Linda Coker, reached out to her and asked for a letter of support from the Historic Preservation Commission regarding the Hays County Historical Commission’s endeavor to restore the Burleson monument located on Texas State University property.

In 2013, a similar request was brought before the Commission in support of the Daughters of the Republic of Texas project to restore the monument. The letter that was sent to the Meadows Center is attached as background. Staff has invited the Chair of the Hays County Historical Commission to be present at the December meeting to provide more information on the project to the Commission. At the time of writing this, Ms. Coker confirmed that she will be in attendance.

ATTACHMENTS
Included is the following attachment:

- Attachment A: Previous letter in support of the Daughters of the Republic of Texas project
Mr. Andrew Sansom  
Executive Director  
Meadows Center for Water and the Environment  
Texas State University

March 7, 2013

Dear Mr. Sansom and others,

The San Marcos Historic Preservation Commission is charged to advise the City Council on petitions for historic districts and historic landmarks and in an advisory capacity shall review, prepare reports upon and make recommendations concerning approval, conditional approval or denial of such petitions. The Commission also promotes historic preservation and conservation throughout the city of San Marcos.

The San Marcos Historic Preservation Commission is delighted to officially support the Daughters of the Republic of Texas’ effort to restore the Edward Burleson Monument and homestead area. General Edward Burleson is a founding father of the city of San Marcos and his monument and homestead area is of great historical significance to the city.

Texas State University – San Marcos would do the city, and future generations, a great favor by allowing and helping the Moon-McGhee chapter of the Daughters of the Republic of Texas to restore the monument and area around it.

By this letter on this date, as undersigned commissioners, we resolve to support this unanimously.

Sincerely,

Rodney Van Oudekerke, Commissioner  

Sue Cohen, Commissioner  

Allie Ackerman, Commissioner  

David Sergi, Commissioner