



City of San Marcos

Regular Meeting Historic Preservation Commission March 5, 2020, 5:45 PM City Hall, Council Chambers 630 East Hopkins Street San Marcos, Texas

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. **30 Minute Citizen Comment Period:** *Each speaker signed up prior to the meeting being called to order will be called in order of sign-up, and will allowed three minutes to speak about items posted or not on the agenda.*

ELECTION OF THE FOLLOWING OFFICERS:

1. Historic Preservation Commission Chair
2. Historic Preservation Commission Vice Chair

MINUTES

3. Consider approval, by motion, of the February 6, 2020 regular meeting minutes.

PUBLIC HEARINGS

4. **HPC-20-05 (1104 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Laura Albert to allow the replacement of the wood picket fence around the property.
5. **HPC-20-06 (704 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Matt Akins to allow the installation of an on-premises attached wood wall sign on the property.
6. **HPC-20-07 (400 Centre Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Chance Sparks to allow various exterior renovations including, but not limited to, replacement of the doors and roof of the property.

DISCUSSION ITEMS

7. Potential expansion of the local Downtown Historic District, including expansion of National Register of Historic Places district, and provide direction to staff.
8. Potential workshop dates for Commissioner training.
9. Update from staff on the local landmark initiative letter of interest.

IV. FUTURE AGENDA ITEMS

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

V. Question and Answer Session with Press and Public.

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

VI. Adjournment

Notice of Assistance at the Public Meetings

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

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



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, February 6, 2020

5:45 PM

City Council Chambers

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, January 2, 2020 in the City Council Chambers, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II. Roll Call

Present 4 – Commissioner Spell, Commissioner Dake, Commissioner Holder, and Commissioner Perkins

Absent 1 – Commissioner Arlinghaus

III. 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, stated that homes are our refuge and a lot of care and craftsmanship go into them. She stated that she believed the Commission could have helped her during the construction of the sidewalk in front of her home last year.

Chair Spell closed the Citizen Comment Period.

MINUTES

1. Consider approval, by motion, of the January 2, 2020 regular meeting minutes.

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

For: 4 – Commissioner Spell, Commissioner Dake, Commissioner Holder, and Commissioner Perkins

Against: 0

Absent: 1 - Commissioner Arlinghaus

PRESENTATION

2. Receive a presentation from the Texas Historical Commission's Certified Local Government Specialist Maria Mougridis regarding Historic Design Review.

Maria Mougridis gave a presentation to the Commission over the basics of historic design review. The Commission asked if she would be willing to come back and give a broader training once City Council appoints a full Commission. Ms. Mougridis said that she would come back any time to do a training and explained that a benefit of being a member of the CLG program is training opportunities for the Commission.

DISCUSSION ITEMS

3. Potential expansion of the two National Register of Historic Places Districts: Hays County Courthouse Historic District and Belvin Street Historic District, and provide direction to staff.

Staff explained the expansion of both National Register of Historic Places-listed districts to match the local districts were recommendations out of My Historic SMTX.

The Commission provided direction that they would like to start with the Hays County Courthouse Historic District and schedule a workshop to start the discussions with the property owners. Staff will bring potential dates to discuss to the next meeting.

4. Potential expansion of the Downtown Historic District, and provide direction to staff.

Staff discussed the recommendation from My Historic SMTX which discussed the expansion of the Downtown Historic District to include blocks of North and South LBJ Drive.

The Commission provided direction to partner with Main Street to draft an outreach plan. They also gave the direction to host another workshop with property owners to discuss expansion. Staff suggested possibly combining the workshops which the Commission was open to. Staff will bring potential dates to discuss to the next meeting.

5. Requirement under the San Marcos Development Code to provide personal notice of the consideration of a zoning related application, including an application for a certificate of appropriateness, to the owners of property within 400 feet of the property subject to the application, and the implications of such requirement for the commission, and provide direction to staff.

Staff explained that there is a policy for Commissioners to file a conflict of interest affidavit and abstain from further participation in a matter before the Commission if the member owned property if they received personal notice of a matter to be considered by the Commission.

Discussion with Mr. Aguirre, Assistant City Attorney, followed.

The Commission provided direction to analyze the addresses of the Commission once a full Commission is appointed to better understand how the 400' notification buffer may affect them. They also provided direction to include a copy of the City's ethics code along with the State's.

6. Update from staff on the local landmark initiative letter of interest.

Staff gave an update on the item. 18 letters were mailed in November and no responses to date have been received back. The Commission suggested to partner with Main Street on this item and to keep it as a recurring item on future agendas.

FUTURE AGENDA ITEMS

None.

Questions and Answer Session with Press and Public.

None.

The Commission thanked Chair Spell for his years of service on the Commission and wished him luck as a Planning and Zoning Commissioner.

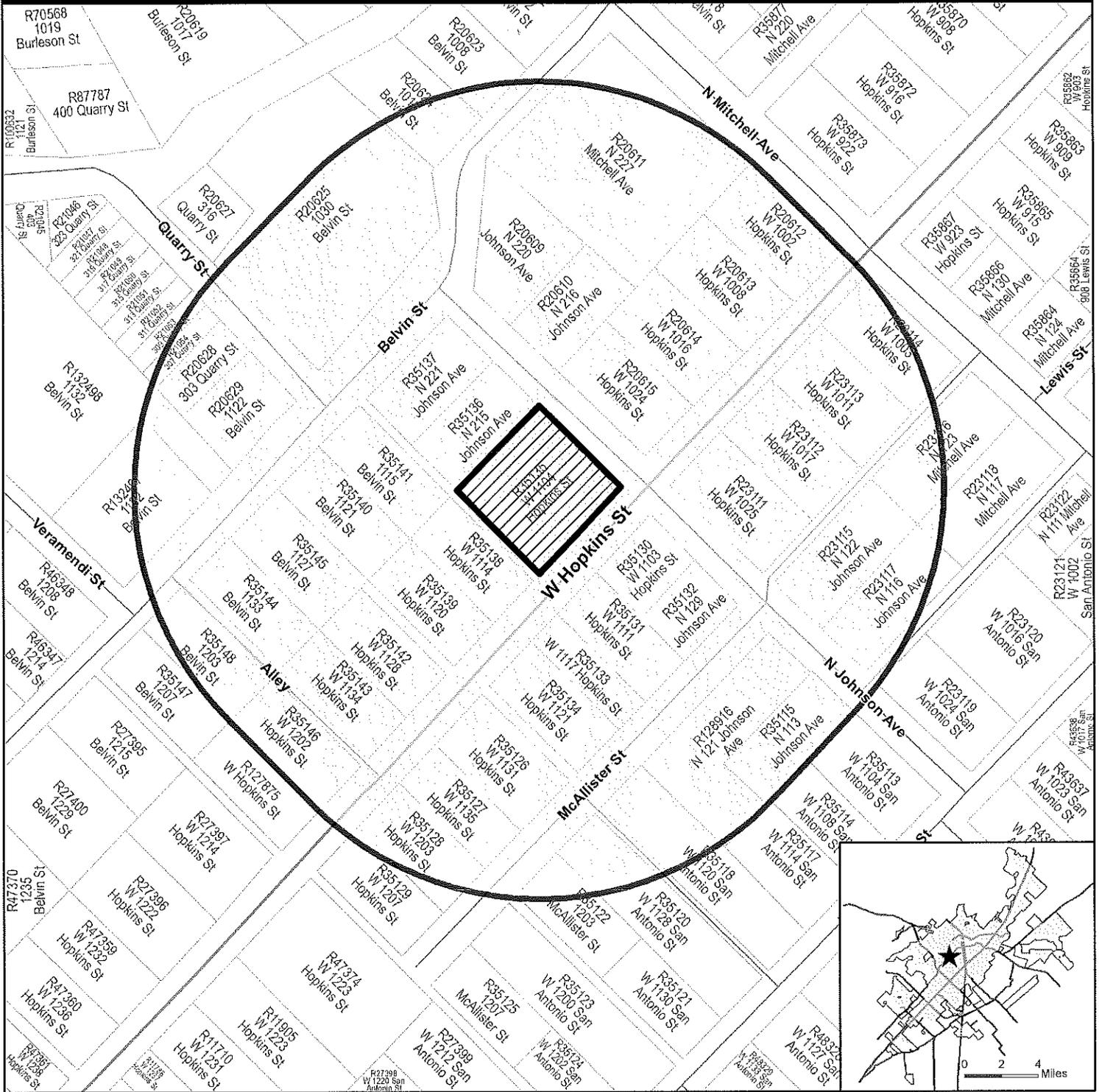
THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING ADJOURNED AT 7:42 P.M.

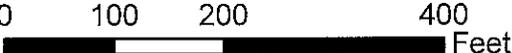
Griffin Spell, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner

HPC-20-05 400' Notification Buffer COA - 1104 West Hopkins Street (Fence)



	Site Location	 
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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

Map Date: 2/12/2020



Staff Report
Historic Preservation Commission
HPC-20-06

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

Date of Meeting: March 5, 2020

Applicant Information:

Applicant: Laura Albert
1104 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Same (Laura and James Albert)

Public Hearing Notice:

Mailed: February 21, 2020

Response: None as of report date.

Subject Property:

Location: 1104 West Hopkins Street
Historic District: Hopkins Street
Stylistic Influence: Neoclassical / Beaux Arts
Date Constructed: Ca. 1908 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: Yes (1983)
RTHL: Yes – Augusta Hofheinz House (1992)

Applicant Request:

To allow replacement of the gothic picket fence around the property.

Staff Recommendation:

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

Staff Comments:

The subject property is located on West Hopkins Street, at the intersection of North Johnson Street in the Hopkins Street Historic District (“EXHIBIT A”). The elaborate Neoclassical/Beaux Arts-style residence was evaluated in the recent *My Historic SMTX* with a high preservation priority level (“EXHIBIT B”). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

This particular property is listed on the NRHP and is a Recorded Texas Historic Landmark (RTHL). Its historic name is the Augusta Hofheinz House and it was constructed for Augusta Hofheinz, the widow of David Hofheinz, the owner of the Hofheinz Hotel (was located behind the First National Bank building on East San Antonio Street). The NRHP Inventory Nomination Form is included as "EXHIBIT C".

Photographs of the property from My Historic SMTX are below:

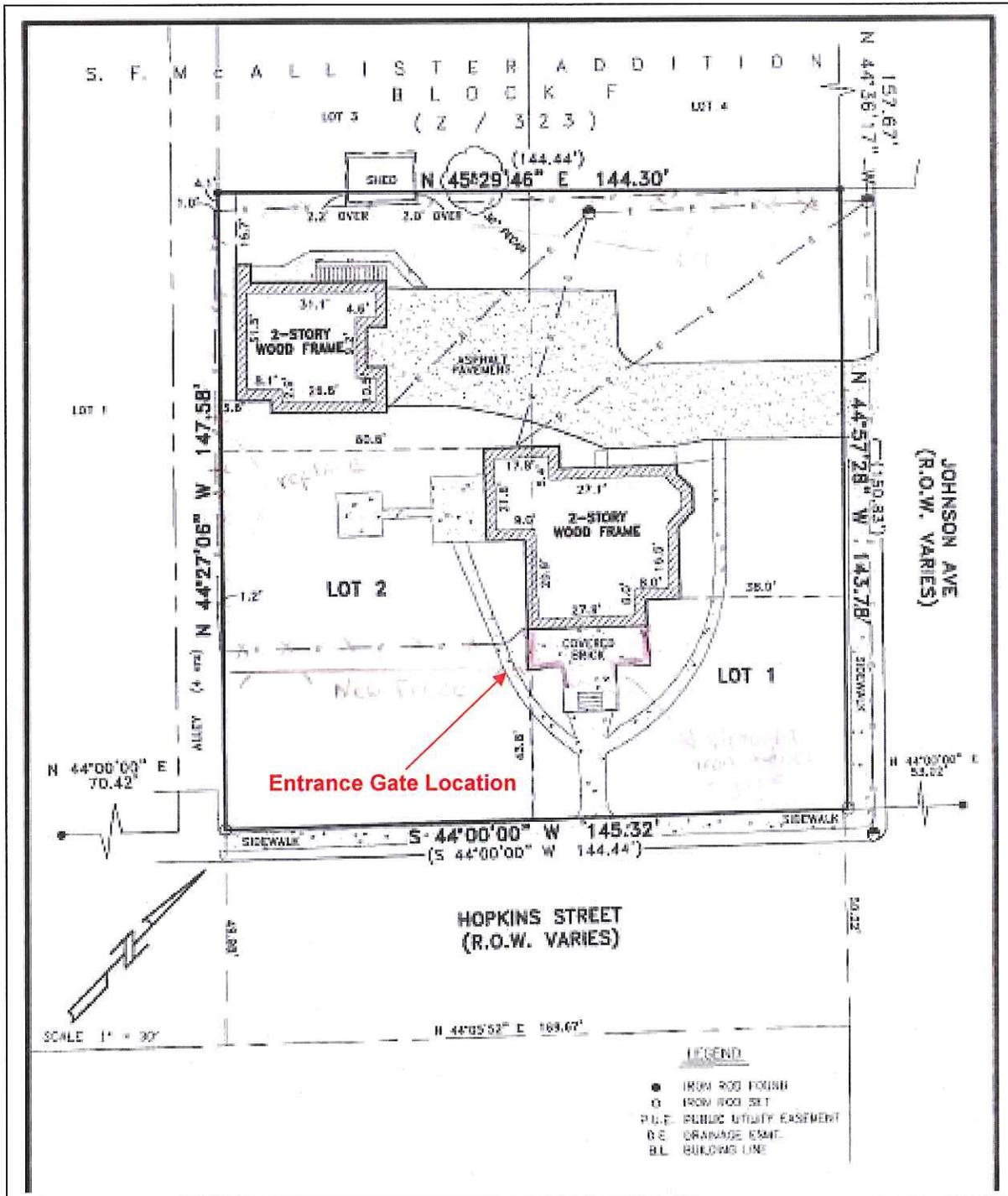




The applicant states that the existing wooden, gothic picket fence that surrounds the property is rotting and is proposing to replace it with a six-foot tall dog eared cedar picket fence; the spacing of the new fence pickets will match the existing fence. An example of the proposed fence type is shown below:



In addition to the replacement of the fence around the property, the applicant would like to move the portion of the fence that runs adjacent to West Hopkins Street six feet closer to the curb. This will place the fence in alignment with the edge of the front porch. The applicant is planning on installing an entrance gate at the walkway leading around to the back yard. The site plan below illustrates the locations of the proposed fence. A wrought iron railing around the front porch was also originally part of the request which is why it is shown on the site plan but the property owner has since withdrawn that portion of the request. For a larger view, the site plan is also included as "EXHIBIT D":



Maintaining the integrity and character of the home is paramount as it is listed on the NRHP and is a RTHL. The Historic Design Guidelines state that fences help to define the “walls” of continuity within a neighborhood. Staff finds that moving the wooden picket fence six feet towards the street, aligning with the edge of the front porch, will not affect the wall of continuity along Hopkins Street. The proposed fence will still be set at or behind the front setback which is recommended by the Historic Design Guidelines. Staff finds the request consistent with the Secretary of the Interior’s Standards for Rehabilitation (“EXHIBIT E”) Standard #9 which states: *“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.”* and Standard #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.”* Replacing and moving the existing wooden picket fence will not impair the essential form and integrity of the property.

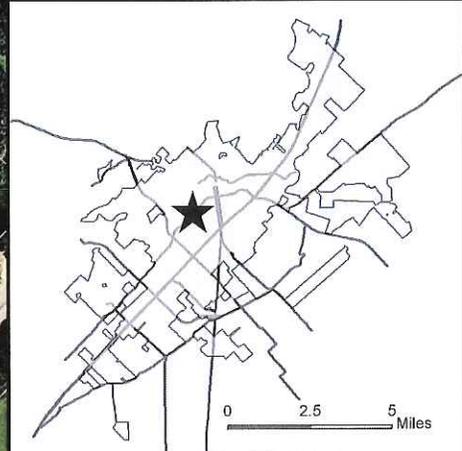
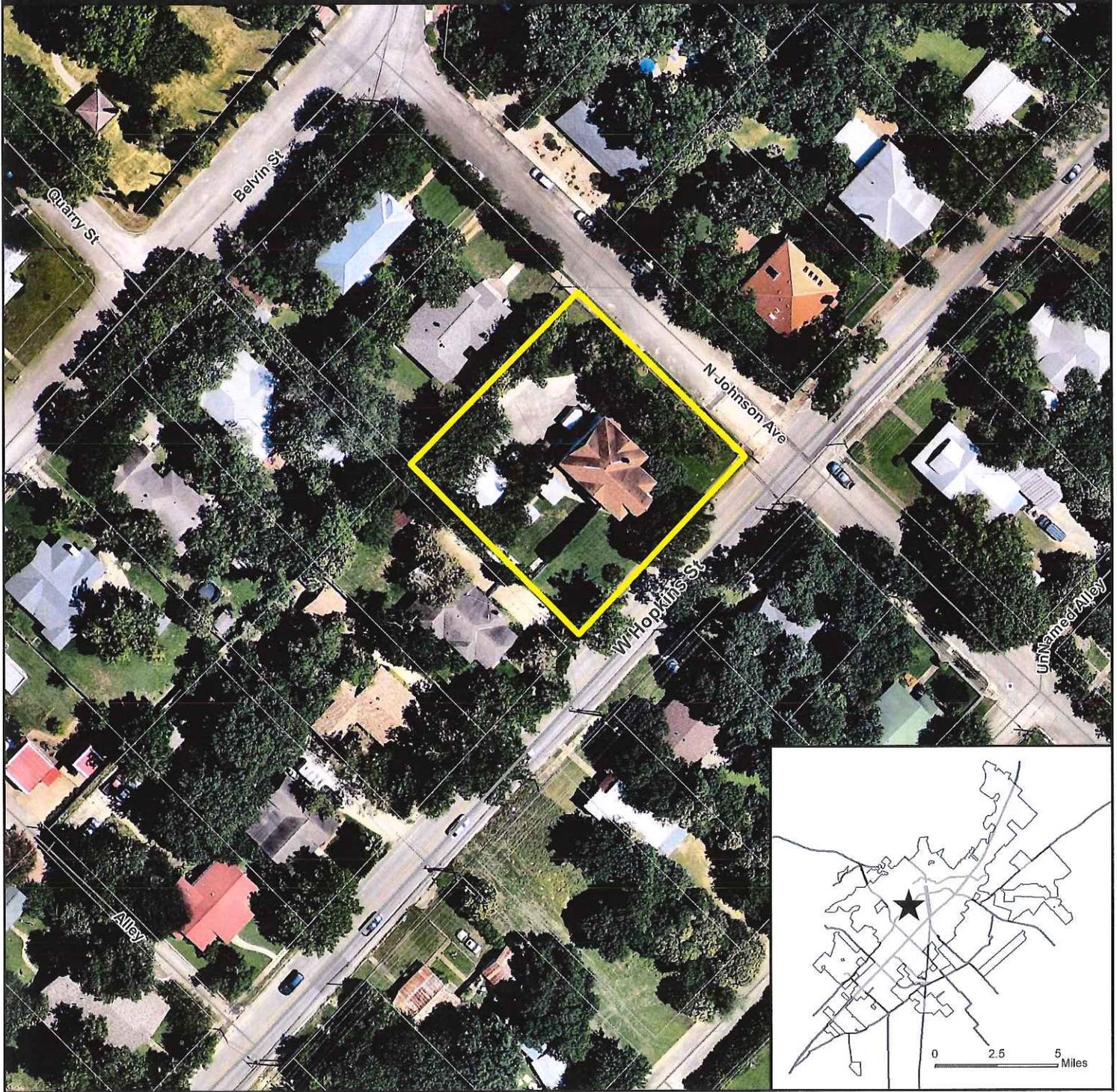
The CLG Program requires staff to monitor and report any actions affecting RTHLs in the City. Staff notified the Texas Historical Commission about the proposal to replace and move the fence. The THC responded that unless the RTHL mentions the site surrounding the main building, they have no review authority if the fence does not touch the historic property.

Staff finds that the request to replace the wooden fence on the property meets the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines and the Secretary of the Interior Standards. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

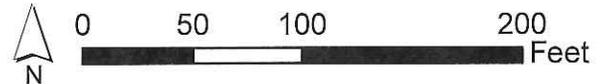
EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. 1983 National Register of Historic Places Inventory Nomination Form
- D. Site Plan
- E. Secretary of the Interior’s Standards for Rehabilitation
- F. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)

HPC-20-05 Aerial View Fence COA - 1104 West Hopkins Street



- ★ 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: 2/11/2020

TEXAS HISTORICAL COMMISSION
Historic Resources Survey Form

Project #: 00046 **Local Id:** R35135a
County: Hays **City:** SAN MARCOS
Address No: 1104 **Street Name:** W HOPKINS ST **Block:** 1100

SECTION 1

Basic Inventory Information

Current Name:
Historic Name: Augusta Hofheinz House

Owner Information **Name:** ALBERT JAMES WILLIAM & LAURA ANNE
Address: 1104 W HOPKINS **City:** SAN MARCOS **State:** TX **Zip:** 78666

Geographic Location **Latitude:** 29.876383 **Longitude:** -97.952792 **Parcel Id** Phase 2

Legal Description (Lot\Block): S F MCALLISTER ADDN 33-148 LOT 1-2 BLK 7 GEO#331980744180

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: Horace Leffingwell (contractor) **Builder** Mead & Eastwood Lumber Co.
Construction Date: 1908 **Source** OTHM, BR Nom
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 2/1/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Elaborate 1908 Neoclassical/Beaux Arts-style residence with massive Corinthian columns; original wood siding, wood windows, transom at front entrance; gabled inset balcony with Corinthian columns in attic; side addition with screened porch; constructed for Augusta Hofheinz, widow of David Hofheinz who was the owner of the Hofheinz Hotel in San Marcos; identified as high priority in 1997 Heritage Neighborhood survey; RTHL/OTHM, NRHP listed (1983)

Additions, modifications **Explain:** Small side addition and screened porch
 Relocated **Explain:**

TEXAS HISTORICAL COMMISSION

144

Project #: 00046
County: Hays
Address No: 1104

Historic Resources Survey Form

Local Id: R35135a
City: SAN MARCOS
Block: 1100

Street Name: W HOPKINS ST

Stylistic Influence

Neoclassical, Beaux Arts

Structural Details

Roof Form Gable, Hipped	Plan Rectangular
Roof Materials Composition Shingles	Chimneys Brick, Interior
Wall Materials Wood Siding	Porches/Canopies FORM Hipped Roof SUPPORT Classical columns MATERIAL
Windows Wood, Double hung	
Doors (Primary Entrance)	Landscape Features Large lot; wooden picket fence; hist.-age garage/apt.; gazebo

ANCILLARY BUILDINGS:

Garage: Hist. age garage Barn: Shed: Other: Gazebo

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:

Elaborate example of style; reflects neighborhood dev. of early 20th cent.; assoc. with widow of significant local businessman

Periods of Significance:

ca. 1908-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

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

Potential NR District Name: Hopkins Street Historic District

Priority High **Explain:** NRHP-listed, RTHL/OTHM; high integrity; contributing to local historic district

Other Information

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

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects); NRHP Nom; RTHL/OTHM

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number A11

Page 64

28. Name: Hofheinz, Augusta, House

Location: 1104 West Hopkins Street

Classification: Category - building; Ownership - private; Status - occupied;
Accessible - yes, restricted; Present use - private residence.

Owner of property: Fred and Karen Wigginton
1104 West Hopkins Street
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

Reflecting the impact of the Beaux Arts-style exposition buildings on domestic architecture, the August Hofheinz House is a two-and-a-half-story, white, frame residence dominated by eight colossal Corinthian columns that hold up a hipped portico, and by short Ionic columns above that support a small, gabled, pedimented dormer. The appearance of a full extra floor is achieved by the dormer, which has been screened in flush with its post rail, and opens to the spacious attic floor. There is a small fanlight within the pediment. Attached to the second floor is a semicircular balcony on carved brackets with a spindle rail. Architraves occur below the bracketed eaves of both the dormer and the main roof. The facade is symmetrical in effect.

The hipped roof, with its cross gables, was once covered with wooden shingles, but is now under composition shingles. Extensions from the side walls are decorated with large oval windows filled in with a curvilinear beveled-glass design. Two rectangular beveled windows pierce the dining room's northwest wall. Other windows have one-over-one lights, those on the front facade being extra wide. A bay window on the northeast wall has twelve-over-twelve lights but is modern. The double front door contains long panels of beveled glass and is topped by a beveled transom.

Upstairs, there are four bedrooms, two baths, and a hall. Downstairs, a very large living room leads to a dining room on the east and a kitchen, breakfast room, butler's pantry, and utility porch toward the rear. This section was once an open porch, as indicated by the back stairs, but has been enclosed. There are two rear doors, one with its own small porch.

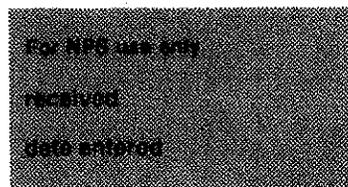
To the southeast of the living room is a stair embellished with a small egg-and-dart molding, and with lathed balusters of a stick-and-ball configuration. The ceiling of the large room is deeply coffered, with moldings creating rectangular shapes within the coffers. A freestanding fireplace leads to one of the two red brick chimneys. Window lifts and doorknobs are original brass and copper.

The only disruptive exterior alteration is the brick porch which replaced a wooden one. The present owners may paint the brick white, while contemplating further restoration of it.

A garage apartment from the 1940s is behind the house.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number All

Page 65

Significance: Period - 1900- ; Areas of significance - architecture;
Specific dates - 1908-09. Mead and Eastwood, architects,
Horace Leffingwell and sons, contractors.

Among the handful of monumental Colonial Revival houses in San Marcos, the Augusta Hofheinz House is particularly notable for its dramatic vertical lines. The high and narrow design is accented with colossal Corinthian columns. Augusta Hofheinz was the widow of an early hotel owner.

Daniel Hofheinz had built the town's first real hotel in 1887. To supply his hotel's dining room, he constructed extensive gardens, some of the stone terrace walls of which still remain on the north edge of the city. His wife, Augustus Voges Hofheinz, ran a millinery shop in the hotel. Following Mr. Hofheinz' death in 1903, his widow had the imposing house on West Hopkins built by Mead and Eastwood Lumber Company, with Horace Leffingwell as contractor. Mrs. Hofheinz' son Walter supervised construction.

During this period, the West Hopkins Street area was becoming a popular residential section for well-established citizens. Mrs. Hofheinz' home towered over the neighborhood, however, because of its height. Use of many classical motifs also made it a particularly dignified structure.

Handwork displayed in the construction is exceptionally fine. For example, the ceiling is coffered, and the stair is finished with ball-and-rod rails and a tiny egg-and-dart molding. The leaded-glass doors and oval windows were imported from France.

Mrs. Hofheinz lived here until her death in 1924. The next year the house was purchased by Mr. and Mrs. Eugene de Steigher, a wealthy farming family. Mr. and Mrs. Bob Kercheville bought it in 1952. The present owners are conducting a careful rehabilitation.

Bibliography:

Information provided by Frances Stovall and Tula Townsend Wyatt.
Interview with Fred and Karen Wigginton, April 14, 1982.

Geographical data: Acreage - less than one acre.
UTM reference - 14 / 601170 / 3305370

Verbal Boundary Description - H.E. McAllister Addition, Block 7, lots 1 and 2.
The property measures 142.55 by 144.44 ft.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hofheinz, Augusta, House (San Marcos MRA)
Hays County
TEXAS

Working No. 7-14-83
Fed. Reg. Date: 2.7.84
Date Due: 5/11/83 - 8/26/83
Action: ACCEPT 8/26/83
 RETURN
 REJECT
Entered in the National Register
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Melinda Koester/Stuart Strong, 1978
Negative on file at Texas Historical Comm.

East oblique, camera facing west.
Photo 112 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, July, 1982.
Negative property of HASM, on file at SMPL.

South oblique, camera facing north.
Photo 113 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, July, 1982.

Negative property of HASM, on file at SMPL.

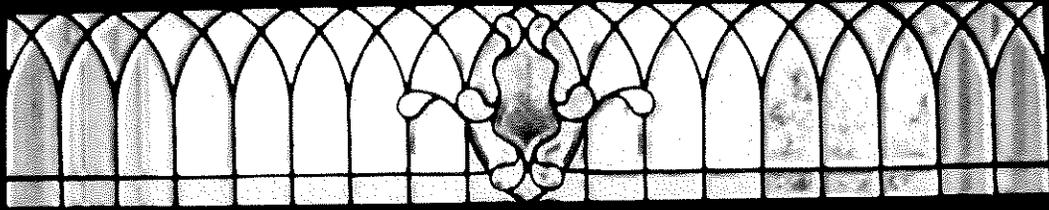
Detail of southeast facade, camera facing west
Photo 114 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas
#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, August, 1982.
Negative property of HASM, on file at SMPL.

Livingroom interior, camera facing west.
Photo 115 of 150..

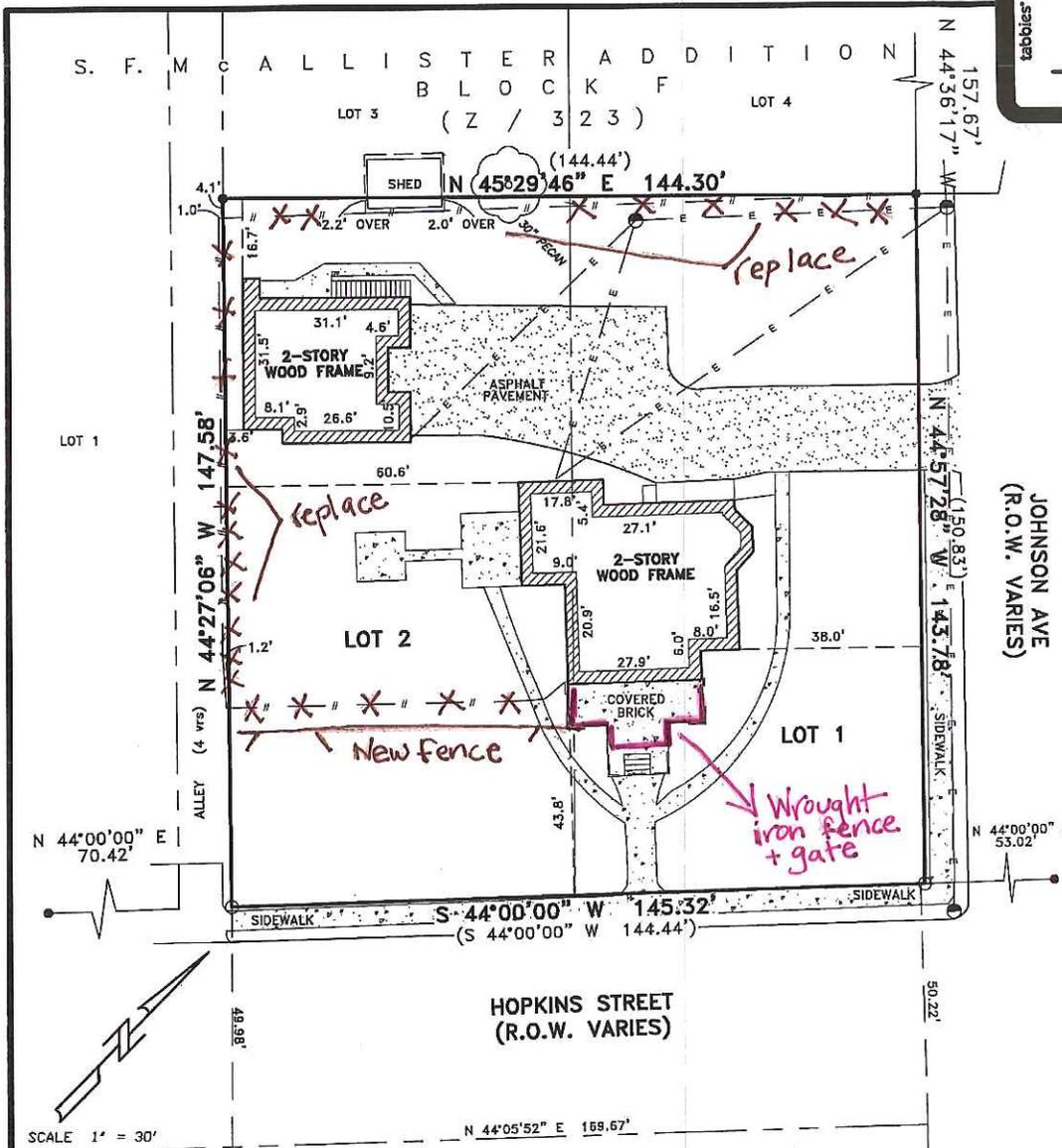


Historic Resources of San Marcos
San Marcos, Hays County, Texas

#28. Hofheinz, Augusta, House

Photo by Lissa Anderson, August, 1982.
Negative property of HASM, on file at SMPL.

Detail of livingroom - front door.
Photo 116 of 150.



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE

NOTES:

- 1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOL. Z, PAGE 323, HAYS COUNTY DEED RECORDS, HAYS COUNTY, TEXAS.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48209CD389F, DATED SEPTEMBER 2, 2005, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

BOUNDARY AND IMPROVEMENT SURVEY OF
 LOTS 1 & 2, BLOCK F, S. F. MCALLISTER ADDITION
 IN VOLUME Z, PAGE 323 OF THE PLAT RECORDS OF
 HAYS COUNTY, TEXAS.

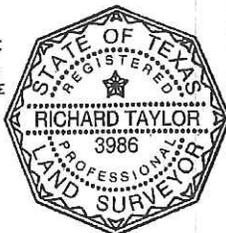
TO:

PURCHASER: JAMES WILLIAM AND LAURA ANNE ALBERT
 TITLE CO: CORRIDOR TITLE COMPANY
 OF NO: 13-0155-SM
 ADDRESS: 1104 W HOPKINS
 SAN MARCOS, TX 78666

I, RICHARD H TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING MARCH 2013, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.

Richard H. Taylor
 RICHARD H. TAYLOR, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NUMBER 3986 STATE OF TEXAS

03/12/13
 DATE

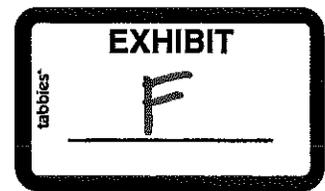


SURVEYING - ENGINEERING - ARCHITECTURE
 142 JACKSON LANE
 SAN MARCOS, TEXAS 78666
 (512) 392-1719
 FAX (512) 392-1928
 ashandassociates.net
 Surveying: 100847-00
 Engineering: F-13483
 Architecture: TX20240
 "SERVING THE COMMUNITY OF TEXAS"

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.





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:

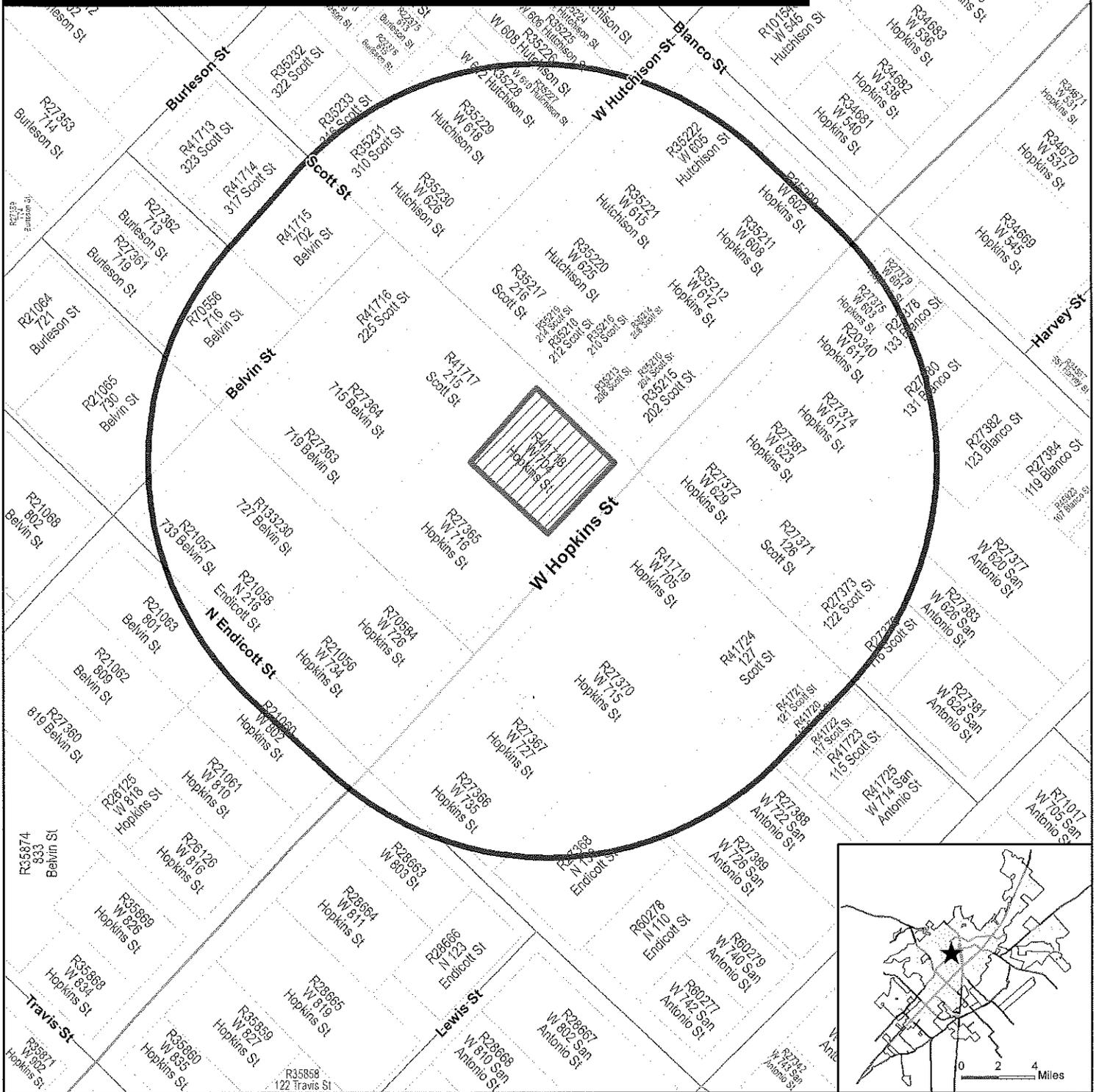
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including 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.

HPC-20-06 400' Notification Buffer COA — 704 West Hopkins Street (Sign)



★ Site Location
 Subject Property
 400' Buffer
 Parcel
 City Limit



0 100 200 400
Feet

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

Map Date: 2/13/2020



Staff Report
Historic Preservation Commission
HPC-20-06

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

Date of Meeting: March 5, 2020

Applicant Information:

Applicant: Matt Akins
Akins & Olson, LLC
704 West Hopkins Street
San Marcos, TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: February 21, 2020
Response: None as of report date.

Subject Property:

Location: 704 West Hopkins Street
Historic District: Hopkins Street
Stylistic Influence: Neoclassical
Date Constructed: Ca. 1910 (*My Historic SMTX*)
Priority Level: Medium (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow installation of a 12-square foot wooden sign on the front of the property.

Staff Recommendation:

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

Staff Comments:

The subject property is located on West Hopkins Street, at the intersection of Scott Street in the Hopkins Street Historic District (“EXHIBIT A”). The Neoclassical-style was evaluated in the recent *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.

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



In January 2020, the applicant brought forward a request to install an illuminated freestanding metal sign on the property. The Commission postponed action on that request in order to give the applicant more time to design a more appropriate sign for the property.

The applicant is now proposing to install a 4' x 3' (12-square foot) circular wood sign that will be mounted to the wall on the front porch, in the space between the door and the double-hung windows. The sign will include the name of the bed and breakfast, "The Yellow House Hostel" and the location "San Marcos, TX" along with an image of an armadillo riding a bicycle. The applicant is proposing black lettering on a yellow background. A purple border will surround the sign. No illumination of the sign is proposed.

The applicant provided the following rendering of the proposed sign:



The submitted sign rendering appears to meet the requirements for on-premises attached signs in Section 7.3.3.1 of the San Marcos Development Code; before installation a sign permit will need to be issued. Staff finds the request for the new sign is consistent with the recommendations of Article 4, Appendix C, the Historic Design Guidelines. The proposed sign's font has appropriate letter size and border space that allows for increased readability. Staff also

finds that the sign is legible and in scale with the building. In addition, the color does not disrupt or distract from the building's overall appearance.

Staff finds that the request to install a wall sign on the property meets the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

EXHIBITS

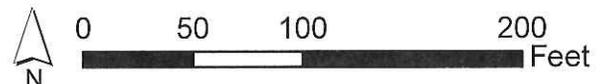
- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-20-06 COA — 704 West Hopkins Street (Sign) Aerial Map

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: 2/13/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R27374 	617 W HOPKINS ST SAN MARCOS		Domestic Domestic	National Folk, Neoclassical Architecture, Community Development	ca. 1900	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Undetermined In District?: Yes Contributing	High
Hopkins Street Local Historic District								
R27387a 	623 W HOPKINS ST SAN MARCOS		Domestic Domestic	No Style	ca. 1930	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: Undetermined In District?: Yes Contributing	Medium
Hopkins Street Local Historic District								
R27387b 	623 (rear) W HOPKINS ST SAN MARCOS		Domestic N/A	No Style	2006	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (not historic)
Hopkins Street Local Historic District								
R27372 	629 W HOPKINS ST SAN MARCOS		Domestic Domestic	Prairie (influence) Architecture, Community Development	ca. 1930	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Undetermined In District?: Yes Contributing	High
Hopkins Street Local Historic District								
R41718 	704 W HOPKINS ST SAN MARCOS		Domestic Domestic	Neoclassical	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No In District?: Yes Contributing	Medium
Hopkins Street Local Historic District								





Section 2.5.5.4 Criteria for Approval

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

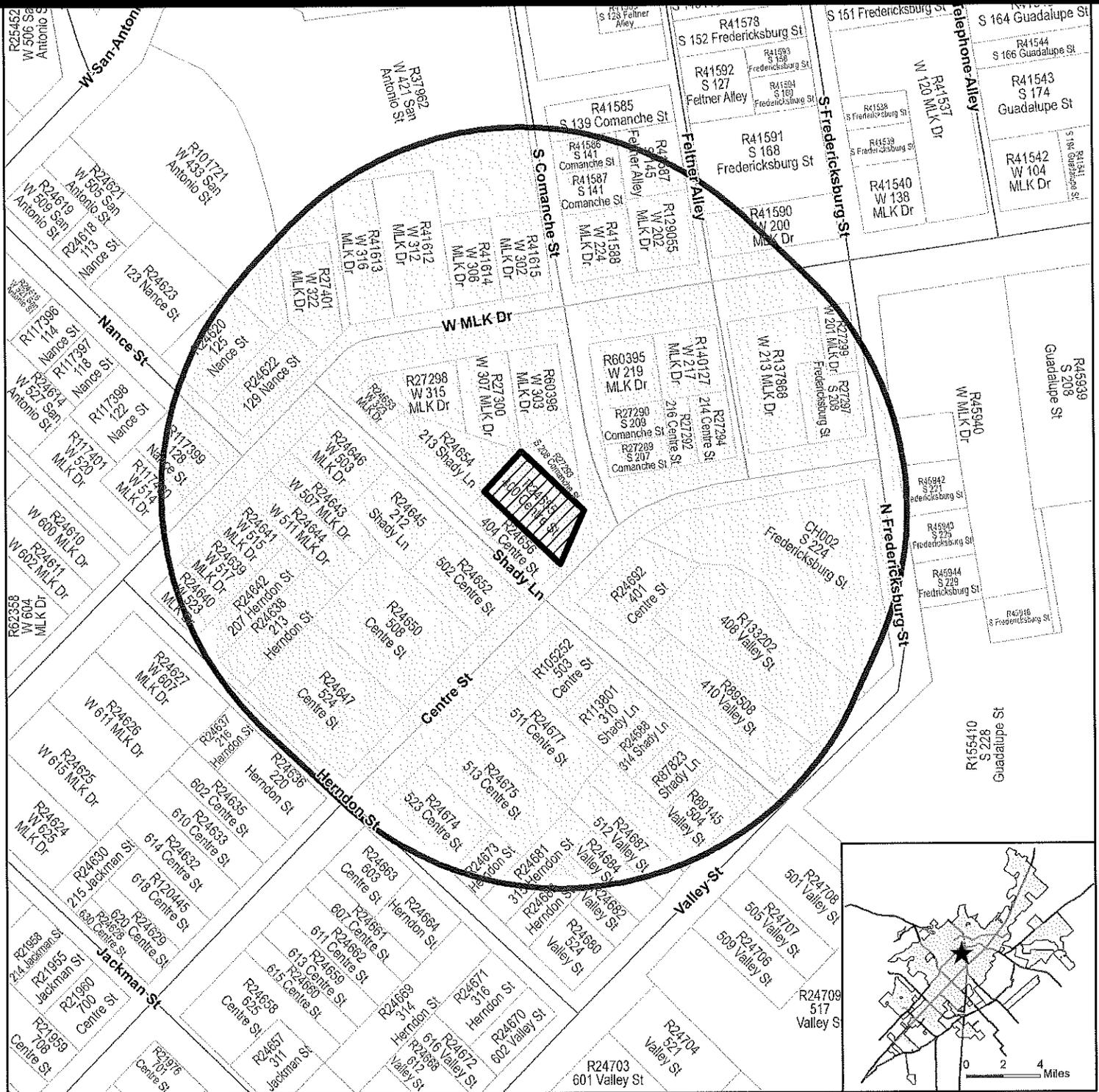
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including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

Section 4.5.2.1 Historic Districts

I. Construction and Repair Standards.

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- (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.

HPC-20-07 400' Notification Buffer COA — 400 Centre Street (Door)



★	Site Location		0	100	200	400
	Subject Property		Feet			
	400' Buffer	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 2/12/2020</p>				
	Parcel					
	City Limit					



Staff Report
Historic Preservation Commission
HPC-20-07

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

Date of Meeting: March 5, 2020

Applicant Information:

Applicant: Chance Sparks
126 South Mitchell Street
San Marcos, TX 78666

Property Owner/Manager: Same (Chance and Ashley Sparks)

Public Hearing Notice:

Mailed: February 21, 2020

Response: None as of report date.

Subject Property:

Location: 400 Centre Street
Historic District: Dunbar Street
Stylistic Influence: Minimal Traditional
Date Constructed: Ca. 1970 (*My Historic SMTX*); property owner indicates interior and foundation is consistent with 1940s or earlier
Priority Level: Low (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow various exterior renovations as part of a comprehensive renovation of home.

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 Centre Street, between Shady Lane and South Comanche Street in the Dunbar Historic District (“EXHIBIT A”). The property was evaluated in the recent *My Historic SMTX* with a low preservation priority level (“EXHIBIT B”). Low priority properties are those are of historic age but lack significance or integrity due to alterations or loss of historic material. They are not individually eligible for designation as a local landmark or listing on the National Register of Historic Places (NRHP). If low priority recommendation is based on lack of integrity, removal of non-historic-age alterations or restoration of original material could change the priority recommendation.

The applicant is proposing various exterior renovations; the applicant's proposal is included as "EXHIBIT C". To simplify the staff report, the items in the scope have been reviewed separately against the Development Code, the Historic Design Guidelines, and Secretary of the Interior Standards below.

Photographs of the property from My Historic SMTX are below:



Replacement of Entry Door on Front Elevation

The applicant is proposing to replace the front entry door with a 32" JELD-WEN Craftsman Simulated Divided Light steel door. According to the applicant, the existing door is a wood door dating from the 1980s that was not installed correctly. The applicant will repair the door frame and header while installing the new door.

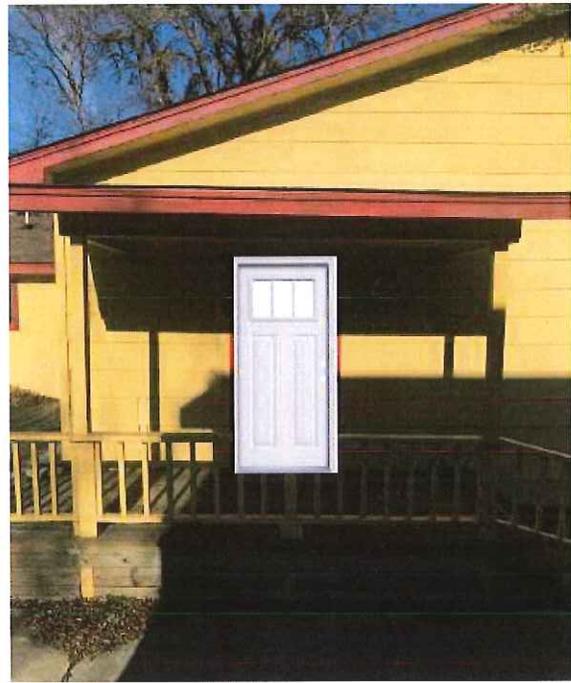
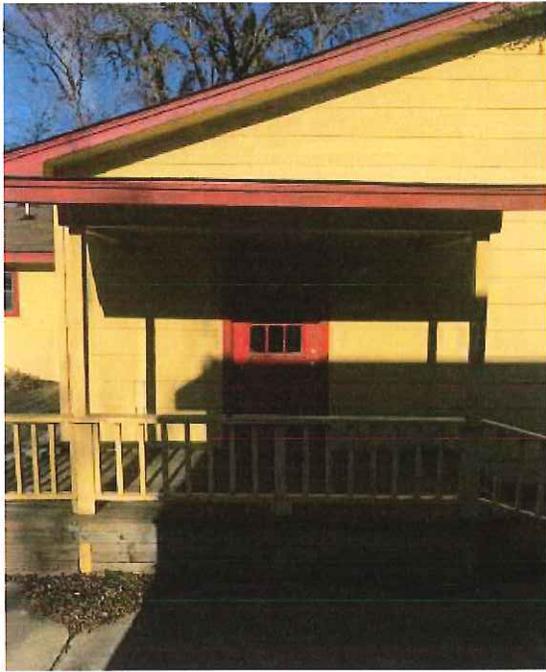
The following photos, submitted by the applicant show the existing door and a rendering showing the proposed door:



The Historic Design Guidelines state that door frames, trim and surrounds help to define the character and style of the house. Staff finds that replacing the front door will not change the character of the property which is consistent with the Historic Design Guidelines. Staff finds that replacing the front door will enhance the character of the property. Staff finds the new work will be differentiated from the old and will be compatible with the existing materials, features, size, scale and proportion which is consistent with the Secretary of the Interior's Standards.

Replacement of Entry Door on West Side Elevation

The applicant is proposing to replace the door located on the side façade of the property that faces Shady Lane. The same type of door proposed for the front entry, a 36" JELD-WEN Craftsman Simulated Divided Light steel door, is proposed in this location. Along with replacing the door, the applicant will shift the door one foot over. Below is a photograph of the existing door and a rendering of the proposed:



Staff finds that replacing the door will not change the character of the property which is consistent with the Construction and Repair Standards of the San Marcos Development Code and the Historic Design Guidelines.

Removal of Two Small Windows on West Side Elevation

Along the same elevation, the applicant is proposing to remove two 24-inch by 24-inch windows; they appear to be aluminum windows. The applicant is proposing to close the space using HardiPanel to match the existing wall surface.

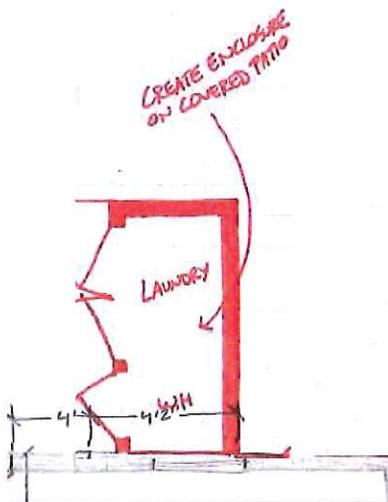


Staff finds removal of non-historic materials consistent with the Historic Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

Replacement of Rear Door & Creation of Laundry, Water Heater & Storage Space on Rear Elevation

The applicant is proposing to replace the rear door with a door that matches the front and side façades. In adding this space, the existing window, located to the left of the door, will be removed. In addition, the applicant is proposing to enclose a portion of the back patio to create a laundry, water heater and storage space.

See the photos and renderings supplied by the applicant below:



The Historic Design Guidelines recognize that as families grow and residents grow older, needs change. Staff finds the enclosure of the space allows the home to be functional without losing historic character which is consistent with the Historic Design Guidelines and the Secretary of the Interior's Standards. It should be noted that this portion of the house is minimally visible from Shady Lane. The location at the rear of the property of the enclosed space is where it will be the least visible from the right-of-way.

Roof Replacement

The applicant is proposing to remove the existing composite shingle roof and replace it with a screw-down metal roof. The roof is proposed to be constructed using a low-glare galvanized metal. An example provided by the applicant is shown below:



The Historic Design Guidelines state that roofing is one material which might need to be replaced rather than repaired. The Design Guidelines note that roof repairs are often temporary and that a new roof will be necessary at some point in the future and that the primary use of metal on residential homes in San Marcos was as a roofing material. This is evident as there is a building on the adjacent property at 404 Centre Street that has a similar metal roof and there are other residential homes in the other historic districts in San Marcos with metal roofs. Staff finds the request consistent with Section 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(h) of the San Marcos Development Code. The proposed metal roof is visually compatible with other buildings in the district and the roof form is not proposed to be changed.

Site Improvements

The applicant is proposing to improve the landscaping on the property and remove the existing chain link fence. The applicant states that the existing fence actually encroaches into the right-of-way and has no plans to replace the fence at this time. The applicant is aware that installation of a new fence would require a Certificate of Appropriateness.



The Historic Design Guidelines are silent when it comes to removal of fence material. However, Staff finds the removal of the chain link fence removes non-significant site features which detract from the historic character of the site. This is consistent with the Secretary of the Interior's Standards for Rehabilitation. Removal of the fence is compatible with the rest of Centre Street in the Dunbar Historic District; there is only one other property with a chain link fence.

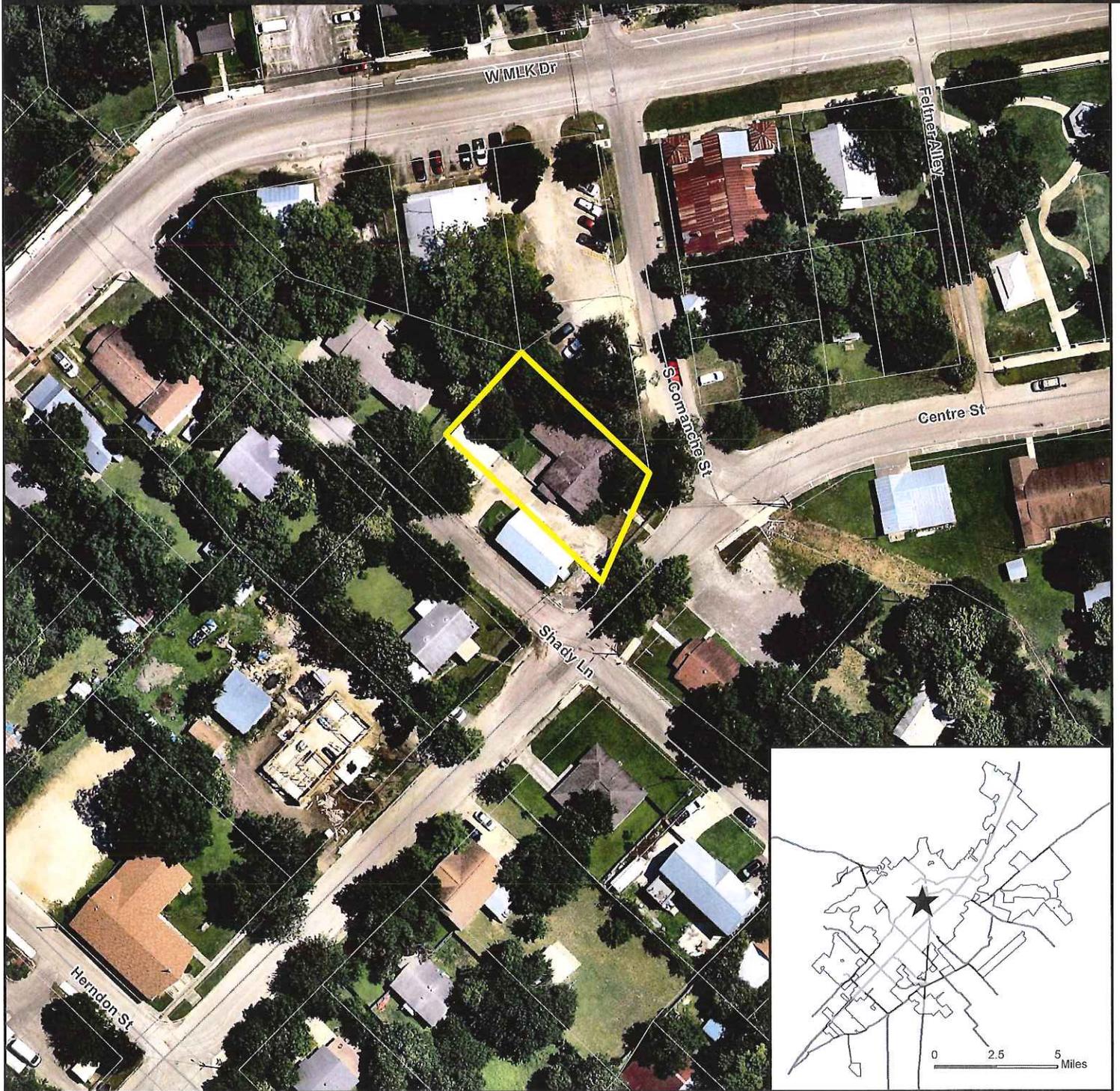
Staff finds that the requests for the various exterior renovations meet the regulations of the San Marcos Development Code and are consistent with the Historic Design Guidelines. Therefore, staff concludes that the request will have no negative effect on the historical, architectural, or cultural character of the historic district, and recommends **approval as submitted**.

EXHIBITS

- A. Aerial Map
- B. Survey Inventory Table from *My Historic SMTX*
- C. Project Proposal
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)

HPC-20-07 Aerial View COA — 400 Centre Street (Door)

EXHIBIT
A

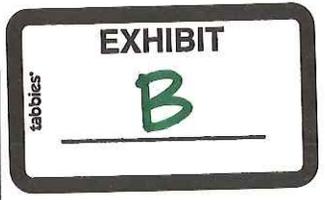


- Site Location**
- Subject Property**
- Parcel**
- City Limit**

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Map Date: 2/13/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R27294 	214 CENTRE ST SAN MARCOS		Vacant parcel Undetermined		N/A	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (vacant)
Dunbar Local Historic District								
R27292 	216 CENTRE ST SAN MARCOS		Vacant parcel Undetermined		N/A	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: Yes Non-contributing	Low (vacant)
Dunbar Local Historic District								
R24655 	400 CENTRE ST SAN MARCOS		Domestic Domestic	Minimal Traditional	ca. 1970	<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 Non-contributing	Low
Dunbar Local Historic District								
R24692 	401 CENTRE ST SAN MARCOS	Antioch Church of our Lord Jesus Christ (Apostolic)	Religious Religious	No Style	ca. 1965	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	Individually: No In District?: No	Medium
Dunbar Local Historic District								
R24656 	404 CENTRE ST SAN MARCOS	Sacred Craft Tattoos	Commerce/Trade Undetermined	No Style	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
Dunbar Local Historic District								

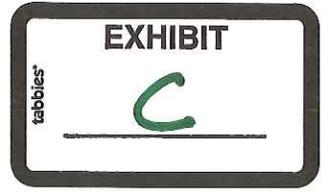


400 Centre Street Certificate of Appropriateness Request

Owner: Chance and Ashley Sparks

Owner Address: 126 S. Mitchell Street, San Marcos, TX

Applicant: Chance Sparks, AICP



Location Profile

- 400 Centre Street
 - *Owner Note: Purchased in 2017 due to concerns a non-local purchaser would attempt to demolish the house and adjacent commercial building (a former religious facility); lack of LLC is intentional for transparency*
- On same lot as commercial building at corner of Shady and Centre
 - This building is considered a medium priority; no alterations proposed at this time
- House is a low preservation priority and considered non-contributing
 - Multiple remodels; heavily altered with few remaining original exterior materials; limited remaining historic/ architectural integrity
- Minimal Traditional style with limited enhancement/ornamentation
- Resource survey error; listed as 1970 but indications in interior and foundation consistent with 1940s or earlier
- Certificate of Appropriateness is part of a comprehensive renovation of the home, including foundation and roof stabilization



R24655 400 Centre St SAN MARCOS



Domestic Minimal Traditional ca. 1970 NR RTHL Individually: No Low

NR OTHM SAL In District Contributing

RTHL HTC Local In District? : Yes Non-contributing

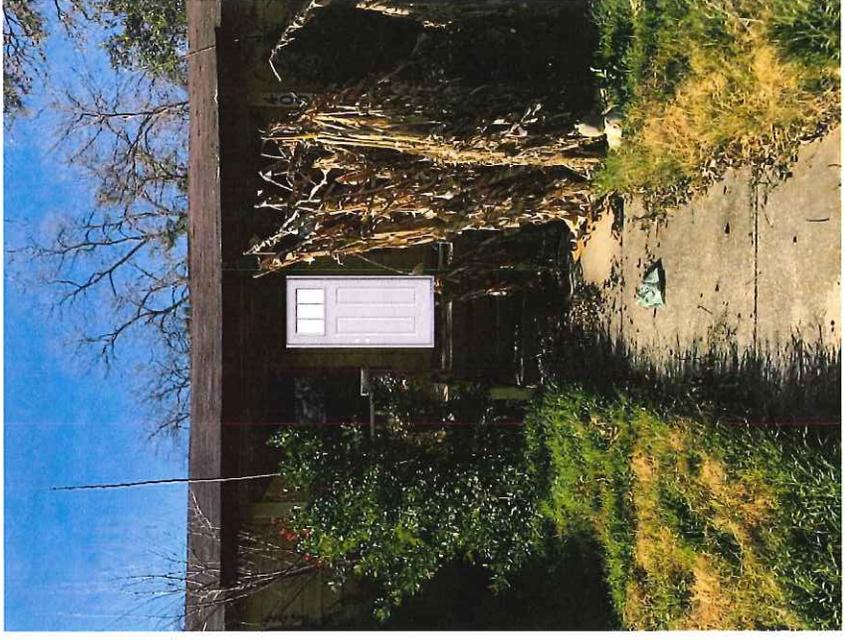
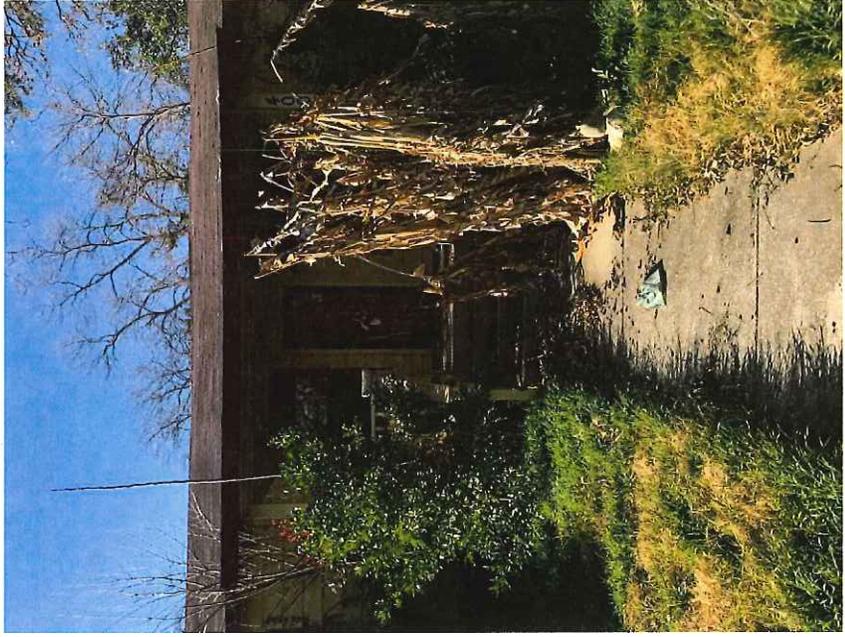
Domestic

Dunbar Local Historic District

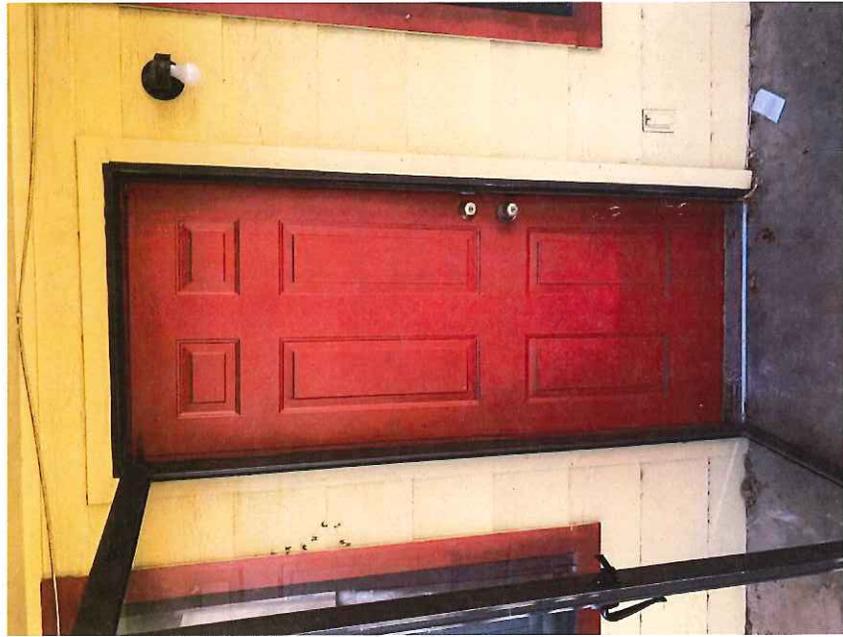
Project Scope

- **Front Elevation: Replacement of Entry Door**
 - Install JELD-WEN Craftsman Simulated Divided Light Entry Door, 32"
- **West Side Elevation: Replacement of Entry Door and Deletion of Two Small Windows**
 - Install JELD-WEN Craftsman Simulated Divided Light Entry Door, 36"; 1' shift in location
 - Deletion of two 24" x 24" windows; cover with HardiPanel to match remaining wall surface
- **Rear Elevation: Replacement of Rear Door; Creation of Laundry, Water Heater & Storage Space on Rear Patio**
 - Install JELD-WEN Craftsman Simulated Divided Light Entry Door, 36"
 - Deletion of one 34" x 60" window
- **Roof Replacement: Removal of 3-tab Composite Shingle and Installation of Screw-Down Low-Glare Galvanized Metal Roof**
 - Substantial roof repairs
 - Removal of existing composite shingles
 - Installation of screw-down low-glare galvanized metal roof
- **Site Improvements**
 - Residential landscaping/curb appeal yard improvements
 - Removal of chain link fence

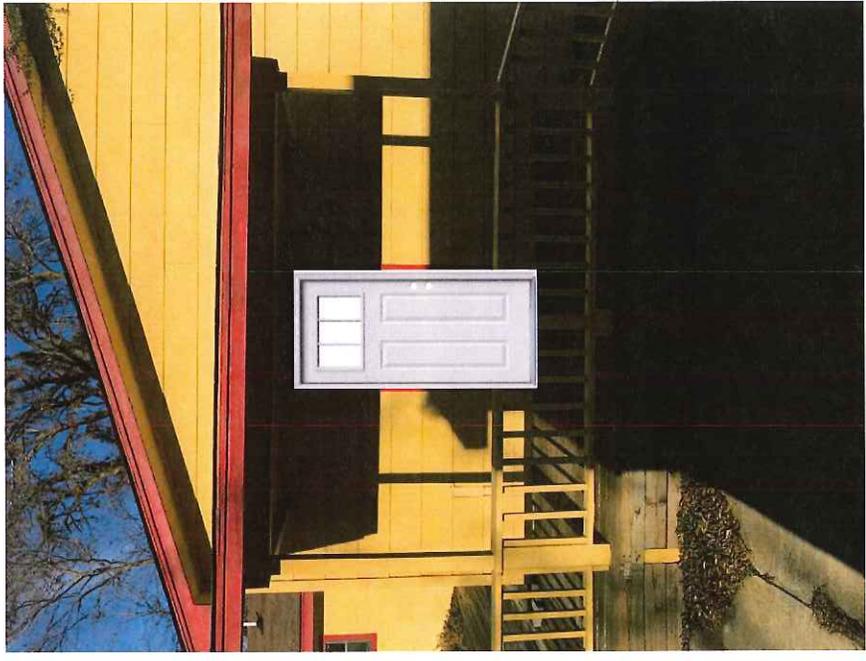
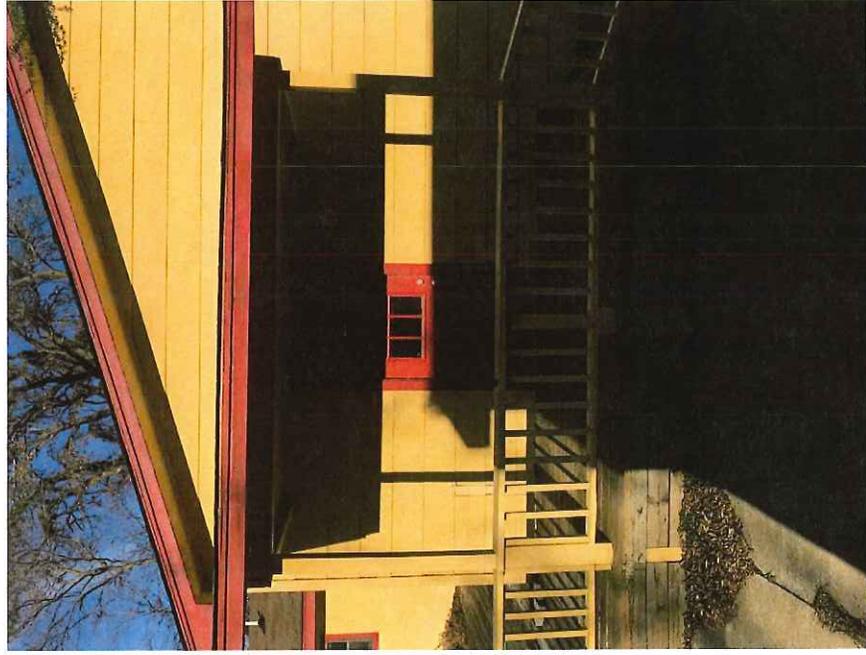
Front Elevation: Replacement of Entry Door



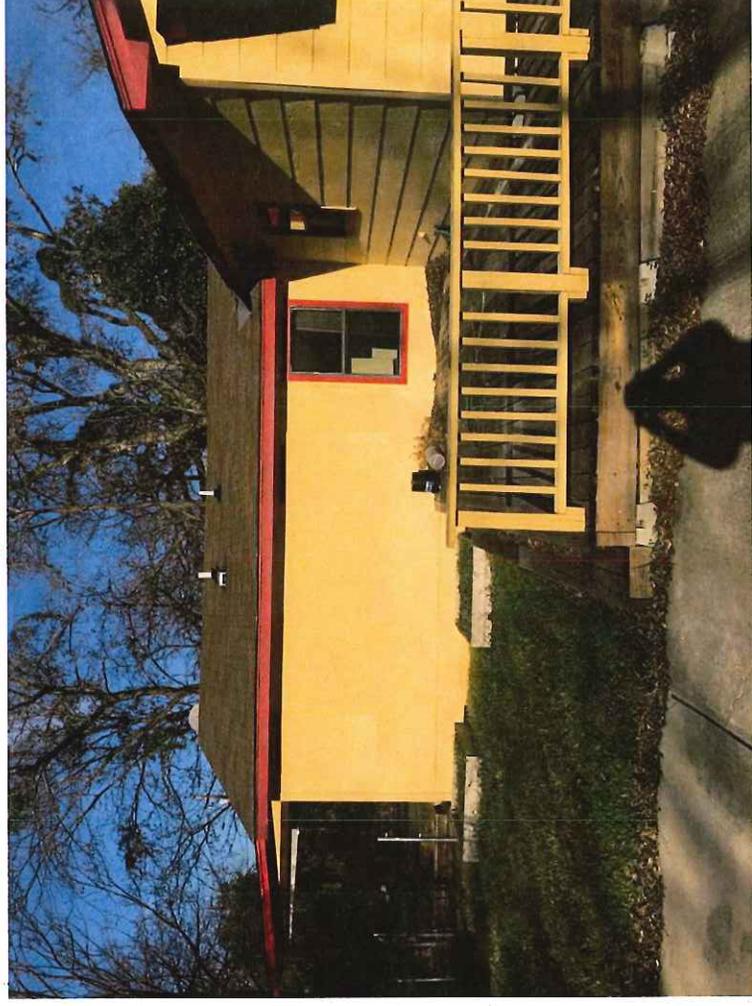
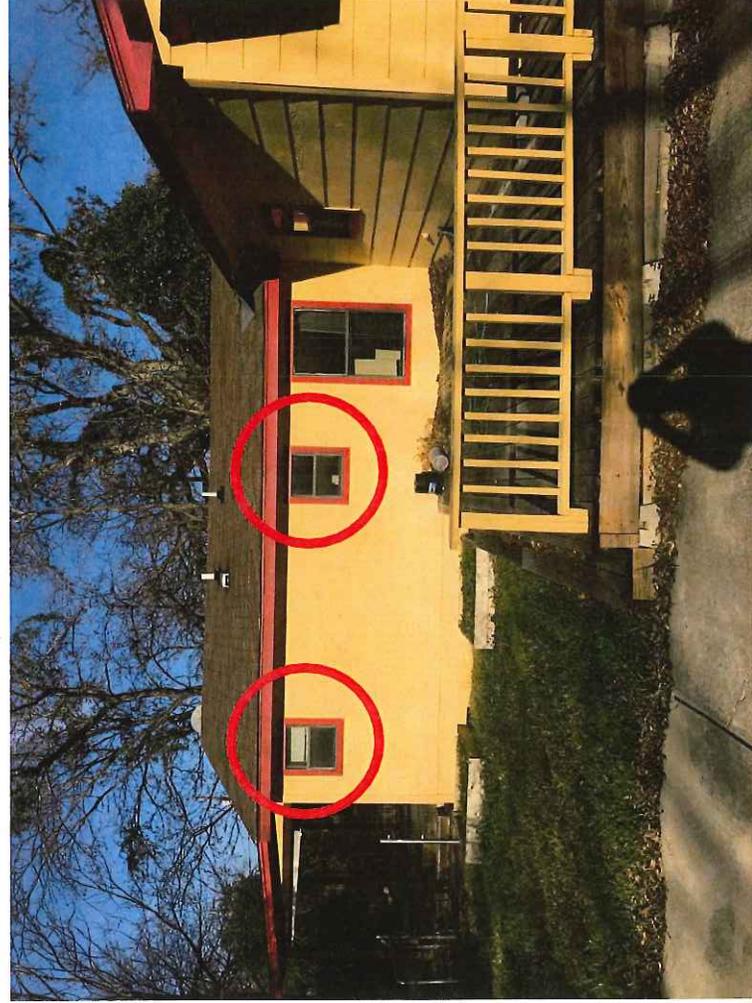
Front Elevation: Replacement of Entry Door



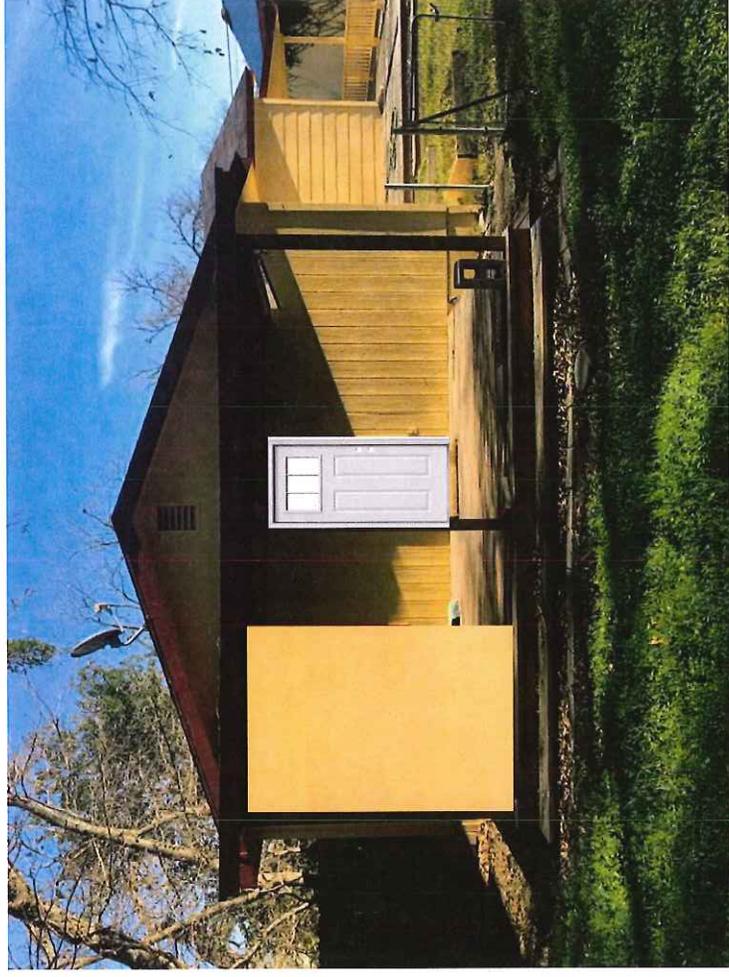
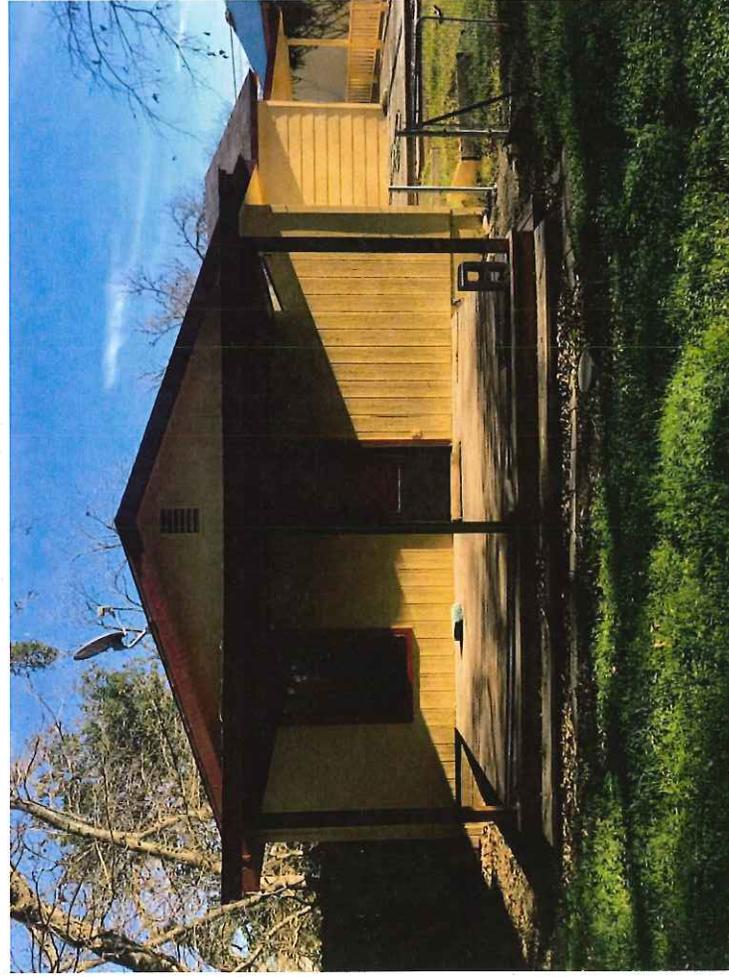
West Side Elevation (Limited Visibility): Replacement of Entry Door; Minor 1' Shift of Alignment



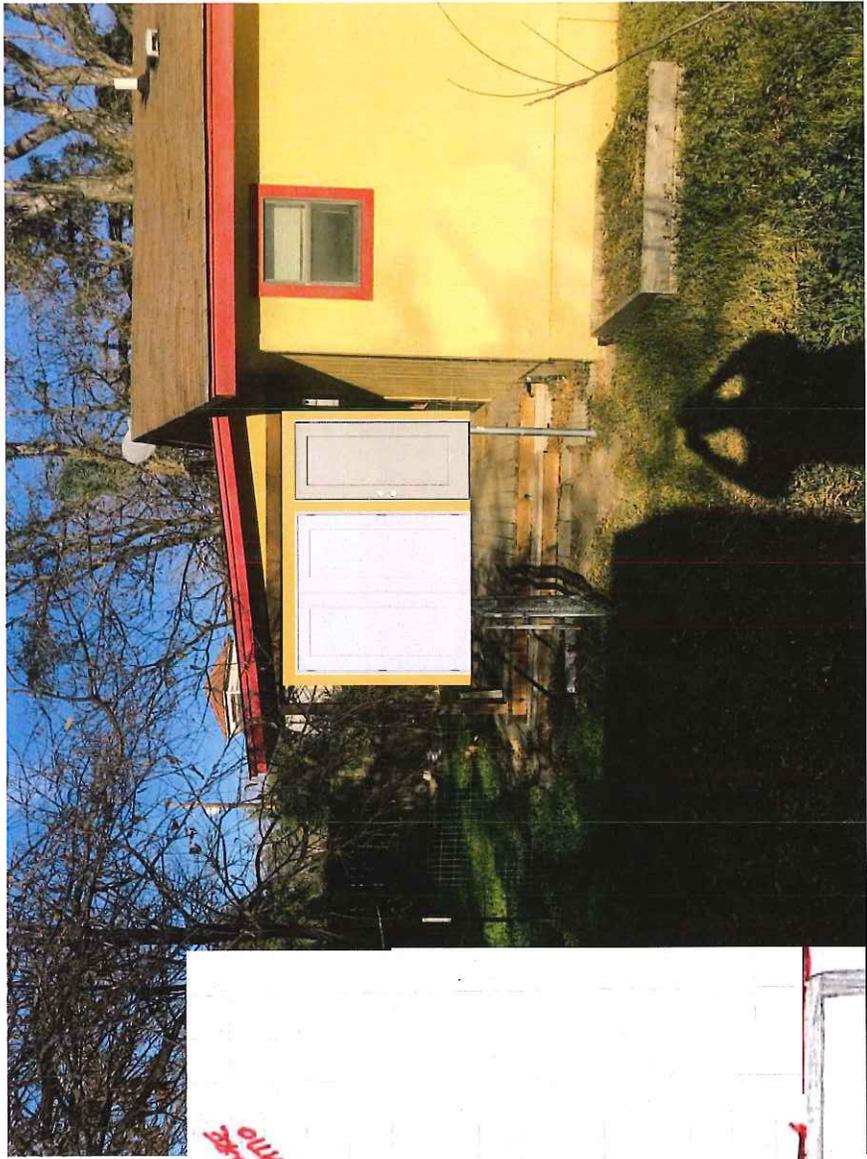
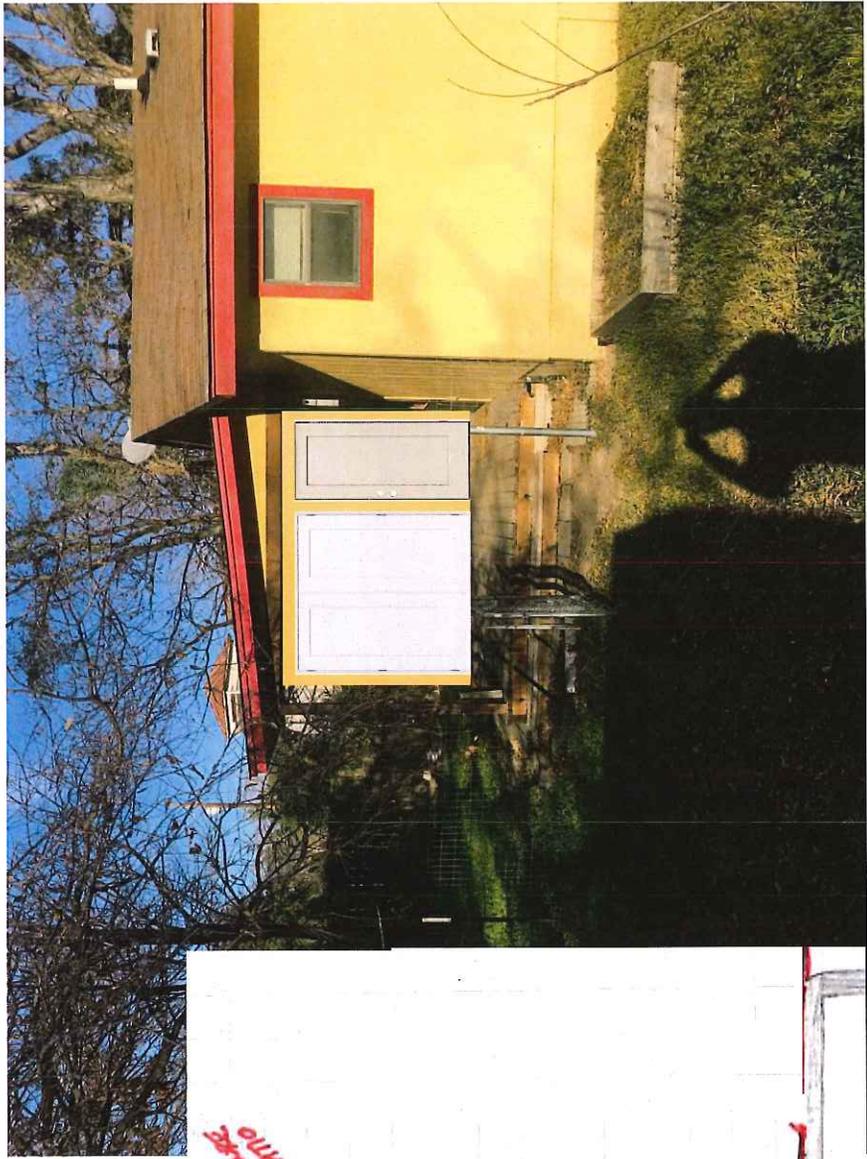
West Side Elevation (Limited Visibility): Deletion of Two Small Windows



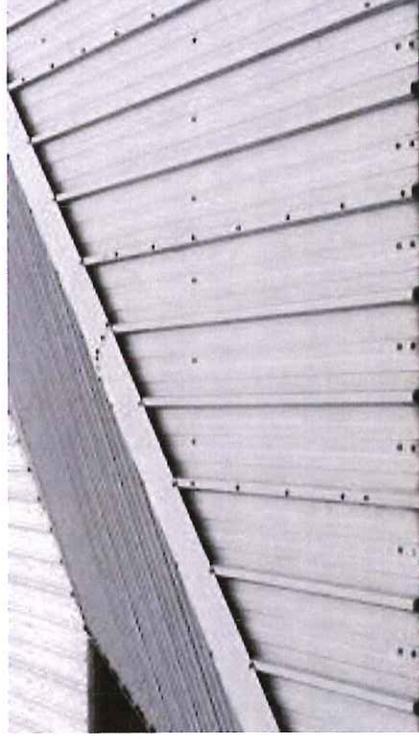
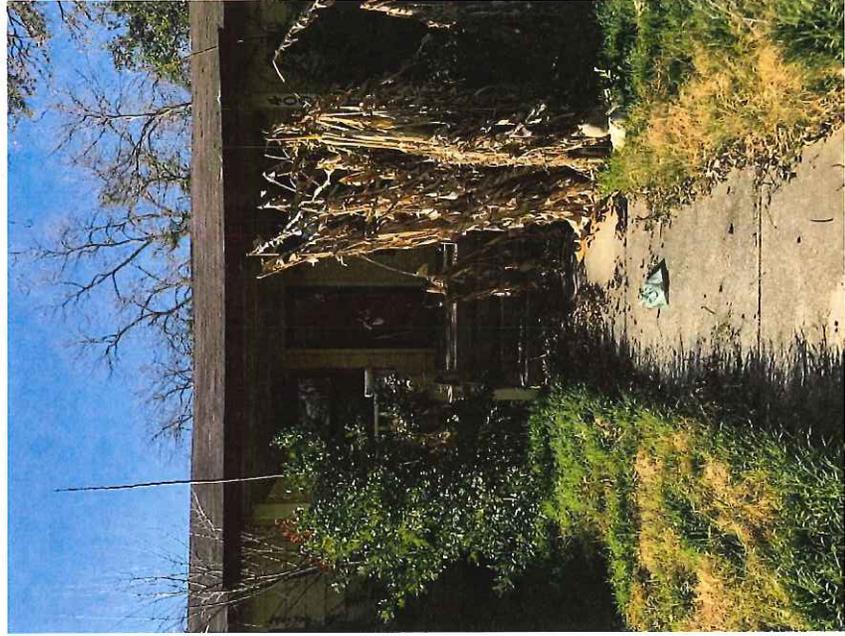
Rear Elevation (Not Visible): Replacement of Rear Door;
Creation of Laundry, Water Heater & Storage Space

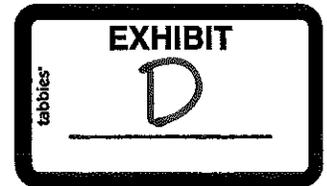


West Side Elevation (Limited Visibility): Replacement of Rear Door; Creation of Laundry, Water Heater & Storage Space



Roof Replacement: Removal of 3-tab Composite Shingle and Installation of Screw-Down Low-Glare Galvanized Metal Roof





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.

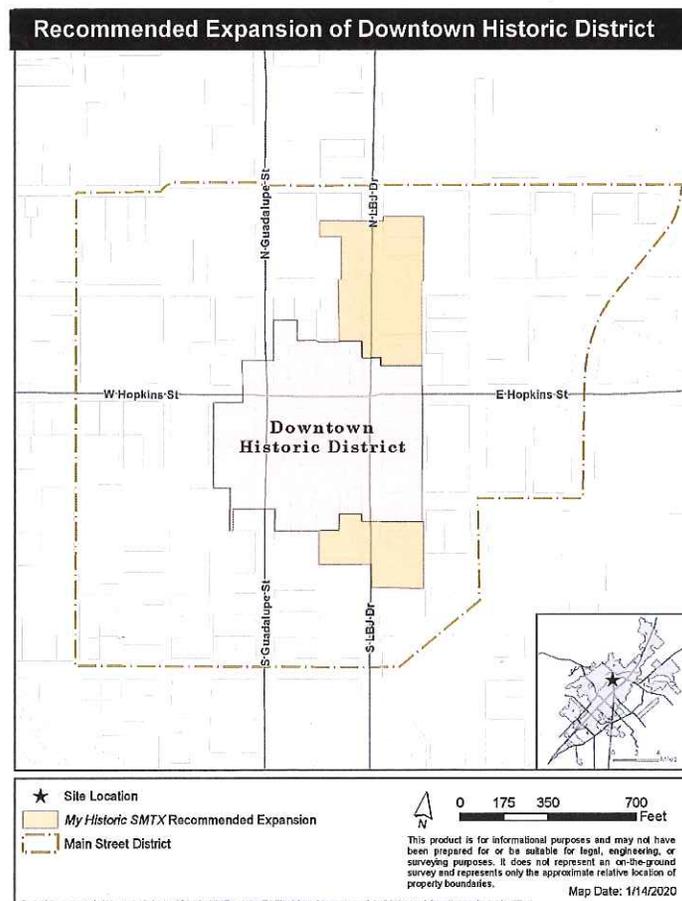
- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following 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.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: February 20, 2020
RE: **AGENDA ITEM 7: POTENTIAL EXPANSION OF DOWNTOWN HISTORIC DISTRICT**

This has become a standing discussion item. Two areas are recommended for historic district designation by *My Historic SMTX* as an expansion of the Downtown Historic District: the areas immediately north and south of the courthouse square along LBJ Drive. Both proposed areas are located within the Main Street boundary as shown below:



At previous meetings, discussion has centered on how best to reach the property owners within the proposed expansion boundary. As the properties are located within the Main Street boundary, staff proposes to partner with Main Street to host a workshop that will help to inform the property owners of the potential of expansion. Ideally, staff would like to hold the workshop at a location in the proposed areas recommended for expansion or as close by as possible and is currently working with Main Street staff on looking for a venue. Staff recommends the workshop be held in May as this month is nationally considered Preservation Month; it may be a good month to promote awareness of the project, along with other Planning initiatives (i.e. Comprehensive Plan Update, Downtown Architectural Standards). Direction from the Commission regarding dates for the workshop is requested.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: February 20, 2020
RE: **AGENDA ITEM 8: POTENTIAL WORKSHOP DATES FOR COMMISSIONER TRAINING**

With new Commissioners being appointed on March 3 by City Council, staff has decided to work with the Texas Historical Commission's Certified Local Government Program to craft a training workshop. Staff felt that this was a good opportunity to help train new Commissioners while providing a refresher for existing Commissioners. Topics could include the role of the Commission, the local historic preservation ordinance, ethics code, etc.

Staff is proposing to hold the workshop either at the Rec Hall or the Activity Center in March. The following dates are available:

- Wednesday, March 11 – Activity Center, Room 3
- Thursday, March 12 – Activity Center, Room 3
- Tuesday, March 24 – Rec Hall

Direction from the Commission regarding dates for the training along with other topics to include is requested.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: January 13, 2020
RE: **AGENDA ITEM 9: LOCAL LANDMARK INITIATIVE UPDATE**

There has been no change in status since the previous meeting. Staff has still not received any responses from the letters that were mailed in November. Staff has discussed working with Main Street to tie the landmark initiative into the workshop where the potential for expansion of the Downtown Historic Districts will be discussed.