City of San Marcos

Regular Meeting
Historic Preservation Commission
March 7, 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 February 1, 2024 regular meeting minutes.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing items:  
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-24-04 (709 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Carlos Castro, on behalf of TP & J Investments, LLC Series 1, to allow replacement of the current chain-link fence with a five-foot tall cedar fence, installing the pickets horizontally.

3. **HPC-24-06 (114 East San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Janice Hardaway, on behalf of BW Bowden Properties, Inc., to allow various exterior alterations to the front and rear façades of the building which includes installation of a canvas awning, installation of tile in the recessed entryway, and renovation of the rear addition’s façade which includes replacement of the rear entry door, steps, handrail, and skirting material, and relocation of the rear crawlspace access point.

**UPDATES**

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

**ELECTION OF THE FOLLOWING OFFICERS:**

5. Historic Preservation Commission Chairperson
6. Historic Preservation Commission Vice Chairperson

**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.
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, February 1, 2024.

II. Roll Call

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

Absent 1 – Commissioner Dillon

III. 30 Minute Citizen Comment Period:

No one spoke.

MINUTES

1. Consider approval, by motion, of the January 4, 2024 regular meeting minutes.

A motion was made by Commissioner Long, seconded by Commissioner Rogers, to approve the minutes of the January 4, 2024 regular meeting as submitted. The motion carried by the following vote:

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

Against: 0

ACTION ITEM

2. Consider approval of a letter of support for the Hays County Historical Commission’s efforts to participate in Texas State University’s planning process for the area surrounding the Meadows Center as a local preservation advocate.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the item.

Commissioner Long requested that language be added to the letter which spoke to the underrepresented communities that lived in this area, such as enslaved and indigenous peoples of the area.
Discussion among the Commission and Ms. Linda Coker, chair of the Hays County Historical Commission, about cultural landscapes ensued.

A motion was made by Commissioner Long, seconded by Commissioner Dedek, to amend the letter by removing the following sentences from the second paragraph, “This area is of great historic significance to San Marcos as it is the location of the Edward Burleson homestead area. General Edward Burleson is a founding father of the City of San Marcos.” and adding “We consider this an opportunity to tell the complete (13,000 year) story of the area in a study of the cultural landscape.”

The motion carried by the following vote:

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

Against: 0

A motion was made by Commissioner Baker, seconded by Commissioner Dake, to approve the letter of support for the Hays County Historical Commission’s efforts to participate in Texas State University’s planning process for the area surrounding the Meadows Center as a local preservation advocate with the amended language.

The motion carried by the following vote:

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

Against: 0

PUBLIC HEARINGS

3. HPC-24-03 (1257 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by David Greear to allow various exterior alterations to the front façade of the building which include, but are not limited to, installation of two new windows on the first floor and one new window on the second floor, replacement of the front door, and construction of a small covered porch that will include one to two new steps and a landing to access the doorway.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the request. She concluded installing two new windows on the first floor and one new window on the second floor was consistent with the San Marcos Development Code [Sections 4.5.2.1(I)(1)(c), 4.5.2.1(I)(1)(g), 4.5.2.1(I)(1)(d) and 4.5.2.1(I)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 5, 9, and 10], replacing the front door was consistent with the San Marcos Development Code [Section 4.5.2.1(I)(1)(d)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 4, 5, 9, and 10] and neutral with the San Marcos Development Code [Section 4.5.2.1(I)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard 6], and constructing a small covered porch that will include one to two new steps and a landing to access the doorway was consistent with the San Marcos Development Code [Sections 4.5.2.1(I)(1)(f) and 4.5.2.1(I)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 9, and 10] and was inconsistent with the San Marcos Development Code [Sections 4.5.2.1(I)(1)(h)].
David Greear, no address given, stated that he was present to answer any questions the Commission had regarding the request.

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

Discussion surrounding the caption language, specifically “…but not limited to…” ensued between staff and the Commission.

A motion was made by Commissioner Baker, seconded by Commissioner Long, to approve the installation of two new windows on the first floor and one new window on the second floor, the replacement of the front door, and the construction of a small covered porch that will include one to two new steps and a landing to access the doorway as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior’s Standards with the following condition:

1. The new porch roof is a gable roof instead of the shed roof as shown in the agenda packet exhibit.

The motion carried by the following vote:

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

Against: 0

UPDATES

4. Updates on the following:

   a. Vision SMTX
   b. HPC Committee Reports Concerning Recent Activities
   c. Grant Opportunities and Updates
   d. Dunbar School Home Economics Building Restoration Progress
   e. Historic Preservation Plan
   f. Upcoming Events and Training Opportunities

   a. Ms. Amanda Hernandez, Director of Planning & Development Services, provided an update on the Comprehensive Plan adoption. She stated that further outreach as directed by City Council will come in the form of a survey that will summarize amendments made by the Planning and Zoning Commission and San Marcos City Council throughout the Plan adoption process and allow the public to identify concerns and propose specific changes. The survey will be live February 2-23 and the Commission will receive an email with outlining all the ways to take the survey.
   b. Nothing to report from staff.
   c. Nothing to report from staff.
   d. Staff stated that the work began on January 10th and the building was lifted on January 11th to begin repairs to the pier and beam foundation. Staff reminded that the project was funded via CIP funding and would conclude in April.
   e. Nothing to report from staff.
   f. Nothing to report from staff.
5. **Discussion and consideration of nomination to the Commission’s Preservation Month subcommittee to fill a vacancy.**

   Staff provided background on National Preservation Month and stated that the subcommittee formed in 2022 needed an additional member to reconvene. Commissioner Rivas volunteered, and staff stated a meeting would be set up soon to start planning this year’s event.

**FUTURE AGENDA ITEMS**

Commissioner Baker requested the following item to be placed on an agenda for discussion:
- A report from the My Historic SMTX subcommittee

Commissioner Rivas requested the following item to be placed on an agenda for discussion:
- A report from the Preservation Month subcommittee

Ms. Hernandez reminded the Commission of the standing “HPC Committee Reports” update that is on every agenda.

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

No one spoke.

**THERE BEING NO FURTHER BUSINESS CHAIR ROGERS DECLARED THE MEETING ADJOURNED AT 6:48 P.M.**

______________________________
Jennifer Rogers, Chair

**ATTEST:**

______________________________
Alison Brake, Historic Preservation Officer
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: 2/23/2024
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: 2/23/2024
Certificate of Appropriateness
HPC-24-04 (709 West Hopkins Street)

Summary
Request: Replacement of existing chain-link fence with a five-foot-tall cedar fence, installing the pickets horizontally.

Applicant: Carlos Castro
Paloma Montessori
School
243 Trailing Lantana
Lane
San Marcos, TX 78666

Property Owner: Thomas Parrigin
TP & J Investments, LLC,
Series 1
1320 Cypress Bend Cove
New Braunfels, TX 78130

Notification
Personal Mailing: February 23, 2024
Posted Notice: February 23, 2024
Response: None as of the date of this report

Property Description
Address: 709 West Hopkins Street (See: Aerial Map)
Location: North of North Endicott Street
Historic District: Hopkins
Date Constructed: c. 1985
National Register of Historic Places: Not Listed
Building Description: One story commercial structure, part of commercial center

My Historic SMTX Historic Resources Survey Summary

<table>
<thead>
<tr>
<th>X</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
</table>

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 building is part of a commercial center that includes a dentist office and a childcare center (the former Small Fries Childcare & Learning Center). It notes the building has a flat roof and box parapet, stone cladding, and fixed windows. (See: Historic Resources Survey Inventory Table)
Current Request

Small Fries Childcare & Learning Center closed in 2023 and the applicant is opening a Montessori school in the same space. The applicant is proposing to replace the fence that surrounds the outdoor play area which is in front of the building. A five-foot-tall cedar fence is proposed, and the applicant is proposing to install the pickets horizontally rather than vertically. A fence permit is required to be reviewed and approved prior to installation.

Please refer to attached documents for a site plan showing the location of the fence, photos of the existing fence, and a photo of the type of fence the applicant proposes. NOTE: the fence in the example photo is tiered and the proposed fence will not be tiered.

My Historic SMTX Photograph

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Criteria for Approval (Sec.2.5.5.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No Affect</strong></td>
<td>Consideration of the effect of the activity on historical, architectural, or cultural character of the Historic District or Historic Landmark</td>
</tr>
<tr>
<td></td>
<td><strong>Approval of the request would not affect the activity noted above.</strong></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
<td>For Historic Districts, compliance with the Historic District regulations</td>
</tr>
<tr>
<td><strong>No</strong></td>
<td>Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued</td>
</tr>
<tr>
<td></td>
<td><strong>The property owner will not suffer an extreme hardship.</strong></td>
</tr>
<tr>
<td><strong>See Analysis Below</strong></td>
<td>The construction and repair standard and guidelines cited in Section 4.5.2.1</td>
</tr>
</tbody>
</table>
**Certificate of Appropriateness**  
**HPC-24-04 (709 West Hopkins Street)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(l)(1))</th>
</tr>
</thead>
<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>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Height. The height of a proposed building shall be visually compatible with adjacent buildings.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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. <em>The proposed new fence will use the existing fence’s footprint, keeping the relationship of the building to the open area on the property the same.</em></td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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. <em>The applicant has chosen to utilize wood as a replacement material. The proposed height of the fence will be slightly taller than the existing fence and the pickets will be installed horizontally, not vertically. This way of installation is more modern but as the building was built in the 1980s, it will not harm the building’s integrity.</em></td>
</tr>
<tr>
<td></td>
<td>h. Roof shapes. The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.</td>
</tr>
</tbody>
</table>
## Certificate of Appropriateness

**HPC-24-04 (709 West Hopkins Street)**

<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>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. <em>The proposed new fence will use the existing fence’s footprint, keeping the relationship of the building to the open area on the property the same.</em></td>
</tr>
<tr>
<td>Inconsistent</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>Neutral</td>
<td></td>
</tr>
</tbody>
</table>

*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.3.2.5 and C.3.4.5, Historic District Design Guidelines, Appendix C, San Marcos Design Manual*
### Certificate of Appropriateness

**HPC-24-04 (709 West Hopkins Street)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<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. <em>The property will remain an educational center.</em></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. <em>The fence will not change the spatial relationship of the property. While the new fence is slightly taller than the existing one, a fence has been in the proposed location for several years.</em></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. <em>Replacing the fence does not add conjectural features to the property.</em></td>
</tr>
<tr>
<td></td>
<td>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</td>
</tr>
<tr>
<td></td>
<td>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</td>
</tr>
<tr>
<td></td>
<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. <em>The applicant has chosen wood as a replacement material.</em></td>
</tr>
<tr>
<td></td>
<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>
</tr>
<tr>
<td></td>
<td>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</td>
</tr>
</tbody>
</table>
### Certificate of Appropriateness

**HPC-24-04 (709 West Hopkins Street)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
</table>
| Consistent       | 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.  
*The new fence will be in the same location as the existing fence and will not destroy the spatial relationship of the property.* | |
| Inconsistent     | 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.  
*The fence could be removed from the site in the future in a manner that will not impair the essential form and integrity of the property.* | |
<table>
<thead>
<tr>
<th>Local Id# / Image</th>
<th>Address</th>
<th>Current Name/ Historic Name</th>
<th>Current Function/ Historic Function</th>
<th>Stylistic Influence/ Historical Context</th>
<th>Construction Date</th>
<th>Existing Designation</th>
<th>Eligibility</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>R41719</td>
<td>705</td>
<td>W HOPKINS ST SAN MARCOS</td>
<td>Commerce/Trade</td>
<td>International</td>
<td>ca. 1955</td>
<td>□ NR</td>
<td>RTHL</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Undetermined</td>
<td>In District?: Yes Contributing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Commerce/Trade</td>
<td>Architecture, Community Development</td>
<td></td>
<td></td>
<td>Local</td>
<td></td>
</tr>
</tbody>
</table>

**Hopkins Street Local Historic District**

| R27370b          | 709           | W HOPKINS ST SAN MARCOS     | Commerce/Trade, Educational          | No Style                               | ca. 1985          | □ NR                | RTHL        | Low      |
|                  |               |                             |                                     |                                        |                   |                     | Undetermined | (not historic) |
|                  |               |                             | N/A                                 |                                        |                   |                     | Local       |          |

**Hopkins Street Local Historic District**

| R27370a          | 715           | W HOPKINS ST SAN MARCOS     | Commerce/Trade                       | Mid-century                            | ca. 1955          | □ NR                | RTHL        | Low      |
|                  |               |                             |                                     |                                        |                   |                     | Undetermined | In District?: Yes Non-contributing |
|                  |               |                             | Commerce/Trade                       |                                        |                   |                     | Local       |          |

**Hopkins Street Local Historic District**

| R27365           | 716           | W HOPKINS ST SAN MARCOS     | Domestic                             | Folk Victorian                        | ca. 1900          | □ NR                | RTHL        | High     |
|                  |               |                             |                                     |                                        |                   |                     | Undetermined | In District?: Yes Contributing |
|                  |               |                             | Domestic                             | Architecture, Community Development    |                   |                     | Local       |          |

**Hopkins Street Local Historic District**

| R0584            | 726           | W HOPKINS ST SAN MARCOS     | Domestic                             | Craftsman, National Folk               | ca. 1920          | □ NR                | RTHL        | High     |
|                  |               |                             |                                     |                                        |                   |                     | Undetermined | In District?: Yes Contributing |
|                  |               |                             | Domestic                             | Architecture, Community Development    |                   |                     | Local       |          |

**Hopkins Street Local Historic District**

☑ Contributing

☑ Contributing

LEGAL DESCRIPTION: Being 0.93 acres of land out of Farm Lot 15, Original Town of San Marcos, Hays County, Texas, and being more particularly described by metes and bounds in the field notes attached hereto.

PURCHASER: Thomas P. Farrigan
715 West Hopkins Street
San Marcos, Texas 78666

TITLE COMPANY: Surety Land and Title Company
P.O. Box 882, San Marcos, Texas 78666
Existing Conditions
Example of Proposed Fence Style

*New fence will not be tiered as shown in photo. Pickets will be installed horizontally as shown in the example.*
inherent properties and dimensions of construction materials like brick and wood boards help in understanding the home’s size, scale and proportion. Because stucco has no dimension, it is difficult to measure its relationship to the scale of a building. Tudor houses, for example are constructed mainly of brick and stone and because of the size and texture of these materials, the houses express mass with a rustic appearance.

F. **Walls of Continuity.** The front of each building, its walls, its porch alignment and even fences help define a “wall” that establishes a visual pattern along the streetscape. Each neighborhood has visual continuity, starting at the street which is basically a straight line of uniform width. A curb runs along the street defining the green space of the parkway followed by the sidewalk. Each of these elements work to organize a neighborhood. These organizational elements along with orientation and placement of houses on the lot establish the visual continuity of a neighborhood.

G. Due to the difference in lot size between the Belvin Street and San Antonio Street Districts, the visual continuity and rhythm are different. Each neighborhood has its own established organization which should be respected.

H. As changes are proposed to a site or house, review the lines of continuity and rhythm established in the neighborhood. Look at the scale, form and proportions of proposed changes. Will the proposed project retain and enhance the characteristics or will it create change?

**Section C.3.2.5  Site Development and Orientation**

A. The organization pattern established in each Historic District guides the development and proposed alteration of each site. Historic neighborhoods were designed to be pedestrian friendly since walking was a major mode of transportation. Houses face the street with a logical, visible entrance and a sidewalk that leads from the street to this entrance. Sidewalks from the street to the front door help establish rhythm.

B. There is an established distance from the street to the house, which is called a setback. This setback reinforces the importance of the entrance and orientation of the building. Building beyond this setback would change the visual continuity established.

C. Driveway approaches in the front yard lead to garages and secondary outbuildings, which are located behind the main house. Contemporary style houses have incorporated their garage or carports into their house plan, but typically they do not project beyond the established front wall of the house. While the construction of new garages and carports is
sometimes necessary, their placement and approach should respect the original “front line” of the house. This would place them behind the existing setback. Locating them to the rear of the property is preferable.

D. Front yards are defined by sidewalks, yard curbs, short walls, boundary walls made of stone, brick, concrete or concrete block. These walls are low in profile and do not obscure the house. Front yard fences are not common in these neighborhoods, but there is evidence of historic fences in the Belvin Street Historic District.

E. The following guidelines are recommended:

1. Retain the orientation of the house to the street. To change the entrance from the front would alter the pedestrian approach and rhythm.

2. Removing or relocating the sidewalk from the street would break the rhythm of the neighborhood. Broken sidewalks should be replaced but the location should remain. The material should match the original or should be compatible with the house and the surrounding neighborhood. Materials such as stone, concrete or brick pavers, and decomposed granite are appropriate replacement materials and are not as harsh as large expanses of concrete.

3. Driveway locations should not be altered if it affects the rhythm of the street. Materials that might be used for a driveway are gravel, pea gravel with a brick or metal edge band, pavers, concrete strips or “ribbons” and asphalt. Front yard circular drives are not appropriate to the neighborhood because they encroach on the setback and break the rhythm on the street.

4. The style of the house and the surroundings should be considered when thinking of any type of front yard fence. For example, an ornate Victorian fence would look out of place in front of a Craftsman style house.

5. Review the reason for wanting to install a front yard fence. Did one exist historically? Houses constructed in the 1880s had front yard fences to keep livestock from roaming into the yard. Houses built in the 1920s had no fences in the front yard, which reflected a “progressive” movement when fencing laws reduced the chance for roaming livestock.

6. Can the fence be installed at or behind the setback line?

**Section C.3.2.6 Modern Conveniences and Amenities**

A. Historic homes offer charm and character not always found in current residential construction. As families grow and residents grow older, needs change. Air conditioning is a welcome relief from the heat and humidity in San Marcos. Additional rooms and bathrooms may be necessary as children get older. Steps may become impossible to maneuver with age or a disability.
inherent property in stucco due to the shrinkage of the plaster. Small cracks can be concealed by applying an elastomeric paint which has the ability to stretch and return to its shape. Large cracks can be repaired and deteriorated or missing stucco can be replaced with stucco that matches the texture and composition of the original material.

C. Stucco is a material to be used as the initial exterior wall surface of a building. It is not intended to be installed over another wall surface material. Installing stucco over a wood siding will cause the wood beneath to deteriorate and will change the overall appearance of the house by eliminating the original detail and shadows of the boards.

D. The following guidelines are recommended:
1. Retain and maintain original stucco.
2. Avoid installing stucco over another material.

Section C.3.4.5 Wood

A. Wood was the primary building material in residential construction in San Marcos. It was readily available, did not require the skills of as many craftsmen, and was used for structural elements as well as skin.

B. The majority of houses built during this period on Belvin Street and San Antonio Street are covered with horizontal wood siding. Wood with a tapered profile is in clapboard or lap siding while a milled profile has a more decorative shape. Board and batten, which is a vertical siding, is commonly used on outbuildings such as garages, barns and sheds, and occasionally on small houses. Another common use of wood is decorative wood shingles used as a siding, which was relatively easy to use as a decorative feature on gable ends, turrets, or dormers. Patterns included fish scale, diamond, square cut, and rounded. Wood shingle roofs, although common, are not presently found on the historic houses in the two areas. This may be the result of previous replacement due to deterioration.

C. Wood details are found on all houses from all styles and periods of construction. Victorian and Classical styles include ornate turned columns, spindles, box columns, columns of classical order, brackets, bargeboards, cut and turned frieze details, elaborate doors and door surrounds. Less ornate details of the Craftsman, Folk Victorian and Colonial Revival styles include box columns, brackets and simple porch railings. Wood was the most common material used for porch flooring and is prone to decay because of the exposure to weather conditions. Flooring was usually a high quality wood that was painted on all sides and edges prior to installation to prolong the life of the wood.

D. Wood is the primary skirting material on historic houses. Because houses were built above ground on posts and beams, a skirt was constructed from the floor level down to the ground. This skirting usually reflects the same siding profile as the house, was a wider horizontal board, or was a wood lattice, which allowed for ventilation. This wood lattice was commonly installed as a horizontal/vertical grid, rather than the wood lattice which is available today. Solid skirt materials must be vented to allow air to pass under the house and eliminate moisture from the foundation.

E. The following guidelines are recommended:
1. Retain and repair wood siding and details.
2. Replace missing or badly deteriorated wood features with wood of the same dimension and profile.
3. Refrain from installing synthetic materials over existing wood materials because they frequently cause the historic material to rot.
4. Refrain from replacing a deteriorated wood feature with another material.
5. Explore the use of epoxy wood repair materials in lieu of replacing an entire wood member. This has proven effective on rotted column bases, window sills and sash, etc.
6. Replace rotted wood that is in contact with the ground with a chemically treated wood to prolong the life of the feature. This can be done on skirting and steps. Treated wood can be used to rebuild lattice skirting by cutting strips from standard treated 2x4 material. All treated wood should be thoroughly dried prior to installation.

Section C.3.4.6 Synthetic Materials

A. With the advent of plastics and modern methods of forming materials, which were not available until after World War II, home owners have been influenced by the promise of
CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant’s Name</th>
<th>Carlos Castro</th>
<th>Property Owner</th>
<th>Thomas Farrigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Paloma Montessori School</td>
<td>Company</td>
<td>TPJ Investments LLC</td>
</tr>
<tr>
<td>Applicant’s Mailing Address</td>
<td>2143 Tailing Lantern Lane San Marcos, TX 78666</td>
<td>Owner’s Mailing Address</td>
<td>1330 Cypress Bend Cove New Braunfels, TX 78130</td>
</tr>
<tr>
<td>Applicant’s Phone #</td>
<td>830-857-3967</td>
<td>Owner’s Phone #</td>
<td>512-618-7365</td>
</tr>
<tr>
<td>Applicant’s Email</td>
<td><a href="mailto:admin@palomumontessori.com">admin@palomumontessori.com</a></td>
<td>Owner’s Email</td>
<td><a href="mailto:julieam1320@gmail.com">julieam1320@gmail.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Address of Proposed Work: 704 115 W Hopkins Street

Historic District: Hopkins Street    Tax ID #: R 27370

Legal Description: Lot 12 Block QT 15 Subdivision Farm LOT

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.)

Replacing current fence

Replacing current fence with 5’ tall cedar fence with horizontal boards.

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/

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
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 renotification 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 renotification 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: [Signature] Date: 1-7-2024
Print Name: [Print Name]
| I, __________________________ (owner name) on behalf of |
| TP+J Investments LLC (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at | 715 West Hopkins (address). |

| I hereby authorize __________________________ (agent name) on behalf of |
| Paloma Montessori School (agent company) to file this application for Fence Permit/Certificate of Appropriation. |
| and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process. |

| Signature of Owner: __________________________ Date: 1/4/2024 |
| Printed Name, Title: __________________________ |

| Signature of Agent: __________________________ Date: 1/4/2024 |
| Printed Name, Title: __________________________ |

Form Updated October, 2019
HPC-24-04

Request

- Staff finds the request consistent with the following:
  - Sections 4.5.2.1(I)(1)(e) and 4.5.2.1(I)(1)(i): San Marcos Development Code
  - Standards 1, 2, 3, 9, and 10: Secretary of the Interior Standards for Rehabilitation

- Staff finds the request neutral against the following:
  - Section 4.5.2.1(I)(1)(g): San Marcos Development Code
  - Standard 6: Secretary of the Interior Standards for Rehabilitation
Various Exterior Alternations - 114 E San Antonio St

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: 2/23/2024
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: 2/23/2024
Certificate of Appropriateness
HPC-24-06 (114 East San Antonio Street)

**Summary**

**Request:**
1. New canvas awning on the front façade
2. Addition of tile in the recessed entryway
3. Renovation of the rear façade – includes replacement of the rear entry door, steps, handrail, and skirting material and relocation of the rear crawlspace access point

**Applicant:** Janice Hardaway
289 Hunters Glen Drive
San Marcos, TX 78666

**Property Owner:** Bernie Bowden
BW Bowden Properties, Inc.
307 Hunters Glen Drive
San Marcos, TX 78666

**Notification**

**Personal Mailing:** February 23, 2024  
**Posted Notice:** February 23, 2024  
**Response:** None as of the date of this report

**Property Description**

**Address:** 114 East San Antonio Street (See: Aerial Map)

**Location:** West of Boyhood Alley, across from the Hays County Courthouse

**Historic District:** Downtown (Local); Hays County Courthouse NRHP District

**Contributing Structure:** Yes

**Date Constructed:** C. 1885

**My Historic SMTX Resources Survey:** High

**National Register of Historic Places:** Listed (1992)

**Recorded Texas Historic Landmark:** No

**Building Description:** One story, 1,116 square foot, one-part block commercial building with brick cladding and stucco at the entrance

---

**My Historic SMTX Historic Resources Survey Summary**

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>X</th>
<th>High</th>
</tr>
</thead>
</table>

High priority properties are those resources which 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 National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts.

The database states the building has the original wood-framed windows and transoms along with the original recessed entry with wood double doors. The Sanborn maps reveal the building has served as a drugstore (1885), a clothing store (1902), and a confectionary (1922). [See: Historic Resources Survey Inventory Form, Sanborn Maps (1885-1930)]
Certificate of Appropriateness
HPC-24-06 (114 East San Antonio Street)

**Current Request**
The applicant is proposing various alterations to both the front and rear façades of the building as they renovate the structure before opening a new retail store; the rear of the structure can be seen from Boyhood Alley. The alterations to the front façade include installation of a canvas awning to help protect the original wooden storefront during periods of heavy rain. The awning will be located under the first set of transom windows. The applicant states that the renovation to the rear addition are needed to make the building more secure and safe.

Please refer to attached documents for a detailed scope of work which includes proposed renderings and photographs.

*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-24-06 (114 East San Antonio Street)

### AWNING – FRONT FAÇADE

**Construction and Repair Standards (Sec.4.5.2.1(l)(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:

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Consistent</th>
<th>Inconsistent</th>
<th>Neutral</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
<td>X</td>
<td>N/A</td>
</tr>
<tr>
<td>a. Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>b. Proportion of Building’s front Façade</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>c. Proportion of openings within the facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Rhythm of solids to voids in front Facades</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Rhythm of spacing of Buildings on Streets</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Rhythm of entrance and/or porch projection</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Relationship of materials, texture and color</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The new awning is not wider than the front façade of the building.

The new awning will not alter the solids to voids relationship. The awning will be installed where the transom will still be visible.

The open space in front of the building will not be altered.

The building has had both canopies and a canvas awning over the lifespan of the building, as evidenced by the photographs in the scope of work. Canvas awnings are found on other buildings within the Downtown Historic District and along East San Antonio Street.
## Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

### AWNING – FRONT FAÇADE

<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></td>
</tr>
<tr>
<td>Inconsistent</td>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
</tbody>
</table>

- **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. **The building’s ground floor alignment remains intact.**

- **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.

**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 Article 2, Division 1, and Sections C.2.2.1, C.2.2.4, Historic District Design Guidelines, Appendix C, San Marcos Design Manual**
**Certificate of Appropriateness**
**HPC-24-06 (114 East San Antonio Street)**

### AWNING – FRONT FAÇADE

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<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. <em>The building will remain a commercial building.</em></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.</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. <em>The building has had both canopies and a canvas awning over the lifespan of the building, as evidenced by the photographs in the scope of work. Canvas awnings are found on other buildings within the Downtown Historic District and along East San Antonio Street. The new awning will protect original historic material from the elements.</em></td>
</tr>
<tr>
<td>N/A</td>
<td>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.</td>
</tr>
<tr>
<td>N/A</td>
<td>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</td>
</tr>
<tr>
<td>N/A</td>
<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.</td>
</tr>
<tr>
<td>N/A</td>
<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>
</tr>
<tr>
<td>N/A</td>
<td>8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</td>
</tr>
</tbody>
</table>
## Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<tbody>
<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 are similar style awnings located around the Downtown Historic District and the applicant has provided photographic evidence which shows the building, at one time, included a canvas awning similar in style to the one proposed.</strong></td>
</tr>
<tr>
<td>Inconsistent</td>
<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. <strong>The awning could be removed in the future without impairing the integrity of the property.</strong></td>
</tr>
</tbody>
</table>
**Certificate of Appropriateness**

**HPC-24-06 (114 East San Antonio Street)**

### ENTRY TILE – FRONT FAÇADE

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(I)(1))</th>
<th>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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td><strong>a. Height.</strong> The height of a proposed building shall be visually compatible with adjacent buildings.**</td>
<td></td>
</tr>
<tr>
<td>Inconsistent</td>
<td><strong>b. Proportion of Building’s front Façade.</strong> 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.**</td>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td><strong>c. Proportion of openings within the facility.</strong> 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.**</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>d. Rhythm of solids to voids in front Facades.</strong> 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.**</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>e. Rhythm of spacing of Buildings on Streets.</strong> 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.**</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>f. Rhythm of entrance and/or porch projection.</strong> 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.**</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>g. Relationship of materials, texture and color.</strong> 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. <strong>Historic commercial buildings typically had inset entrances, or thresholds, that featured a secondary accent material, often decorative floor tiles, to emphasize the front door. Similar tile can be found in the entryways of other buildings within the Downtown Historic District, most notably at 117, 119, and 129 East Hopkins Street.</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>h. Roof shapes.</strong> The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.**</td>
<td></td>
</tr>
</tbody>
</table>
### Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

<table>
<thead>
<tr>
<th>ENTRY TILE – FRONT FAÇADE</th>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(l)(1))</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Consistent</td>
<td>Inconsistent</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*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 Section C.2.2.2, Historic District Design Guidelines, Appendix C, San Marcos Design Manual*
<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<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. <em>The building will remain a commercial building.</em></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.</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. <em>Historic commercial buildings typically had inset entrances, or thresholds, that featured a secondary accent material, often decorative floor tiles, to emphasize the front door. The National Park Service's Illustrated Guidelines, attached, state that when designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible, a new design that is compatible with the size, scale, material, etc. of the historic building is recommended. The proposed tile is a new design which uses a compatible material.</em></td>
</tr>
<tr>
<td></td>
<td>4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. <em>The recessed entryway, a distinctive feature of many of the buildings in the Downtown Historic District, will be preserved.</em></td>
</tr>
<tr>
<td></td>
<td>5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. <em>The existing material currently in the entryway was not identified as a distinctive material in the historic resources survey.</em></td>
</tr>
</tbody>
</table>
## Certificate of Appropriateness
### HPC-24-06 (114 East San Antonio Street)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Inconsistent</td>
</tr>
</tbody>
</table>

### ENTRY TILE – FRONT FAÇADE

| | 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. *Similar tile can be found in the entryways of other buildings within the Downtown Historic District, most notably at 117, 119, and 129 East Hopkins Street. The proposed tile is a new design which uses an appropriate and compatible material.* |
| | N/A | 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. |
| | N/A | 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. *The tile used in historic thresholds often included the names of the building owners, such as the tile found at 129 East Hopkins Street. The applicant proposes to include the word “HOWDY” and the estimated date of construction. The word “HOWDY” modernizes the proposed design so that it is easily differentiated from historic materials.* |
| | X | 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. *The tile could be removed in the future without impairing the essential form and integrity of the building.* |
# Certificate of Appropriateness

## HPC-24-06 (114 East San Antonio Street)

### REAR ADDITION FAÇADE RENOVATION (REAR ENTRY DOOR REPLACEMENT AND STEPS, HANDRAIL, & SKIRTING MATERIAL REPLACEMENT, AND RELOCATION OF CRAWLSPACE ACCESS)

<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></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>Consistent</td>
<td>a. Height. The height of a proposed building shall be visually compatible with adjacent buildings. <strong>The height of the rear addition will remain the same.</strong></td>
</tr>
<tr>
<td>Inconsistent</td>
<td>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.</td>
</tr>
<tr>
<td>Neutral</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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. <strong>The renovation of the rear addition will not affect the rhythm of the spacing as it will retain the same building envelope.</strong></td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

---

Page 43
## Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

**REAR ADDITION FAÇADE RENOVATION (REAR ENTRY DOOR REPLACEMENT AND STEPS, HANDRAIL, & SKIRTING MATERIAL REPLACEMENT, AND RELOCATION OF CRAWLSPACE ACCESS)**

<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>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 side and rear elevations of most historic commercial buildings were frequently constructed of a different material than the more prominent front façade. The rear addition is on a secondary façade which minimizes any impact to the historic building, and the applicant is proposing materials that do not compete with the front façade as recommended by the Historic District Design Guidelines.</td>
</tr>
<tr>
<td>Inconsistent</td>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

|                      | 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 of the rear addition will remain the same. |
|                      |                                                       |
|                      | 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 areas, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related. The rear addition will remain subordinate to the historic building. |

**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.1.2.4, C.2.2.7, Historic District Design Guidelines, Appendix C, San Marcos Design Manual**

12

Page 44
### Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

#### REAR ADDITION FAÇADE RENOVATION (REAR ENTRY DOOR REPLACEMENT AND STEPS, HANDRAIL, & SKIRTING MATERIAL REPLACEMENT, AND RELOCATION OF CRAWLSPACE ACCESS)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
</table>
| Consistent | | 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.  
*The building will remain a commercial building.* |
| Inconsistent | | 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.  
*A portion of the existing mural will be lost however, distinctive materials or features will not be altered with the renovation.* |
| Neutral | | 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.  
*The changes to the rear façade are not conjecture.* |
| X | | 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. |
| N/A | | 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. |
| X | | 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.  
*The applicant is proposing to use material in this renovation which is similar to what is existing.* |
| N/A | | 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. |
| N/A | | 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. |
### Certificate of Appropriateness

**HPC-24-06 (114 East San Antonio Street)**

#### REAR ADDITION FAÇADE RENOVATION (REAR ENTRY DOOR REPLACEMENT AND STEPS, HANDRAIL, & SKIRTING MATERIAL REPLACEMENT, AND RELOCATION OF CRAWLSPACE ACCESS)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
</tr>
</thead>
<tbody>
<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. <em>The rear addition is subordinate to the historic building which minimizes any impact to the historic building. The alterations to the rear addition are compatible</em></td>
</tr>
<tr>
<td>Inconsistent</td>
<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. <em>Any renovations could be reversed without impairing the historic building.</em></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
</tbody>
</table>

---
**TEXAS HISTORICAL COMMISSION**

**Historic Resources Survey Form**

| Project #: | 00046 |
| County: | Hays County |
| Address No: | 114 |
| Street Name: | E SAN ANTONIO ST |
| City: | SAN MARCOS |
| Local Id: | R41560 |
| Block: | 1 |

**SECTION 1**

**Basic Inventory Information**

| Owner Information | Name: ROGERS SHIRLEY |
| Address: | 2609 SUMMIT RIDGE DR |
| City: | SAN MARCOS |
| State: | TX |
| Zip: | 78666 |

**Geographic Location**

- Latitude: 29.881904
- Longitude: -97.940706
- Parcel Id: Phase 1

**Legal Description (Lot\Block):**

- ORIGINAL TOWN OF SAN MARCOS LOT PT OF 6 BLK 13 3-114 0.073 AC (3180 SQ FT) (TR 6B)

**Property Type:** Building

**Current Designations:**

- NR District
- Local

**Architect:**

**Builder:**

**Contraction Date:** ca. 1885

**Source:** Downtown Local Historic District Ordinance

**Recorded By:** Elizabeth Porterfield/Hicks & Company

**Date Recorded:** 11/13/2018

**Function**

- Current: Commerce/Trade
- Historic: Commerce/Trade

**SECTION 2**

**Architectural Description**

- ca. 1890 one-part block with brick cladding (stucco at entrance), original wood-framed windows and transoms, original recessed entry with wood double doors; per 1985 downtown survey for Downtown LHD, wooden storefront is original and bldg. served as drugstore (1885), clothing store (1896), and confectionary (1922); contributing resource to NRHP-listed Hays Co. Courthouse Historic District and Downtown Local Historic District

**Additions, modifications**

- **Explain:** Stucco cladding on lower level of façade

**Relocated**

- **Explain:**
<table>
<thead>
<tr>
<th>Project #:</th>
<th>00046</th>
<th>Local Id:</th>
<th>R41560</th>
</tr>
</thead>
<tbody>
<tr>
<td>County:</td>
<td>Hays County</td>
<td>City:</td>
<td>SAN MARCOS</td>
</tr>
<tr>
<td>Address No:</td>
<td>114</td>
<td>Block:</td>
<td>1</td>
</tr>
<tr>
<td>Street Name:</td>
<td>E SAN ANTONIO ST</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Stylistic Influence**

- Commercial Style

**Structural Details**

<table>
<thead>
<tr>
<th>Roof Form</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat</td>
<td>Rectangular</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Roof Materials</th>
<th>Chimneys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not visible</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wall Materials</th>
<th>Porches/Canopies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Windows</th>
<th>FORM SUPPORT MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fixed (original wood) with transoms</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Doors (Primary Entrance)</th>
<th>Landscape Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double (original)</td>
<td></td>
</tr>
</tbody>
</table>

**ANCILLARY BUILDINGS:**

- Garage:  
- Barn:  
- Shed:  
- Other:  

**SECTION 3 Historical Information**

**Associated Historical Context**

Architecture

**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:**

Architecture as significant and intact example of late 19th-cent. commercial design

**Periods of Significance:**

- ca. 1885-1975

**Levels of Significance:**

- National
- State
- Local

**Integrity:**

- Location
- Design
- Materials
- Workmanship
- Setting
- Feeling
- Association

**Integrity Notes:**

**Individually Eligible?** Undetermined

**Within Potential NR District?** No

**Is Property Contributing?** □

**Potential NR District Name:**

**Priority** High

**Explain:** Within NRHP-listed Hays Co. Courthouse Hist. District and Downtown LHD

**Other Information**

**Is prior documentation available for this resource?** Yes

**Type**

- □ HABS
- □ Survey
- ☑ Other

**Documentation Details:**

Certificate of Appropriateness Application
114 E. San Antonio St.

Description of proposed changes

Building Overview
This building dates to circa 1885 and is one-part block with brick cladding (stucco at entrance) with original wood-framed windows and transoms, and original recessed entry with wood double doors. The building fronts on E. San Antonio with views of the Historic Hays County Courthouse. The rear facade is fully visible from Boyhood Alley. Most of the rear of the building is a later storage room addition to the original structure, displaying a mural done by a local artist (unknown to the applicant).

Front Facade

Awning
The previous tenant reported during periods of heavy rain, water entered the building from the sidewalk, damaging the original wood flooring and original wood windows. The addition of an awning would protect these original features on the front facade and would also be true to the spirit of the building’s historic significance. We propose a canvas awning affixed with a welded aluminum frame, to be attached just below the first row of transom windows. The awning itself would be a classic style green and white canvas stripe. This building has had a porch and awning at some point in the past (see attached photos), and this type of awning fits with the historic character of the entire downtown square while also providing protection from sun and rain for the wood windows and doors.

Entry Tile
The current recessed entry area measures 80.5" x 57" x 32" and is bordered on the sidewalk side by a concrete curbing, and is currently tiled with a ceramic “wood-like” tile. We propose to replace this tile with a more period-appropriate historic reproduction tile in a square pattern. We are working with American Restoration Tile out of Arkansas for this project, and with their help have come up with a design that matches the character of the building as well as the spirit of our new business, and includes the date of the construction of the building. The tile colors will be green and white to coordinate with the new awning.
Rear Facade

Door
Currently the only rear entrance to the building is a 32" back door. We propose installing a wider 36" commercial steel door with a 24" x 36" security window. Currently there is no way whatsoever to view the back parking/loading area from inside the building, and for safety we believe this is necessary to prevent opening a door to unknown persons or situations. The current door contains a portion of an existing mural so we will simply ask Sherwin Williams to color match the existing base color when we paint this door. The portion of the mural on the existing door, as well as a few inches around the existing door, will be lost in this process.

Stairs
Currently, a single narrow set of concrete stairs rising 38.5 inches is the only entrance to the back of the building. We propose replacing these stairs with a larger deck landing area (11 ft x 5 ft) with a set of stairs 4 ft wide. The entire deck and both sides of the stairs will have standard railings that will meet city code. The deck will be built using concrete deck blocks, pressure treated lumber, and either cedar or a composite wood decking material (like Trex) in a natural cedar color. Railings will be a basic white composite or vinyl railing.

Skirting Repair
We also propose the installation of new, fresh lattice on the foundation skirting (including the new proposed deck) and the relocation of the crawlspace access door. The current wooden lattice is in need of repair and is not secure. The previous tenant indicated that he had found a vagrant living under the building on more than one occasion. We propose to replace the current wood lattice with a vinyl lattice product available at Home Depot. The crawlspace access will be relocated to the east side of the new decking/lattice, as the east side of the building itself is crowded with utility pipes and lines. The access door will be constructed of plywood or hardie board and stained a similar color to the latticework.
front facade

current photo taken Jan. 8, 2024

photo circa 1989
historic of San Antonio St showing porch/awning on 114
dates unknown
rear facade

current photos taken Jan. 8, 2024
Proposed Changes
114 E. San Antonio St.

front facade - illustration of proposed awning

front facade - illustration of proposed recessed entry tile
(location marked in red above)

80.5 in

57 in.
front facade - quote and specs of proposed awning

QUOTE
Carol Bowden
114 E. San Antonio
San Marcos, Texas

Labor and materials to manufacture and install one new awning. Frame to be all welded aluminum. Fabric to be Sunbrella fabric in green stripe. All seams sewn with Solarfix UV lifetime thread.

The awning will be mounted using "Z" brackets on the back. Additionally 1.5" or longer, will depend on the wall, will be used to mount on the wall. Caulk will be used on the frame along the seal area on the top.
$5600.00 for new frame and cover
$3689.73 for just cover if we can recover

This is an approximate price range. A site evaluation and field measurements will have to be done.
Rear Facade - basic illustration

deck - 11 ft wide, 5 ft deep, 36" white handrails
new 36" door with 24" security window
fresh lattice on skirting of building and deck

proposed crawl space access
Rear Facade - elevation
Proposed replacement door (will be painted to match as closely to existing as possible)

Proposed replacement lattice
ARTICLE 2: COMMERCIAL BUILDINGS

DIVISION 1: BUILDING CHARACTERISTICS

A. Building Alignment

1. Buildings in the Downtown Historic District have a consistent alignment or have a common setback. The front wall of all buildings is constructed along the same line.

2. This common line of construction should be respected and maintained to give the appearance of a common wall.

3. Construction and renovation of buildings should not recess from this line.

4. No part of the building should project beyond this line except canopies, awnings, and, possibly, signage.

5. Historic buildings that are not in the Downtown Historic District also have a set back from the street which should be respected.

B. Rhythm and Visual Continuity

1. Most commercial buildings in the Downtown District have elements in common, which create a rhythm and visual pattern.

2. The majority of these buildings were designed on a strong architectural tradition of repeating parts. This tradition should be maintained.

3. While all buildings do not have identical details, the visual continuity and rhythm remains.

C. Horizontal Organization

1. Downtown commercial buildings have a common horizontal organization in the heights of storefronts, canopies, etc.

2. There is a clear difference between the ground floor commercial activities and the more private upper activities or living spaces.

3. The horizontal bands are clearly seen in the front facades of the buildings.

D. Ground Floor Rhythm

1. The regularity of building width creates a rhythm at the ground floor. Each bay, or structural width, is primarily made of glass panels. The panels create rhythm within the structural bay by repeating a similar width.
2. Within the ground floor of the block, the wall surface is comprised vertically of three horizontal elements: the base or kick plate, the display windows and glass portions of the doors and the transom.

3. These are consistent elements in the ground floor of almost all buildings. These proportional elements should be retained.

4. The repetition of display window and door components creates a rhythm in the block of buildings.

5. A characteristic common to most commercial buildings is the recessed entrance. This recessed space adds to the rhythm of the building face. This rhythm is also experienced by the pedestrian walking down the block.

E. **Upper Floor Organization**

1. The window openings are well defined at the upper floor and establish a pattern and rhythm of window-wall-window or solid-void-solid-void.

2. Windows are vertically proportioned, usually tall and thin. The windows are normally made of wood and both top and bottom portions open for ventilation. Each window frequently has a decorative top piece.

3. Buildings constructed later in the 1900s, after the Victorian period, often have windows placed in pairs or in banks of three.

F. **Common Building Heights and Roof Shapes**

1. The 2 story buildings have a consistent height and similar capping detail. Some buildings have a constructed cornice of masonry while others have a pressed metal cornice.

2. Buildings of 1 story have more variation in the height and detail of the cornice than their 2 story counterparts.

3. Roofs on commercial buildings are not often seen from the front. They are nearly flat and are hidden behind the wall of the building.

4. Side walls and rear elevations are not as detailed as the front elevation, but most roof lines have some form of cap or detail.
**Section C.1.2.3 Residential Buildings**

A. Porches are frequently the most modified portion of a house. Returning a porch to its original design, when possible, will make a positive visual impact to the house and the neighborhood.

B. If a porch has been lowered, consider raising it to its original level.

C. If the original columns have been replaced with another material and design, consider replacing the columns with columns which are compatible with the original design and material.

D. If porches have been closed to provide additional space in the house, look for other locations for this space when remodeling.

E. If porches have been removed, consider reconstructing them.

F. Synthetic siding which has been applied over the original siding changes the character of the house. Consider removing the synthetic siding and restoring the original detail of the house.

G. When windows have been removed and placed with windows of a different material and proportion, consider replacing them with windows to match the original.

**Section C.1.2.4 New Construction in Historic Districts**

1. As opportunities arise, new construction will take place in historic districts and this is to be encouraged in order to maintain a viable living community. However, new construction should follow the characteristics and guidelines outlined in this document.

2. Respect and maintain the overall height of buildings in the immediate vicinity.

3. Maintain the building relationship to the street. Set the new building back a distance equal to that of the surrounding structures and orient the new building in the same way.

4. Maintain the established rhythm of the structural piers in the surrounding buildings, consider a similar rhythm, structural bay or width.

5. Respect the overall proportion and form. Maintain the width to height relationship.

6. Utilize floor heights common to adjacent buildings. Maintain the horizontal continuity of the elevations in commercial buildings.

7. Roof forms and roof lines or cornices should be consistent in shape and detail.

8. Maintain the solid-to-void pattern established in the window openings and follow the proportions established in these openings.

9. Materials used in the construction of new buildings should reflect the period in which they are built but should respect the established scale of adjacent buildings.

10. Construct garages and carports to the rear of the property, behind the face of the house.

11. Orient garage doors away from the street when possible.

12. Consider the density of a neighborhood when constructing new buildings on vacant or subdivided lots.

13. Maintain the orientation of building entrances on a street.

14. Construct additions to existing buildings that do not overpower the original building.

15. Seek guidance and assistance early in a project. Look at options that will enhance the historic district and satisfy your needs.

16. Avoid creating a false history when constructing new buildings. New buildings are new buildings and should not be confused with historic structures.

**Section C.1.2.5 Priority Planning - Renovation Guidelines**

A. Evaluate the existing structure to establish the most important work to be completed.

B. What may be the most visible to the eye may not be the most important to the life of the building. For example, a new coat of paint for the front of the building will not do much to extend the life of the building if the roof is leaking badly.

C. Identify the “character defining” features of the building and relate their importance to the character of the street as well as the building itself.
DIVISION 2: BUILDING COMPONENTS

Section C.2.2.1 Storefronts

A. Commercial storefronts have a basic organization, both vertically and horizontally, which does not depend on the size of the building. This organization exists whether the building is one story or three story.

B. There is a common vertical three-part construction with a base or kick plate, a display window, and a transom.

C. Commercial storefronts also have a common horizontal three-part construction in each bay including display-entry-display or display-display-entry. Very transparent storefronts invite shoppers to look in.

D. These three-part divisions should be preserved.

E. Transoms should not be covered over or painted out.

F. Display windows should remain transparent and not be altered in size.

G. Kick plates should be preserved and maintained. Kick plates were originally installed to raise the storefront and reduce the chance of damage. They are used the same way today.

Section C.2.2.2 Entrances to Buildings

A. The entrances to historic commercial building are recessed or set back from the face of the building to draw people into the building, allow space for entering and to provide protection from the elements. These entrances should not be changed. They should not be removed to create more interior space, nor should they project out beyond the common building wall.

B. Entrances are proportioned to fit within the overall organization of the storefront. The entrance height is equal to the top of the display windows.

C. If an entrance was not recessed originally, it should not be changed.

D. Entrance heights should be retained. They should not be lowered.

E. Only aluminum doors, if original to the buildings, should be replaced with aluminum doors.

Section C.2.2.3 Doors in Commercial Structures

A. Historic doors for commercial buildings are constructed with large glass panels to let you see inside. They also have a kick plate similar in design and proportion to the kick plate of the storefront. Historic doors should be retained and repaired if necessary.

B. Doors are frequently installed in pairs. It is important to keep this configuration and not replace the doors with one large single door or reduce the opening to accommodate a new, standard sized door.

C. If historic wood doors are beyond repair, it is important to replace them with wood doors of the same dimension and proportion.

D. Aluminum doors and frames are not appropriate on Victorian buildings, or where wood doors were originally installed.

E. Only aluminum doors, if original to the buildings, should be replaced with aluminum doors.
Section C.2.2.4  Canopies and Awnings

A. Canopies are common on historic commercial buildings. They are a significant horizontal element of the building block and create a common, human scale.

B. Some of the canopies in San Marcos are hung from the buildings with rods while others are supported by poles or columns. If “pipe” columns have been installed to support the canopy, they should not be left exposed. A box columns should be constructed around the pipe.

C. Canopies should be maintained if still in place and consideration should be given to reinstalling a canopy if there is evidence that one previously existed. If canopies were previously replaced with contemporary aluminum canopies, they should return to the original design which was traditionally wood. Designs should be compatible to the time period of the building.

D. Fabric awnings can also be found on commercial buildings. Canvas type materials are appropriate for installation and the awning should be constructed to “fit” an opening. A rectangular awning should be installed on a square or rectangular opening and an arched top awning is appropriate for an arched opening.

E. Bubble awnings, awnings of shiny plastic, and internal lighting are not appropriate.

F. Awnings and canopies should not conceal the character defining features of historic store fronts.

G. The bottom of all canopies and awnings should be installed at the same height above the sidewalk. This will continue the horizontal organization already established. Canopies on non-historic buildings are encouraged to relate to the adjacent historic structures in design and materials.

Section C.2.2.5  Upper Floor Windows

A. The majority of windows on the upper floors of commercial buildings appear to be “punched” or constructed as individual units in the walls of the buildings. Newer buildings have windows constructed in combinations of two or three. Windows should not be modified.
B. The windows are traditionally wood framed and double hung, meaning the sash move up and down. Wood windows should be maintained and not replaced by aluminum windows.

C. Most window openings are tall and narrow. These openings should not be modified to install new, smaller windows.

D. Many windows have hood molding or decorative tops made of pressed metal, stone, brick or other materials. These moldings should be retained and not removed.

E. Upper floor additions to buildings should not violate the existing parapet.

Section C.2.2.6 Cornices and Roof Lines

A. The roof line of historic Victorian commercial buildings is usually detailed to create a “crown” or cornice. If newer materials cover these details, it is recommended that these materials be carefully removed to reveal the original detail.

B. If the original cornice and detail are missing, replace the detailing to match the original if there is enough information to do so. If there are no photographs of evidence of the original design, construct a new, simplified cornice of similar proportions.

C. The cornices of San Marcos frequently project out from the face of the building and should be maintained.

D. The roof of commercial buildings is usually not seen from the front or sides of a building but may be visible from the alley. They are not seen from the main street because a parapet, or wall, extends above the roof to conceal it. This parapet should be retained and maintained. It is at the junction between the roof and parapet wall that many roof leaks occur.

Section C.2.2.7 Alley Facades and Sides of Buildings

A. The side and rear elevations of most historic commercial buildings were frequently constructed of a different material than the more prominent front facade. Frequently the detail, and the number and size of windows differs from front to side and rear. Alley and side facades should be respected for their simple design and should not be “dressed up” to create a false impression or false history.

B. Some corner buildings were constructed with two “fronts” to face both streets. Both of these facades should retain their prominence.

C. Historically, painted advertising often appeared on the walls of buildings. This signage is an important part of the history and development of commercial buildings and businesses. This signage should not be removed or painted over.

D. Historically, alley entrances to buildings are utilitarian and not of architectural significance. As parking becomes more available from the rear or alley of the building, these entrances to the building may become a more prominent access to the building. However, this entrance should not compete with the front entrance or create a phony image.
## STOREFRONTS

### RECOMMENDED

**Repairing** storefronts by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as transoms, base panels, kick plates, piers, or signs.

<table>
<thead>
<tr>
<th>RECOMMENDED</th>
<th>NOT RECOMMENDED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repairing storefronts by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as transoms, base panels, kick plates, piers, or signs.</td>
<td>Removing storefronts that could be stabilized, repaired, and conserved, or using untested consolidants, improper repair techniques, or unskilled personnel, potentially causing further damage to historic materials.</td>
</tr>
<tr>
<td><strong>Replacing</strong> in kind an entire storefront that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.</td>
<td>Replacing a storefront feature when repair of the feature and limited replacement of deteriorated or missing components are feasible. Using a substitute material for the replacement that does not convey the same appearance of the surviving components of the storefront or that is physically incompatible. Removing a storefront that is unrepairable and not replacing it or replacing it with a new storefront that does not match.</td>
</tr>
</tbody>
</table>

*The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.*

### Designing the Replacement for Missing Historic Features

Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

<table>
<thead>
<tr>
<th>Designing the Replacement for Missing Historic Features</th>
<th>Creating an inaccurate appearance because the replacement for the missing storefront is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.</td>
<td>Creating an inaccurate appearance because the replacement for the missing storefront is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.</td>
</tr>
<tr>
<td>Using new, over-scaled, or internally-lit signs unless there is a historic precedent for them or using other types of signs that obscure, damage, or destroy character-defining features of the storefront and the building.</td>
<td>Using new, over-scaled, or internally-lit signs unless there is a historic precedent for them or using other types of signs that obscure, damage, or destroy character-defining features of the storefront and the building.</td>
</tr>
</tbody>
</table>
**CERTIFICATE OF APPROPRIATENESS**

**APPLICATION FORM**

Updated: March, 2023

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Janice Hardaway</th>
<th>Property Owner</th>
<th>Bernie Bowden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td></td>
<td>Company</td>
<td></td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>289 Hunters Glen Dr.</td>
<td>Owner's Mailing Address</td>
<td>307 Hunters Glen Dr. Inc.</td>
</tr>
<tr>
<td></td>
<td>San Marcos, TX 78666</td>
<td>San Marcos, TX 78666</td>
<td></td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512 568-1581</td>
<td>Owner's Phone #</td>
<td>512 393-1604</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:hardaway.janice@gmail.com">hardaway.janice@gmail.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:bowdencardi.j@gmail.com">bowdencardi.j@gmail.com</a></td>
</tr>
</tbody>
</table>

**PROPERTY INFORMATION**

Address of Proposed Work: 114 E. San Antonio St.

Historic District: Hays Co. Courthouse

Legal Description: Lot Block Subdivision

Historical Designation(s) of Property, if applicable: National Register of Historic Places

**DESCRIPTION OF PROPOSED WORK**

Please use this space to provide a detailed description of the proposed work (Use additional pages if necessary.)

**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

I, **Bernie Bowden** (owner name) on behalf of **BW Bowden Properties, Inc.** (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at **114 E. San Antonio St.** (address).

I hereby authorize **Janice Bowden Hardaway** (agent name) on behalf of **none** (agent company) to file this application for **any and all** (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: **Bernie Bowden** Date: **1-2-2014**

Printed Name, Title: **Bernie Bowden Pres BW Bowden Prop. Inc.**

Signature of Agent: **Janice B. Hardaway** Date: **11/24**

Printed Name, Title: **Janice Bowden Hardaway, Property Manager**

Form Updated October, 2019

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
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 renotification 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 renotification 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: [Signature]

Print Name: Janice Hardaway

Date: 1/2/24

Form Updated March, 2023
HPC-24-06
Awning – Front Façade

• Staff finds the request consistent with the following:
  • Sections 4.5.2.1(I)(1)(b), 4.5.2.1(I)(1)(d), 4.5.2.1(I)(1)(e), and 4.5.2.1(I)(1)(i): San Marcos Development Code

• Standards 1, 9, and 10: Secretary of the Interior Standards for Rehabilitation

• Staff finds the request neutral against the following:
  • Section 4.5.2.1(I)(1)(g): San Marcos Development Code

  • Standard 3: Secretary of the Interior Standards for Rehabilitation
HPC-24-06
Entry Tile – Front Façade

• Staff finds the request consistent with the following:
  • Section 4.5.2.1(I)(1)(g): San Marcos Development Code
  • Standards 1, 3, 4, 5, 6, 9, and 10: Secretary of the Interior Standards for Rehabilitation
HPC-24-06
Rear Addition Renovation

• Staff finds the request consistent with the following:
  • Sections 4.5.2.1(I)(1)(a), 4.5.2.1(I)(1)(e), 4.5.2.1(I)(1)(g),
    4.5.2.1(I)(1)(h), and 4.5.2.1(I)(1)(j): San Marcos Development Code
  • Standards 1, 2, 3, 6, 9, and 10: Secretary of the Interior Standards
    for Rehabilitation