City of San Marcos

Special Meeting
Historic Preservation Commission
March 14, 2019, 5:45 PM
City Hall, Council Chambers
630 East Hopkins Street
San Marcos, Texas

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

I. Call To Order

II. Roll Call

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

MINUTES

1. Consider approval, by motion, of the February 7, 2019 meeting minutes.

PRESENTATIONS

2. Receive a presentation from Staff regarding the process for the annual update to the San Marcos Development Code.

PUBLIC HEARINGS

3. HPC-19-01 (810 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Mike Wills, on behalf of Brian F. Ray, to allow the demolition of the existing structure and the construction of a new single-family dwelling at 810 West Hopkins Street.

ACTION ITEMS

4. Consider approval of Recommendation Resolution 2019-02RR, encouraging the San Marcos City Council to consider the management of paint in regards to historic properties.
5. Consider forming a subcommittee to review the draft My Historic SMTX Historic Resources Survey reports.

**DISCUSSION ITEMS**

6. Discussion and possible direction to staff regarding notification of Capital Improvements occurring within historic districts.

**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.)*

**VI. 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.

**VII. Adjournment**

**Notice of Assistance at the Public Meetings**

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

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.
MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS HISTORIC PRESERVATION COMMISSION
February 7, 2019
Council Chambers, City Hall, 630 East Hopkins Street

COMMISSIONERS PRESENT:
Griffin Spell, Chair
Thea Dake, Vice Chair
Diana Baker
Bob Holder
Alex Arlinghaus
Ryan Patrick Perkins

STAFF PRESENT:
Alison Brake, Historic Preservation Officer and
Planner
Abby Gillfillan, Planning Manager

Chair Spell called the meeting to order at 5:45 p.m.

Citizen Comment Period:
No one spoke.

Consent Agenda:
Consider the minutes of the Regular Meeting of January 3, 2019.

COMMISSIONER ARLINGHAUS MOVED TO APPROVE THE MINUTES AS
SUBMITTED. COMMISSIONER DAKE SECONDED. ROLL WAS CALLED AND THE
AMENDED MINUTES PASSED 6-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER,
BAKER, ARLINGHAUS, AND PERKINS VOTING YES.

Non-Consent Agenda:
Consideration of a resolution recommending that the City Council consider tax incentives for
historic properties.

Staff outlined three incentive programs which the Commission discussed: 1) Substantial
Rehabilitation; 2) New Historic Districts and Local Historic Landmarks; and 3) Maintenance.
Commissioner Perkins requested that the bullet points listed in the memo include language regarding
how tax incentives could spur economic development through restoration, address affordable
housing, and stabilize tax valuation. Commissioner Dake asked to leave out the “NOTE” under the
maintenance program description. The Commission also asked that a sentence explaining their desire
for a flexible incentive program be included in the background material. Commissioner Holder
requested that a statement regarding state and national tax credits only being available to income
producing buildings be included.
COMMISSIONER PERKINS MOVED TO APPROVE RECOMMENDATION RESOLUTION 2019-05RR. COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND RESOLUTION 2019-05RR PASSED WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, AND PERKINS VOTING YES.

Staff explained that the resolution that would be forwarded to the City Clerk and City Manager who would then forward the resolution to City Council as outlined in the approved bylaws.

Discuss a resolution recommending that the City Council consider the management of paint in regards to historic properties and provide direction to staff.

Staff explained the ways other cities deal with paint and explained that most municipalities prohibited painting unpainted historic masonry. Staff recommended adding language to Section 2.5.5.1(B) of the San Marcos Development Code to prohibit the painting of previously unpainted masonry. Staff also recommended updating Appendix C of the San Marcos Design Manual with recommended palettes and design guidelines for painting historic structures. Staff recommended that making painting a structure regulatory should be limited to commercial areas and administratively approved. The Commission stated that they were interested in the color palettes approved by the National Trust for Historic Preservation and expressed interest in amending the Historic Design Guidelines to include design standards for exterior color similar to those of the City of Galveston.

Staff stated that a recommendation resolution will be brought to the Commission in March for action.

Update and discussion regarding My Historic SMTX.

Elizabeth Porterfield, Senior Architectural Historian with Hicks & Co updated the Commission on the progress of the survey. She was able to answer the questions the Commission had regarding the recommendations of the Draft Phase 1 Historic Resources Survey Report.

Questions from the press and public.

There were no questions from the press and public.

THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING ADJOURNED AT 7:52 P.M.

Griffin Spell, Chair

ATTEST:

Alison Brake, Planner
Staff Report  
Historic Preservation Commission  
HPC-19-01  

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner  
Date of Meeting: March 14, 2019

Applicant Information:  
Applicant: Mike Wills  
503 West San Antonio Street  
San Marcos, TX 78666

Property Owner: Brian F. Ray  
13822 Quail Forest Drive  
Cypress, TX 77429

Public Hearing Notice:  
Mailed: March 1, 2019  
Response: None as of report date.

Subject Property:  
Location: 810 West Hopkins Street  
Historic District: Hopkins  
Description: Asphalt shingle, Neotraditional style – built p.1950  
Priority Level: Low per San Marcos Heritage Neighborhood Historic Resources Survey (1997)

Applicant Request:  
To allow the demolition of the existing structure and the construction of a new single-family dwelling unit on the property.

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

Staff Comments:  
The subject property is located on West Hopkins Street, south of Endicott Street ("EXHIBIT A"). The property is listed in the San Marcos Heritage Neighborhood Historic Resources Survey (1997) as an asphalt shingle, Neotraditional style constructed around 1950 ("EXHIBIT B"); it is a one-story building. It is listed in the survey with a Low preservation priority and is considered a non-contributing structure to the Hopkins Street District. The applicant is requesting the demolition of the existing structure located here in order to construct a new 2,900 square foot, two-story single-family dwelling with an associated detached garage that will double as a studio for the property owner. The garage/studio will be located behind the new residence and not seen from the public right-of-way. Therefore, it was not reviewed as part of the request. The application states the property is in disrepair and structurally failing; an engineer's report was not provided.

The architectural plans submitted by the applicant, included as "EXHIBIT C", show the new home will be setback 33-feet from the property line and will include a gabled, standing seam metal roof along with a mixture of six-inch profile Hardieplank lap siding for the first story and Hardieshingle siding for the second story. The proposed front porch, windows, and front door of the new residence appear to be Craftsman-style influenced.
When reviewing new construction, the Commission should refer to the standards in 4.5.2.1(l) of the San Marcos Development Code. Staff has reviewed the proposed new construction against each of the regulations separately below:

- Section 4.5.2(1)(a) states that "the height of a proposed building shall be visually compatible with adjacent buildings." Staff finds the request for the new residence mostly consistent with this regulation. While there are two-story structures across the street from the subject property (805, 811, and 819 West Hopkins Street), the houses on either side of the property, 302 and 816 West Hopkins Street are modest one-story homes ("EXHIBIT D"). However, the design of the new residence reads more as a one-story structure which is compatible with the adjacent properties.

- Section 4.5.2(1)(b) states that "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." Staff finds the request consistent with this requirement in that the homes on either side of the property range from approximately 53' wide (816 West Hopkins Street) to approximately 40' wide (802 West Hopkins Street). The two-story homes across the street range in width from 36'-54'. The new residence's proposed width is 51'and is oriented with the shorter side facing the street.

- Section 4.5.2(1)(c) states that "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." Staff finds the request consistent with this regulation. The two homes located on either side of the subject property have fairly long and narrow windows on the front façade. In fact, most of the homes in the area have longer, narrower windows on the front façade. The windows proposed as shown on the renderings, while not as narrow, mirror the windows in the area.

- Section 4.5.2(1)(d) says that "the relationship of solids to voids in the front façade of a building is to be visually compatible with the other buildings to which it is visually related." The proposed Craftsman style home is consistent with this requirement. The design of the new residence includes a transom above the front entry door that reflects the one at 816 West Hopkins Street, adjacent to the property.

- Section 4.5.2(1)(e) states that "the relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related." Staff finds the request slightly inconsistent with this requirement. The proposed new residence is to be located five feet from the southwest side property line. The existing building is set approximately eight feet from this property line. The building located adjacent to this property line has a minimum ten (10) foot setback from the northwest property line. However, this property line is heavily vegetated which could effectively screen any imposition the new residence may have on the adjacent property at 816 West Hopkins Street.

- Section 4.5.2(1)(f) states that "the relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related." Staff finds the request consistent with this as most of the homes in the district have porches. The proposed front porch has Craftsman-style elements and there are a few Craftsman-style homes in the Hopkins Street District. Additionally, the new residence appears to reflect a similar style of front porch as the homes adjacent to it. The site plan shows that the applicant is taking precaution to retain the three pecan trees located in the front yard with the new construction. The adjacent properties both have vegetated and landscaped front yards that somewhat obstruct the front porches, especially that at 802 West Hopkins Street.
Section 4.5.2(1)(g) says that "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." Staff finds the request somewhat consistent with this requirement. The use of Hardie board is not ideal as the adjacent homes are both constructed of wood. However, the Historic Design Guidelines caution against creating a false history when constructing new buildings. The goal is not to force a new structure to be made to look old. Hardie product is durable and easy to maintain.

Section 4.5.2(1)(h) explains that "the roof shape of a building shall be visually compatible with the other buildings to which it is visually related." Staff finds the request consistent with this regulation. The proposed style is a simple gable roof that faces Hopkins Street. The simple gable roof is found on many of the homes in the immediate area and most homes in the area have at least a small portion of a gable wall that faces the street. The proposed new residence includes a gable that faces Hopkins Street which is an inviting design element.

Section 4.5.2(1)(i) states that "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." Staff finds the placement of the new home mostly consistent with this requirement. The homes on either side of the subject property are located approximately 47' from the property line and the current structure is located 40' from the property line. The applicant is proposing to set the new residence back approximately 33' which will help to retain the wall of continuity along this portion of West Hopkins Street. The applicant has stated that a 20' oak, located behind the northwest corner of the house prevents the house from being moved back any further than 33'. Staff finds that the rhythm of the street should not be disrupted as the applicant is retaining the three pecan trees in the front.

Section 4.5.2(1)(j) notes "the scale of a building shall be visually compatible with other buildings in the area." Staff finds the new home as proposed is consistent with this regulation. The homes on either side of the subject property are considered contributing structures to the Hopkins Street District; 802 West Hopkins has a High preservation priority and 816 West Hopkins has a Medium preservation priority ("EXHIBIT F"). New construction should be compatible with these homes so as to not harm the historic integrity of the district. Staff finds the design reads more as a one-story building with the majority of the massing located at the rear of the property and not the front and is compatible with the adjacent properties. Staff finds this design helps retain the single-story character of this side of the block while still allowing a two-story home.

The Historic Design Guidelines recognize that new construction will take place in historic districts as opportunities arise and encourage new construction in order to maintain a viable living community. Guidance on new construction is found in Section C.1.2.4 of the San Marcos Design Manual ("EXHIBIT F").

- Respect and maintain the overall height of buildings in the immediate vicinity
  The new residence is a two-story building and is taller than the adjacent residences. However, it reads as a one-story building and its gabled roof is oriented in the same manner as the adjacent properties.

- Maintain the building relationship to the street
  By facing West Hopkins Street, the new residence will retain visual continuity with adjacent structures.
• Maintain the established rhythm of the entrances and porch projections in surrounding buildings
The rhythm of the new residence reflects that of other homes in the district; the front entrance of the proposed structure is oriented in the same manner, towards West Hopkins Street.

• Respect the overall proportion and form
The new residence is well-proportioned in comparison to the residences located on either side of the subject property. The majority of the massing is located at the rear of the building and not up front.

• Utilize floor heights common to adjacent buildings
The floor height is not common to the buildings immediately adjacent. There are two-story homes located on the block.

• Roof forms and roof lines should be consistent in shape and detail
The forms and lines are consistent and compatible with the adjacent properties.

• Maintain the solid to void pattern established in window openings in front façades
The window pattern is compatible with that of the adjacent properties.

• Materials should reflect the period in which they are built but also respect the scale of adjacent buildings
The proposed Hardieplank lap siding appears to be compatible with the width and style of the homes located on either side of the subject property.

• Avoid creating a false sense of history when constructing new buildings
The new residence as proposed is similar in style to other Craftsman-style homes in the district however none are as large as the proposed new residence; all are one-story. The new residence should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic properties located on either side of the property.

The Commission may also utilize the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings when reviewing requests for Certificates of Appropriateness. These Standards state that new construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting. The Standards continue stating that new additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site. Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material or color is not recommended. The Standards recommend: "Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape." Staff finds the request as proposed maintains the character of the site.

The demolition of the existing structure and construction of an appropriately designed residence may not have a negative effect on the historical, architectural or cultural character of the historic district as the subject property has a Low historic preservation priority and considered non-contributing to the Hopkins Street District. Staff find the request consistent with the San Marcos Development Code, the Historic Design Guidelines and the Secretary of the Interior's Standards
and finds that the request to demolish the existing structure and construct the home as submitted will not have a negative effect on the historical, architectural or cultural character of the historic district. Therefore, Staff recommends approval of the request as submitted.

EXHIBITS
A. Aerial Map
B. Historic Inventory Form from San Marcos Heritage Neighborhood Historic Resources Survey (1997)
C. Site Plan and Architectural Renderings
D. Photos of Surrounding Properties
E. Historic Inventory Form from San Marcos Heritage Neighborhood Historic Resources Survey (1997) for 802 and 816 West Hopkins Street
F. Section C.1.2.4 of the San Marcos Design Manual
G. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
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HPC-19-01 Photos of Surrounding Properties

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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.
Section 2.5.5.4  Criteria for Approval

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

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

Section 4.5.2.1  Historic Districts

I. Construction and Repair Standards.

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

2. The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.
RECOMMENDATION RESOLUTION

Historic Preservation Commission

Recommendation Number: (2019-02RR): Management of the painting of historic buildings, including the prohibition against painting of historic masonry in certain circumstances.

WHEREAS, the City's Comprehensive Plan, "Vision San Marcos: A River Runs Through Us," recognizes that the citizens of San Marcos "are conscious of preserving our rich historical past and will pursue future cultural enrichment"; and

WHEREAS, toward that end, the City boasts seven locally designated historic districts and eight locally designated landmarks while other structures and sites have been recognized at the national and state levels for their historical or cultural significance; and

WHEREAS, to uphold the goals of the Comprehensive Plan, City Council’s Strategic Initiative concerning Downtown Vitality, and to preserve the City’s historical and cultural resources for future generations, the Historic Preservation Commission has explored policies for possible management of the painting of historic buildings, including the prohibition against painting of historic masonry in certain circumstances; and

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Commission recommends that the San Marcos City Council consider the management of painting historic commercial buildings and masonry in the City. The Historic Preservation Commission further recommends that, if the City Council concurs that management of paint for historic commercial buildings and masonry should be explored, the City Council refer the matter of possible paint management back to the Historic Preservation Commission for the development of more specific recommendations for the adoption of ordinances, resolutions or programs. Upon the transmittal of the final recommendations of the Historic Preservation Commission regarding paint management in relation to historic commercial buildings and masonry to the City Council, the Historic Preservation Commission respectfully requests that the City Council consider implementation of the recommendations.

Date of Approval: ________________________________

Record of the vote: (Unanimous on a 7-0 vote, 4-3 vote with names of those voting no listed)

Attest: ______________________________________
**BACKGROUND**
When the City of San Marcos first adopted a historic preservation ordinance in 1984, it was a requirement that exterior changes in color required a Certificate of Appropriateness for structures within a local historic district or landmark. Through the 1980s and until the Land Development Code was adopted in 2004 this remained a requirement. In 2004, changes in color to a structure’s exterior no longer required an approved Certificate of Appropriateness. This requirement was carried over in Section 2.5.5.1(C)(1) of the newly adopted San Marcos Development Code in 2018. In recent years, concerns have been raised about the painting of a few properties within the City’s Historic Districts. Of specific concern was the painting of masonry.

The Historic Preservation Commission has held discussions regarding adoption of a color palette along with discussions of the painting of brick and masonry during regular meetings as well as at the annual visioning workshop. To facilitate discussion among the Historic Preservation Commission, Staff has outlined how other Texas cities regulate painting of historic structures and has included best management practices for preserving the exterior masonry of historic buildings.

**PAINT MANAGEMENT OF HISTORIC STRUCTURES**
Generally, cities choose one of the following processes:
1. Exterior paint color changes are not reviewed by Historic Preservation Officer or Historic Preservation Commission.
2. Exterior paint color changes are administratively reviewed and approved by Historic Preservation Officer using design guidelines.
3. Exterior paint color changes are reviewed and approved by Historic Preservation Commission using design guidelines.

**FEBRUARY 7, 2019 HISTORIC PRESERVATION COMMISSION DISCUSSION**
Staff presented the Historic Preservation Commission with three different cities where exterior paint color is managed through a Certificate of Appropriateness.

1. **Galveston**
   - Administrative approval of Certificate of Appropriateness using an approved palette (“Victorian” palette by Sherwin-Williams or paint from other paint companies that the color is matched to the approved palette)
     - If using a different palette, must receive approval from Historic Landmark Commission
   - Only commercial properties within the Strand/Mechanic Historic District (approximately 13 blocks) are reviewed
   - Design standards are specific to historic paint and the exterior color of a building (“EXHIBIT A”)
2. **Grapevine:**
   - Administrative approval of Certificate of Appropriateness for a request to change the color or placement of colors
     - If painting the same color, no Certificate of Appropriateness is required
   - Historic paint color cards from all major paint manufacturers are allowed
   - Both residential and commercial structures are reviewed
   - Paint Guidelines are used to guide applicant with appropriate paint combinations ("EXHIBIT B")

3. **Georgetown:**
   - Administrative approval of Certificate of Appropriateness
   - Both residential and commercial structures are reviewed
   - No paint palette has been approved but staff reviews for historic appropriate colors
   - Chapter 11 of Georgetown's Design Guidelines are specific to historic color schemes, accent colors, and when to paint ("EXHIBIT C")

**Preserving Historic Masonry**

Sealing or painting historically unpainted brick creates performance issues with the material. The paint traps moisture in the brick, which compromises the face and structural integrity of the brick, which leads to failure of the wall. The *Secretary of the Interior's Standards for Treatment of Historic Properties* state that applying paint or other coatings to masonry that has been historically unpainted or uncoated is not recommended ("EXHIBIT D").

The following are a couple of best practices for historic masonry:

- **Preserve and maintain original brick, stone, terra cotta, cast concretes, mortar and other masonry original to the building.** Masonry exterior is a character-defining feature, and its different textures, finishes and patterns contribute to the building's appearance. Preserve the building's masonry to retain your building's historic character. Do not cover or conceal original masonry surfaces with non-historic materials such as metal, exterior insulated finishing systems or vinyl.

- **Keep the historic masonry visible and unpainted.** Do not paint or seal the masonry building if it has never been painted or sealed. The brick's color and texture is an important part of its appearance. Any paint applied to the brick will require regular maintenance and periodic repainting. If the building is painted or sealed, it may trap the moisture in the wall and cause the bricks to fail. It may also cause moisture-related issues on the interior, such as mold. Silicone-based sealants do not allow bricks to "breathe" and can trap moisture within walls. If water is penetrating the historic masonry building, use one of the highly effective non-paint related treatments available to strengthen the damaged or sandblasted masonry and make it more water repellent and resistant to the elements.
Many cities have written into their design guidelines that painting of historically unpainted brick is prohibited; all three cities above have guidelines prohibiting painting of unpainted masonry. However, if the building has already been painted, the Texas Historical Commission Main Street Program provides guidance on removing paint where feasible or selecting appropriate paint colors (“EXHIBIT E”).

**RECOMMENDATION**

In most cases, regulation of paint is kept to commercial buildings using design guidelines and administrative Certificates of Appropriateness and in all the cases researched, unpainted masonry is prohibited from being painted.

To keep with this standard, Staff recommends the following, which is supported by the Historic Preservation Commission:

1. Amend the San Marcos Development Code to prohibit painting of previously unpainted masonry;
2. Adopt the color palette from the National Trust for Historic Preservation in Historic Design Guidelines and require an administrative Certificate of Appropriateness for the current Downtown Historic District and potential future commercial historic districts; and
3. Include educational guidance and information for residential properties within guidelines and on website.

**EXHIBITS**

A. City of Galveston *Design Standards for All Historic Preservation Projects & Commercial Properties and Appendix V. Approved Paint Palettes*
B. City of Grapevine *Paint Guidelines*
C. City of Georgetown *Design Guidelines for Colors in the Overlay Districts*
D. Secretary of the Interior’s Standards for Treatment of Historic Properties – Recommendations for Preservation of Masonry
E. Texas Main Street Program Design Guide – Color Palette & Paint Guidelines
HISTORIC METAL

Metals were used for a variety of applications including columns, roofs, fences and decorative features. They include cast iron, steel and copper. Traditional metals should be preserved.

2.10 Preserve significant architectural metal features.

Appropriate
- Provide proper drainage on metal surfaces to minimize water retention.
- Maintain protective coatings, such as paint, on exposed metals.

2.11 Repair metal features by patching, splicing or otherwise reinforcing the original metal whenever possible.

Appropriate
- When replacement is necessary the new metal shall be compatible with the original.

HISTORIC PAINT

Historically, most wood surfaces on the exterior of a building were painted to protect them from weathering. Concrete and stucco structures were also sometimes painted.

Note that all projects must meet lead-based paint requirements.

2.12 Plan repainting carefully.

Appropriate
- Always prepare a good substrate. Prior to painting, remove damaged or deteriorated paint only to the next intact layer, using the gentlest means possible.
- Use compatible paints. Some latex paints will not bond well to earlier oil-based paints without a primer coat.

Exterior Painting and Colors

The Landmark Commission does not review exterior paint colors in residential historic districts but does review them in commercial historic districts as described on page 114.

When selecting colors, it may be helpful to consider historic color schemes on your street and block. Generally, a simple color scheme that does not include very dark colors or stained surfaces is preferable. White with green shutters or soft earth tones with white trim and dark shutters are often compatible color combinations.

Studies on paint colors used in 19th and early 20th Century Galveston are available from the Galveston Historical Foundation.
Appropriate Color Combinations

Three colors are generally sufficient to highlight a building façade.

Base Color. This appears on the upper wall and frames the storefront. The major expanses of space on a storefront will be painted this color.

Major Trim. This defines the decorative elements of the building and ties the upper façade trim with the storefront. The major trim color must complement the base or body color. Elements include:
- Building and storefront cornice
- Window frames, sills and hoods
- Storefront frames, columns, bulk-heads and canopies.

Minor Trim. This is intended to enhance the color scheme established by the base and major trim colors and may be used for window sashes, doors and selective details. It is typically a darker shade of the major trim color.

Exterior Color

The Landmark Commission reviews exterior color for projects in locally-designated commercial historic districts.

Choosing the right combination of colors for a historic rehabilitation or new construction project can unify building elements with the façade and highlight important architectural detailing. Paint color selection should be appropriate to the architectural style and complement the building and its surroundings.

4.30 Use a façade color scheme that reads as a single composition.

Appropriate
- Use color schemes that are simple in character.
- Use one base color for the building walls and another for the roof.
- Use one to three accent colors for trim elements.
- Return the building to its historic paint colors if adequate archival information is available.

4.31 Use muted base or background colors.

Appropriate
- Use muted colors for building features.
- Use harmonizing or contrasting colors for trim accents.
- Use matte or low luster finishes instead of glossy ones.
- Use non-reflective, muted finishes on all features if possible.

Inappropriate
- Do not use accent colors that contrast so strongly as to not read as part of the composition.
- Do not paint unpainted stone, brickwork or terra-cotta.
- Do not use sandblasting to clean historic surfaces and/or to remove old paint. (See Treatment of Historic Materials and Finishes in Chapter 2.)
Appendix V. Approved Paint Palettes

The following paint palettes have been approved for use in the historic districts:

Strand/Mechanic Historic District: “Victorian” palette by Sherwin-Williams. Please see the Exterior Color section on page 114 for more information on exterior painting projects.

All Historic Districts: The following colors are the approved palette for items in the right-of-way such as cell nodes and associated ground equipment:

- Rookwood Dark Brown, SW 2808;
- Rookwood Medium Brown, SW 2807;
- Rookwood Shutter Green, SW 2809; and
- Black.

All paint shall be a satin or flat finish.

The paint palettes do not apply to structures located within the residential historic districts.

Please note that use of Sherwin-Williams paint is not required. Any paint company may be used provided the color is matched to the approved palette.
PAINT GUIDELINES

Adding Character
The exterior surfaces of historic buildings are painted for two primary reasons – to protect and preserve the exterior materials and to create color schemes appropriate for the building's architectural style. An appropriate paint scheme on an historic building will accentuate its architectural details and add to the character of the historic district.

The paint colors selected for a historic building will greatly contribute to the historic character of the building and surrounding historic district, and as such should reflect the historical age, period and style of a building, accentuate the architectural features of the design, and represent the current owner's taste.

The articulation and details of exterior walls, window and door openings, trim, scale, and texture of exterior materials can be enhanced or obscured by appropriate and inappropriate paint colors selected for a building.

Select and locate paint colors that are appropriate to the style, period, and type of building and its district or area. Selection and location of paint colors based on research of historic finishes is encouraged. Paint colors should be
complementary to each other and used to accentuate a building’s significant features.

This method of selecting colors and locations of colors does not mean that every house or building in a historic district or of a particular period or style should be painted the same color. There is a wide range of attractive colors, which may be combined in hundreds of ways to provide for individuality with overall continuity.

While Grapevine did not have as great a selection of historic paint colors (most houses in town were painted white, both body and trim, while window screens or shutters were painted dark green or black), the selected colors are based on paint companies’ available color palettes for the period when Grapevine’s historic buildings were being constructed.

Note
Original stone or masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate. If masonry was previously painted, it is often not appropriate or possible to remove paint and appropriate repainting should be considered.

Paint Color Location
Having selected a base or body color that is appropriate to the period and style of your historic building, the next decision is for a trim color to contrast and compliment that of the body color.

Trim
Nearly all houses and some commercial buildings built in Grapevine prior to WWII were defined by trim colors. Trim color, for houses, was used to define wood elements such as porch features, corner boards, window, and door trim and fascia boards. All of these elements were usually painted the trim color to provide a contrast or to define the main body (or base) color of the house.

Porches were also painted a trim color to provide an outline or contrast of color to the main body color.

Commercial buildings typically had their body color defined by the material the building was constructed of (i.e. brick and stone) while a trim color was utilized for defining windows, doors and other architectural elements such as cast iron. Body and trim colors should not be similar in hue or tone intensity (i.e. two shades of colors that are closely related like green and red or two dark or light shades of color that are similar in darkness or lightness).

Accent
A third color, commonly called an accent color, was quite often utilized to accentuate or highlight a particular feature of a house or building. On houses, the accent color typically was painted on doors, window sashes or special decorative wood trim. It was also common to see the front doors stained a natural color so as to accentuate the natural grain of the wood on the door. On commercial buildings, the accent color was also used to highlight particular architectural features of the building façade.

Color Palettes
The Grapevine Historic Preservation Commission has approved the following paint manufacturer’s preservation color palettes for Historic Landmarks and buildings within Historic Districts:
- Sherwin Williams - Preservation Palette
- Pittsburgh Paints - Historic Paints
- Do It Best Paints - American Historical Restoration Colors (Exteriors only)
A good rule of thumb to follow is the simpler the design of the building or house, the fewer colors used.

**Certificate of Appropriateness**

Any exterior modifications, including new paint colors, to buildings and properties that are designated Historic Landmarks or within Grapevine’s Historic Districts require a Certificate of Appropriateness (CA) be approved before modifications may begin.

Many modifications are simple and routine and can be approved by City of Grapevine Staff within a few days after the CA application is submitted. More significant projects require review and approval by the Historic Preservation Commission, which meets monthly. The Commission has approved various preservation color palettes to assist the building owner with appropriate colors for their historic buildings.

For further information on approved color palettes or Grapevine’s Historic Preservation Programs, or to obtain a Certificate of Appropriateness application package, please contact the Historic Preservation Office at 817.410.3197.

**Contact Us**

**David Klempin**

Historic Preservation Officer
Manager, Heritage Programs & Preservation

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636 S. Main St.
Grapevine, TX 76051

817.410.3197
Email

**Hours**

Monday - Friday
8am – 5pm

**FAQs**

- What are the advantages of owning property in a historic district or an individual landmark?
- How do I know if I own property in a designated historic district or landmark?
- Is being designated a City of Grapevine Historic District or Landmark different from being listed on the National Register of Historic Places?

View All
CHAPTER 11

DESIGN GUIDELINES FOR COLORS IN THE OVERLAY DISTRICTS

This chapter presents design policies and guidelines that apply to paint colors. The City of Georgetown does not have a specific color palette. Paint color changes to single-family and two-family residential properties in the Old Town Overlay District do not require design review.

Historic Color Schemes
When renovating an historic building, first consider returning to the original color scheme, which can be discovered by carefully cutting back paint layers. Accurately determining the original color scheme requires professional help, but one may get a general idea of the colors that were used by scraping back paint layers with a penknife. Since the paint will be faded, moisten it slightly to get a better idea of the original hue. It is not necessary, however, to use the original color schemes of the building. An alternative is to use colors in ways that were typical of the period or architectural style, and with them create a new color scheme.

With respect to the treatment of color on individual historic buildings, colors that represent the appropriate period of history are preferred, but not necessarily required. Color does not damage the historic materials or alter significant details and can always be changed in the future and thus its application is not as critical as some other design options.

Inappropriate applications of color, however, may hinder one’s ability to perceive the character of the building’s architecture. For example, if a building with jig-saw brackets and moldings is painted solid black, with no contrast between the background and the details, and little opportunity for expression of shadows, the perception of the character of the building may be diminished.

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This concern for perception of character is more relevant in the context of the Downtown Overlay District, where assemblage of buildings on the street is important to one’s perception of the character of the streetscape. In this sense, one building that stands out from the rest with an inappropriate color scheme will impede one’s perception of the continuity in the district. For this reason, the city reviews the use of color as part of its consideration of design issues. In general, HARC will consider color on a case-by-case basis, and in context with the building’s location.
Policy: In general, bright colors used on large surfaces are discouraged. In all cases, the following standards for use of color shall apply.

11.1 Develop a color scheme for the entire building that coordinates all the façade elements.
- Using the historic color scheme is encouraged.
- Choose a base color that will link elements of the entire building face together. It can tie signs, ornamentation, awnings, and entrances together. It can also help the building better relate to others on the block.
- A single color scheme should be used for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
- For a newer building in the Overlay Districts, a color scheme that complements the historic character of this district should be used.

11.2 Paint colors should enhance individual building elements while creating a unified, coordinated appearance for the entire structure.
- Paint colors and placement should create a cohesive look for the structure. There should be one main color on the body of the building to unify the façade.
- Choose colors for trim, accents, and architectural details that complement the main color on the body of the structure.
- Consider the palette of surrounding structures to create a harmonized appearance along the block face.
- Background and accent colors should be consistent within separate buildings, where a number of buildings are attached or where unity in theme is desired.
11.3 A muted color is preferred for the base color of most buildings.

• Use muted colors to minimize the apparent scale of buildings and blend them with the natural colors of the area.
• Matte finishes are preferred to glossy ones.

11.4 Roof colors must complement the style and overall color scheme of the structure.

**Policy:** Focus attention to a building’s decorative details and entrances.

11.5 In general, use bright colors for accents only.

• Colors of a vivid saturation are not appropriate for the body of commercial buildings.
• Overly strong or bold colors are not appropriate for the main body of a structure. Reserve the use of strong, bright colors for accents when you want to draw the customer’s eye, such as to the sign, the building’s ornamentation or entrance.
• In most cases only one or two accent colors should be used in addition to the base color.
• Doors may be painted a bright accent color or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.
• Window sashes, casings, and trims are also an excellent opportunity for accent color.
• Brilliant luminescent or day-glow colors are not appropriate.
• Minimize the metallic shine of aluminum and door frames.

11.6 Paint colors should highlight architectural details.

• Plan painting to use more than one color. It is inappropriate to allow architectural details to be camouflaged by painting them the same color as the background of the structure.
• Strong or bold colors can be appropriate for trim, accents, and architectural details.
Policy: It is important to know when to paint buildings and when to leave the material in its natural state or color.

11.7 Wooden structures must be painted.
- Historically wooden structures in Georgetown were painted and would not have been left exposed wood.
- Stained wood is inappropriate for the body of a structure.
- Certain wooden details, such as doors and windows, may remain unpainted. But the wood must not be exposed to the elements, so the materials need to be treated.
- The use and color of stain must be a typical style for the period of the structure.

11.8 Leave natural masonry finishes unpainted when feasible.
- Where the natural color of the materials exists, such as with stone or brick, they should be left unpainted.
- Painting an unpainted brick or stone wall may trap moisture inside the walls and will drastically alter its character and appearance.
- For other parts of the building that do require painting, select colors that will complement those of the natural materials.

11.9 Where brick has been painted historically it should remain painted.
- If a wall is made of porous brick, which has always been painted, it should remain painted. Removing the paint will expose the brick to weather, accelerating its deterioration.
- If a building was originally plain brick, but was painted sometime in the past, consider applying new paint colors that simulate the original brick color.
<table>
<thead>
<tr>
<th>RECOMMENDED</th>
<th>NOT RECOMMENDED</th>
</tr>
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<tbody>
<tr>
<td>Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.</td>
<td>Altering masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</td>
</tr>
<tr>
<td>Stabilizing deteriorated or damaged masonry as a preliminary measure, when necessary, prior to undertaking preservation work.</td>
<td>Replacing historic masonry features instead of repairing or replacing only the deteriorated masonry.</td>
</tr>
<tr>
<td>Protecting and maintaining masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.</td>
<td>Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated.</td>
</tr>
<tr>
<td>Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.</td>
<td>Removing paint from historically-painted masonry.</td>
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<td>Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.</td>
<td>Cleaning masonry surfaces when they are not heavily soiled to create a “like-new” appearance, thereby needlessly introducing chemicals or moisture into historic materials.</td>
</tr>
<tr>
<td>Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.</td>
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TEXAS MAIN STREET PROGRAM DESIGN GUIDE

Color Palette + Paint

When visiting Main Street communities one of the most frequently asked questions by building owners is “What color should I paint my building?” For those brick and stone buildings that have not been painted or have less than 50% painted, the answer is easy. DO NOT PAINT! Remove the paint that is there, then give your entire building a good washing. The results will surprise you when all the years of dirt and smog that have collected are removed. But, if your building is already painted and the paint will not come off without further deteriorating the brick, you now have paint color options for stone, brick, wood and metal trim.

The selection of paint colors is a personal decision, as future changes can be made to the palette without impacting the integrity of the historic building. It’s a common rule of thumb to select 3 colors or less to compose the palette and in these general proportions: body color (60%), major trim (30%), minor trim / accent (10%). To select colors, a handful of factors can guide the decision-making process.

Consider the history of the building and the historic context. Research on the building era will reveal a range of commonly used colors. Historic photographs may indicate the original palette and/or color relationships if the images are black-and-white. On-site investigation, including scraping of a small area to uncover hidden layers, may reveal the original color. Look closely at the natural landscape, street, and block your building is a part of, noticing the larger color palette that your building is a part of. Your final paint selections will impact your neighbors and visual appearance of the area. Identify any local guidance and/or regulations in your community regarding paint colors in the historic district.

With a historical perspective in-hand, consider your priorities and the starting point for your selection process. If exposed building materials, such as brick or stone, or roof materials are a visual component of the façade, these static colors and textures should be considered at the start. For example, the color of a brick façade would automatically be the body color to base the selection of the other colors on.

Other starting points from your process might be a business logo or branding scheme and an awning fabric that you’d like to incorporate into the façade.

A strong palette pulls together the visual appearance of the building, connecting façade design with the current use and interior space. The body color, the largest proportion of the façade, is likely a neutral or color similar to the original façade material. This background allows the trim and accent colors to highlight notable elements on the façade or signage to stand out. In general, a lighter body color causes a building to appear visually larger, while a darker color causes a building to appear smaller. The body color also impacts heat gain, as the darker colors will cause heat to be absorbed, rather than reflected by lighter colors. The accent color, the smallest portion of the façade, is commonly the visual pop or color used to highlight smaller elements on the façade. In some cases, an accent color is not used — allowing the body and trim color to compose the palette.

There are many resources available to assist in your color selection. Roger Moss in his book “Paint in America: The Color of Historic Buildings” surveys 250 years of paint history. Many major paint companies have composed historic paint palettes for use by consumers, as well as tools to visualize paint colors on your building’s facades. You may consider hiring a design and historic preservation professional to provide a color consultation for more complex projects.
To test your selections, purchase quart or smaller quantities of paint to cover a portion of the façade. Review the selections over several days in natural light, both in full sun and shade, to determine any differences. Remember, colors can’t be seen in isolation. When selecting colors with paint chips, you’ll be visually influenced by other colors on the surrounding chips, light conditions, etc. Similarly, the colors and materials around your building will impact the way your building is seen — such as the sky, sidewalk, street, plants, neighboring buildings, etc. You’ll likely need to adjust your selections once you’ve tested the palette in place.

**Painting the Building**

Painting can be one of the most impactful improvements you can make to your building. Understanding the proper process is necessary before you begin, to ensure the paint is long lasting and visually appealing. In your planning, consider the time of year and temperature to identify the best times to undertake the project.

To prepare for painting, all needed repairs should be addressed, such as replacing rotten wood, repointing brick mortar, and repairing window putty. On all surfaces to be painted, peeling and loose paint should be removed. A wire brush, scraper, or heat gun can be used carefully and with the appropriate safety precautions. If the building was painted before 1978 years old, the paint may contain lead and should be tested. The Environment Protection Agency’s website provides guidance on the appropriate removal of lead-based paint.

Following any paint removal, the surfaces should be washed by hand or with a pressure washer set to less than 200 psi. At a minimum, bare surfaces should be primed before applying the new coats of paint. If possible, all surfaces should be primed to increase the likelihood the new paint will properly adhere.

In selecting the paint, consider the advantages and disadvantages of oil and latex paints. Oil paints are more durable and may adhere better, yet they are more difficult to clean up. Latex paints are less durable, easier to apply, and easier to clean up. Problems can arise in switching back and forth between the different types of paint, so it is important to investigate the previous type of paint used. Also, consider the level of shine: gloss, semi-gloss, eggshell, or matte. Follow all manufacturer’s instructions when applying.

**Note on Color Interactions:**

Color, either found inherently in building materials or applied with paint, can never be viewed in isolation. Our eyes always see color in combination and our perception is affected. It’s helpful to have a basic understanding of complementary colors and the way they interact. The basic color wheel sets up three complementary color pairings: red + green, orange + blue, purple + yellow. If a red swatch is placed next to a blue-green swatch — because red and green are complementary — the blue-green will appear more green, as our eye pulls the green out. Also, our eyes prefer to view each of the complementary colors in varying portions. For example, our eyes prefer 5 parts red to 5 parts green, yet only one-part yellow to 9 parts purple. These interactions and proportions explain why we prefer certain color schemes over others.