City of San Marcos

Regular Meeting
Historic Preservation Commission
May 9, 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-Videos

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 April 11, 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-24-09 (109 Armstead Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Victoria Caico to allow the construction of a three-foot-tall wooden fence to be located along the front and side yards.

3. **HPC-24-10 (1203 West San Antonio Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Bob and Shirley Ogletree to allow the construction of an eight-foot-tall wooden, vertical picket, privacy fence extending from the rear yard along the interior side yard.

4. **222 West Holland Street Demolition Review (Permit #2024-49701)** Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.

**UPDATES**

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

**DISCUSSION ITEMS:**

6. Receive a presentation from Stantec Consulting Services, Inc. regarding the nominations to the National Register of Historic Places for the Dunbar Historic District and the Dunbar School Home Economics Building and provide feedback to staff.

7. Discussion regarding the potential to move historic age resources proposed for demolition to city property and provide feedback to staff.

**IV. FUTURE AGENDA ITEMS**

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

**V. 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, April 11, 2024.

II. Roll Call

Present 5 – Commissioner Long, Commissioner Baker, Commissioner Dedek, Commissioner Dillon, and Commissioner Rivas
Absent 2 – Commissioner Rogers and Commissioner Dake

III. 30 Minute Citizen Comment Period:

No one spoke.

MINUTES

1. Consider approval, by motion, of the March 7, 2024 regular meeting minutes.

A motion was made by Commissioner Dillon, seconded by Commissioner Rivas, to approve the minutes of the March 7, 2024 regular meeting as submitted. The motion carried by the following vote:

For: 5 – Commissioner Long, Commissioner Baker, Commissioner Dedek, Commissioner Dillon, and Commissioner Rivas
Against: 0

PUBLIC HEARINGS

2. HPC-24-07 (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 the installation of a new non-illuminated aluminum wall sign on the front façade.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the request. She concluded installing a new non-illuminated aluminum wall sign on the front façade was consistent with the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 5, 9, and 10].
Carol Bowden, 307 Hunters Glen Drive, stated that she was present to answer any questions the Commission had regarding the request.

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

**A motion was made by Commissioner Dillon, seconded by Commissioner Rivas, to allow the installation of a new non-illuminated aluminum wall sign on the front façade.**

The motion carried by the following vote:

- **For:** 5 – Commissioner Long, Commissioner Baker, Commissioner Dedek, Commissioner Dillon, and Commissioner Rivas
- **Against:** 0

**UPDATES**

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

   a. The HPC Preservation Month Committee met on March 19 to finalize details of the event. Staff stated that they had secured Edgar Dodson to provide a presentation covering the stabilization of the San Marcos Colored School (aka Dunbar School) Home Economics Building. Other topics such as Legacy Business Programs will also be covered at the event.
   b. Nothing to report from staff.
   c. Staff stated that the contractor is on track to finish the project by the end of the month.
   d. Staff stated that after undergoing the competitive bidding process, City Council awarded the contract on April 2nd to Stantec Consulting Services, Inc. to work on the City’s first historic preservation plan. Staff stated they are the same consultants working on the National Register of Historic Places nominations for the Dunbar Historic District and the San Marcos Colored School Home Economics Building. Stantec also completed the Fayetteville, Arkansas historic preservation plan – also that city’s first.
   e. Staff stated more details about the Preservation Month event would be shared in May. Commissioner Rivas updated the Commission on the Real Places Conference at which he was part of a session discussing techniques for producing quality recordings for oral histories.

**FUTURE AGENDA ITEMS**

Commissioner Baker requested the following item to be placed on an agenda for discussion:
- Discussion item regarding the potential to move structures proposed for demolition to city property.

Commissioner Rivas requested the following item to be placed on an agenda for discussion:
- Discussion item regarding an introduction to the new Hays County Historical Commission’s Historic Preservation Officer.
QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

No one spoke.

THERE BEING NO FURTHER BUSINESS VICE CHAIR LONG DECLARED THE MEETING ADJOURNED AT 6:17 P.M.

______________________________
Emma Long, Vice 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: 4/22/2024
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: 4/22/2024
Certificate of Appropriateness
HPC-24-09 (109 Armstead Street)

Summary
Request: Installation of a new three-foot-tall wooden fence to be located within the front and side yards.

Applicant: Victoria Caico
109 Armstead St
San Marcos, TX, 78666

Property Owner: Victoria Caico
109 Armstead St
San Marcos, TX, 78666

Notification
Personal Mailing: April 26, 2024
Posted Notice: April 26, 2024
Response: None as of the date of this report

Property Description
Address: 109 Armstead Street (See: Aerial Map)
Location: Northwest of West MLK Drive
Historic District: San Antonio Street
Contributing Structure: No
Date Constructed: Ca. 1970
My Historic SMTX Resources Survey: Low
National Register of Historic Places: Not Listed
Recorded Texas Historic Landmark: No
Building Description: One-story, 1,236 square foot, single-family residential structure

My Historic SMTX Historic Resources Survey Summary
X Low
Medium
High

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

The database states the property is a ranch style house with a gable on hip roof, stone cladding, and aluminum windows. The database notes a shed roof garage addition on side. (See: Historic Resources Survey Inventory Table)
Certificate of Appropriateness
HPC-24-09 (109 Armstead Street)

Current Request
The applicant is requesting to install a three-foot wooden fence located around the front and side of the property. Currently, no fences exist in this area and the hedge pictured in the photo below is no longer present. The proposed fence will face Armstead Street. The property owner has submitted a fence permit for review which is required to be approved prior to installation.

Please refer to attached documents for a rendering of the proposed fence and an example of the type of fence provided by the applicant.

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 |
Staff Evaluation | Construction and Repair Standards (Sec.4.5.2.1(I)(1))
--- | ---
Consistent | 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:
Inconsistent | a. Height. The height of a proposed building shall be visually compatible with adjacent buildings.
Neutral | 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 area between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related. *The rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. It adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood. The location of the proposed fence allows the property owner to enclose their yard without disrupting the rhythm. A solid fence at this location may disrupt the rhythm. However, the fence is required to be 50% see-through.*
| 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. Roof shapes. The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
Certificate of Appropriateness
HPC-24-09 (109 Armstead Street)

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Construction and Repair Standards (Sec.4.5.2.1(l)(1))</th>
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<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. The proposed fence upholds the visual compatibility of the neighborhood without taking away from the historic value of the district and does not disrupt the wall of continuity along Armstead Street.</td>
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<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>
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<tr>
<td>Neutral</td>
<td>See Attached Historic District Guidelines (if necessary) See Secretary of the Interior Standards Analysis Below</td>
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<td>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.3.2.4(C), C.3.2.4(F), C.3.2.5, C.3.4.5, Historic District Design Guidelines, Appendix C, San Marcos Design Manual</td>
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## Certificate of Appropriateness
### HPC-24-09 (109 Armstead Street)

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<tr>
<th>Staff Evaluation</th>
<th>Secretary of the Interior Standards for Rehabilitation</th>
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| 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 property will remain a single-family residence.* |
| 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.  
*No historical or distinctive materials will be removed, and the historic character of the property will be retained.* |
| 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 fence does not create a false sense of historical development.  
Materials are concurrent with the historical period of the house.* |
<p>| N/A              | 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. |
| N/A              | 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. |
| 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. |</p>
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<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 fence will retain the spatial relationship of the site and is compatible with adjacent properties. The proposed fence is three feet tall so it will be minimally obstructive to the features of the property.</em></td>
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<td>Inconsistent</td>
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<td>Neutral</td>
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<td>10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. <em>The fence can be removed from the property in the future without impacting the historic integrity.</em></td>
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HPC-24-09 Photo Exhibit

Existing Conditions

View from Armstead Street at Alley
Proposed Location of Fence

View from Armstead Street at the alley
Example of Proposed Fence Style

Fence at 811 West San Antonio Street
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.
1. Unique concrete street markers located at San Antonio Street intersections designate the block number and street name.

2. The San Antonio Street Historic District has a larger collection of Craftsman and modern housing styles than the Belvin Street Historic District.

3. Many of the yards have a “curb” just inside the sidewalk which further defines the yard from the parkway.

4. There have been many alterations to the houses in the San Antonio Street Historic District.

5. The density of San Antonio Street is substantially greater than that of Belvin Street due to the lot size and development pattern.

Section C.3.2.4 Definitions of Historic District Characteristics

A. Building Form. Building form is primarily dictated by the style of the building. For example, Queen Anne and Victorian styles are recognizable by their compositions of multiple shapes which include bays, dramatic roof lines, dormers and porches. The Craftsman style is derived from a simplified rectilinear plan. The Neoclassical building also derived its form from a rectilinear plan but has a dominant central entry porch with columns which extend the full height of the building. The Tudor form is derived by one or more prominent cross rectangles, its building materials (principally masonry and stone) make it less compartmentalized with fewer openings.

B. Scale. The scale of a building is measured as the relationship of building size to something else, such as a human. Windows, entrances, porches, bays and the dimension of building materials contribute to the overall scale of the building. The houses in these districts are one or two stories high and are considered to be “human” scale.

C. Rhythm. The rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. The rhythm of the street adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood.

D. Proportion. Proportion is the relationship of the dimensions of an object to itself, such as height to width. Proportion is inherent in all aspects of a building form, components and material. As an example, older homes with higher ceiling heights have windows that are taller than they are wide. This proportion is approximately 2 1/2 high to 1 wide. House styles of the 1960s to 1980s usually have lower ceiling heights so their windows are shorter and wider.

E. The Relationship of Materials and Texture. The materials and texture of each home is representative of the style and period of construction. The texture of a material can express mass. The
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
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>Victoria Caico</th>
<th>Property Owner</th>
<th>Victoria Caico</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td></td>
<td>Company</td>
<td></td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>109 Armstead St</td>
<td>Owner's Mailing Address</td>
<td>109 Armstead St</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>817-874-4600</td>
<td>Owner's Phone #</td>
<td>817-874-4600</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:vickywoodford1@gmail.com">vickywoodford1@gmail.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:vickywoodford1@gmail.com">vickywoodford1@gmail.com</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Address of Proposed Work: 109 Armstead St.

Historic District: San Antonio Street

Tax ID #: R

Legal Description: Lot Block Subdivision

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.)

3 foot fence around front and part of side of property.

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

Page 27
PROPERTY OWNER AUTHORIZATION

I, Victoria L. Caico (owner name) on behalf of
________________________________________ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at

109 Armstead St., San Marcos (address).

I hereby authorize Amanda Woodford (agent name) on behalf of
________________________________________ (agent company) to file this application for
________________________________________ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Victoria L. Caico Date: 3/14/2024
Printed Name, Title: Victoria L. Caico

Signature of Agent: Amanda Woodford Date: 3/15/24
Printed Name, Title: Amanda Woodford

Form Updated October, 2019
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: Victoria L. Caico

Date: 3/14/2024

Print Name: Victoria L. Caico

Form Updated March, 2023
HPC-24-09
Fence

• 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
HPC-24-10
Notification Map

Date: 4/22/2024

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: 4/22/2024
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: 4/22/2024
Certificate of Appropriateness
HPC-24-10 (1203 West San Antonio Street)

Summary
Request: New eight-foot-tall wooden, vertical picket privacy fence extending along the interior side yard.

Applicant: Bob and Shirley Ogletree
812 Hillyer Street
San Marcos, TX 78666
Property Owner: Bob and Shirley Ogletree
812 Hillyer Street
San Marcos, TX 78666

Notification
Personal Mailing: April 26, 2024
Posted Notice: April 26, 2024
Response: None as of the date of this report

Property Description
Address: 1203 West San Antonio Street (See: Aerial Map)
Location: At the corner of Wilson Street
Historic District: San Antonio Street
Contributing Structure: Yes
Date Constructed: Ca. 1925
My Historic SMTX Resources Survey:
National Register of Historic Places: Not Listed
Recorded Texas Historic Landmark: No
Building Description: One-story, 1,456 square foot, single-family residential structure

My Historic SMTX Historic Resources Survey Summary

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

Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.

The database states the property is Craftsman bungalow style home with original wood siding, wood windows, and original front door. It notes the replacement decorative iron porch supports and rear additions that are of historic age. (See: Historic Resources Survey Table, 1930 Sanborn Map)
Certificate of Appropriateness
HPC-24-10 (1203 West San Antonio Street)

**Current Request**

Currently, a shorter, chain-link fence is located between the homes at 1203 and 1207 West San Antonio Street. A six-foot-tall wooden, vertical picket privacy fence is located approximately 65 feet from the front curb which runs parallel to West San Antonio Street on the north side of the home. The applicant is proposing to install a new eight-foot-tall wooden, vertical picket, privacy fence that will extend from the rear yard along the interior lot line and end at that existing six-foot-tall fence. The existing chain-link fence between the two properties will remain with the new wooden privacy fence installed on the other side of it. The new fence will be partially visible from West San Antonio Street. A six-foot wooden, vertical picket privacy fence along Wilson Street will remain as is and is not a part of this request. The property owner has submitted a fence permit for review which is required to be approved prior to installation. Section 7.2.6.2(F) of the San Marcos Development Code allows for a maximum height of eight feet where both adjacent properties owners agree and has been approved by the Director of Planning and Development Services.

Please refer to attached documents for a site plan and photos of the front and rear yard submitted by the applicant.

*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 <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 <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-24-10 (1203 West San Antonio 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></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></td>
</tr>
<tr>
<td>Inconsistent</td>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
<tr>
<td><strong>N/A</strong></td>
<td>a. Height. The height of a proposed building shall be visually compatible with adjacent buildings.</td>
</tr>
<tr>
<td><strong>N/A</strong></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><strong>N/A</strong></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><strong>N/A</strong></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><strong>X</strong></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 rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. It adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood. Locating the new fence on the interior lot line and retaining the existing side fence in its current location retains the rhythm of the open area between the two properties (1203 and 1207 West San Antonio Street)</em>.</td>
</tr>
<tr>
<td><strong>N/A</strong></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.</td>
</tr>
</tbody>
</table>
**Certificate of Appropriateness**  
**HPC-24-10 (1203 West San Antonio Street)**

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Consistent</td>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td>Inconsistent</td>
<td><strong>X</strong></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.

*By retaining the portion of the fence that runs parallel to West San Antonio Street in its current location and installing the taller fence along the interior lot line, the “wall” that establishes the visual pattern along this block of West San Antonio Street is not disturbed.*

**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.

**N/A**

---

**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.3.2.4(C), C.3.2.4(F), C.3.2.5, C.3.4.5 Historic District Design Guidelines, Appendix C, San Marcos Design Manual*
## Certificate of Appropriateness

**HPC-24-10 (1203 West 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>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 property will remain a single-family residence.</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. Retaining the portion of the fence that runs parallel to West San Antonio Street in its current location and installing the taller fence along the interior lot line keeps the spatial relationship between the two properties the same.</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. The fence does not add conjectural features to the property.</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. Some exterior alterations to a historic building are generally needed as part of a rehabilitation project to ensure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. By installing the taller 8’ fence behind the existing 6’ fence, more of the character-defining features such as the original wood siding and windows along the side of the home can be seen. The proposed new fence will be minimally seen from Wilson Street due to the existing privacy fence.</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.</td>
</tr>
</tbody>
</table>
### Certificate of Appropriateness

**HPC-24-10 (1203 West 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>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>Inconsistent</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>
<tr>
<td>Neutral</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>Installing the taller 8’ fence behind the existing 6’ fence the spatial relationship of the site retains the spatial relationships of the site and allows more character-defining features of the home to be seen. The proposed new fence will likely not be seen from Wilson Street due to the existing privacy fence and will be minimally seen from West San Antonio Street.</em></td>
</tr>
<tr>
<td>X</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>The fence could be removed in the future without impairing the essential form or integrity of the property.</em></td>
</tr>
<tr>
<td>Local Id# / Image</td>
<td>Address</td>
</tr>
<tr>
<td>------------------</td>
<td>---------</td>
</tr>
<tr>
<td>RDRAIN</td>
<td>1200 BLK W SAN ANTONIO ST SAN MARCOS</td>
</tr>
<tr>
<td>R35124</td>
<td>1202 W SAN ANTONIO ST SAN MARCOS</td>
</tr>
<tr>
<td>R45666</td>
<td>1203 W SAN ANTONIO ST SAN MARCOS</td>
</tr>
<tr>
<td>R45665</td>
<td>1207 W SAN ANTONIO ST SAN MARCOS</td>
</tr>
</tbody>
</table>
Proposed

1x6' x 8' tall cedar picket fence
adjacent to existing 4' chain-link fence 10' separation.
Fence has 4 horizontal treated 2x4 rails attached to 3' galvanized steel posts on 5' centers, poured w/concrete to a depth of 18'.

Existing 6' cedar picket fence to remain as primary line of sight to streetscape & historic street view guidelines.

New proposed 8'x6' cedar picket fence from 8'.

Email permission
Letter from 12/7
Owner Chris Rawson
Attached 5/12 9773418

= 8' tall new fence

= 6' fence to remain
HPC-24-10 Photos of Front & Rear Yards

View of Front Yard

View of Rear Yard (proposed location of new fence)
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.
1. Unique concrete street markers located at San Antonio Street intersections designate the block number and street name.

2. The San Antonio Street Historic District has a larger collection of Craftsman and modern housing styles than the Belvin Street Historic District.

3. Many of the yards have a “curb” just inside the sidewalk which further defines the yard from the parkway.

4. There have been many alterations to the houses in the San Antonio Street Historic District.

5. The density of San Antonio Street is substantially greater than that of Belvin Street due to the lot size and development pattern.

Section C.3.2.4 Definitions of Historic District Characteristics

A. Building Form. Building form is primarily dictated by the style of the building. For example, Queen Anne and Victorian styles are recognizable by their compositions of multiple shapes which include bays, dramatic roof lines, dormers and porches. The Craftsman style is derived from a simplified rectilinear plan. The Neoclassical building also derived its form from a rectilinear plan but has a dominant central entry porch with columns which extend the full height of the building. The Tudor form is derived by one or more prominent cross rectangles, its building materials (principally masonry and stone) make it less compartmentalized with fewer openings.

B. Scale. The scale of a building is measured as the relationship of building size to something else, such as a human. Windows, entrances, porches, bays and the dimension of building materials contribute to the overall scale of the building. The houses in these districts are one or two stories high and are considered to be “human” scale.

C. Rhythm. The rhythm of a street is created by the spacing between houses, the location and spacing of sidewalks from the curb to the entrances of the houses, the location and spacing of the driveway entrances to each property. The rhythm of the street adds to the visual continuity and establishes the organization and site design guidelines for a neighborhood.

D. Proportion. Proportion is the relationship of the dimensions of an object to itself, such as height to width. Proportion is inherent in all aspects of a building form, components and material. As an example, older homes with higher ceiling heights have windows that are taller than they are wide. This proportion is approximately 2 1/2 high to 1 wide. House styles of the 1960s to 1980s usually have lower ceiling heights so their windows are shorter and wider.

E. The Relationship of Materials and Texture. The materials and texture of each home is representative of the style and period of construction. The texture of a material can express mass. The
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>Bob/Shirley Ogletree</th>
<th>Property Owner</th>
<th>Shirley Ogletree</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>N/A</td>
<td>Company</td>
<td>N/A</td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>812 Hillyer St., San Marcos, TX</td>
<td>Owner's Mailing Address</td>
<td>812 Hillyer St., San Marcos, TX</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>512 393-6414/512 393-4053</td>
<td>Owner's Phone #</td>
<td>512 393-4053</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:beugene@me.com">beugene@me.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:so01@txstate.edu">so01@txstate.edu</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Address of Proposed Work: 1203 W. San Antonio Street

Historic District: San Antonio Street

Legal Description: Lot 2 Block BLK 1 Subdivision S8745 - JACK THOMAS #2

Tax ID #: R 45666

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.)

We would like to build an eight-foot, cedar, vertical picket, privacy fence between 1203 and 1207 San Antonio Street houses. We have attached an approval letter from Christopher Rawson, the owner of 1207 San Antonio St. The fence would extend from the backyard to the front edge of the house. Please see the attached drawing.

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, Shirley M. Ogletree (owner name) on behalf of N/A (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 1203 W. San Antonio Street, San Marcos, TX 78666 (address).

I hereby authorize Bob Ogletree (agent name) on behalf of N/A (agent company) to file this application for ___________________________ (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Shirley M. Ogletree Date: 3/25/2024
Printed Name, Title: Shirley M. Ogletree, Ph.D. (Retired Professor)

Signature of Agent: Bob Ogletree Date: 3/25/2024
Printed Name, Title: Robert E. (Bob) Ogletree (husband)
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:______________________ Date:____/25/2024________
Print Name: Shirley M. Ogletree

Form Updated March, 2023

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
HPC-24-10
Fence

• 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, 5, 9, and 10: Secretary of the Interior Standards for Rehabilitation
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: 4/8/2024
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: 4/8/2024
Demolition Review for Historic Age Resources
Permit 2024-49701 (222 West Holland Street)

Summary
Request: Demolition of three buildings located on the property.
Applicant: Lorein Morelos Parker Homes LLC
P.O. Box 312611
New Braunfels, TX 78131
Property Owner: Robert & Elizabeth Wiatrek
6519 Fair Valley Trail
Austin, TX 78749

Notification
Personal Mailing: April 12, 2024
E-Notices: April 10, 2024
Response: None as of the date of this report

Property Description
Address: 222 West Holland Street (See: Aerial Map)
Location: South of Schulle Drive, adjacent to the First Lutheran Church
Historic District: N/A
Contributing Structure: N/A
Date Constructed: Ca. 1920-1940
My Historic SMTX Resources Survey: Not within survey boundary
National Register of Historic Places: Not Listed
Recorded Texas Historic Landmark: No

Building Descriptions:
1. Main Home: One-story single-family residence with wooden siding which has a narrow profile, a front gabled roof form, and a side entrance. The windows have been removed.
3. Shed: Small structure constructed of corrugated metal and a small amount of wood.

My Historic SMTX Historic Resources Survey Summary

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

The property was not located within the My Historic SMTX boundary.
Current Request

A complete demolition permit proposing the demolition of three structures was submitted for review on March 27, 2024. The structures are a main home, what appears to be an accessory dwelling, and a shed made of corrugated metal and wood. A detached garage also is located on the property behind the main home but is not proposed to be demolished. The existing stone retaining wall along the front of the property and the location of the driveway will remain in place. The property owners wish to construct a new single-family residence on site that will tie into the detached garage. They plan on reusing reclaimed material and incorporating design elements from the main home in the new construction; see attached proposal.

These buildings were not included in the My Historic SMTX historic resources boundary; they are located at the edge of the boundary for the windshield survey. Based on the form and character defining features such as the pitch of the roof and narrow profile of the siding of the main home and the board and batten style siding of the accessory structure, they appear to be at least 80 years old or older. Therefore, they are subject to the demolition review for historic age resources [Section 2.7.4.1(B)(1)] San Marcos Development Code). As such the demolition permit shall not be issued until at least 90 days after the date of the filing of the completed application, which is June 25, 2024. Should the Commission find historic significance, the demolition delay period can be extended an additionally 90-days. This would push the issuance of the demolition permit to September 23, 2024.

Photos of Buildings to be Demolished
### MAIN HOME

**Criteria for Approval (Sec.2.5.4.5)**

In considering the potential for preservation of historic character when determining the demolition delay period, the following factors should be considered:

<table>
<thead>
<tr>
<th>Staff Evaluation</th>
<th>Criteria for Approval</th>
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</thead>
<tbody>
<tr>
<td>Consistent</td>
<td>Inconsistent</td>
</tr>
<tr>
<td>N/A</td>
<td>1. Value as a visible or archeological reminder of the cultural heritage of the community, or national event;</td>
</tr>
<tr>
<td>N/A</td>
<td>2. Location as a site of a significant local, county, state, or national event;</td>
</tr>
<tr>
<td>N/A</td>
<td>3. Identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;</td>
</tr>
<tr>
<td>N/A</td>
<td>4. Identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;</td>
</tr>
<tr>
<td>X</td>
<td>5. Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; <em>An exact date of construction was difficult to determine. However, the City’s Real Estate Manager provided a chain of title for the land that date that dates to 1931. Staff requested the Texas Historical Commission (THC) staff review the main home and, based on the character defining features of the home, the form, pitch of the roof, and narrow profile of the wood siding, they dated the house to the 1920s-40s, on the early end of that range. My Historic SMTX states that the area platted as College Courts Addition (1948), located across from the property and within the windshield survey boundary, was originally platted from 30.6 acres in 1923; Figure 6 from the survey is attached. Staff at THC stated the home currently does not have enough architectural details to call it a Craftsman style house, but looking at the style’s form and characteristics in the Field Guide to American Houses it appears to be from that period; excerpt from the book attached. Information provided by the Hays County Historical Commission’s Secretary, Lila Knight, included a 1931 newspaper notice of a home built on the property; attached. The home could be the bungalow style main house.</em></td>
</tr>
<tr>
<td>N/A</td>
<td>6. Historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;</td>
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### MAIN HOME

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<tr>
<td>7. Unique location or singular physical characteristics that make it an established or familiar visual feature;</td>
<td>N/A</td>
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<tr>
<td>8. Historical, architectural, or cultural integrity of location, design, materials, and workmanship;</td>
<td>N/A</td>
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<tr>
<td>9. Character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;</td>
<td>N/A</td>
<td></td>
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<tr>
<td>10. Character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;</td>
<td>N/A</td>
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<tr>
<td>11. Distinctive character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Marcos, Texas or the United States;</td>
<td>N/A</td>
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<tr>
<td>12. Important example of a particular architectural type or specimen;</td>
<td>N/A</td>
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<tr>
<td>13. Important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;</td>
<td>N/A</td>
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<td>14. Significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;</td>
<td>N/A</td>
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<tr>
<td>15. Representation as a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or <strong>My Historic SMTX states that the area platted as College Courts Addition (1948), located across from the property and within the windshield survey boundary, was originally platted from 30.6 acres in 1923. While many of the architectural details are no longer remaining, the structure is one of the few remaining homes which represents the City’s pattern of development during that time period.</strong></td>
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<td>16. Designation as a Recorded Texas Historic Landmark or State Archeological Landmark or inclusion on the National Register of Historic Places.</td>
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## ACCESSORY STRUCTURE

### Staff Evaluation

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### Criteria for Approval (Sec.2.5.4.5)

In considering the potential for preservation of historic character when determining the demolition delay period, the following factors should be considered:

1. **Value as a visible or archeological reminder of the cultural heritage of the community, or national event;**

2. **Location as a site of a significant local, county, state, or national event;**

3. **Identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**

4. **Identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;**

5. **Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;**

   *While it was difficult to determine a date of construction, the character defining features of the structure, the form and board and batten siding, led staff to believe the structure was constructed prior to the main home. Staff requested the Texas Historical Commission (THC) staff review the main home and they also estimated the structure to have been constructed before the main home.*

6. **Historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;**

7. **Unique location or singular physical characteristics that make it an established or familiar visual feature;**

8. **Historical, architectural, or cultural integrity of location, design, materials, and workmanship;**

9. **Character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;**

10. **Character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;**
### ACCESSORY STRUCTURE

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**Demolition Review for Historic Age Resources**

**Permit 2024-49701 (222 West Holland Street)**

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**SHED**

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<td>1. Value as a visible or archeological reminder of the cultural heritage of the community, or national event;</td>
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Wiatrek Residence

222 West Holland St.

Owners: Robert and Elizabeth Wiatrek
• The house has a big sentimental value to the owners, as Mrs. Wiatrek grew up in the property.

• The intent is to keep the feeling of a Farm House, like the previous house, replicating elements in the new house.

• Overall, the look of the property will remain the same with the house located in the same general spot. The house itself is not structurally sound, but we are trying to reclaim as much elements as possible to use within the new construction.

• Following, you will find pictures of the existing building and the proposed elevations, as well as a floor plan, where we have marked the areas where we are planning to use the reclaimed materials.
The Front façade will replicate the gable architectural features, as well as the galvalume metal roof. Lap siding and board and batten will be used to tie into the existing garage structure, which will remain in its current place. The overall footprint of the house will be close to the same spot as the existing house.
The right-side elevation will tie into the existing garage with a new garage.

The existing garage will only have the rotten wood panels replaced and the interior framing reinforced for safety.

The board and batten and the lap siding will be integrated throughout the design to blend with the existing garage.
The back elevation will tie into the existing garage, which will only have the rotten wood panels replaced and the interior framing reinforced for safety.
The back side elevation will tie into the existing garage which will only have the rotten wood panels replaced and the interior framing reinforced for safety.
HOUSE PLAN AND PROPOSED LOCATIONS FOR MATERIALS RECLAIMED FROM EXISTING HOUSE

Proposed Areas where shiplap could be reused at owner’s discretion

Windows to be reused in garage

Existing garage to stay

Doors below could be used in some of the proposed locations / at owner’s discretion
FRONT RETAINING WALL AND DRIVEWAY

The existing retaining wall in the front, and the location of the driveway, will stay in place.
This shed is planned to be demolished as it is not structurally safe and is not pleasant to the view from the property and from the neighbor’s property.
ACCESORY STRUCTURE TO BE DEMOLISHED

The back structure is planned to be demolished. It has no architectural or functional value.
CURRENT CONDITIONS OF INSIDE OF HOUSE
CURRENT CONDITIONS OF GARAGE (BUILDING TO REMAIN)

The garage is going to remain and be joined to the main house with another garage. The repairs on the exterior will only be cosmetic, replacing wood that is rotten and analyzing roof integrity at builder’s discretion.

Some areas inside of garage are going will be reinforced with interior framing to secure the integrity of the building at builder’s discretion and we will make sure there are no leaks in the roof. As you can observe, the owners have reclaimed some material – furniture to be repurposed in the new house.
low-pitched gabled roof (occasionally hipped; with wide, unenclosed eave overhang)

roof rafters usually exposed

porches, either full- or partial-width, with roof supported by square columns

columns or piers frequently continue to ground level (without break at level of porch floor)

decorative (false) beams or braces under gables

commonly one or one and one-half stories high

PRINCIPAL SUBTYPES

FRONT-GABLED ROOF  pages 570–71
CROSS-GABLED ROOF  pages 573–73
SIDE-GABLED ROOF  pages 574–75
HIPPED ROOF  page 577
Modern Houses

Craftsman

1905–1930

Identifying Features

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one and one-half stories high, although two-story examples occur in every subtype.

Principal Subtypes

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one and one-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to
some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

**Variants and Details**

**Porch Roof Supports**—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination. Small rounded stones, such as those found in the arroyos of southern California, were particularly favored.

**Roof-Wall Junctions**—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along horizontal edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes and rafter tails may extend beyond edge of roof. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

**Other Details**—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 354). Two or more windows are often grouped together in one assembly; a narrow window on each side of a broad center window is common. Dormers are commonly gabled or shed, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades, or Oriental roof forms are also sometimes seen.

**Occurrence**

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; relatively few were built after 1930.

**Comments**

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows;
and other typical details.

Roofs are a distinctive feature of Mission and Arts and Crafts buildings. Materials used included wood, tile, shingle, brick, and combinations. Small overhung eaves, were particular to the style are the result of the enclosed. The overhangs are exposed, leaved shapes and rafter tails, three or more are either plain or ornamented.

These used in various combinations together are common. Braces such as the corbel, wood cornice, and stucco are also influences such as the porch.

The essay during the 20th century is the result of the vernacular throughout the country and from favor in Pasadena and other bungalows;
**Building Home**

On North Heights

G. W. White has purchased the southeast tract of land on North Heights and is busy at present constructing a new home thereon. The building will be of redwood, and will be modern throughout. J. W. Downard and R. E. Cason are furnishing the fixtures and materials.

Other new homes recently completed are those of Don Kennedy and Ed. Anderson.

**G. T. Jennings and family are visiting relatives in Abilene this week.**

**Maverick Walker Cuts Pangs Random Health**

Carthage, Chisago, Aug. 5—Unemployed and undernourished, a fortune of $2500 is lying in Massachusetts Rapids, an old-bedridden man who has been suffering from rheumatic fever and diabetes a long time is now recovering from cancer that he is told has just been extirpated. The patient is a sickly old fellow who is said to have exactly 2000 pounds of meat on his body. It is expected that he will begin to gain strength soon. The recovery is considered a great miracle. He is said to be a medical subject of interest to a number of physicians and is expected to make a full recovery.

**Mr. R. F. Currie and Chas. W. Jennings have been enjoying a visit from their cousins, C. H. and I. W. Smith, of Houstan.**

**Mr. W. B. Roberts of the Texas Pacific Railroad, with his wife and daughter, spent a short time in San Marcos on their way to San Antonio to visit relatives.**

**Mrs. Mattie Woodward of Fresno spent last week here visiting her daughter, Mrs. Ed. Bann and family, on Thomas Street.**

**The largest refinery in the world is Texaco at Galveston.**

**Special Clauses Offer on Floor**

**Automobiles**

<table>
<thead>
<tr>
<th>Make of Car</th>
<th>Price</th>
<th>Package Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ford Model T</td>
<td>$500</td>
<td>Seats, steering, wheels, and tools</td>
</tr>
<tr>
<td>Chevrolet</td>
<td>$600</td>
<td>Seats, steering, wheels, and tools</td>
</tr>
</tbody>
</table>

**From kitchen to living room, from living room to kitchen; from kitchen to bedroom—but always BACK TO THE KITCHEN!**

- This is the American Gas Association's ad campaign theme, which attempts to make the American family aware of the gas utility's role in the modern household.

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**New BRAUNFELS TISSUE MILLS AGAIN OPENED**

Playing a fast game the Wimberley team, featuring the Braunfels girls under a top coaching staff of 42 to a Friday afternoon match, the youngsters topped by former Clairey, the Wimberley girls’ team, but her players showed a lack of practice and were too few in number. The Wimberley girls are at one again in their second appearance. Works are in full swing. The Wimberley home at Wimberley. The new plant will be ready in the next few weeks. The expansion will be needed during the winter season. Mr. and Mrs. W. F. Walker and daughter, Dorothy Neil, of Beeville, Texas, were guests here recently. Dr. M. E. Fisher, who will be meeting of the old age home of Wimberley, was made a visit and the city of Wimberley as guests. Mrs. E. C. Nettles and Mr. and Mrs.roll a large. D. C. Phipps.

**Wimberley Specials**

- Mr. and Mrs. Geo. T. Jennings and family are visiting relatives in Abilene this week. Mr. Jennings is a former citizen of Wimberley. The physician found him organically in good shape but badly in need of rest.

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**New Braunfels Herald**

The wheel is turning over at the Planters and Merchants Mill, Inc., and the new mill is ready to go. The operation is now in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again. The mill is again in full swing, and with a clean, as is, new organization, and with a brand new current again.
Demolition Review of Historic Age Properties
222 West Holland Street
Main Home

Staff finds the following factors are neutral with Section 2.5.4.5(B) of the San Marcos Development Code:
  • Sections 2.5.4.5(B)(5) and 2.5.4.5(B)(15)
Demolition Review of Historic Age Properties
222 West Holland Street
Accessory Structure

Staff finds the following factors are neutral with Section 2.5.4.5(B) of the San Marcos Development Code:

- Sections 2.5.4.5(B)(5) and 2.5.4.5(B)(15)
Demolition Review of Historic Age Properties
222 West Holland Street
Shed

Staff finds the following factors are neutral with Section 2.5.4.5(B) of the San Marcos Development Code:

• Section 2.5.4.5(B)(8)
MEMO

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer – Planning and Development Services Department
DATE: April 16, 2024
RE: Moving Historic-Age Resources Proposed for Demolition to City Property

BACKGROUND
Commissioner Baker requested this item be placed on the agenda.

Chapter 2, Article 7, Division 4 of the San Marcos Development Code regulates the review of historic-age resources proposed for demolition. If a demolition permit is submitted for review for structures, or parts of structure, that have been evaluated with medium or high preservation priorities or those that are at least 80 years old or older, an automatic 90-day hold is placed on the issuance of a demolition permit. The request is then brought to the Historic Preservation Commission for a public hearing to consider the demolition delay period and allow discussion of alternatives to demolition. A demolition delay gives the property owner, Commission, historic preservation organizations, community, and staff time to consider alternative preservation solutions for historically significant buildings. It encourages finding solutions such as sale to preservation-minded buyers, adaptive reuse, relocation, or salvage.

When a historic building is relocated, it inevitably loses significant aspects of its historical character and its connection to its original environment, including the integrity of its setting and its sense of place and time. However, in certain cases, moving a historic building becomes necessary to prevent its demolition. Such relocation efforts should be considered only after exploring all other viable options for preservation. When considering relocation to City-owned property, it’s important to note that much of the City’s property is designated as parkland or open space, and much of it lies within the floodway. City code requires structures built within the floodway must be elevated two feet above the base flood elevation. While elevating these structures is essential for flood mitigation, it also poses a risk to historic integrity.

The City evaluates acquiring facilities based on several factors:
1. Does the City have the financial ability to rehabilitate and maintain the structure? An inspection by the City’s Facilities staff and/or an outside professional has been completed and an estimate of costs is prepared.
2. Is there an identified need for the structure? City staff contacts internal departments and potentially partner agencies to determine if the structure could fulfill an identified need.
3. Does the structure need to be located to City property? Does the City have a location available that meets the need for the structure?

If relocating historic structures is not feasible, it is essential to explore alternative approaches to demolition. For instance, the City of San Antonio recently implemented a deconstruction ordinance. Such regulations facilitate the careful disassembly of a structure’s parts and pieces, enabling the optimal reuse of materials.

STAFF RECOMMENDATION
The Preservation Plan will serve as a crucial compass for shaping preservation policies in San Marcos and should be utilized to systematically address challenges related to properties proposed for demolition. Considering the factors above, staff recommends using the Preservation Plan recommendations as a strategic approach to address this issue.
RECOMMENDATION RESOLUTION
If, following discussion during this meeting, the Commission expresses interest in exploring this matter further, outside of drafting the Preservation Plan, a Recommendation Resolution will need to be submitted to the City Council. This resolution can be scheduled for discussion and action on a future agenda. Subsequently, it will be transmitted to the City Clerk and the City Manager for distribution to the City Council, who will then decide whether to include the item on a future agenda.

ATTACHMENTS
Included are the following attachments:

- Attachment A: Demolition Review for Historic Age Resources Regulations
- Attachment B: City Owned Property Map
B. An application for a construction permit shall demonstrate compliance with the provisions of this Development Code and City Code.

Section 2.7.3.3 Approval Process

A. Responsible Official Action. The Responsible Official shall approve, approve with conditions, or deny a construction permit based on the standards included in this Development Code and City Code subject to appeal as provided in Section 2.8.1.1.

Section 2.7.3.4 Criteria for Approval

A. The Responsible Official shall apply the following criteria in deciding the application for a construction permit:

1. The application generally conforms to all prior approved development applications for the property and any applicable deviation granted from the standards otherwise applicable to the permit;

2. The structure and the location of the structure on the property is in accordance with all prior approved development applications;

3. The proposed plan for construction, demolition, alteration or placement conforms to the building code and other applicable construction codes adopted by the City;

4. Full payment of any applicable impact fees payable under City Code Chapter 86;

5. Where a change of use in an existing structure is proposed, the use conforms to the use regulations governing the property;

6. The structure, following inspection by the Building Official, was built in conformity with all applicable standards and requirements of this Development Code, all standards and requirements of each applicable development application and any granted deviation, and the building code, as incorporated in the City Code of Ordinances, as may be modified from time to time.

7. All outstanding permit requirements have been addressed.

8. When the property lies within a special flood zone, the structure is in compliance with Chapter 39 and FEMA standards as applicable.

Section 2.7.3.5 Expiration and Extension and Revocation

A. Expiration. A construction permit expires in accordance with Codes adopted under Chapter 14 of the City Code.

B. Extension and Reinstatement. A construction permit may be extended in accordance with the Codes adopted under Chapter 14 of the City Code.

C. Revocation of Permit. The Responsible Official may institute proceedings to revoke a construction permit under Section 2.3.7.5.

DIVISION 4: DEMOLITION REVIEW FOR HISTORIC AGE RESOURCES

Section 2.7.4.1 Purpose, Applicability, Exceptions, and Effect

A. Purpose. The purpose of this process is to provide criteria to prevent or minimize unnecessary damage to the quality and character of the city’s historic resources by requiring the review of any request for demolition of a building meeting the criteria in this Division to enable a determination of its historic significance, and to provide the public, other interested preservation-based organizations, and city staff an opportunity to work with the property owner on alternative solutions to demolition where possible.

B. 90-Day Review Period for Certain Buildings. A demolition permit shall not be issued until at least 90 days after the date of filing of a complete application for the demolition of any building or part thereof:

1. located inside the My Historic SMTX historic resources survey (the “Historic Resources Survey”) boundaries, as amended or supplemented, evaluated therein as a high or medium preservation priority; or

2. located outside the Historic Resources Survey boundaries, as amended or supplemented, that is listed on the National Register of Historic Places (NRHP), a Recorded Texas Historic Landmark (RTHL), or at least 80 years of age.
3. No building, nor any part thereof, subject to this Section maybe demolished or removed unless a permit authorizing such demolition or removal has been issued by the city.

C. Exceptions. This Section does not apply to:

1. the demolition of a building, or part thereof, within a local historic district or that is a local historic landmark and for which a certificate of appropriateness for demolition is required; or

2. the demolition of a building, or part thereof, the condition of which is determined by the Chief Building Official or the Fire Marshal to be an imminent threat to public safety; or

3. the demolition of a building, or part thereof, identified in the Historic Resources Survey as not historically significant; or

4. the demolition of a building, or part thereof, located on a property identified in the Historic Resources Survey that is not at least 50 years old or older.

(Ord. No. 2019-41, 11-19-19)

Section 2.7.4.2 Application Requirements

A. An application to demolish a building, or part thereof, subject to this Division shall conform to the requirements for a construction permit and shall be submitted in accordance with the universal application procedures in Section 2.3.1.1, subject to the requirements of this Division.

(Ord. No. 2019-41, 11-19-19)

Section 2.7.4.3 Process

A. Responsible Official Action

1. The responsible official shall complete the review of the application, and determine if the application concerns a building, or part thereof, subject to Section 2.7.4.1(B)

2. If the application is determined by the responsible official to concern a building subject to Section 2.7.4.1(B), the responsible official shall schedule a meeting and public hearing before the Historic Preservation Commission under Subsection (B). The responsible official shall send notice of the request for demolition and of the public hearing within 20 days of the complete application being submitted to the following:

a. San Marcos Daily Record (published notice) in accordance with Section 2.3.2.1(A);

b. The owners of real property Owners within 400 feet of the lot or tract of land subject to the request (mailed notice) in accordance with Section 2.3.2.1(B);

c. Historic Preservation Commission (E-Notice);

d. Planning and Zoning Commission (E-Notice);

e. City Council (E-Notice);

f. President of the Heritage Association of San Marcos (E-Notice);

g. Hays County Historical Commission (E-Notice);

h. Neighborhood Commission (E-Notice);

i. President of the Council of Neighborhood Associations (“CONA”) (E-Notice);

j. Certified Local Government Coordinator with the Texas Historical Commission (E-Notice);

k. Executive Director of Preservation Texas (E-Notice);

l. Any interested persons signed up to receive Notice of Application under Section 2.3.2.1 (E-Notice); and

m. San Marcos City Council (E-Notice).

(Ord. No. 2023-72, 10-17-2023)
B. Historic Preservation Commission Action

1. The Historic Preservation Commission shall hold a public hearing to consider the demolition delay period and allow the discussion of alternatives to demolition and methods for the potential preservation of historic character.

2. The Historic Preservation Commission shall consider the criteria for eligibility in accordance with Section 2.5.4.5 and the potential for preservation of historic character when determining the demolition delay period.

   a. If the building, or part thereof, is not initially determined to be historically significant, the demolition permit shall be issued following the Commission's determination without further notice, subject to the requirements of other applicable ordinances.

   b. If the building is determined to be historically significant, and there is potential for the preservation of historic character then the Commission may extend delaying the issuance of the demolition permit to allow all potentially interested parties to take whatever steps deemed appropriate to accomplish the preservation of the building. The delay may be extended for good cause by the Commission for an additional 90 days but in no event shall the total extension be for more than 180 days.


Section 2.7.4.4 Violation and Penalties

A. It is a violation of this Division to demolish or remove a building subject to this Division, or part of or addition to such building, without having been issued a permit from the city specifically authorizing the demolition or removal. A person who violates this ordinance shall be subject to a fine of $2,000.00. A culpable mental state is not required to establish a violation of this ordinance.

B. In addition to the assessment of any criminal penalties, the city may pursue any remedies available at law or in equity, including injunctive relief, to enforce the provisions of this ordinance.

(Ord. No. 2019-41, 11-19-19)
This product is for informational purposes only 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.