



## City of San Marcos

### Special Meeting Historic Preservation Commission September 24, 2020, 5:45 PM

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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.

**Due to COVID-19, this will be a 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**

**II. Roll Call**

- III. 30 Minute Citizen Comment Period:** *Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to participate (speak) to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link to join by a mobile device, laptop, or desktop computer will be provided for participation. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

**PUBLIC HEARINGS**

*Interested persons may join and participate in any of the public hearing items (2-4) by:*

- 1) Sending written comments, to be read aloud\*; or*
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the hearing. A call-in number to join by phone or link to join by a mobile device, laptop, or desktop computer will be provided for participation. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>*

2. **HPC-20-19 (317 Scott Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Edward Newman to allow the demolition of the historic-age detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location on the property.
3. **HPC-20-21 (1114 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the renovation and expansion of the existing historic-age detached garage, to include construction of an accessory dwelling unit, located at the rear of the property.
4. **HPC-20-22 (552 Rogers Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Lisa Prewitt, on behalf of Mike Olstad, to allow the installation of two sixteen-inch rock faced retaining walls in the front yard of the property.

#### **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. 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](mailto:ADArequest@sanmarcostx.gov).

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





**Staff Report  
Historic Preservation Commission  
HPC-20-19**

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

*Date of Meeting: September 24, 2020*

**Applicant Information:**

**Applicant:** Edward Newman  
317 Scott Street  
San Marcos, TX 78666

**Property Owner:** Same

**Public Hearing Notice:**

**Mailed:** September 11, 2020

**Response:** In favor: 4 letters (attached); one phone call from neighbor at 310 Scott Street (Mr. Marburger); In opposition: 7 letters (attached);  
Objection Withdrawn: 1 letter (attached).

**Subject Properties:**

**Location:** 317 Scott Street  
**Historic District:** Burleson Street  
**Description:** Craftsman  
**Date Constructed:** c. 1920 (*My Historic SMTX*)  
**Priority Level:** Medium (*My Historic SMTX*)  
**Listed on NRHP:** No  
**RTHL:** No

**Applicant Request:**

To allow demolition of detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location.

**Staff Recommendation:**

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

**Staff Comments:**

The subject property is located on Scott Street, between West Hutchison Street and Burleson Street ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a medium preservation priority ("EXHIBIT B"). Medium priority properties are those that could be contributing to an eligible National Register of Historic Places (NRHP) or local historic district. These resources may also have significant associations but are generally more common examples of types or styles or have experienced some alterations.

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



*The photos were taken in early 2019 and the property has since been painted a light gray.*

The applicant is proposing to demolish the existing detached garage that is located at the rear of the property, along an alley, as shown in the following photograph submitted by the applicant. In the scope of work the applicant states that the existing structure is in severe disrepair, not insurable, and is not suitable to garage an average sized vehicle (“EXHIBIT C”). The *My Historic SMTX* database states notes the garage is of historic age but does not list a date of construction for the structure. It should be noted that, while the alley is considered public right-of-way, it is not traveled often by the general public and is mainly used by the residents of this particular area.

The applicant submitted the following photographs of the existing shed. The first photo is the view of the shed from the alley. The second photo is the view of the shed from the back of the house:



In its place, the applicant is proposing to construct a two-story structure. The first floor of the new structure is proposed to be a garage with space for two cars. The second floor of the new structure is proposed to be an approximately 598 square foot accessory dwelling unit (ADU) for the property owner's family and guests. The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 2.1.3.1(b). The accessory dwelling unit as proposed meets these standards.

The following renderings were submitted and are included in the packet in "EXHIBIT C":

**Facing Alley**



**Facing Back of Main Residence**





**Left Façade of  
ADU (towards  
702 Belvin  
Street)**



**Right Façade of  
ADU (towards  
323 Scott  
Street)**

The applicant is proposing to construct the new structure in the same Craftsman style as the main residence, utilizing wood lap siding that is the same in width as the main structure. The applicant is also proposing to paint the new structure using Sherwin Williams Colonnade Gray for the façade and Panda White for the trim which are the same colors as the main residence.

## Colors Shown



SW 7641

**Colonnade Gray**

H Feedback



SW 6147

**Panda White**

The scope of work also states that the roofing material of the new structure will be the same as the main structure, Estate Gray asphalt shingles, as shown below:



Section C.1.2.4(10) of the Historic District Design Guidelines recommend constructing garages to the rear of the property behind the face of the house. Staff finds the request consistent with this recommendation. While Section C.1.2.4(11) of the Historic the Design Guidelines recommends orienting garage doors away from the street, the new garage doors will be in the same orientation

as the existing ones which face the alley. Staff finds the request to keep the orientation helps to maintain the historic integrity of the site, consistent with Section 4.5.2.1(l)(1)(e) of the San Marcos Development Code.

The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]

*The new structure is a two-story building and is taller than the main residence. The peak of the garage is 26 feet while the peak of the main residence is 21 feet. However, the property is located at the base of a small hill and the elevation change helps to soften the difference in height between the two buildings. In addition, the proposed structure will be located at the rear of the property in the same location as the existing garage. The view of the rear yard from Scott Street is somewhat screened by landscaping and fencing on either side as well as a large oak tree in the front yard. The applicant submitted the following photographs and a rendering to help illustrate this point:*



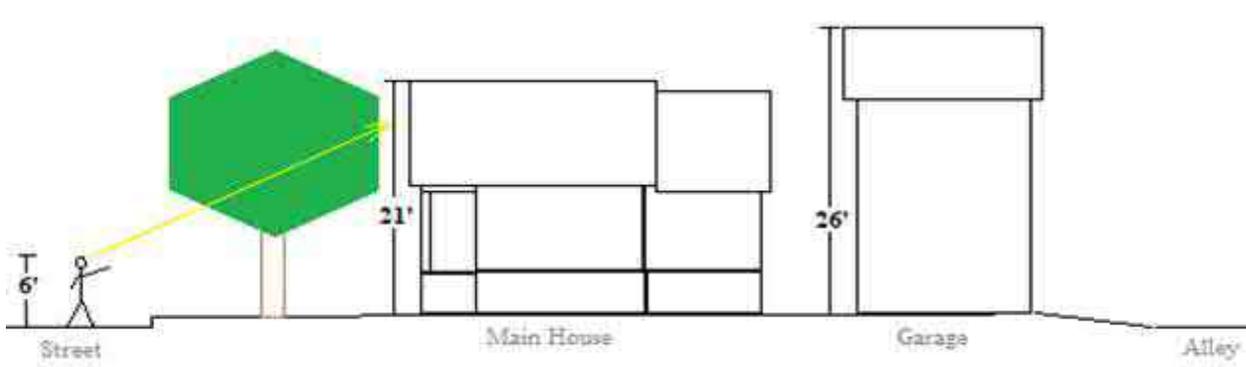
*Looking at front façade from Scott Street*



*View from Scott Street looking towards rear – note screening*



*View from Scott Street looking towards left side of home (fence is privacy fence at 702 Belvin Street)*



Cross-section showing height difference between main structure and proposed ADU

- Maintain the building relationship to the street [Section C.1.2.4(3)]  
*By facing the alley, the new structure will retain the same visual continuity as the existing garage.*
- Respect the overall proportion and form [Section C.1.2.4(5)]  
*The new structure meets the development standards for size and location and, despite its height, is well-proportioned in comparison to the main residence.*
- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]  
*The new structure's floor height is larger than the main residence and those buildings to which it is immediately adjacent to. However, the elevation grade change aides in softening this so the new structure will not overpower. The applicant provided a map where that identifies properties within the area that are similar, one-story properties with two-story accessory structures ("EXHIBIT F"). Out of the properties on the map, only one is located within a historic district, 524 West Hopkins Street. However, the other two properties are adjacent to historic districts.*
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]  
*The forms and lines are consistent and compatible with the main residence.*
- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]  
*The window pattern is compatible with that of the main residence.*
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]  
*The applicant is proposing to use a wood lap siding that matches the main residence's siding in width and profile. Staff finds this consistent with Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines which state that wood was the primary building material in residential construction. Staff also finds the applicant's choice to use a siding material that matches the profile of the main structure meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code.*
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]  
*The new unit will be very similar in style to the main residence, but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic main house.*

Staff also finds that locating the garage in the same location as the existing one meets the Secretary of the Interior's Standards for Rehabilitation Standard Number 9 which states "*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*" The new structure will also be able to be removed in the future without impairing the historic main residence. This is consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 10 which states, "*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*"

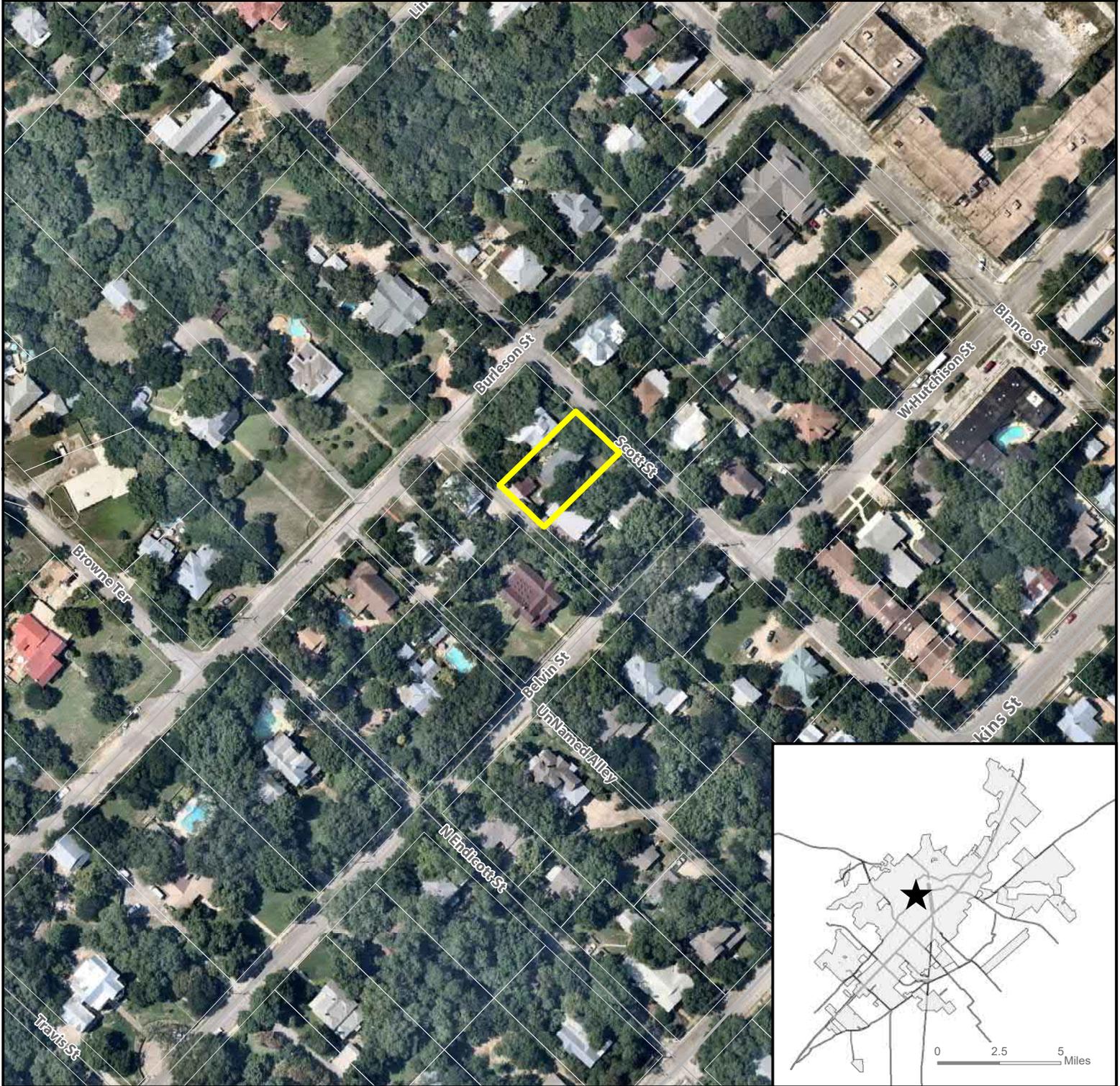
Staff finds the request to demolish the existing detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10]. Therefore, Staff recommends **approval of the request as submitted.**

#### **EXHIBITS**

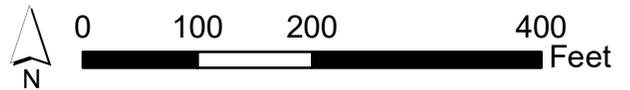
- A. Aerial Map
- B. Page from Survey Inventory Table from *My Historic SMTX*
- C. Scope of Work
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- E. Secretary of the Interior Standards for Rehabilitation
- F. Map of One-Story Properties with Two-Story Accessory Structures, Submitted by Applicant
- G. Responses Received

# HPC-20-19 Aerial View 317 Scott Street (Garage)

# EXHIBIT A



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 7/21/2020

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R35231 	310	Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No  In District?: Yes Contributing	Medium
	SCOTT ST SAN MARCOS	Domestic						
<b>Lindsey-Rogers Local Historic District</b>								
R35233 	316	Domestic	Neoclassical (cottage)	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Undetermined In District?: Yes Contributing	High
	SCOTT ST SAN MARCOS	Domestic	Architecture, Community Development					
<b>Lindsey-Rogers Local Historic District</b>								
R41714 	317	Domestic	Craftsman	ca. 1920	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	Individually: No  In District?: Yes Contributing	Medium
	SCOTT ST SAN MARCOS	Domestic						
<b>Burleson Street Local Historic District</b>								
R35232 	322	Domestic	Queen Anne	1897	<input checked="" type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Yes  In District?: Yes Contributing	High
	SCOTT ST SAN MARCOS	Domestic	Architecture, Community Development					
<b>Lindsey-Rogers Local Historic District</b>								
R41713 	323	Domestic	National Folk	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District	Individually: Undetermined In District?: Yes Contributing	High
	SCOTT ST SAN MARCOS	Domestic	Architecture, Community Development					
<b>Burleson Street Local Historic District</b>								

## DESCRIPTION OF PROPOSED WORK ADDENDUM

317 Scott Street, San Marcos, TX 78666

**Project Name: 317 Scott Street Garage**

**DESCRIPTION OF PROPOSED WORK:** Demolish the existing green garage that is in ill repair, not insurable and is not suitable to garage an average sized vehicle and construct a 2-car garage with a 2 bedroom living space above within the code requirements of the City of San Marcos.

The structure will be of the exact same construction style as our home to include wood lap siding, painted the same gray color with white trim and have the same asphalt shingle roof. Trim accents, doors and windows will be the same, or similar to those on the home. The specific paint colors and shingles used are provided as attachments after the elevations and floorplan diagrams. Occupancy of the structure will be for our owned vehicles and for my family and/or guests that visit.

**Front Photo:**



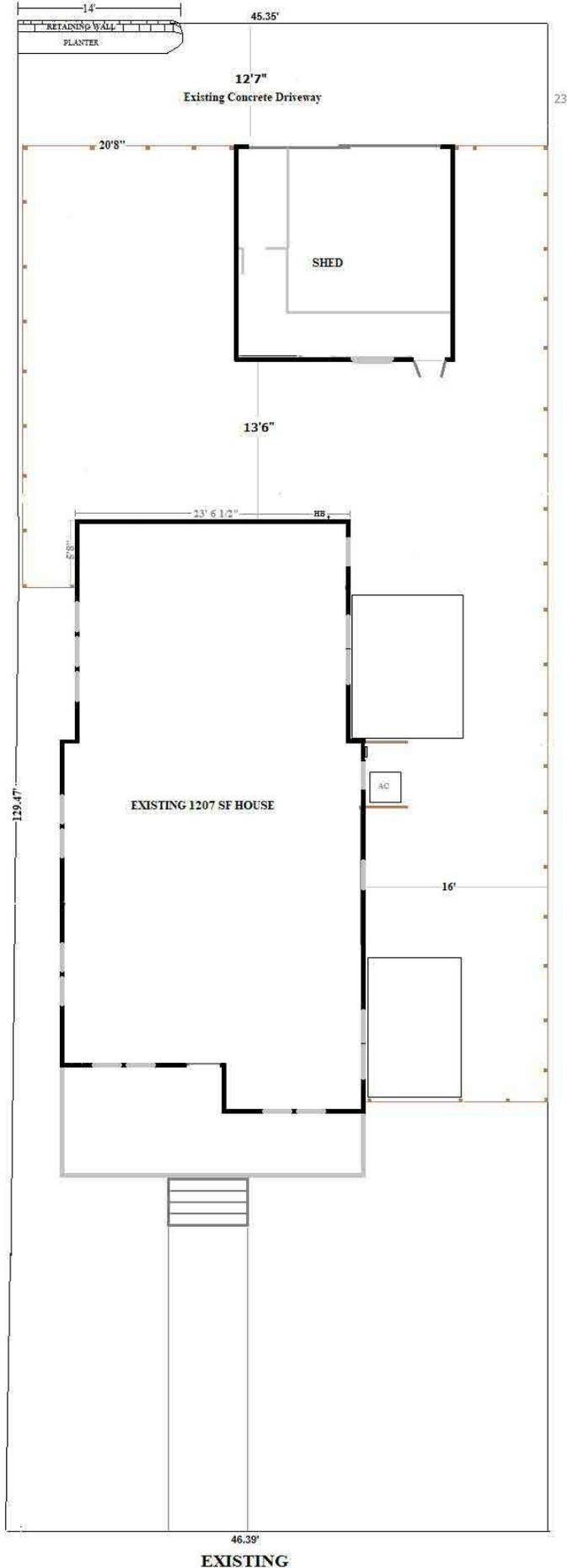
**Back Photo:**



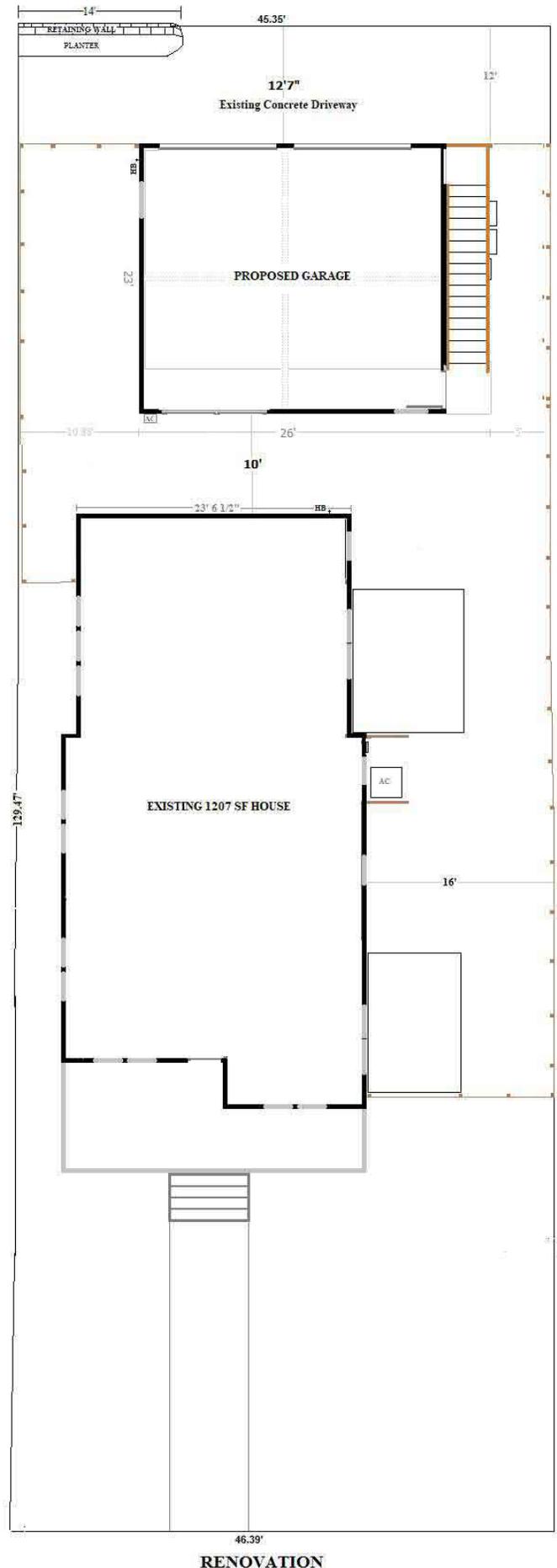
**Alley Photo:**



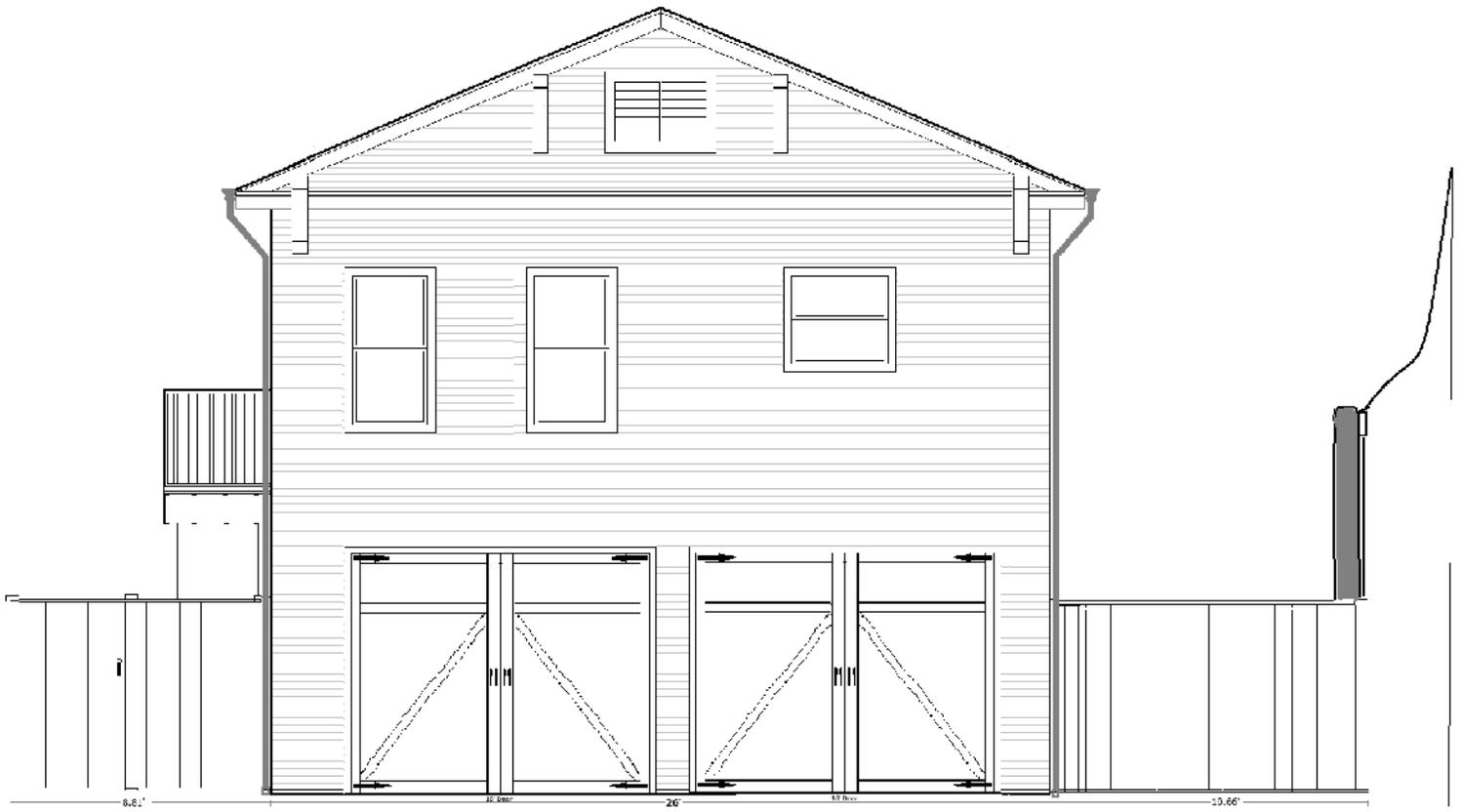
# 317 Scott Street Garage Project



EXISTING



RENOVATION



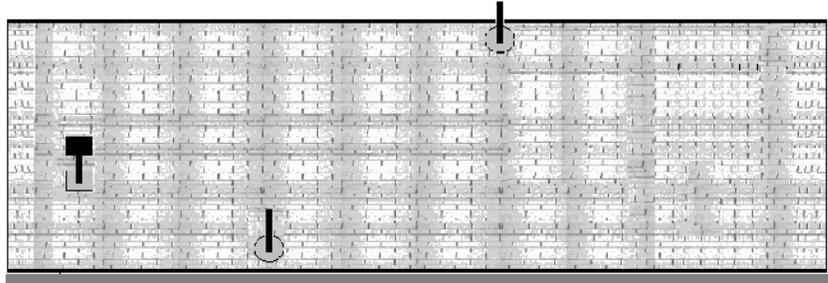
Rear Elevation

34.7 = 1 ft

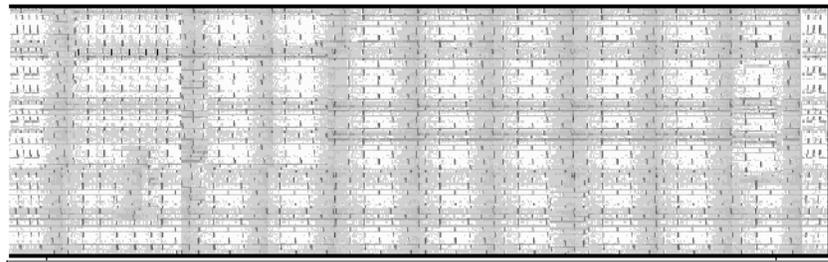


Front Elevation

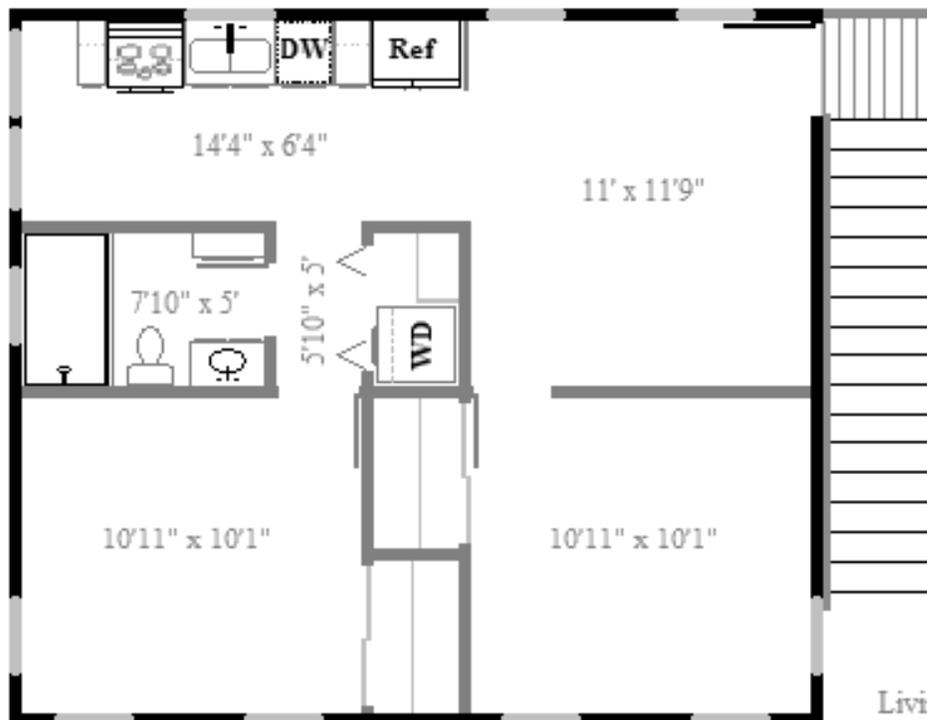
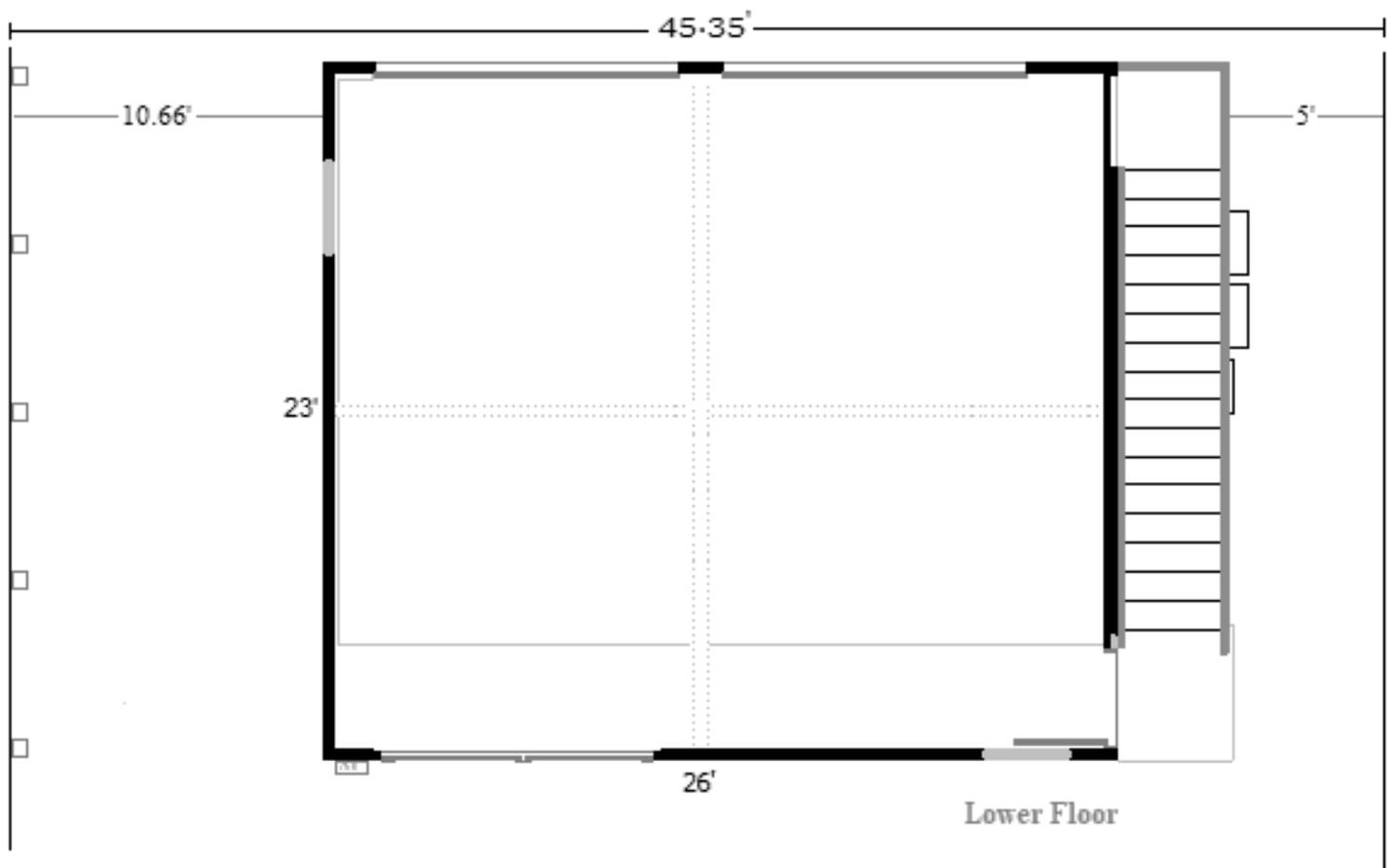
37.2 = 1 ft



South Elevation  
37.2 = 1 ft

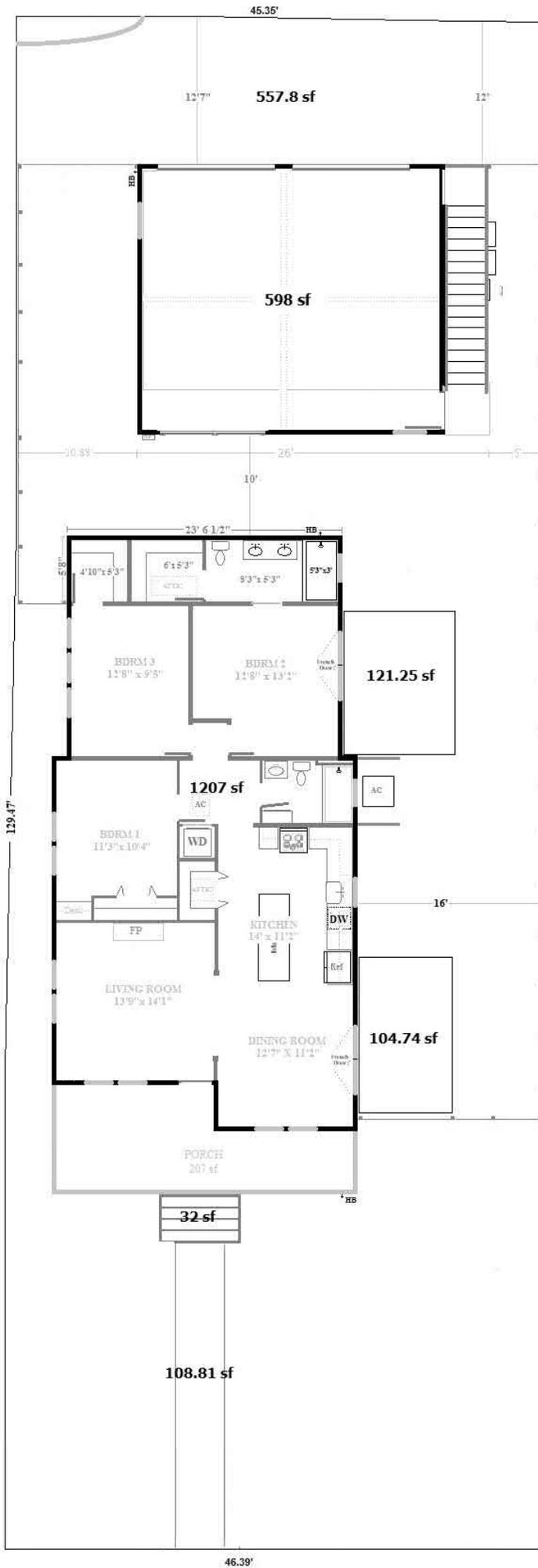


North Elevation  
37.2 = 1 ft



Living Rm -	129.25
Kitchen -	90.71
Bedroom 1 -	110.01
Bedroom 2 -	110.01
Bathroom -	39.17
Laundry -	29.17
<b>TOTAL:</b>	<b>508.32 sf</b>





**Total Impervious Cover**

**Total Lot Sq. Ft: 6,006 sf**

House: 1,207 sf  
 Patios/Walkways/Steps: 366.8 sf  
 Driveway: 540 sf  
 Proposed Garage: 598 sf (340.63 sf Existing Garage)  
**Total Impervious Cover: 2,711.8 sf or 45%**

EXISTING SHED



# 317 Scott Street Garage Paint Colors / Siding

Garage to be Lap Siding with same paint colors matching existing Home



Paint Colors (Siding & Trim) matching Existing Home

**SHERWIN-WILLIAMS**  
What can we help you find? 



## Neutrals

### Colors Shown



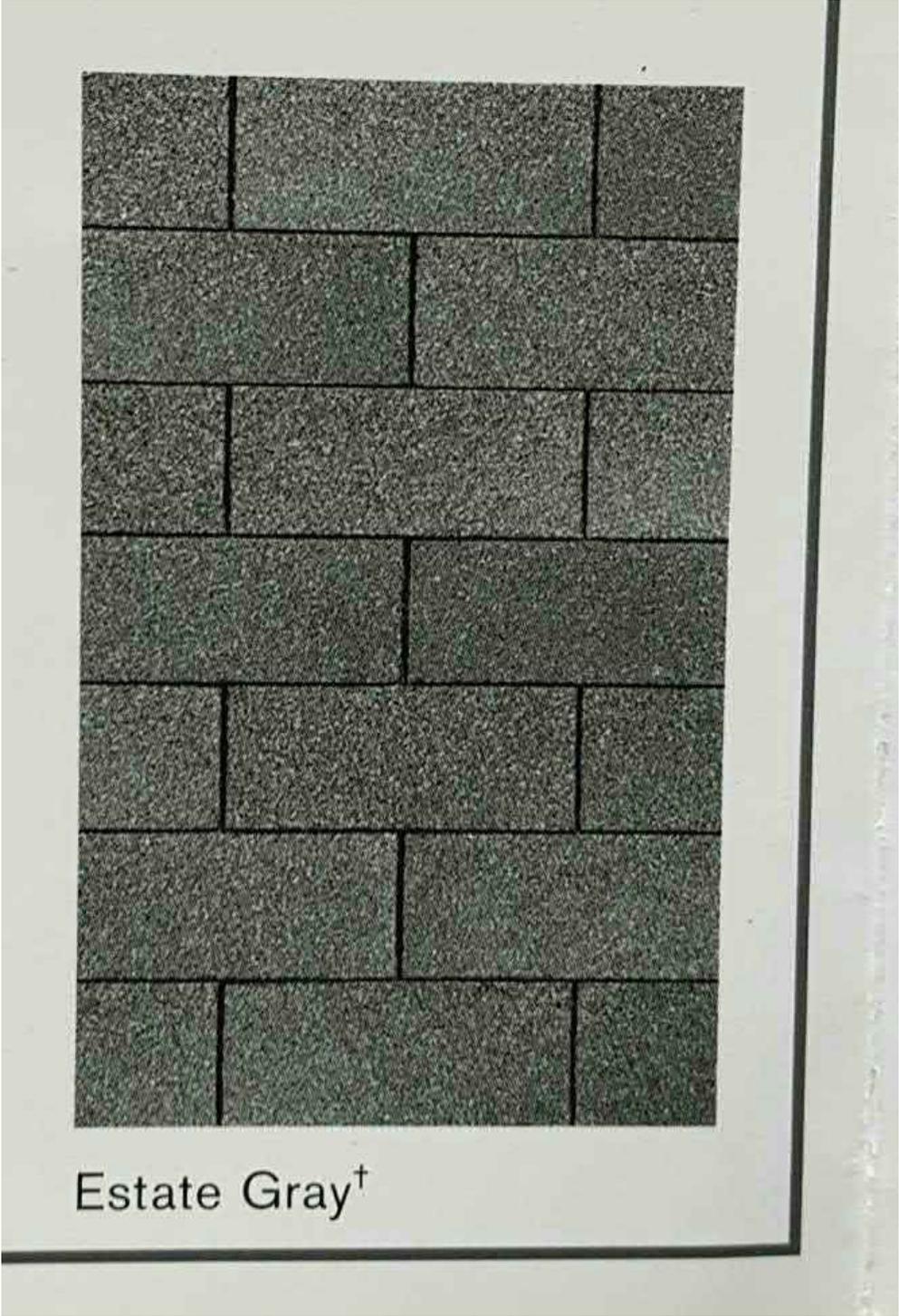
SW 7641  
**Colonnade Gray**

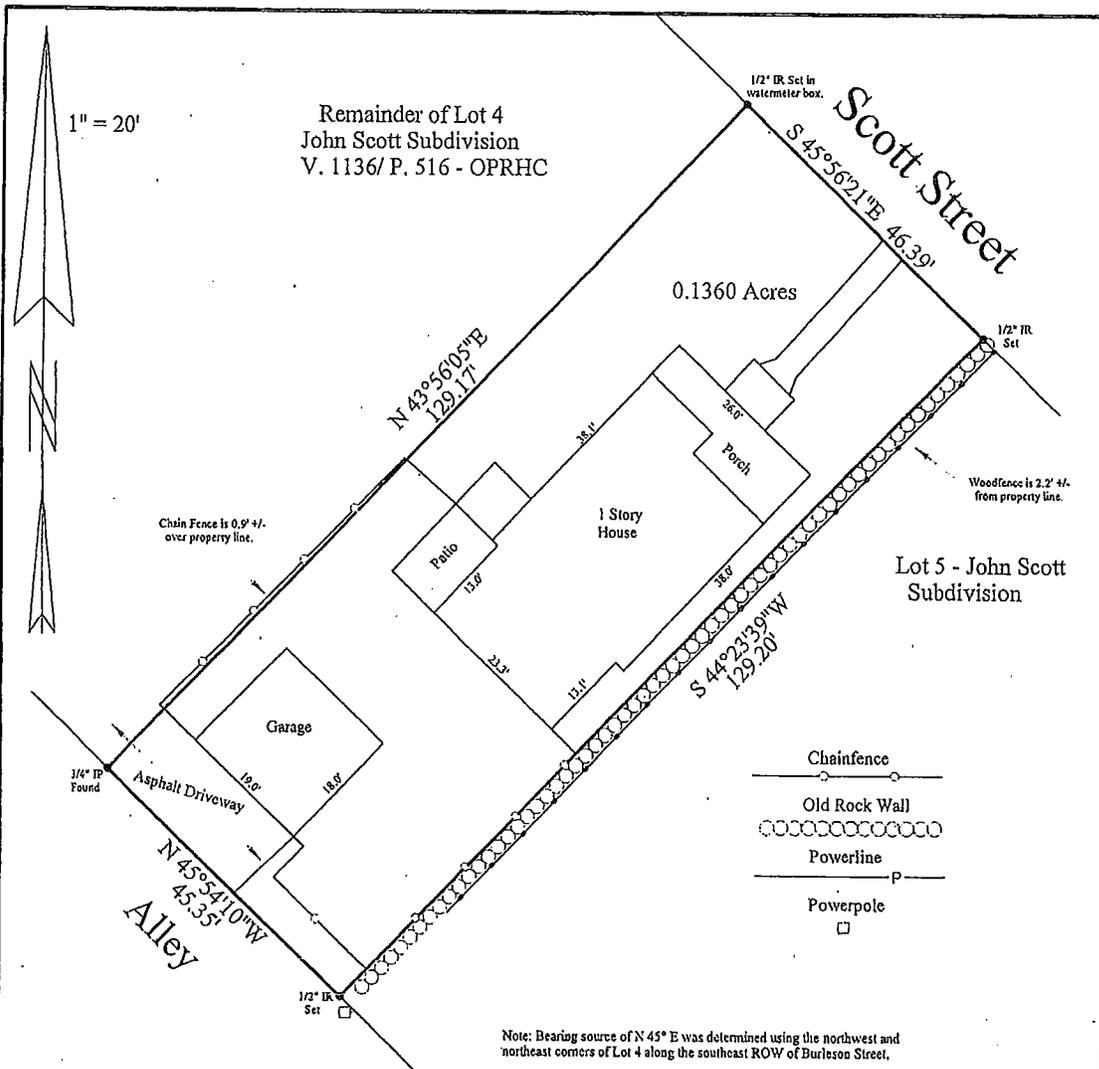
 Feedback



SW 6147  
**Panda White**

Roofing will be Asphalt Shingles that match the existing Home:





PLAT SHOWING SURVEY OF 0.1360 ACRES OUT OF THE SOUTHEAST PORTION OF LOT FOUR (4), OF THE JOHN SCOTT ADDITION TO THE CITY OF SAN MARCOS, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME R, PAGE 255, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, SAID 0.1360 ACRES BEING THE SAME TRACT DESCRIBED IN VOLUME 190, PAGES 575-577, HAYS COUNTY DEED RECORDS.

FOR: Laurel D. Nelle

GF: 20108117/ Hays County Abstract

DATE: September 24, 2001

ADDRESS: 317 Scott Street, San Marcos, Texas.

The undersigned does hereby certify that this is a Category 1A, Condition 2 survey and was made on the ground under my supervision of the property legally described hereon and is essentially correct and there are no visible discrepancies, shortages of area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown. Only those plats with a blue surveyors seal and blue signature shall be deemed reliable and authentic.

*Ronald N. Hayes*

Ronald N. Hayes, Registered Professional Land Surveyor, No. 2596

According to Map Panel 0193 E of the February 18, 1998 insurance rate map for the County of Hays, Texas, the property described hereon is in the Zone "X" of the flood hazard area.



HAYES SURVEYING  
202 SUNFLOWER DRIVE  
KYLE, TEXAS 78640  
512-268-4813

File # SCTTST02  
Field Book # 33  
Page # 60

## Section 2.5.5.4 Criteria for Approval

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

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

## Section 4.5.2.1 Historic Districts

### I. Construction and Repair Standards.

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

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# EXHIBIT F



524 W. Hopkins Street



625 W Hutchison Street



601 Alto Street

Brake, Alison

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From: Rod [REDACTED]  
Sent: Tuesday, August 4, 2020 7:24 PM  
To: Brake, Alison  
Subject: [EXTERNAL] HPC meeting August 6,2020

Good evening Commissioners.

My name is Rodney van Oudekerke, I live at 323 Scott, San Marcos, Texas. I have lived in my home at 323 Scott since I purchased the home in March 1994. Last week one of my neighbors on Burleson St. told me he received a notice from the city informing him that my neighbor who lives at 317 Scott (next door) was wanting to replace his garage in the rear of his home. I was asked how I felt about it. I said the Newmans (317 Scott) really do need a place to park their cars. Currently they park one in front of their home on Scott Street and one in the garage, one paralleled on their concrete pad in the alley and I allow one of their vehicles to park in my back yard. Last December my car was parked in front of my property on Burleson and was re-ended and totaled by a hit and run so I know the importance of getting their vehicles off the street. I am not opposed to a garage being built on their property behind their home.

On Tuesday August 4, 2020 I asked Diana Baker why I had not received a notice of the HPC seeing how I live literally feet away from the property. She suggested I contact Allison Brake to see what happened to the notice I should have received, which I did. Ms. Brake researched why I had not received the noticed and discovered there is no owner information listed for my home. This is because (I assume) as a retired police officer that information is not released. I am asking the Commission to take a look at this system of notification. I don't want to sound too wise guyish but the City of San Marcos has never failed to send my Utility bill to my home address. Hays County has never failed to send my Tax bill to my home address so it is clear to me the city knows who lives at 323 Scott. I have been here since 1994. Maybe if this comes up again when the City knows a home exists but has no owner information perhaps it could be addressed to occupant or home owner. Just a thought.

I have also found out the proposed garage is going to be a two story structure with a residence on the second story. I do have a problem with that. Again, not with replacing the garage, the Newman's need a place to put their cars. I do not even have a problem with a secondary residence on the property even though it is a very small lot. I am looking at this through the eyes of a person dedicated to historic preservation. Having a structure higher than the main living quarters is not historically accurate. It would cause roof lines in the neighborhood to look odd and historically inaccurate. I walked through the neighborhood and there are at least two property's which have added two story garages with living quarters on the second floor.

However, those homes are both two plus stories and the added garage does not rise higher than the main structure. I also noticed at least five secondary living quarters on Belvin and Burleson some are newer and others old but are all single story structures. There are no examples of a single story home having a two story secondary structure in the historic neighborhoods that I am aware of.

Again, I am not opposed to the Newman's building a new garage, not opposed to a secondary living structure but if I were still on the HPC I would vote against the two story structure.

Respectfully

Rodney van Oudekerke  
Former Chair San Marcos Historic Commission  
323 Scott  
San Marcos, Texas 78666

Historic Preservation Commission

August 6, 2020

Public Hearing on Agenda Item HPC\_20-19

Dear Commissioner's,

I happened to see the proposed plans for the garage addition on 317 Scott Street. I have to say I was gobsmacked that staff could think adding something that over towers the existing dwelling was a good idea. It would set a precedent that I have no doubt we would come to regret. It is too tall, too large, and too inappropriate. Immediately I thought of Hyde Park in Austin that structures like this sprout from the ground like weeds. And of course, that made me wistful for Hyde Park in Austin, because the charm it had no longer exist. Please think long and hard about allowing that same slippery slope invading San Marcos.

Sincerely,

Linda Coker

153 Tallow Trail

San Marcos, TX 78666

Agenda Item HPC-20-19

(317 Scott Street)

Public Hearing 8/6/2020

Greetings HPC Commissioners,

I was recently notified about the proposed accessory dwelling for 317 Scott Street. I would like to ask you not to grant a certificate of appropriateness for the proposed garage and accessory structure at this address. The proposed structure would be taller than, and tower over, the original 1920's house.

If allowed, these types of structures could change the character of the Historic district.

I suggest that the HPC create a policy regarding the approval of garages and accessory buildings that dwarf the original historic structures.

Many Thanks,

Diana Baker

Brake, Alison

---

From: Atty Kama Davis [REDACTED]  
Sent: Wednesday, August 5, 2020 5:49 PM  
To: Brake, Alison  
Subject: [EXTERNAL] Please forward to HPC Commissioners

Alison,

I hope you are well. Please forward this to the HPC Commissioners or read this to them at the Citizen Comment period. Thank you

---

Agenda Item HPC-20-19  
(317 Scott Street)  
Public Hearing 8/6/2020

Hello HPC Commissioners,

Thank you for your service to our community. I am writing regarding the proposed accessory dwelling unit for 317 Scott Street. Please do not grant a certificate of appropriateness for the proposed garage and accessory structure at this address. The proposed structure would be taller than, and tower over, the original 1920's house. If allowed, these types of structures could change the character of the Historic district.

I suggest that the HPC create a policy regarding the approval of garages and accessory buildings that dwarf the original historic structures. Thank you.

Kind regards,  
Kama Davis  
Sent from my iPhone

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Brake, Alison

---

From: Amy Meeks [REDACTED]  
Sent: Wednesday, August 5, 2020 9:04 PM  
To: Brake, Alison  
Subject: [EXTERNAL] Agenda Item for HPC

Hi Allison,

Please forward the letter below to all voting members of tomorrow night's HPC meeting. Thank you and I hope you are well!

Amy Meeks

Dear HPC Commissioners,

I am writing regarding the proposed accessory dwelling unit for 317 Scott Street. **Please do not grant a certificate of appropriateness for the proposed garage and accessory structure at this address.** The proposed structure would be taller than, and tower over, the original 1920's house.

The proposed structure would negatively effect the look and character of this house and, consequently, this historic district. It is precisely these new types of structures that need to be highly regulated and scrutinized when they are proposed. Such detracting structures should not be allowed within our historic neighborhoods.

It seems logical that the HPC create a policy regarding the approval of all structures, whether new or renovations, that will impact the original structure in any way and hold firmly to those established guidelines.

Thank you for serving on the HPC. You are valuable to San Marcos.

Best,

Amy Meeks

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Brake, Alison

---

From: Wayne Kraemer [REDACTED]  
Sent: Thursday, August 6, 2020 11:29 AM  
To: Planning Info  
Subject: [EXTERNAL] Certificate of Appropriateness 317 Scott Street

Good morning,

I am writing in reference to the property request at 317 Scott Street. I am in opposition to the construction of anything that is higher than the existing roofline of the current home. Additionally a two-car garage will be a tight fit. It is on the alley, but as long as it maintains the same height as the existing garage, I would not oppose that construction considering how many cars appear to be attached to that property.

Additionally, information sent to residents within 400' is woefully and unduly vague. It was only after talking with other residents that I found out it was to be a two story structure. There needs to be more information presented in the letters in order for residents nearby to make an informed decision and not have to research to find the exact plan for the property.

Sincerely,

Wayne Kraemer  
733 Belvin

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Brake, Alison

---

From: Tom Wassenich [REDACTED]  
Sent: Thursday, August 6, 2020 3:14 PM  
To: Brake, Alison  
Subject: [EXTERNAL] Scott St. ADU

Agenda Item HPC-20-19  
(317 Scott Street)  
Public Hearing 8/6/2020

Hello HPC Commissioners,

Thank you for your service to our community. I am writing regarding the proposed accessory dwelling unit for 317 Scott Street. Please do not grant a certificate of appropriateness for the proposed garage and accessory structure at this address. The proposed structure would be taller than, and tower over, the original 1920's house.

If allowed, these types of structures could change the character of the Historic district.

I suggest that the HPC create a policy regarding the approval of garages and accessory buildings that dwarf the original historic structures. Thank you.

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# OBJECTION WITHDRAWN

Brake, Alison

---

From: Wayne Kraemer [REDACTED]  
Sent: Thursday, September 3, 2020 11:45 AM  
To: Planning Info  
Subject: [EXTERNAL] Re: Certificate of Appropriateness 317 Scott Street

Good morning,  
Previously, wrote a letter of opposition to the project at 317 Scott Street. After talking with the owner, I would like to withdraw my objection to the proposal.

Sincerely,  
Wayne Kraemer  
733 Belvin

On Thu, Aug 6, 2020 at 11:29 AM Wayne Kraemer <[wkrae@gmail.com](mailto:wkrae@gmail.com)> wrote:

Good morning,  
I am writing in reference to the property request at 317 Scott Street. I am in opposition to the construction of anything that is higher than the existing roofline of the current home. Additionally a two-car garage will be a tight fit. It is on the alley, but as long as it maintains the same height as the existing garage, I would not oppose that construction considering how many cars appear to be attached to that property.

Additionally, information sent to residents within 400' is woefully and unduly vague. It was only after talking with other residents that I found out it was to be a two story structure. There needs to be more information presented in the letters in order for residents nearby to make an informed decision and not have to research to find the exact plan for the property.

Sincerely,  
Wayne Kraemer  
733 Belvin

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# IN FAVOR

Brake, Alison

---

From: tina simek [REDACTED]  
Sent: Saturday, August 8, 2020 3:13 PM  
To: Brake, Alison  
Subject: [EXTERNAL] Certificate of Appropriateness 317 Scott

Follow Up Flag: Follow up  
Flag Status: Flagged

Alison,

I am writing in reference to the property request at 317 Scott Street. I am in favor of the garage being constructed as designed and would like the Commissioners to vote in favor of this project. The Newman's need a garage and the design of the accessory dwelling is consistent with that of the house and should prove to be an improvement to their property as compared to the current shed.

Thank you,  
Tina Pinjuv Simek  
322 Scott Street  
San Marcos TX 78666

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Brake, Alison

---

From: Scott Boruff [REDACTED]  
Sent: Sunday, August 9, 2020 10:46 AM  
To: Brake, Alison  
Subject: [EXTERNAL] 317 Scott Street - Certificate of Appropriateness

Follow Up Flag: Follow up  
Flag Status: Flagged

My name is Scott Boruff and I have been the homeowner at 702 Belvin Street for 45 years. My property is immediately adjacent to the property (317 Scott Street) being reviewed for an improvement and upgrade in the form of a replacement garage for an old shed in the alley we share. We also share an eighty foot fence line with the subject property. Mr. Newman, the homeowner of the subject property, has shared his plans with me and they seem reasonable and complimentary to the existing home. Although virtually invisible from the main streets of Scott and Belvin, the new structure will certainly enhance the neighborhood that shares our alley, while also alleviating the parking issues we have along Scott and Belvin streets that are exacerbated by a current lack of parking for Mr. Newman. He has been a thoughtful and considerate neighbor.

I appreciate the city's notification and solicitation of input into the process. I am happy to support this project as submitted by Mr. Newman.

Scott Boruff  
702 Belvin St  
San Marcos, Texas 78666

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Brake, Alison

---

From: [REDACTED]  
Sent: Saturday, August 15, 2020 1:49 PM  
To: Brake, Alison  
Subject: [EXTERNAL] Certification of Appropriateness 317 Scott Street

Ms. Alison Brake, CNU-A

I am writing about the property request at 317 Scott Street. I am in favor of the garage being constructed as designed and would like the Commissioners to vote in favor of this project. I have personally reviewed the plans for the accessory dwelling. The Newman's need a garage and it will be consistent with that of the house and would be an improvement to the property as compared to the shed.

Thank you for your consideration.

Sincerely,

Rodney Unruh  
429 Freeing Oak St.  
San Marcos, TX 78666

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Brake, Alison

---

From: [REDACTED]  
Sent: Sunday, August 16, 2020 1:29 PM  
To: Brake, Alison  
Cc: [REDACTED]  
Subject: [EXTERNAL] Property at 317 Scott St

Good Morning Alison

This is Robert Cotner as you know I lived on Scott St for 44 years the smallest and busiest street in San Marcos. I have known Ed Newman for over 38 years and he is one of most honest person I know. The addition he wishes to make is for his family's use and not for rental. He and his wife have 3 adult children and they need more living space. The fact that is also has a garage will get more cars off of Scott St and will be great. I have seen the drawings and that this garage and living quarters will fit with his home already there and with the other homes around this property .

Therefore I ask you and the Commissioners to approve his request.

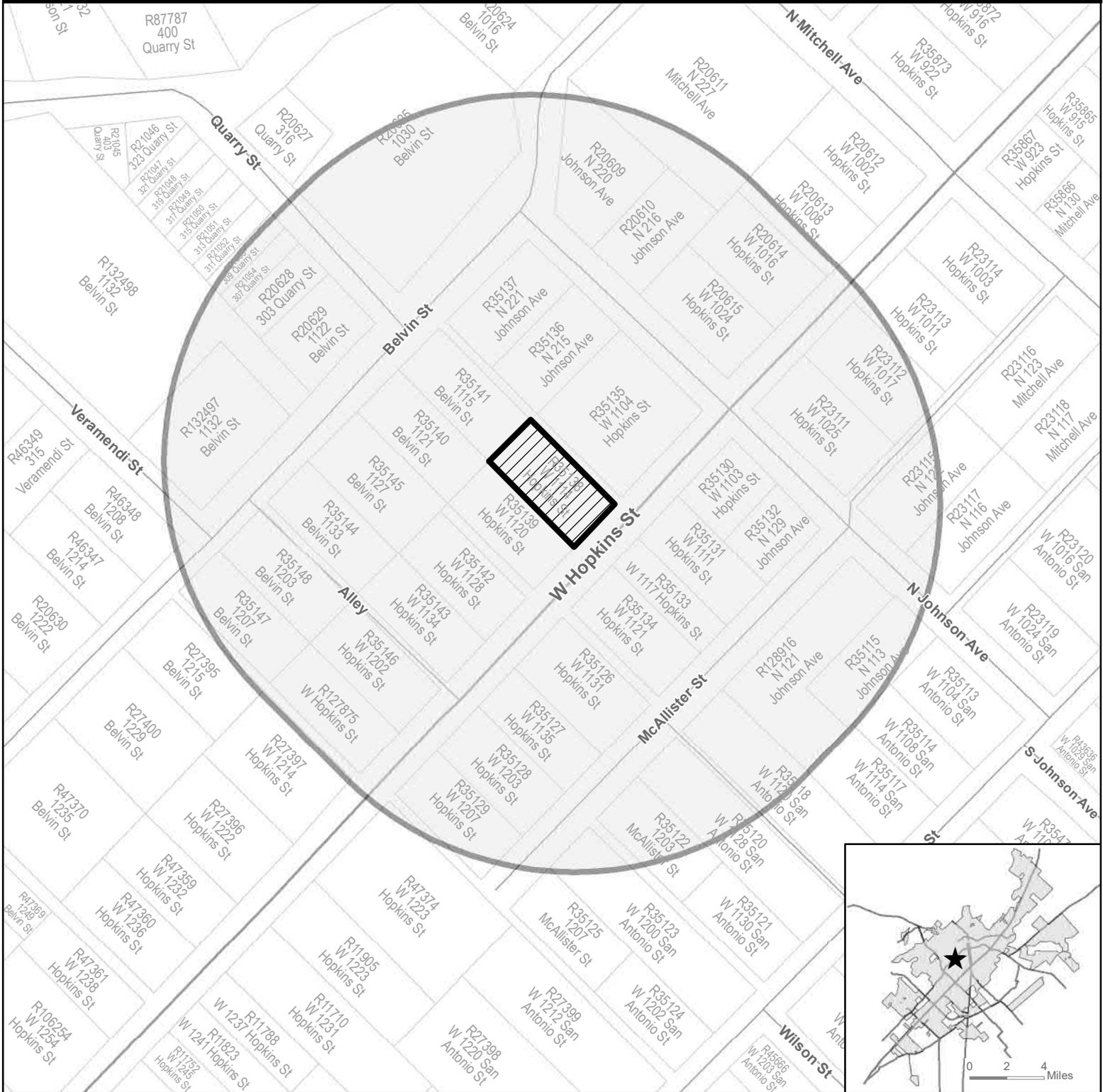
Thank you Robert Cotner 512 392 5580

One more note

I wish thank each of your Commissioners for their time to make San Marcos a better place to live. I have been on many city commissions and I know the time it takes. rc

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

# HPC-20-21 400' Notification Buffer 1114 W. Hopkins St. (Expansion of Detached Garage)



	<b>Site Location</b>	  <p>0 100 200 400 Feet</p>
	<b>Subject Property</b>	
	<b>400' Buffer</b>	
	<b>Parcel</b>	
	<b>City Limit</b>	

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

Map Date: 7/21/2020



**Staff Report  
Historic Preservation Commission  
HPC-20-21**

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

*Date of Meeting: September 24, 2020*

**Applicant Information:**

**Applicant:** Shawn Dupont  
114 West Hopkins Street  
San Marcos, TX 78666

**Property Owner:** Same

**Public Hearing Notice:**

**Mailed:** September 11, 2020

**Response:** In favor: 3 letters (attached)

**Subject Properties:**

**Location:** 1114 West Hopkins Street  
**Historic District:** Hopkins Street  
**Description:** Craftsman  
**Date Constructed:** c. 1925 (*My Historic SMTX*)  
**Priority Level:** High (*My Historic SMTX*)  
**Listed on NRHP:** No  
**RTHL:** No

**Applicant Request:**

To allow renovation and expansion of the existing detached garage located at the rear of the property in order to construct a two-car garage accessory dwelling unit in the same location.

**Staff Recommendation:**

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

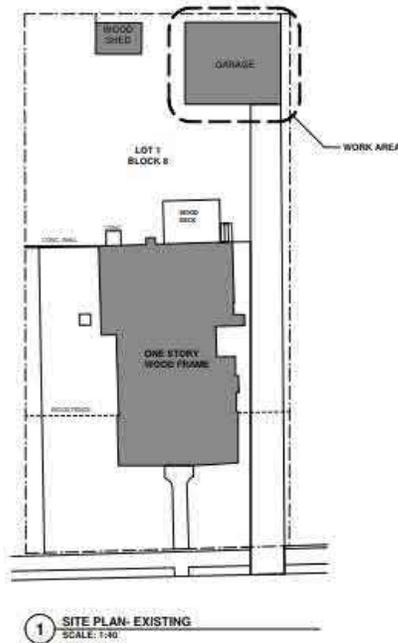
**Staff Comments:**

The subject property is located on West Hopkins Street, south of Johnson Avenue in the Hopkins Street Historic District (“EXHIBIT A”). The property was evaluated in *My Historic SMTX* with a high preservation priority (“EXHIBIT B”). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts. The historic resources survey states that the property has high integrity and is a significant/intact example of a 1920s Craftsman bungalow that reflects early 20<sup>th</sup> Century neighborhood development.

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

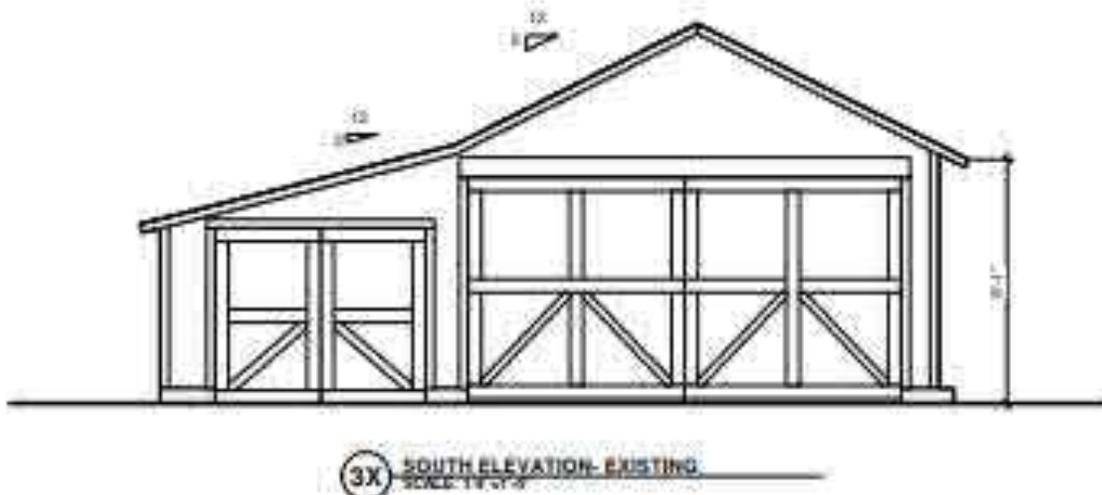


**Site Plan**



The applicant is proposing to convert and expand the existing one-story detached garage, located at the rear of the property, to a two-story structure. The first floor is proposed to be a 537 square foot garage and the second floor will be an approximately 537 square foot accessory dwelling unit (ADU). The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 5.1.3.1(c)(2). The accessory dwelling unit as proposed meets these standards.

The existing garage is 332 square feet, with a 205 square foot storage space located on the left hand side of the garage, shown below. The survey form lists the garage as both an ancillary building and a landscape feature. It states that it is of historic age but does not list a date of construction.



**Rendering of existing structure (View of structure from West Hopkins Street)**

The applicant is proposing to retain the exterior walls and the foundation of the existing structure and go vertical. The second floor apartment will be accessible via an internal stair. The proposed rendering submitted by the applicant is shown below as well as "EXHIBIT C" in the packet.



**3A** SOUTH ELEVATION- PROPOSED  
SCALE: 1/4"=1'-0"

*Rendering of proposed structure (View of structure from West Hopkins Street)*



*Massing Model submitted by applicant*

The applicant is proposing to construct the new structure in the same Craftsman style as the main residence, utilizing horizontal wood siding that is the same in width and profile as the main structure. The applicant is also proposing to install similar garage doors as the existing structure as well as proposing the roofing material of the new structure to match that of the main structure, standing seam metal.

Section C.1.2.4(10) of the Historic District Design Guidelines recommend constructing garages to the rear of the property behind the face of the house. Staff finds the request consistent with this recommendation. While Section C.1.2.4(11) of the Historic the Design Guidelines recommends orienting garage doors away from the street, the new garage doors will be in the same orientation as the existing ones which face the alley. Staff finds the request to keep the orientation helps to maintain the historic integrity of the site, consistent with Section 4.5.2.1(l)(1)(e) of the San Marcos Development Code.

The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]  
*The new structure is a two-story building and is taller than the main residence. The applicant states that the main structure is a rather tall one-story structure, measuring 21 ½ feet from ground to peak of roof. The new structure measures 23 ½ feet from ground to peak of roof; only two feet taller than the main structure. In addition, the detached garage at the adjacent property (1104 West Hopkins Street) is also two-story structure, as shown in the Google Streetview photo below:*



- Maintain the building relationship to the street [Section C.1.2.4(3)]  
*By facing Hopkins Street, the new unit will retain the same visual continuity as the existing garage.*
- Respect the overall proportion and form [Section C.1.2.4(5)]  
*The new structure meets the development standards for size and location and is well-proportioned in comparison to the main residence, even though it is taller. In addition, the new structure will be setback from the curb approximately 128 ½ feet and somewhat screened by the existing picket fence.*

- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]  
*The new structure's floor height is larger than the main residence but as stated above, there is a two-story garage located on the property immediately adjacent to the subject property.*
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]  
*The forms and lines are consistent and compatible with the main residence. A similar "Dutch eyebrow" is proposed that will mirror the one on the front of the main structure. In addition, the applicant is proposing to install a metal roof to match the main structure.*



***Dutch eyebrow on front of main structure***



***Dutch eyebrow on front of property secondary structure***

- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]  
*The window pattern is compatible with that of the main residence.*
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]  
*The applicant is proposing to use a wood lap siding that matches the main residence's siding in width and profile. Staff finds this consistent with Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines which state that wood was the primary building material in residential construction. Staff also finds the applicant's choice to use a siding material that matches the profile of the main structure meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code.*
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]

*The new unit will be very similar in style to the main residence, but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic main house.*

Staff also finds that locating the garage in the same location as the existing one meets the Secretary of the Interior's Standards for Rehabilitation Standard Number 9 which states "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The new structure will also be able to be removed in the future without impairing the historic main residence. This is consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 10 which states, "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Staff finds the request to demolish the existing detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10]. Therefore, Staff recommends **approval of the request as submitted.**

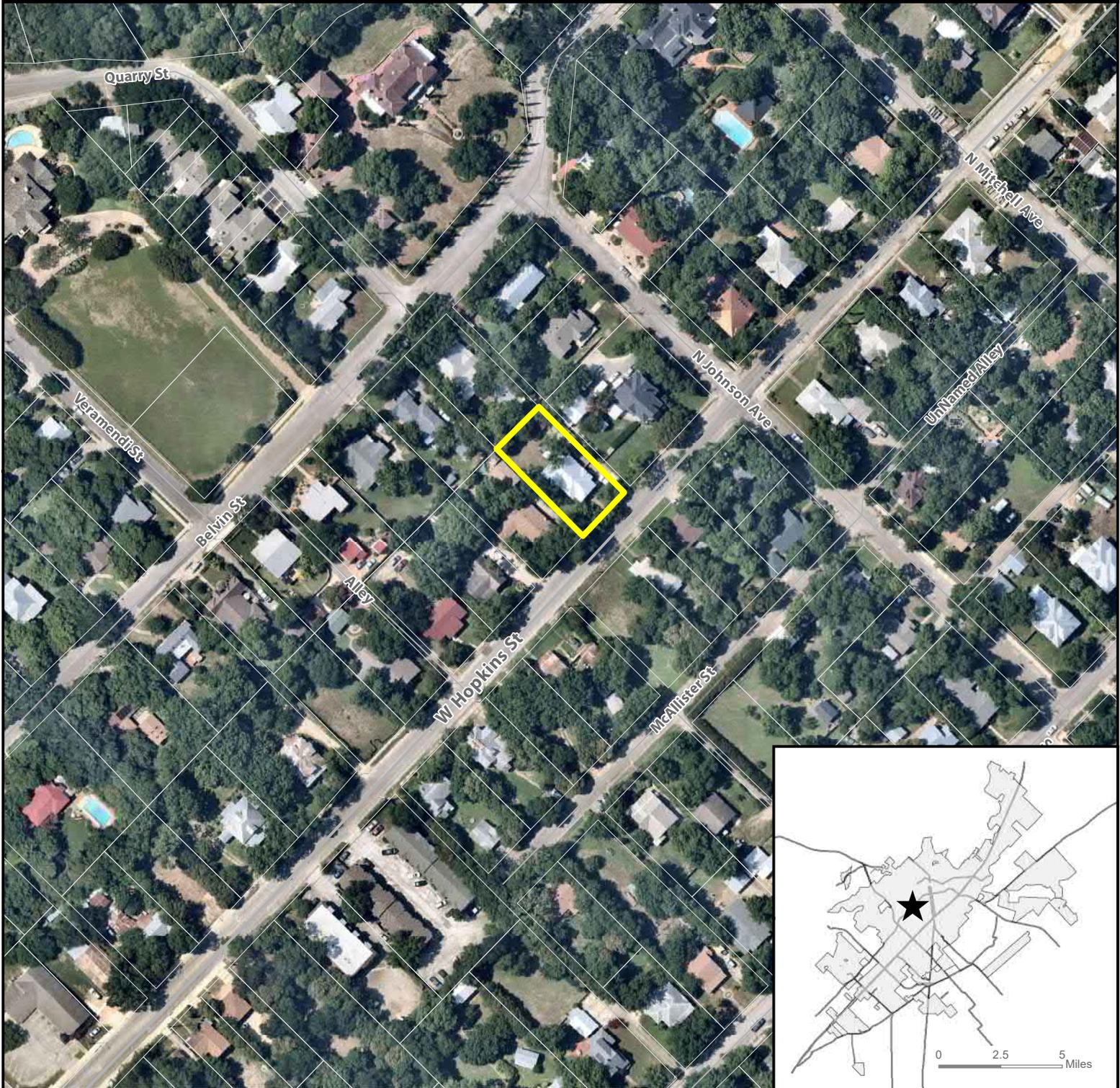
#### **EXHIBITS**

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. Renderings
- D. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- E. Secretary of the Interior Standards for Rehabilitation
- F. Responses Received

# HPC-20-21 Aerial View

# EXHIBIT A

## 1114 W Hopkins St. (Expansion of Detached Garage)



**Site Location**



**Subject Property**



**Parcel**



**City Limit**



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 7/21/2020

## TEXAS HISTORICAL COMMISSION

193

### Historic Resources Survey Form

<b>Project #:</b> 00046		<b>Local Id:</b> R35138
<b>County:</b> Hays		<b>City:</b> SAN MARCOS
<b>Address No:</b> 1114	<b>Street Name:</b> W HOPKINS ST	<b>Block:</b> 2

#### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

**Owner Information** **Name:** DUPONT CHRISTOPHER S & LAURA S

**Address:** 1024 W SAN ANTONIO ST    **City:** SAN MARCOS    **State:** TX    **Zip:** 78666

**Geographic Location**    **Latitude:** 29.8762    **Longitude:** -97.953115    **Parcel Id** Phase 2

**Legal Description (Lot\Block):** S F MCALLISTER ADDN, BLOCK 8, LOT 1, ACRES 0.2466

**Addition/Subdivision:**    **Year:**

**Property Type:** Building    **Listed NR District Name:** Hopkins Street Local Historic District

**Current Designations:**     NR District

NHL     NR     RTHL     OTHM     HTC     SAL     Local     Other    Is property contributing?

**Architect:**

**Builder**

**Construction Date:** ca. 1925

**Source** Field survey

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

**Date Recorded:** 2/1/2019

#### Function

**Current:** Domestic

**Historic:** Domestic



#### SECTION 2

#### Architectural Description

Significant/intact ca. 1925 Craftsman bungalow with clipped gable ends; original wood siding, wood windows, original front door, and Craftsman-style porch supports; brick piers at porch steps; identified as high priority in 1997 Heritage Neighborhood survey; high integrity

Additions, modifications    **Explain:** Rear porch addition

Relocated    **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35138

County: Hays

City: SAN MARCOS

Address No: 1114

Street Name: W HOPKINS ST

Block: 2

Stylistic Influence

Craftsman

Structural Details

Roof Form

Hipped, Cross-Gabled (clipped gable ends)

Plan

Bungalow

Roof Materials

Composition Shingles

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

SUPPORT Tapered box supports, Masonry piers

MATERIAL

Windows

Wood, Double hung

Doors (Primary Entrance)

Single (original)

Landscape Features

Hist.-age detached garage with side addition; wooden picket fence

ANCILLARY BUILDINGS:

Garage: Hist. age garage

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant/intact example of 1920s Craftsman bungalow; reflects early 20th-cent. neighborhood development

Periods of Significance:

ca. 1925-1975

Levels of Significance:  National  State  Local

Integrity:  Location  Design  Materials  Workmanship  Setting  Feeling  Association

Integrity Notes:

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

Potential NR District Name: Hopkins Street Historic District

Priority High Explain: High ntegrity; merits research for NRHP eligibility; contributing to local hist. dist.

Other Information

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

Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects)

**GARAGE RENOVATION DRAWINGS**

1114 HOPKINS ST  
SAN MARCOS, TEXAS 78666

architecture - planning - restoration  
516 WEST HOPKINS STREET  
SAN MARCOS, TEXAS 78666  
OFFICE: 512-352-3339 FAX: 512-353-3001



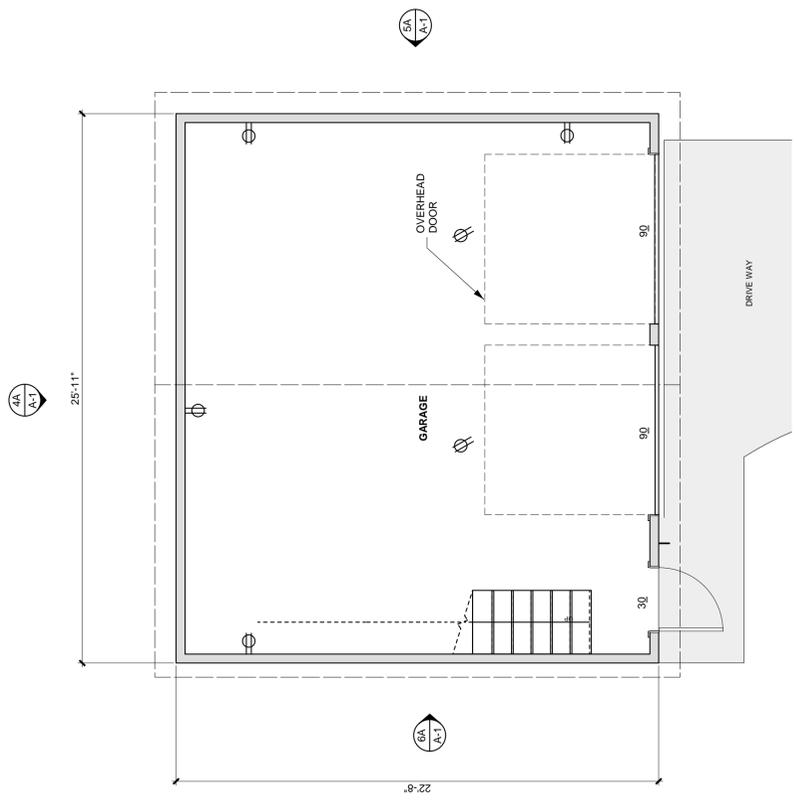
**BID/REVIEW-  
DRAWING-  
ISSUED  
7/21/20**

NOTE: ALL DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE DRAWINGS ARE FOR REVIEW ONLY AND MAY NOT BE USED FOR PERMITTING OR CONSTRUCTION.

DRAWN BY: FG  
CHECKED: FG  
DATE: JULY 2020  
REVISED: 7/21/20  
PROJECT NO.: 17-004

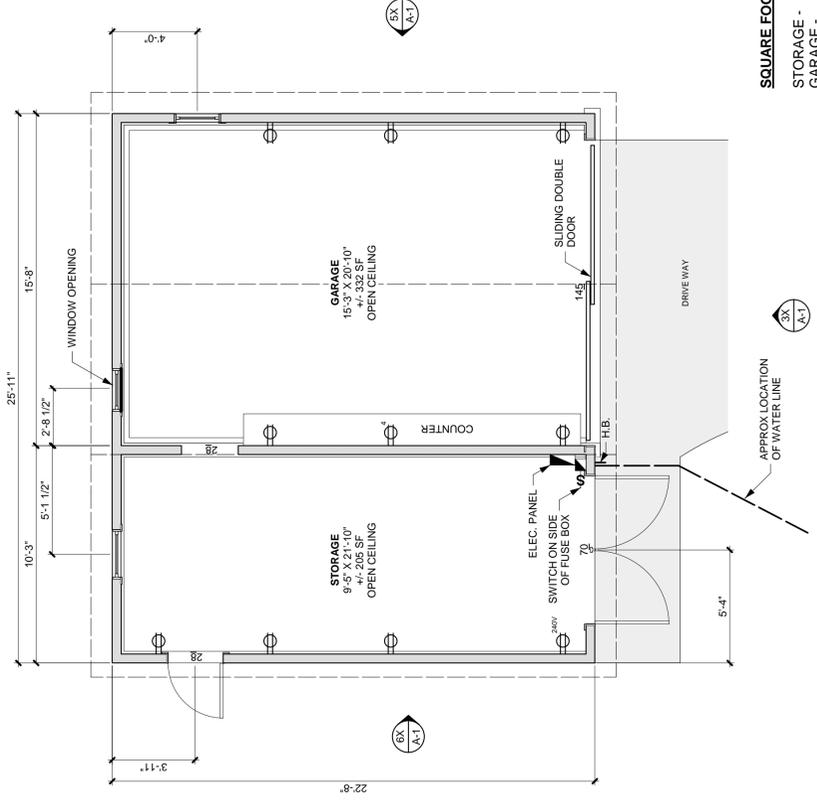
SHEET NO. \_\_\_\_\_

**A-1**



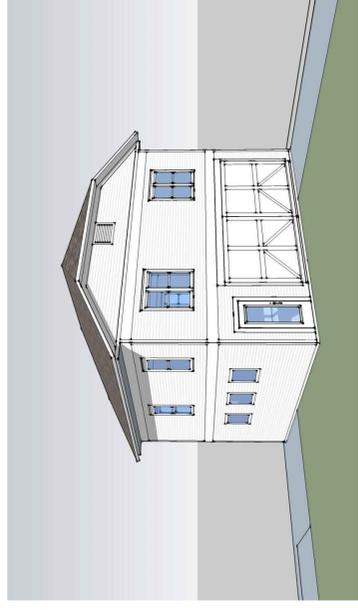
**SQUARE FOOTAGE**  
GARAGE - 537 SF  
APARTMENT - 537 SF  
**TOTAL - 1,074 SF**

2A FLOOR PLAN- PROPOSED  
SCALE: 1/4"=1'-0"  
NORTH  
NORTH

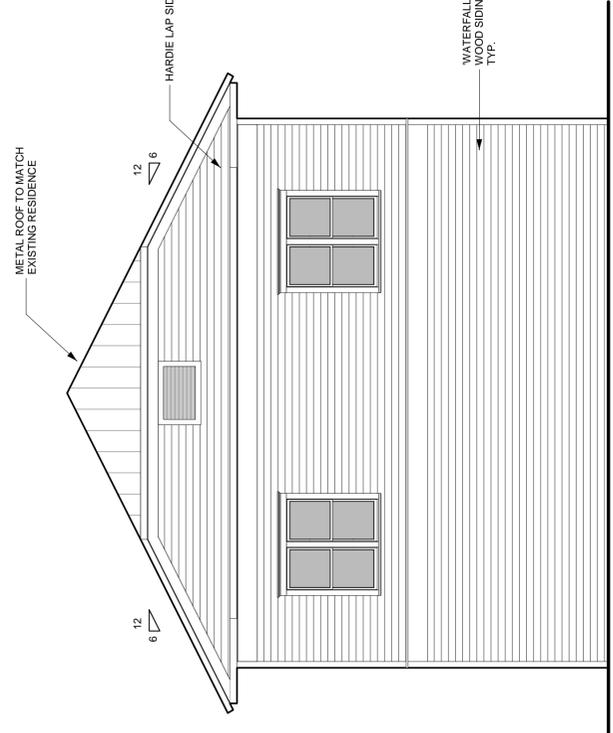


**SQUARE FOOTAGE**  
STORAGE - 205 SF  
GARAGE - 332 SF  
**TOTAL - 537 SF**

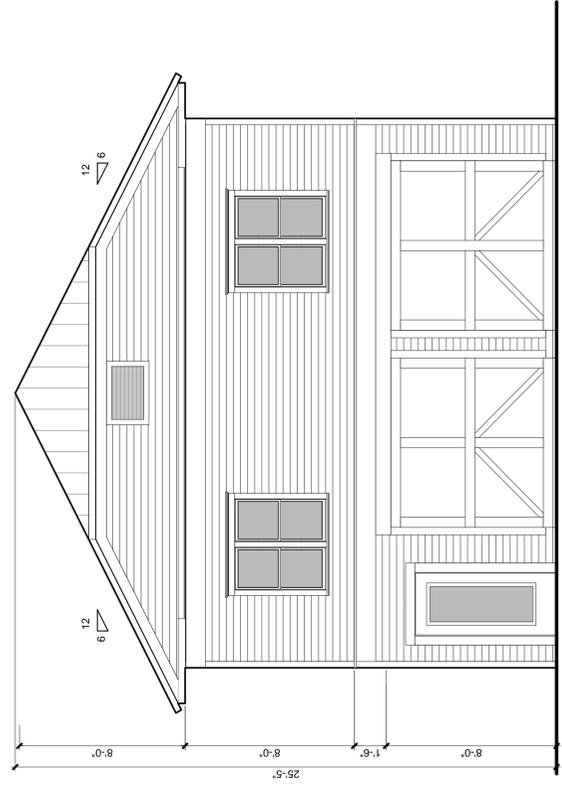
2X FLOOR PLAN- EXISTING/ DEMO  
SCALE: 1/4"=1'-0"  
NORTH  
NORTH



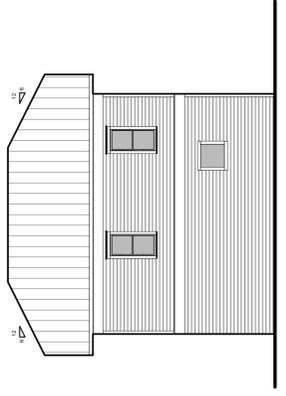
7 MASSING MODEL- PROPOSED  
N.T.S.



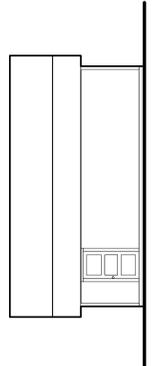
4A NORTH ELEVATION- PROPOSED  
SCALE: 1/4"=1'-0"



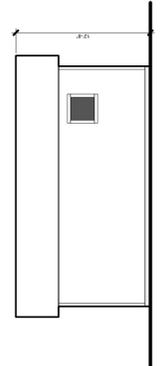
3A SOUTH ELEVATION- PROPOSED  
SCALE: 1/4"=1'-0"



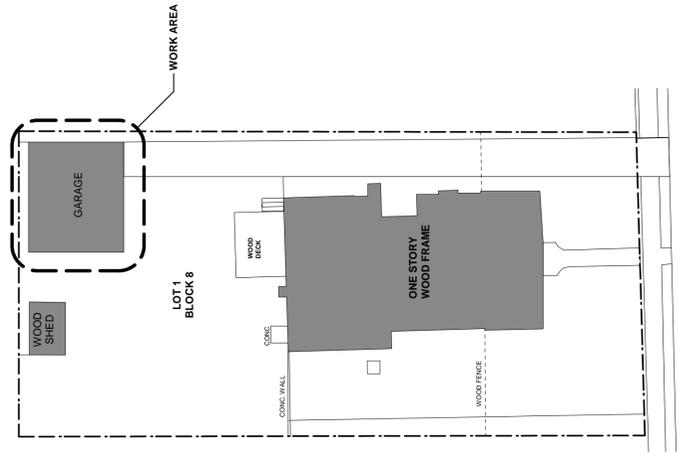
5A EAST ELEVATION (WEST SIMILAR)  
SCALE: 1/8"=1'-0"



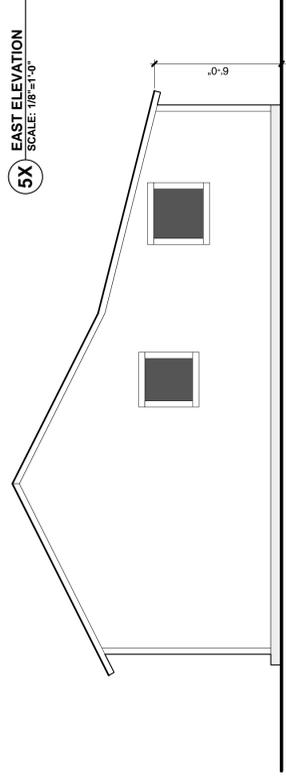
6X WEST ELEVATION  
SCALE: 1/8"=1'-0"



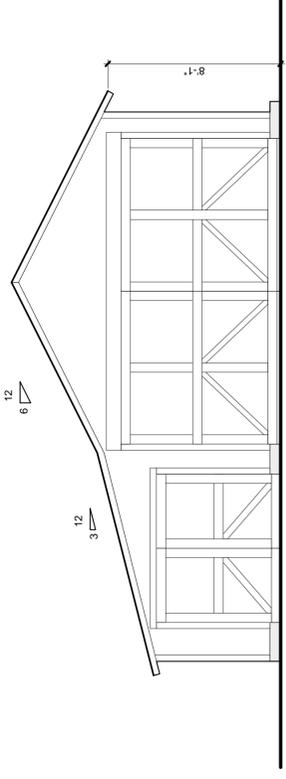
5X EAST ELEVATION  
SCALE: 1/8"=1'-0"



1 SITE PLAN- EXISTING  
SCALE: 1:40



4X NORTH ELEVATION  
SCALE: 1/4"=1'-0"



3X SOUTH ELEVATION- EXISTING  
SCALE: 1/4"=1'-0"

**SCOPE OF WORK-**  
PROJECT INCLUDES THE RENOVATION AND EXPANSION OF AN EXISTING 1-STORY GARAGE AND STORAGE BUILDING. PROPOSED RENOVATIONS INCLUDE THE ADDITION OF A SECOND LEVEL APARTMENT ABOVE THE GARAGE, ACCESSIBLE VIA AN INTERNAL STAIR. PROPOSED DETAILING IS IN KEEPING WITH THE CRAFTSMAN STYLE OF THE EXISTING RESIDENCE ON THE PROPERTY.

## Section 2.5.5.4 Criteria for Approval

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

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

## Section 4.5.2.1 Historic Districts

### I. Construction and Repair Standards.

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

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Brake, Alison

---

From: Chris Secrest | Texas Real Estate Broker | [REDACTED]  
Sent: Friday, July 31, 2020 9:14 PM  
To: Brake, Alison  
Subject: [EXTERNAL] 1114 W. Hopkins-Dupont Garage Expansion

Allison,

I wanted to express my support of the Dupont family to improve and expand their garage located at 1114 W. Hopkins SMTX.

I believe Mr. Dupont has been a licensed contractor in SM and knows his trade.

I believe Ms. Dupont has been active in the city with respect to affordable housing and deeply cares for our citizens.

Lastly, I have known the family to care for and respect our historic neighborhood and I expect that to continue with this project.

Thank you,

Chris Secrest  
719 W. SA St.  
SMTX 78666

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

Brake, Alison

---

From: Laura Albert [REDACTED]  
Sent: Tuesday, August 4, 2020 9:04 AM  
To: Brake, Alison  
Subject: [EXTERNAL] DuPont garage conversion

Follow Up Flag: Follow up  
Flag Status: Flagged

Allison Brake and the Historical Preservation Commission,

Good morning,

We live next door to Shawn Dupont and are pleased he wishes to turn his detached garage into a two story with apartment above. We have the same configuration with an apartment above our garage, which we love. Shawn showed us his new plans and spoke about how his existing garage is on the verge of falling over. We are all for someone improving their property especially when it matches with the existing house. We believe that Shawn should receive the certificate of appropriateness for his renovation. If you have any questions for us, we would be happy to answer them.

Thank you,

James and Laura Albert  
[1104 W. Hopkins St.](#)  
[San Marcos, TX](#)  
[REDACTED]

Sent from my iPad

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

Brake, Alison

---

From: Joel Barks [REDACTED]  
Sent: Tuesday, August 4, 2020 7:13 AM  
To: Brake, Alison  
Subject: [EXTERNAL] HPC 20-21 Dupont Carriage House  
Attachments: DupontADU.docx

Alison,

I live next door to Shawn Dupont, at 1120 W Hopkins St.. I wanted to add my thoughts regarding his proposed plans for HPC 20-21.

Attached you will find a letter of support. It is based largely on my feeling that Shawn will be improving not just his situation, but the neighborhood.

Joel Barks

**CAUTION:** This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious .

August 4, 2020

To: Historic Preservation Commission, City of San Marcos

Topic: HPC-20-21 or 1114 W. Hopkins St. - Revisions to existing structure behind primary residence.

The proposed revisions in question present no problem in terms of location or size from my perspective. The current structure is showing age and replacing it with a new structure matching the primary residence seems to us an improvement to the neighborhood.

Shawn has kept us informed of his plans and I am happy that the plans will not only serve him well, but upgrade another structure in an area of San Marcos where not all homeowners are continuing to invest resources.

I am somewhat jealous of Shawn being able to make these changes and would have pursued a similar project if our lot would accommodate such a revision. Having an adequate garage for modern vehicles will make the likelihood of preserving future property values higher. Based on observation of Shawn's work on his property in the past I am comfortable that the plans and final product will be consistent with not only his primary residence but the historical appearance now present.

Sincerely,

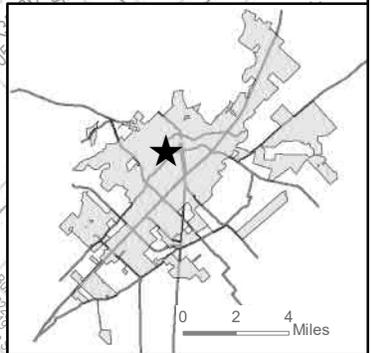
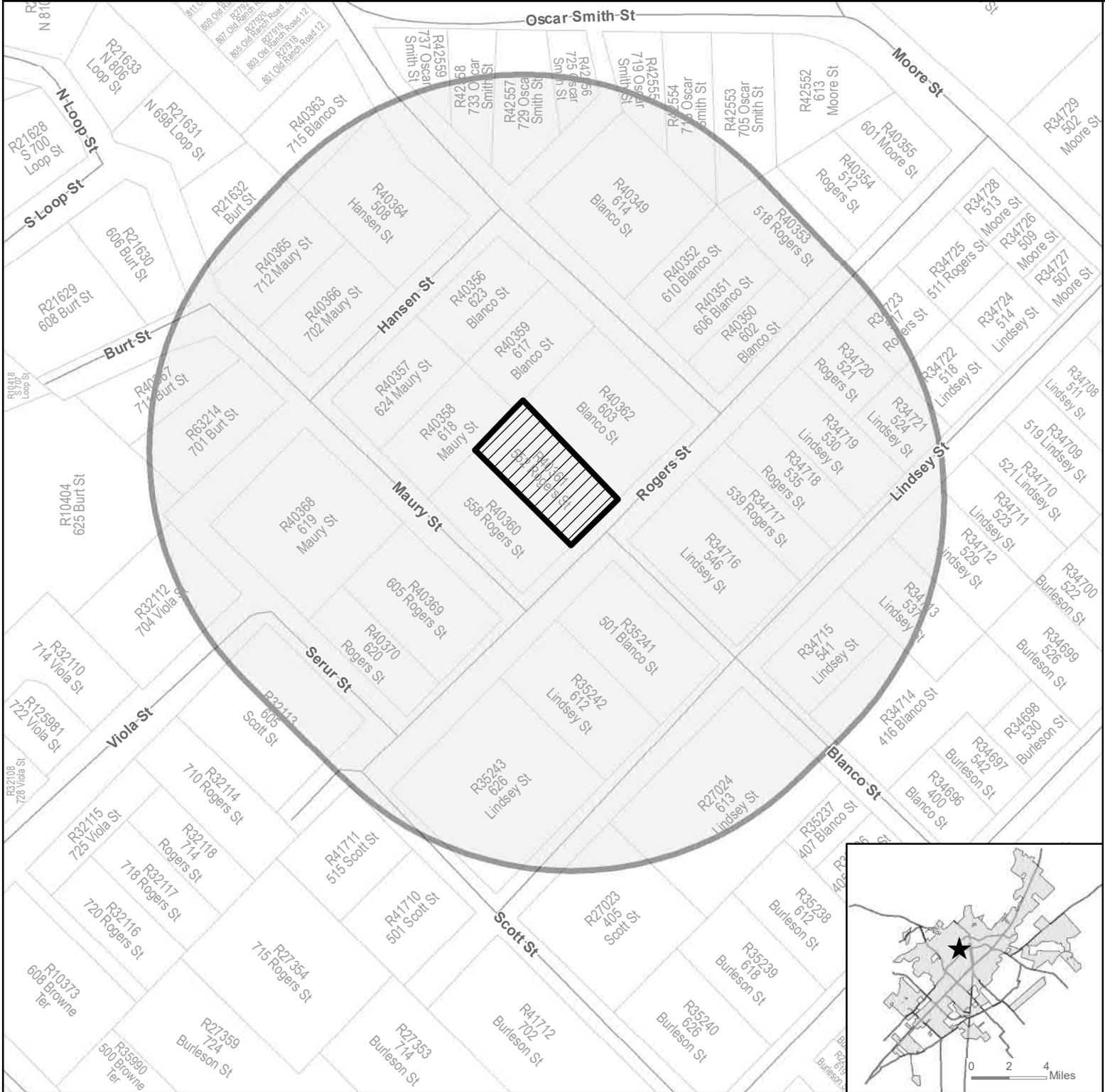
Joel and Barbara Barks

1120 W. Hopkins St.

# HPC-20-22

## 400' Notification Buffer

### 552 Rogers St. (Rock Wall)



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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

Map Date: 8/18/2020



**Staff Report  
Historic Preservation Commission  
HPC-20-22**

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

*Date of Meeting: September 24, 2020*

**Applicant Information:**

**Applicant:** Lisa Prewitt  
619 Maury Street  
San Marcos, TX 78666

**Property Owner:** Mike Olstad  
552 Rogers Street  
San Marcos, TX 78666

**Public Hearing Notice:**

**Mailed:** September 11, 2020

**Response:** None as of report date.

**Subject Properties:**

**Location:** 552 Rogers Street  
**Historic District:** Lindsey-Rogers  
**Style:** Neoclassical/National Folk  
**Date Constructed:** c. 1910 (*My Historic SMTX*)  
**Priority Level:** High (*My Historic SMTX*)  
**Listed on NRHP:** No  
**RTHL:** No

**Applicant Request:**

To allow the installation of two sixteen-inch rock faced retaining walls in the front yard of the property.

**Staff Recommendation:**

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

**Staff Comments:**

The subject property is located on Rogers Street, where Blanco Street meets with Rogers Street ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority and is considered a contributing structure to the district ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district.

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



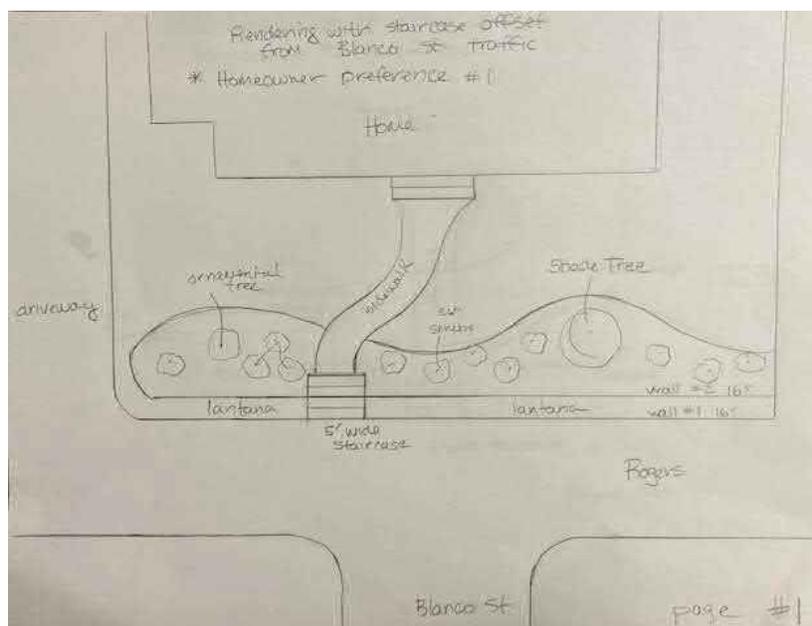
At the September 3<sup>rd</sup> regular Commission meeting, the Commission postponed action on the request to install two retaining walls in the front yard of the property as they had further questions as to what the steps would look like if they were incorporated into the site plan.

The photo below is a view of the home from the center of the intersecting street, Blanco Street. If the stairs are to be reconstructed, the property owner would like the location of the stairs to be approximately 10 feet to the left of the center, putting the stairs adjacent to the water meter which is identified in the photo with an arrow.

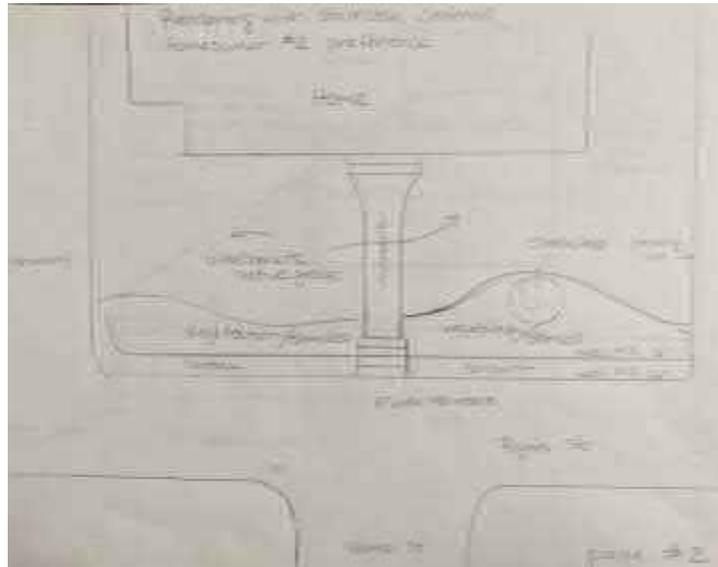


**View of Property from Blanco Street (intersecting street)**

The following renderings supplied by the applicant illustrate both the applicant's preference in location of the stairs and staff's recommendation to reconstruct the stairs in their original location. Both show the stairs starting at Wall #1 as requested by the Commission at the September 3<sup>rd</sup> meeting. The property owner has stated that moving the location of the stairs closer to the driveway will make the street safer.

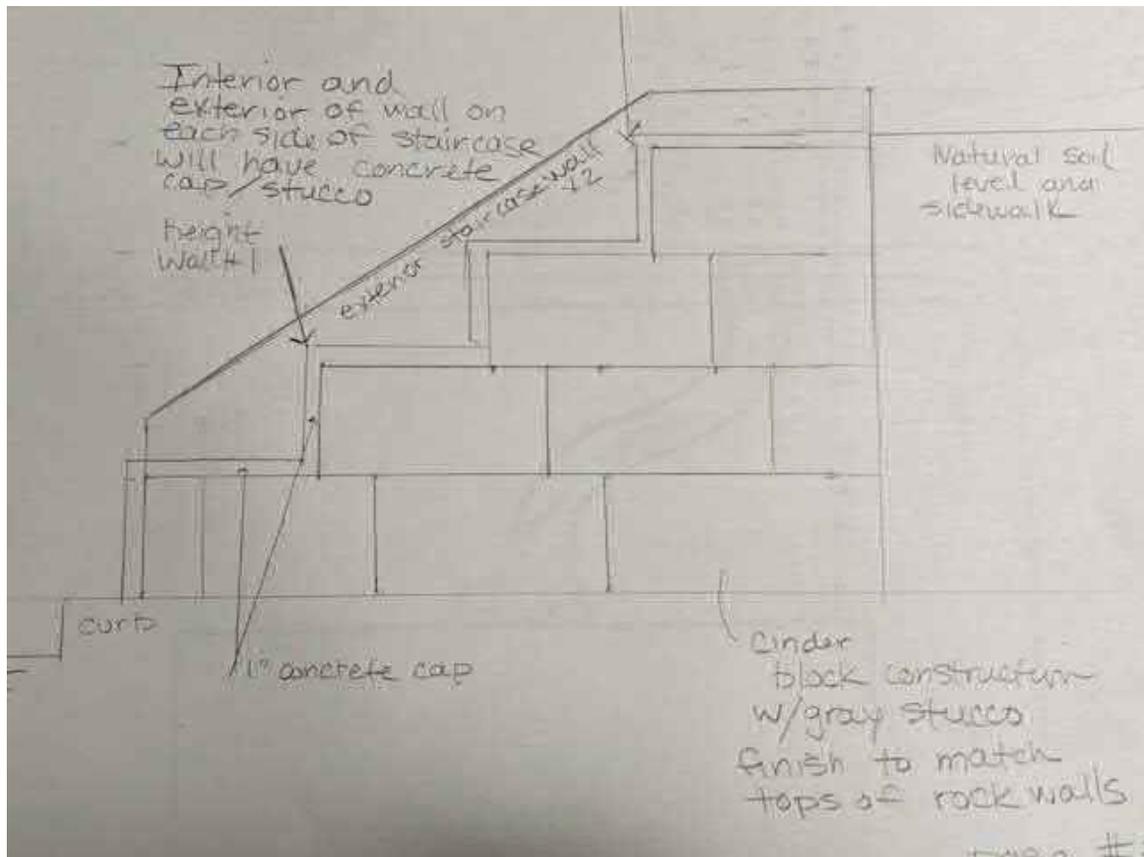


**Site Plan showing Applicant's Preference for Location of Stairs**



**Site Plan showing Staff's Recommendation for Location of Stairs**

Also included by the applicant, is a cross-section of the stairs showing that the stairs will follow the natural slope of the front yard as they did previously. These stairs will lead to a concrete walkway that will lead to the front steps of the porch. The stairs will also be constructed of cinder blocks with a gray stucco finish to match the caps of the two new rock walls. As the stairs continue up the slope, once can see in the cross-section that the height of the first step lines up with the height of Wall #1 while the height of the steps following the first line up with the height of Wall #2. The top step is level with the natural soil and will meet with the walkway.



**Stairs Cross-Section**

As previously noted in the staff report from the September 3<sup>rd</sup> meeting, staff's main concern with the request for the retaining walls is with the removal of the concrete entry steps located at street level. The subject property and the property next door are both similarly situated atop of a small hill. Both properties include a set of concrete stairs to get one from the street up to the level of the house. The SOIS Guidelines do not recommend removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. Staff finds these steps are an important character defining feature of the property and that removal of them alters the home's presence on the hill. Staff finds the removal is not consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 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."*

As a high preservation priority property, staff was unsure if shifting the location of the stairs would drop the preservation priority to medium or low. Staff reached out to the Texas Historical Commission's (THC) Certified Local Government (CLG) Program Coordinator as well as the Historic Resources Survey Coordinator. The CLG Program staff stated that they would be surprised if the shift changed the integrity of the site but that staff's recommendation to keep the previous location was reasonable and in-line with how the THC interprets the Secretary of the Interior's Standards. The THC Historic Resources Survey Coordinator stated that the concrete steps should be replaced back in its original location with a straight path to the house, explaining that this is in keeping with how paths and steps were traditionally/historically laid out; it is only recently that meandering paths have been installed. She did say that if the meandering path and relocated steps are put in, she did not think it would be enough to downgrade the home's priority ranking from high to medium.

The applicant provided the following photo of the stairs located on the property immediately adjacent to the subject property:



***Stairs on Adjacent Property***

The applicant also included photos of a curved pathway at 522 Burleson Street. *My Historic SMTX* dated the construction of this home circa 1940:



*Photo of Stairs & Pathway at 522 Burleson Street*

Staff finds the request for the installation of the retaining walls is consistent with the Historic District Design Guidelines [Section C.3.4.3(A) and Section C.3.4.3(B)(5)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(g), Section 4.5.2.1(l)(1)(i)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10] but the removal of the concrete steps is not consistent with the Secretary of the Interior Standards for Rehabilitation [Standard 2].

Staff finds that while the installation of the retaining walls will not have a negative effect on the property, the removal of the concrete entrance steps will affect the historic integrity of the property. Therefore, Staff recommends **approval of the request with the following conditions:**

1. **The concrete entrance steps located at street level, identified in *My Historic SMTX* as landscape features, are reconstructed in their previous location as shown on the Historic Resources Form from *My Historic SMTX*; and**
2. **The applicant shall notify the Historic Preservation Officer when installation of the project begins and when the project is completed.**

#### **EXHIBITS**

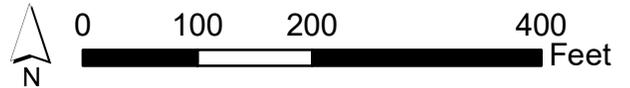
- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. Rendering #1 – Applicant’s Preference for Stair Location
- D. Rendering #2 – Staff’s Recommendation for Stair Location
- E. Cross Section of Stairs
- F. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- G. Secretary of the Interior Standards for Rehabilitation

# HPC-20-22 Aerial View 552 Rogers St. (Rock Wall)

# EXHIBIT A



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/18/2020

## TEXAS HISTORICAL COMMISSION

293

### Historic Resources Survey Form

<b>Project #:</b> 00046		<b>Local Id:</b> R40361
<b>County:</b> Hays		<b>City:</b> SAN MARCOS
<b>Address No:</b> 552	<b>Street Name:</b> ROGERS ST	<b>Block:</b> 2

#### SECTION 1

#### Basic Inventory Information

**Current Name:**

**Historic Name:**

**Owner Information** **Name:** OLSTAD MICHAEL E & PAMELA M

**Address:** 552 ROGERS ST      **City:** SAN MARCOS      **State:** TX      **Zip:** 78666

**Geographic Location** **Latitude:** 29.883643      **Longitude:** -97.950764      **Parcel Id** Phase 2

**Legal Description (Lot\Block):** J C ROGERS 36-48 LOT 6 BLK 3 GEO#332670746820

**Addition/Subdivision:**      **Year:**

**Property Type:** Building      **Listed NR District Name:** Lindsey-Rogers Local Historic District

**Current Designations:**     NR District

NHL     NR     RTHL     OTHM     HTC     SAL     Local     Other      Is property contributing?

<b>Architect:</b>	<b>Builder</b>
<b>Construction Date:</b> ca. 1910	<b>Source</b> Field survey
<b>Recorded By:</b> Elizabeth Porterfield/Hicks & Company	<b>Date Recorded:</b> 2/1/2019

#### Function

**Current:** Domestic

**Historic:** Domestic



#### SECTION 2

#### Architectural Description

Ca. 1910 Neoclassical cottage/National Folk-style residence with original wood siding, original front door, and original wood windows; Classical columns at full front porch; gabled side addition of historic age with wood siding and casement windows; large dormer with fixed glass windows; shed roof carport addition on side; identified as medium priority in 1997 Heritage Neighborhood survey; recommended high priority today for high integrity and as part of one of most intact/architecturally significant streets in district

Additions, modifications    **Explain:** Side addition (hist. age) and carport addition (on side)

Relocated      **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R40361

County: Hays

City: SAN MARCOS

Address No: 552

Street Name: ROGERS ST

Block: 2

Stylistic Influence

Neoclassical (cottage); National Folk

Structural Details

Roof Form

Hipped

Plan

Modified L-Plan

Roof Materials

Composition Shingles

Chimneys

Brick, Exterior

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Wood, Casement (side addition)

SUPPORT Classical columns

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

Concrete steps at sidewalk

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant/intact example of early 20th-century residence; reflects early 20th cent. neighborhood development

Periods of Significance:

ca. 1910-1975

Levels of Significance:  National  State  Local

Integrity:  Location  Design  Materials  Workmanship  Setting  Feeling  Association

Integrity Notes:

Original design somewhat altered by side addition but it is of historic age (ca. 1940s)

Individually Eligible? Undetermined

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Lindsey-Rogers Historic District

Priority High

Explain: Contributing to local historic district

Other Information

Is prior documentation available for this resource? Yes

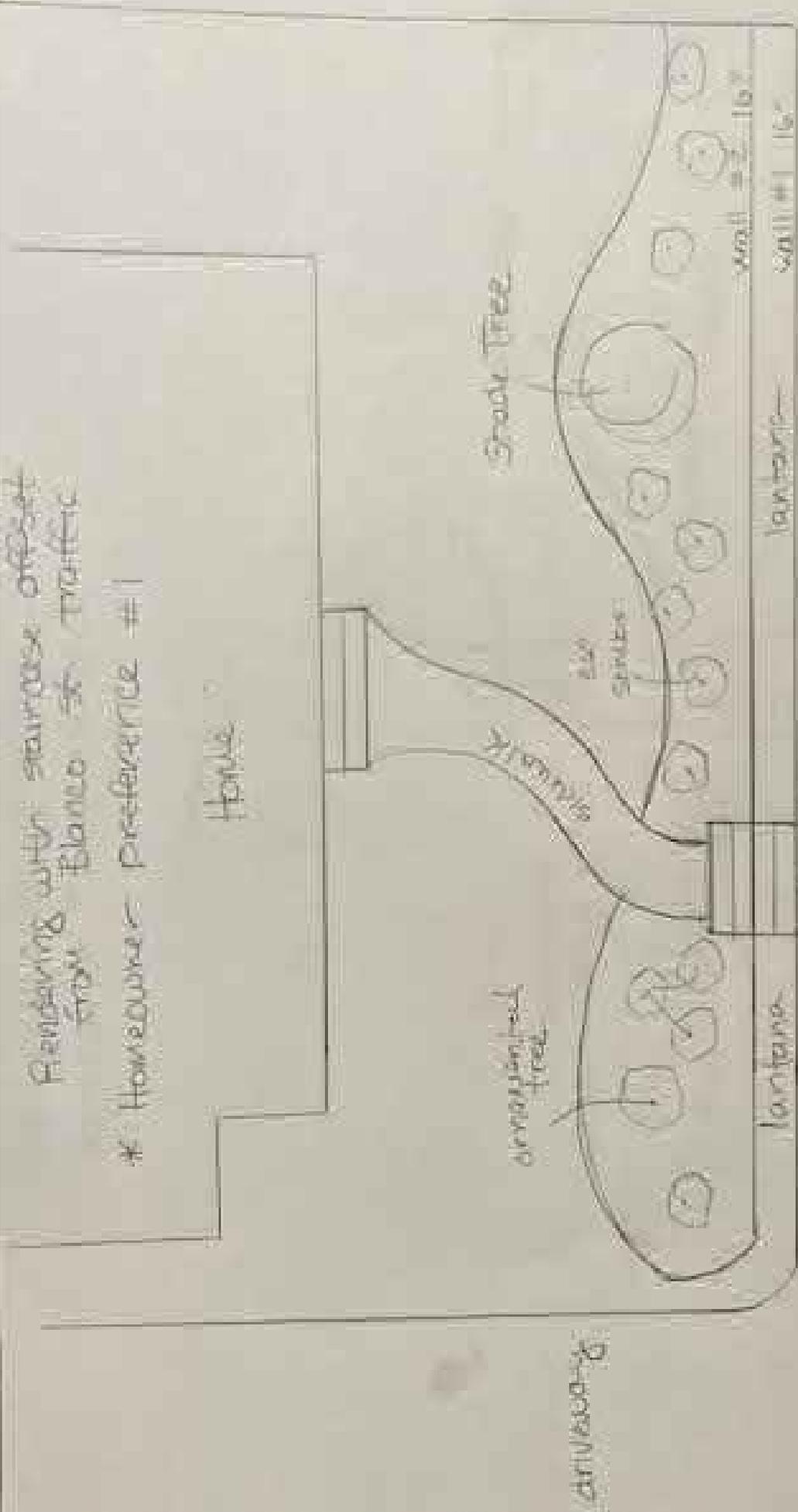
Type  HABS  Survey  Other

Documentation Details:

San Marcos Heritage Neighborhood Survey, 1997

# EXHIBIT C

Rendering with staircases offset from Blanco st traffic  
\* Homeowner preference #1



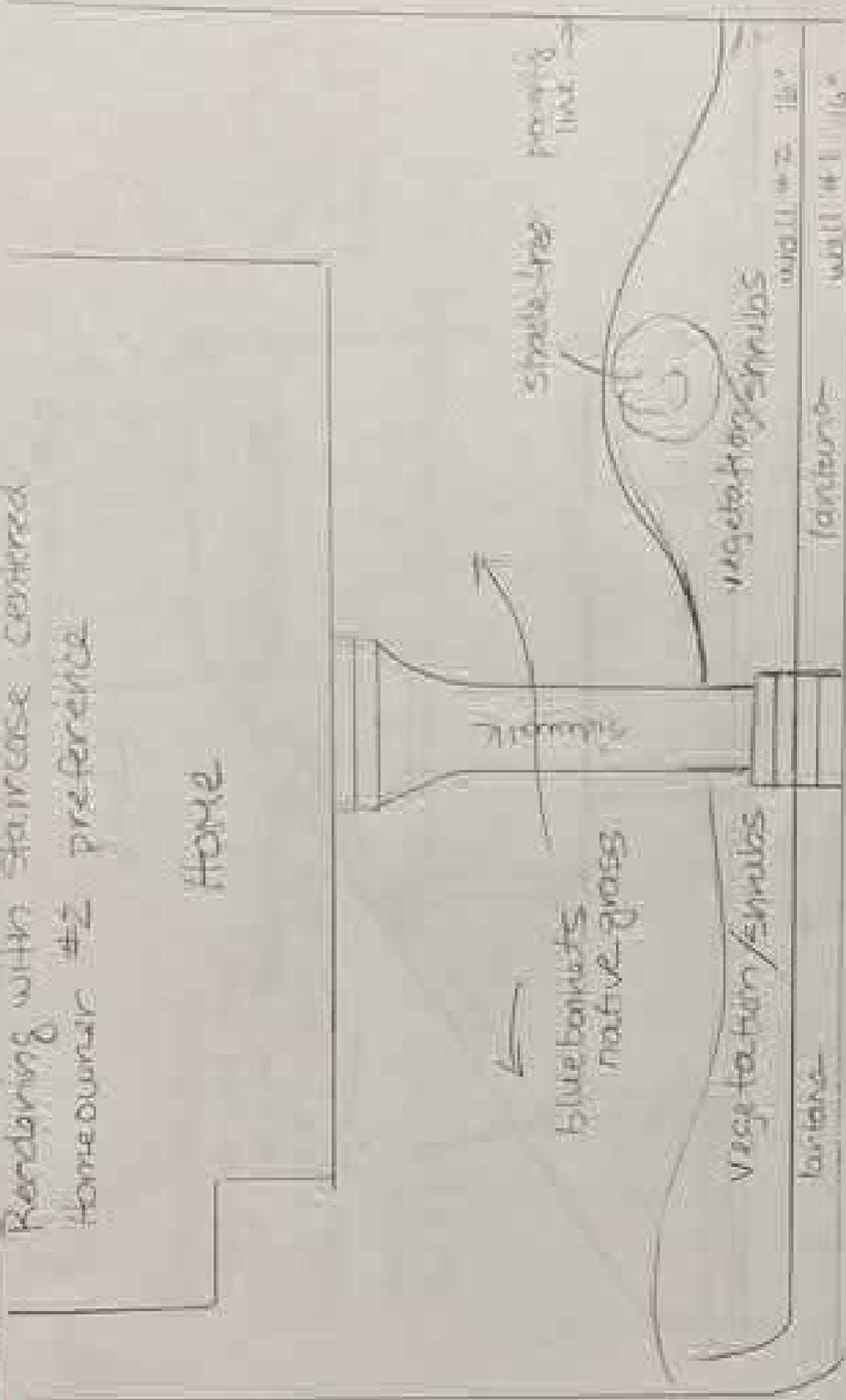
Blanco St

Blanco St

EXHIBIT D

Rebuilding with staircase centered  
Homeowner #2 preference

Home



# EXHIBIT E

Interior and exterior of wall on each side of staircase will have concrete cap/stucco

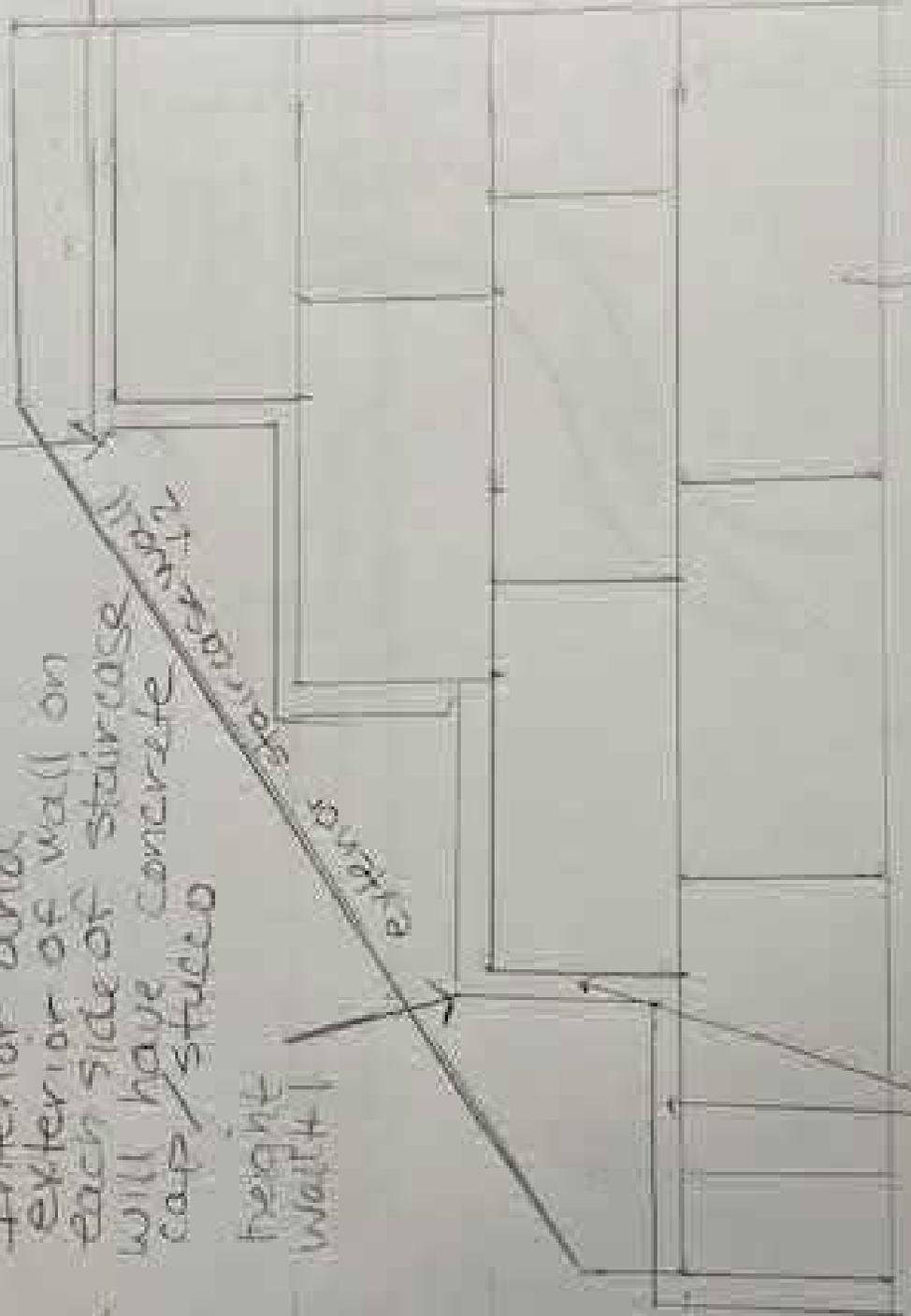
tight wall

Natural soil level and sidewalk

Cinder block construction w/ gray stucco finish to match tops of rock walls

1" concrete cap

curb



## Section 2.5.5.4 Criteria for Approval

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  - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
  - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
  - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
  - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
  - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
  - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.