

PLANNING AND DEVELOPMENT SERVICES

9/7/2018

Jamie Frailicks
1107 Advance St.
San Marcos, TX 78666



Via E-mail: smtxlounge@gmail.com

Re: HPC-18-26 141/145 E. Hopkins Street – Various Exterior Improvements

Dear Mr. Frailicks:

Your request for a Certificate of Appropriateness to allow various exterior improvements including the renovation of the storefront façade of the property at 141/145 East Hopkins Street was decided by the Historic Preservation Commission as shown below by the Historic Preservation Commission on September 6, 2018. The action taken by the Commission was as follows:

MOTION: A motion was proposed by Commissioner Perkins to approve the removal of the storefront windows, moving the existing aluminum storefront entrance 14-feet 8-inches from where it currently exists, and installation of a hand rail and gate with the following conditions:

1. The base plates, including the recessed portions, of the Hopkins Street front façade shall be maintained in their current location; and
2. The iron work utilized for the hand rail and gate shall replicate the iron work that matches that on the North LBJ Drive façade.

The motion was seconded by Commissioner Arlinghaus. The motion passed with a vote of 5-0-1. Commissioner Holder abstained.

MOTION: A motion was proposed by Commissioner Perkins to approve the installation of a black canvas awning and awning sign as submitted as the request met the criteria of the San Marcos Development Code and is consistent with the Historic Design Guidelines. The motion was seconded by Commissioner Dake. The motion passed with a vote of 6-0.

MOTION: A motion was proposed by Commissioner Perkins to approve the installation of transom windows as submitted as the request met the criteria of the San Marcos Development Code and is consistent with the Historic Design Guidelines. The motion was seconded by Commissioner Arlinghaus. The motion passed with a vote of 5-0-1. Commissioner Holder abstained.

MOTION: A motion was proposed by Commissioner Perkins to approve the removal and replacement of the aluminum windows on the North LBJ Drive façade with the following conditions:

1. The windows are replaced utilizing wood-framed casement windows with a divided light pattern to match the existing windows on the façade; and
2. The iron work utilized for the railing in front of the window shall replicate the iron work that matched on the North LBJ Drive façade.

The motion was seconded by Commissioner Arlinghaus. The motion passed with a vote of 5-0-1. Commissioner Holder abstained.

Please note that the approval will expire on **September 6, 2019** if the work has not begun and if the work is not completed, the approval will expire on **September 6, 2020**.

Good luck with your project, and thank you for your efforts in preserving the history of San Marcos. If you have any questions about city requirements in the historic district, please let me know.

Sincerely,

Alison E. Brake

Alison E. Brake, CNU-A
Historic Preservation Officer and Planner
(512) 393-8232