

San Marcos Historic Preservation Plan



Hold a public hearing and consider a recommendation on the San Marcos Historic Preservation Plan.

To view the Final Plan, please visit: <https://www.sanmarcostx.gov/hpp>

Role of the Historic Preservation Plan



- Develop a vision and implementation plan to **guide** the City's historic preservation activities over the next 10 years.
- **Engage** with the community on concerns and ideas related to historic preservation.
- **Analyze** existing conditions and provide background history and context.
- Define long-term planning **goals**.
- Provide **Solutions** to fulfill these goals.

National Trust for Historic Preservation Grant



Grant Awarded

- *April 2024*: City received a **\$5,000** National Trust Preservation Fund Grant from the National Trust for Historic Preservation

Project Support

- **Funds a portion** of the project while the rest is funded by the Capital Improvements Plan (CIP)

Grant Requirement

- Historic Preservation Plan must be adopted before the end of **February 2026** to meet grant requirements



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PROJECT TIMELINE

Project Kick-Off	Existing Conditions Analysis	Community Engagement	Draft Plan	Plan Review	Final Plan Presentation	Plan Adoption
Spring/Summer 2024	Summer 2024	Summer/Fall 2024	Winter 2024/ Spring 2025	Summer 2025	Fall 2025	Winter 2025/2026

We are here!

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Summary of Community Outreach



- Interviewed Stakeholder Groups
- Community Wide Survey
 - English & Spanish
 - Available at the Library & Activity Center
 - **426 responses**
- Hosted **2 Pop-Up Events** at the Library
- Hosted **2 Community Workshops**
 - 89 attendees across the 2 workshops
 - 313 comments received
- **Draft Plan Public Review Period (June 27-July 27, 2025)**
 - 389 comments received
 - 210 Public Review
 - 179 Historic Preservation Commission Steering Committee



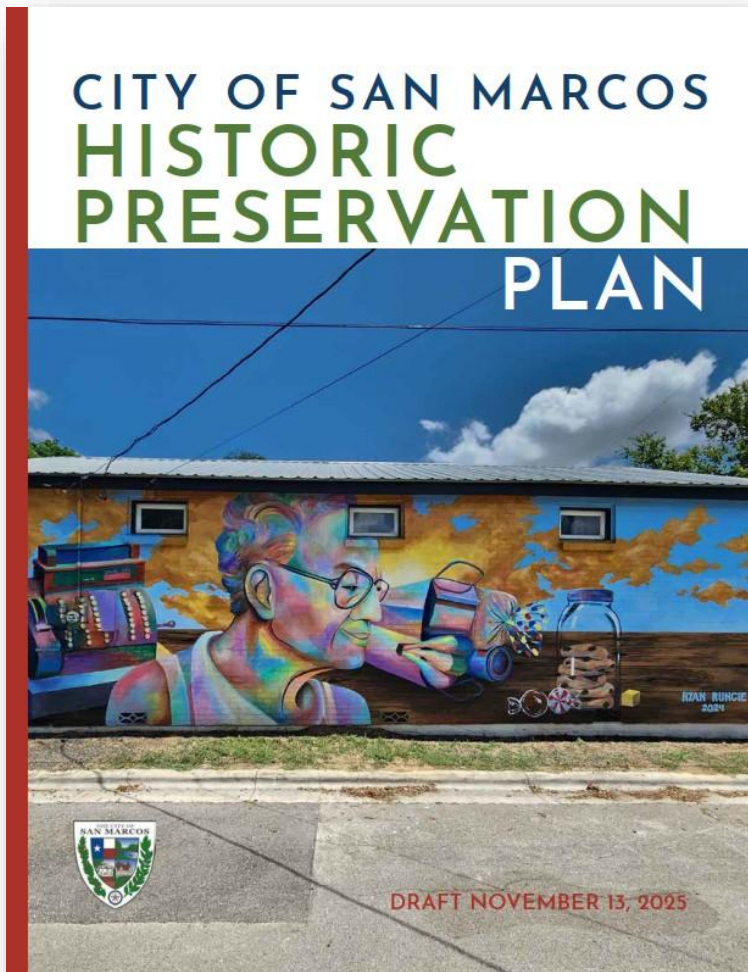
PLAN OVERVIEW

Executive Summary

1. Preservation in the U.S. & Texas
2. Cultural & Historical Context
3. Preservation in the City of San Marcos
4. Programs & Policy Analysis
5. Historic Preservation Goals

Implementation Matrix

Appendix



GOALS



Anatomy of the Goals

- Each of the 5 Focus Areas:

- Describes **Key Findings**

- Informed by public input and a review of existing City codes and processes


- Identifies specific **Solutions**

- Tailored after review of **community and stakeholder feedback** received as part of the Plan's development

Some goals also include snapshots that highlight **Potential Partners** who could support the successful implementation of specific Solutions.

SUSTAINABILITY & RESILIENCY

FINDINGS




1. San Marcos is committed to fostering a sustainable and resilient community through environmental conservation and resource efficiency.
2. The Design Manual addresses Sustainability.
3. Historic preservation policies can be updated to promote sustainability related to the built environment.

In a study for the City of San Antonio, done as part of the process to establish the [San Antonio Historic Preservation & Sustainability Program](#) (see the Case Study on the following page), PlaceEconomics determined that material reuse industries are anticipated to grow faster than the national economy as a whole.

- Between 2009 and 2021, over \$1.4 million of salvageable building materials were sent to the landfill in San Antonio.
- Demolitions in 2020 could have resulted in salvaged framing for more than 600 houses.
- Reuse and refurbishment create 300 jobs per 10,000 tons of waste, compared to 1-6 jobs created by the traditional landfill and incineration process for the same amount of waste.
- A national survey showed that labor income from deconstruction is about four times as much as labor income from demolition.
- Mechanical demolition presents health hazards to residents.

SOLUTIONS



1. Consider developing and adopting a deconstruction ordinance that would require building material salvage, recycling, and reuse when buildings are demolished or renovated. Implementation of this goal could include partnerships between private property owners and the City to store materials at a designated city facility or could include exemptions in the city code relating to the storage of historic materials.
2. Explore partnerships to spearhead architectural salvage.
3. Educate property owners about the sustainability benefits of historic buildings, including the energy saved from reusing and rehabilitating older properties rather than demolishing them. Publish a handout with statistics and examples. Consider direct mailing to property owners.
4. Create resources online that include how to affordably make buildings more energy efficient, including newsletter highlights and a permanent place on the City's website.

POTENTIAL PARTNERS

[Hays County Historical Commission](#)
[Heritage Association of San Marcos](#)

SOLUTION SOURCES

Galveston's [Architectural Salvage Warehouse](#), which is operated by the non-profit Galveston Historical Foundation.

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Case Studies

Case studies in the plan showcase similar communities that have experienced success with specific Solutions.

- **San Antonio** has developed a robust **Deconstruction Ordinance** that requires the full deconstruction of certain properties, instead of mechanical demolition.
- Part of the Deconstruction & Circular Economy Program
 - Material Innovation Center
 - Living Heritage Trades Academy
 - Community Tool Library

**CASE STUDY:
SAN ANTONIO DECONSTRUCTION & CIRCULAR ECONOMY PROGRAM**

In 2022, the City of San Antonio adopted a [deconstruction ordinance](#) that requires the full deconstruction—instead of mechanical demolition—of certain properties in the city. The ordinance is part of the city's Deconstruction & Circular Economy Program, which aims to develop policies and partnerships to advance building material recovery and reuse. The Office of Historic Preservation developed the program in collaboration with a Deconstruction Advisory Committee, community stakeholders, and the City Council. The City Council began exploring strategies for reducing demolitions in 2017, recommended a deconstruction ordinance in 2019, and the ordinance was adopted in 2022.

Applicable to residential buildings (up to 8 units) and rear accessory buildings that:

- Were built on or before December 31, 1945, and are within city limits, or
- Were built on or before December 31, 1960, and are designated historic or within a Neighborhood Conservation District.
- The Office of Historic Preservation reviews all applications for demolition to determine if the ordinance is applicable.
- A certified Deconstruction Contractor (any person doing work within the building trades or construction profession that has completed a city sponsored deconstruction training) must perform the work. They disassemble the building and salvage any reusable or recyclable material.

[Deconstruction Ordinance](#)

The Office of Historic Preservation and [Port San Antonio](#) partnered to establish the MIC in the NRHP-listed Bungalow Colony at the Port. MIC includes a warehouse for materials salvaged through the deconstruction ordinance. Accepts donated historic-age and new surplus building materials from city residents. Acts as the hub of the city's Deconstruction & Circular Economy Program and anyone can purchase materials from the MIC.

[Material Innovation Center \(MIC\)](#)

Comprehensive training program managed by the Office of Historic Preservation. Based in the MIC. Offers training in traditional crafts and skills through apprenticeships, courses, and hands-on training. Open to all applicants, including homeowners, contractors, realtors, and students.

[Living Heritage Trades Academy](#)

Proposed pay-what-you-can tool rental program in the MIC. Aims to provide an opportunity for all city residents to access tools to repair and improve their communities. Will accept donated tools.

[Community Tool Library](#)

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Focus Area: Survey & Recognition

Identifying and recording historic places that contribute to the San Marcos's unique identity ensures that its historical resources are preserved, maintained, and celebrated. A comprehensive inventory of cultural and historical resources provides an understanding of San Marcos's history, a basis for preservation efforts, and encourages citizen engagement by making the information easily accessible.



Focus Area: Survey & Recognition



Key Findings: San Marcos lacks representation of diverse histories in its preservation efforts. Many properties that meet the age criteria for historic designation have yet to be surveyed or assessed for their historical significance. There are also untapped opportunities for sharing a more inclusive and comprehensive narrative of the community's past.

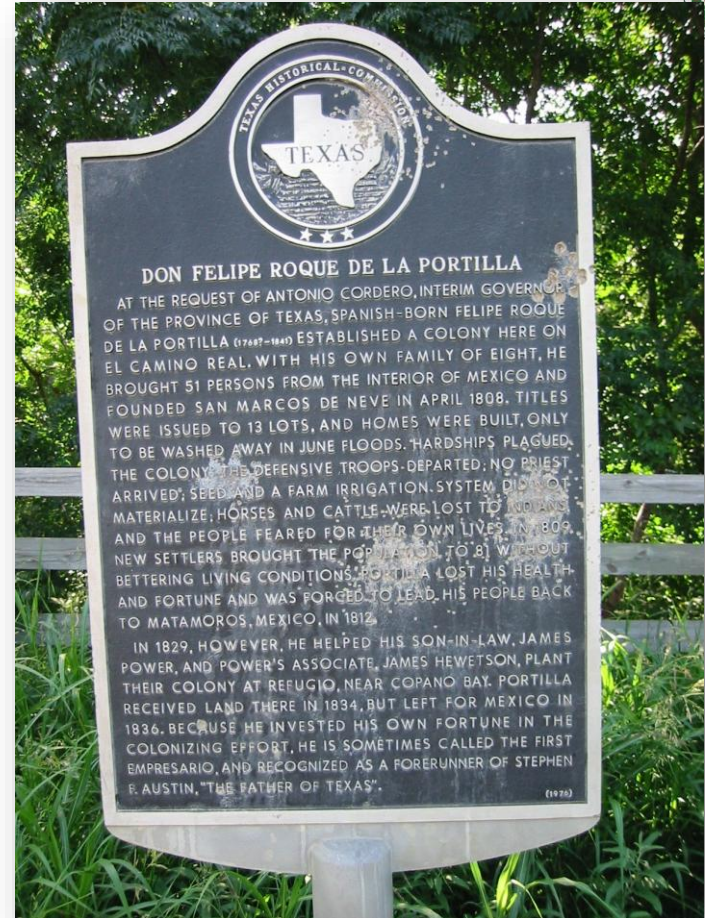
Example Solutions:

- ❖ **Develop thematic context statements to document history and facilitate designation. Topics could include the San Marcos River, women's history, Indigenous Cultures history, Latino history, and Black history.**
- ❖ **Identify and coordinate with partners, such as local cultural or historical organizations, to apply for TCA designation of Cultural Districts.**

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Following Adoption

- Develop **Annual Work Plan** for Historic Preservation Commission
- Evaluate & update the **Development Code** as necessary
- Incorporate the Plan into the **Capital Improvement Plan** project selection process, where applicable
- Evaluate projects, plans, and policies **for short-term implementation**
- Create **Implementation Tracking Tool**



Adoption Process

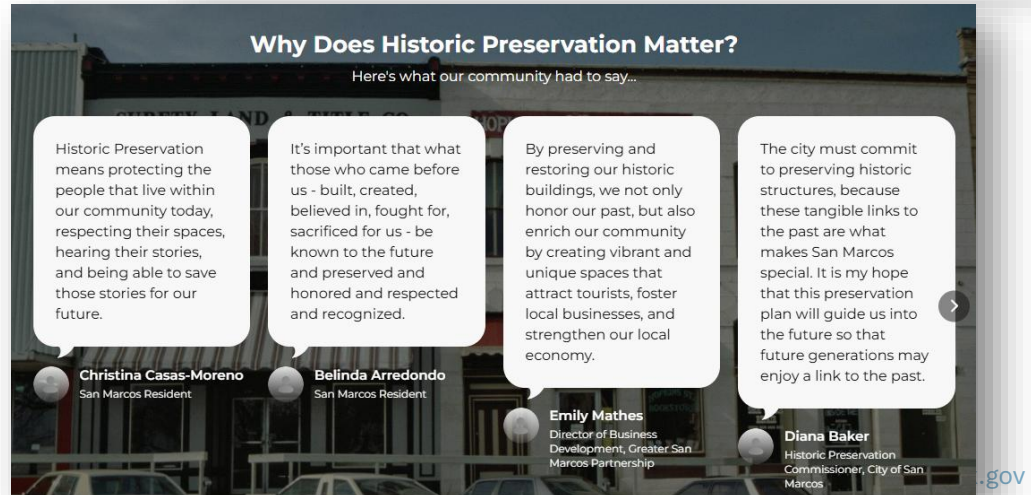
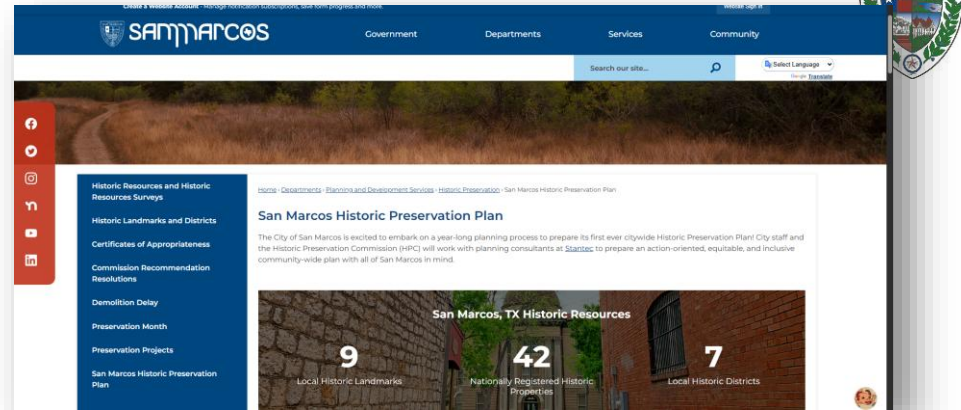


Meeting Type	Date
Update to Historic Preservation Commission	October 2
Update to Planning and Zoning Commission	October 14
Update to City Council	October 21
Update to Neighborhood Commission	November 19
Historic Preservation Commission Public Hearing & Action	December 4
Planning & Zoning Commission Public Hearing & Action	December 9 (<i>tonight</i>)
City Council Public Hearing & No Action	January 20, 2026
City Council Public Hearing & Action	February 3, 2026

Explore the Website

www.sanmarcostx.gov/hpp

- View the **Plan**
- Explore **Past Events**
- Submit **Historic Photos**



Historic Preservation Commission Recommendation



The Historic Preservation Commission will consider a recommendation on the Plan at their regular meeting on December 4, 2025. The HPC recommendation information will not be available at the time of the Planning and Zoning Commission packet posting due to agenda posting requirements.

This slide will be updated with the HPC recommendation for the Planning & Zoning Commission meeting on December 9, 2025.

Staff Recommendation



Staff recommends **approval** of the San Marcos Historic Preservation Plan.

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