

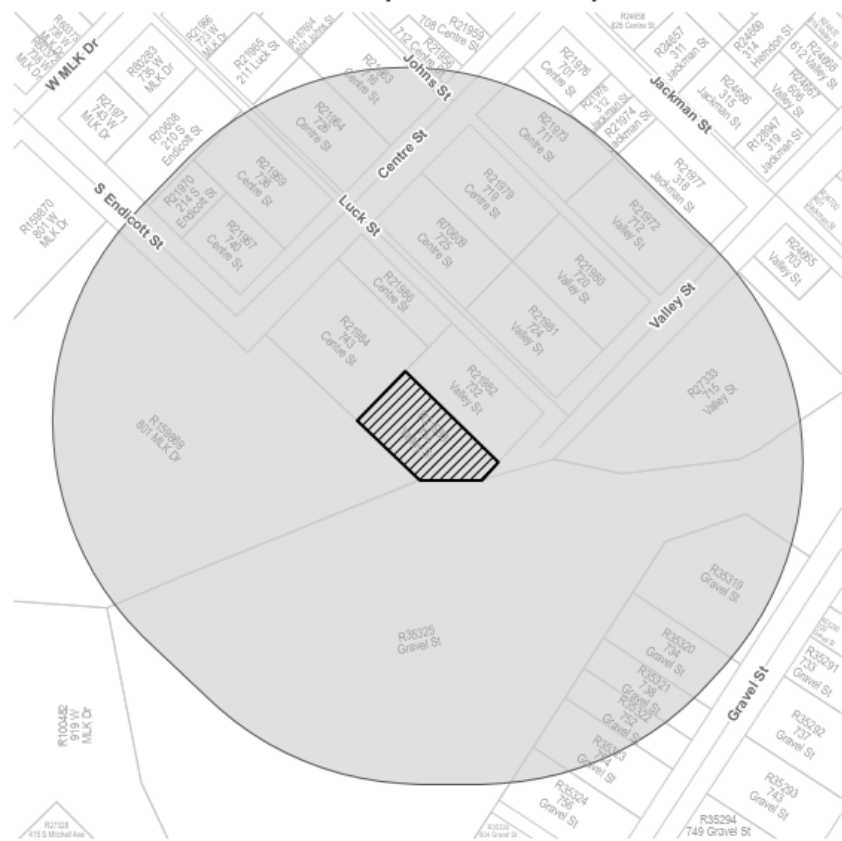
Non-Consent Agenda Item

Consider an appeal by David Zhang of the Historic Preservation Commission's decision on November 7, 2024, to approve a 90-day demolition delay period extension until April 1, 2025, at 734 Valley Street (Permit 2024-52642).

2024-52642

Demolition Delay Review - 734 Valley St

Notification



- Subject Property
- 400ft Buffer
- Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Date: 10/9/2024



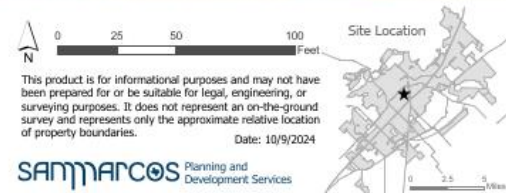


Aerial and Summary

- Located southeast of Luck Street, northeast of Dunbar Park
- Request
 - Demolition of a one-story multifamily structure
 - Mid 20th century apartments
 - Potential military barracks (c. 1940)



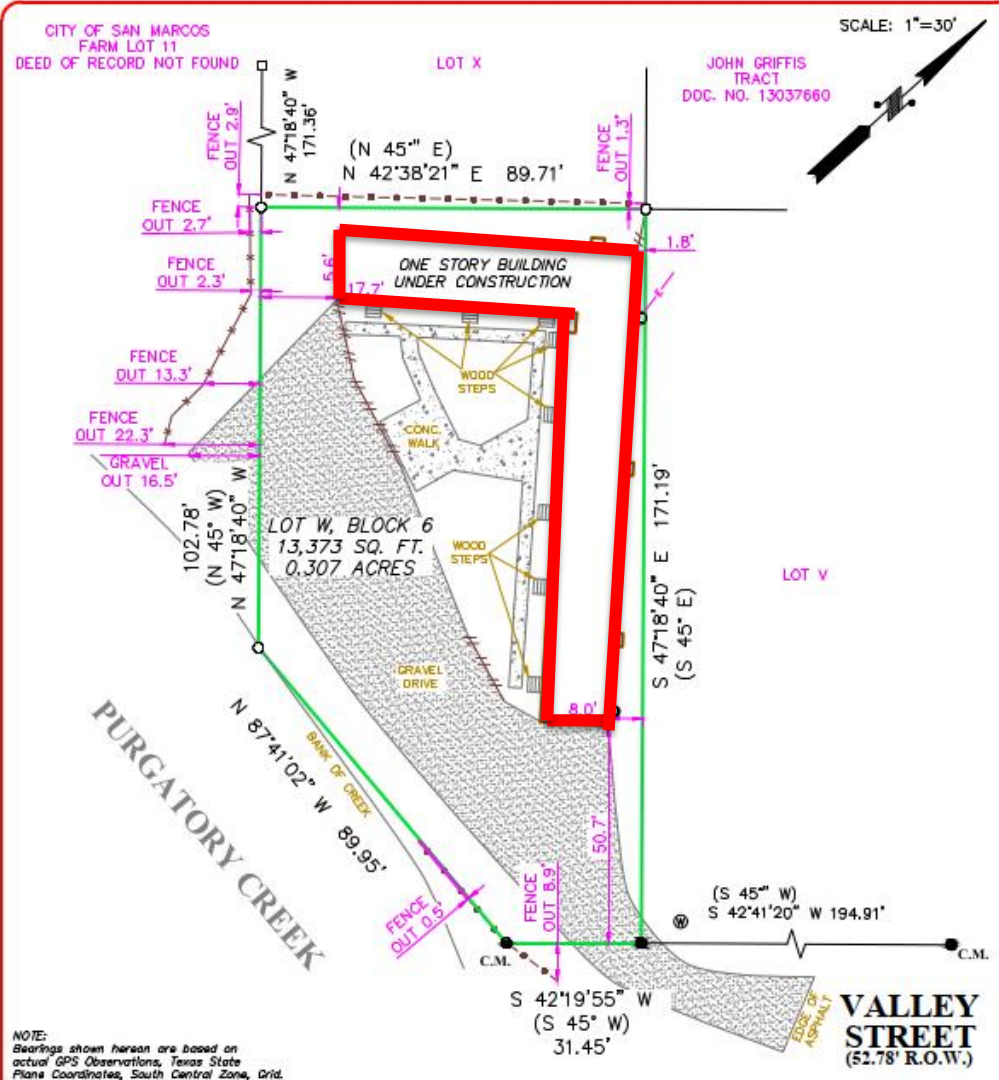
 Subject Property
 Parcel



SAN MARCOS Planning and
 Development Services

anmarcostx.gov

Site Plan



Photos of Structure to Be Demolished (2019)



Photos of Structure to Be Demolished (Current)





Demolition Permit 2024-52462

- Application deemed complete = October 3, 2024
- High Preservation Priority results in automatic 90-day hold = **January 1, 2025**
- Historic Preservation Commission extension (180-days total) = **April 1, 2025**

Factors for Consideration (Section 2.5.4.5)

Staff and the Historic Preservation Commission found the building has the following significance:

1. Value as a visible or archeological reminder of the cultural heritage of the community, or national event;
8. Historical, architectural, or cultural integrity of location, design, materials, and workmanship;
11. Distinctive character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Marcos, Texas or the United States;