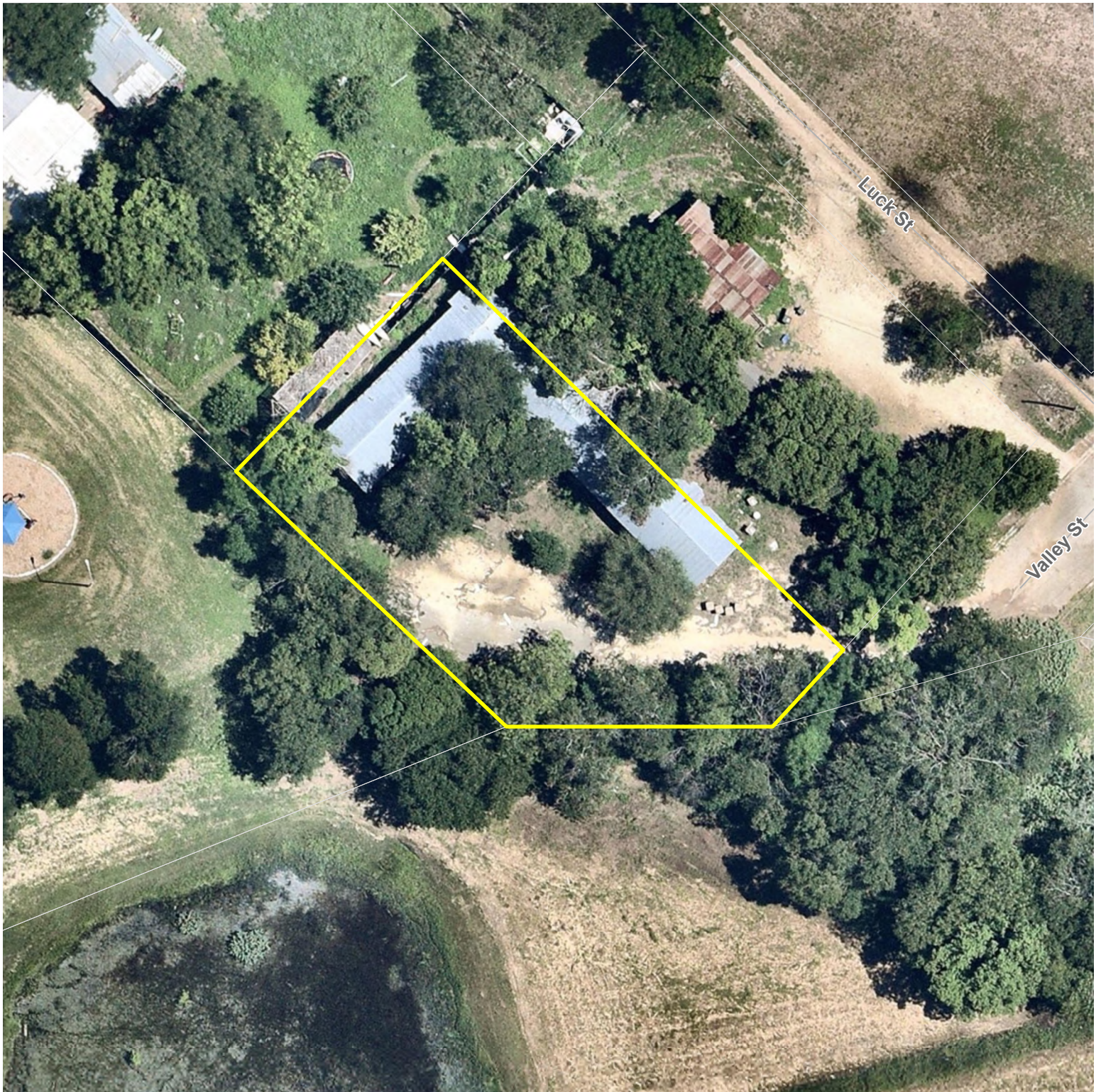
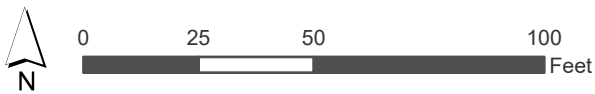


HISTORIC PRESERVATION COMMISSION
NOVEMBER 7, 2024 PACKET MATERIALS
734 VALLEY STREET



- Subject Property
- 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



Demolition Review for Historic Age Resources

Permit 2024-52642 (734 Valley Street)



Summary

Request:	Demolition of the building located on the property.		
Applicant:	David Zhang 734 Valley LLC 10601 Macmora Road, Unit B Austin, TX 78758	Property Owner:	David Zhang 734 Valley LLC 10601 Macmora Road, Unit B Austin, TX 78758

Notification

Personal Mailing:	October 18, 2024	E-Notices:	October 10, 2024
Response:	None as of the date of this report		

Property Description

Address:	734 Valley Street (See: Aerial Map)		
Location:	Southeast of Luck Street, northeast of Dunbar Park		
Historic District:	N/A	Contributing Structure	N/A
Date Constructed:	C. 1940	My Historic SMTX Resources Survey:	High
National Register of Historic Places:	Not Listed	Recorded Texas Historic Landmark:	No
Building Descriptions:	3,400 square foot one-story multifamily residential structure		

My Historic SMTX Historic Resources Survey Summary

Low	Medium	X	High
<p>High priority properties are those resources which 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 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.</p> <p>The database notes it as an L-shaped building with multiple apartments. At the time the survey was conducted, the complex was named "Armstead Arms Apartments and the units mostly retained the original wood windows and doors. The structure was evaluated with a low preservation priority in the <i>Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods</i> (1996) but was noted as military barracks. The property was re-evaluated in <i>My Historic SMTX</i> (2019) and was given a high preservation priority as it is the only resource of this type identified within the Dunbar neighborhood; the other former barracks were identified in Victory Gardens neighborhood. The 1944 Sanborn Maps show that a smaller dwelling was previously in this location. (See Attached: Historic Resources Survey Inventory Form; 1944 Sanborn Maps)</p>			

Demolition Review for Historic Age Resources

Permit 2024-52642 (734 Valley Street)



Current Request

A complete demolition permit proposing the demolition of the structure was submitted for review on October 3, 2024. The siding, walls and flooring were removed more than one year ago by the applicant with the goal to bring the building into habitable conditions for future tenants. Through correspondence with staff, the applicant has stated that the wood has rotted, and the foundation is uneven. The property has a history with the Code Compliance Division of the Neighborhood Enhancement Department, including recent issues with squatters in the vacant structure. The property owner recently appeared in Municipal Court regarding the structure, and the City's Prosecutor has postponed the case to December, pending the outcome of the review to allow for the issuance of a demolition permit.

The building was evaluated with a medium preservation priority in *My Historic SMTX* and is subject to the demolition review for historic age resources (Section 2.7.4.1(B)(1) San Marcos Development Code). As such the demolition permit shall not be issued until at least 90 days after the date of the filing of the completed application, which is January 1, 2025. Should the Commission find historic significance, the demolition delay period can be extended an additional 90-days. This would push the issuance of the demolition permit to April 1, 2025.

Photos of Building to be Demolished (from My Historic SMTX)



Photos of Building to be Demolished (Current Condition)



Demolition Review for Historic Age Resources

Permit 2024-52642 (734 Valley Street)



Staff Evaluation			Criteria for Approval (Sec.2.5.4.5) In considering the potential for preservation of historic character when determining the demolition delay period, the following factors should be considered:
Consistent	Inconsistent	Neutral	
<u>X</u>			1. Value as a visible or archeological reminder of the cultural heritage of the community, or national event; <i>The structure retains a high degree of cultural integrity and has been identified in two historic resources surveys as potentially linked to the former Gary Air Force Base. After World War II, several military barracks were relocated for housing purposes. Once the base was decommissioned, this structure may have been moved to fulfill that role. However, further research is needed to confirm its connection to the Gary Air Force Base. The barracks referenced in the surveys could relate to those that were converted into the Mitchell Center, also situated on Valley Street.</i>
		<u>N/A</u>	2. Location as a site of a significant local, county, state, or national event;
		<u>N/A</u>	3. Identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;
		<u>N/A</u>	4. Identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;
		<u>N/A</u>	5. Embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
		<u>N/A</u>	6. Historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures;
		<u>N/A</u>	7. Unique location or singular physical characteristics that make it an established or familiar visual feature;
<u>X</u>			8. Historical, architectural, or cultural integrity of location, design, materials, and workmanship; <i>It was evaluated as a high preservation priority resource. These are some of the most intact and best examples of distinctive architectural styles or resource types within the survey area. As noted in My Historic SMTX, this is the only resource of this type in the Dunbar neighborhood. Further research is needed to confirm its connection to the Gary Air Force Base.</i>

Demolition Review for Historic Age Resources

Permit 2024-52642 (734 Valley Street)



Staff Evaluation			Criteria for Approval (Sec.2.5.4.5)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	9. Character as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally or culturally significant sites, buildings, objects or structures united by past events or aesthetically by plan or physical development;
		<u>N/A</u>	10. Character as an established and geographically definable neighborhood, united by culture, architectural style or physical plan and development;
<u>X</u>			11. Distinctive character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Marcos, Texas or the United States; <i>The structure retains a high degree of cultural integrity and has been identified in two historic resources surveys as potentially linked to the former Gary Air Force Base. After World War II, several military barracks were relocated for housing purposes. Once the base was decommissioned, this structure may have been moved to fulfill that role. However, further research is needed to confirm its connection to the Gary Air Force Base. The barracks referenced in the surveys could relate to those that were converted into the Mitchell Center, also situated on Valley Street.</i>
		<u>N/A</u>	12. Important example of a particular architectural type or specimen;
		<u>N/A</u>	13. Important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;
		<u>N/A</u>	14. Significant archeological value that has produced or is likely to produce data affecting theories of historic or prehistoric interest;
		<u>N/A</u>	15. Representation as a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area; or
		<u>N/A</u>	16. Designation as a Recorded Texas Historic Landmark or State Archeological Landmark or inclusion on the National Register of Historic Places.

TEXAS HISTORICAL COMMISSION

1605

Project #: 00046
County: Hays County
Address No: 734

Historic Resources Survey Form

Local Id: R21983
City: SAN MARCOS
Block: 1

Street Name: VALLEY ST

SECTION 1

Basic Inventory Information

Current Name: Armstead Arms Apartments
Historic Name:

Owner Information **Name:** ARMSTEAD, ALBERT L

Address: 1421 W HOPKINS ST **City:** SAN MARCOS **State:** TX **Zip:** 78666

Geographic Location **Latitude:** 29.875896 **Longitude:** -97.945555 **Parcel Id** Phase 1

Legal Description (Lot\Block): B W BREEDING, BLOCK 6, LOT W, * ARMSTEAD ARMS APTS

Addition/Subdivision: **Year:**

Property Type: Building **Listed NR District Name:**

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**
Construction Date: ca. 1945 **Source** Field survey
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/28/2018

Function

Current: Domestic
Historic: Domestic



SECTION 2

Architectural Description

Ca. 1940 multi-family unit; one-story, L-shaped building with multiple apartments; units mostly retain original wood windows and doors; identified in 1996 Dunbar survey as low priority but noted as military barracks; the only resource of this type identified within the Dunbar neighborhood (other former barracks were identified in Victory Gardens area); significant example of mid-20th century, small-scale, multi-family residential development and may have significant historical associations

Additions, modifications **Explain:**
 Relocated **Explain:**

Project #: 00046
County: Hays County
Address No: 734

Historic Resources Survey Form

Local Id: R21983
City: SAN MARCOS
Block: 1

Street Name: VALLEY ST

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Asbestos

Porches/Canopies

FORM Inset (stoops)

SUPPORT

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Military

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:

Architecture as intact example of mid-20th century multi-family building and one of only a few identified within survey area; Military as possible former barracks

Periods of Significance:

ca. 1945-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined **Within Potential NR District?:** No **Is Property Contributing?:**

Potential NR District Name:

Priority High **Explain:** Research to determine if former barracks; potentially eligible as local landmark

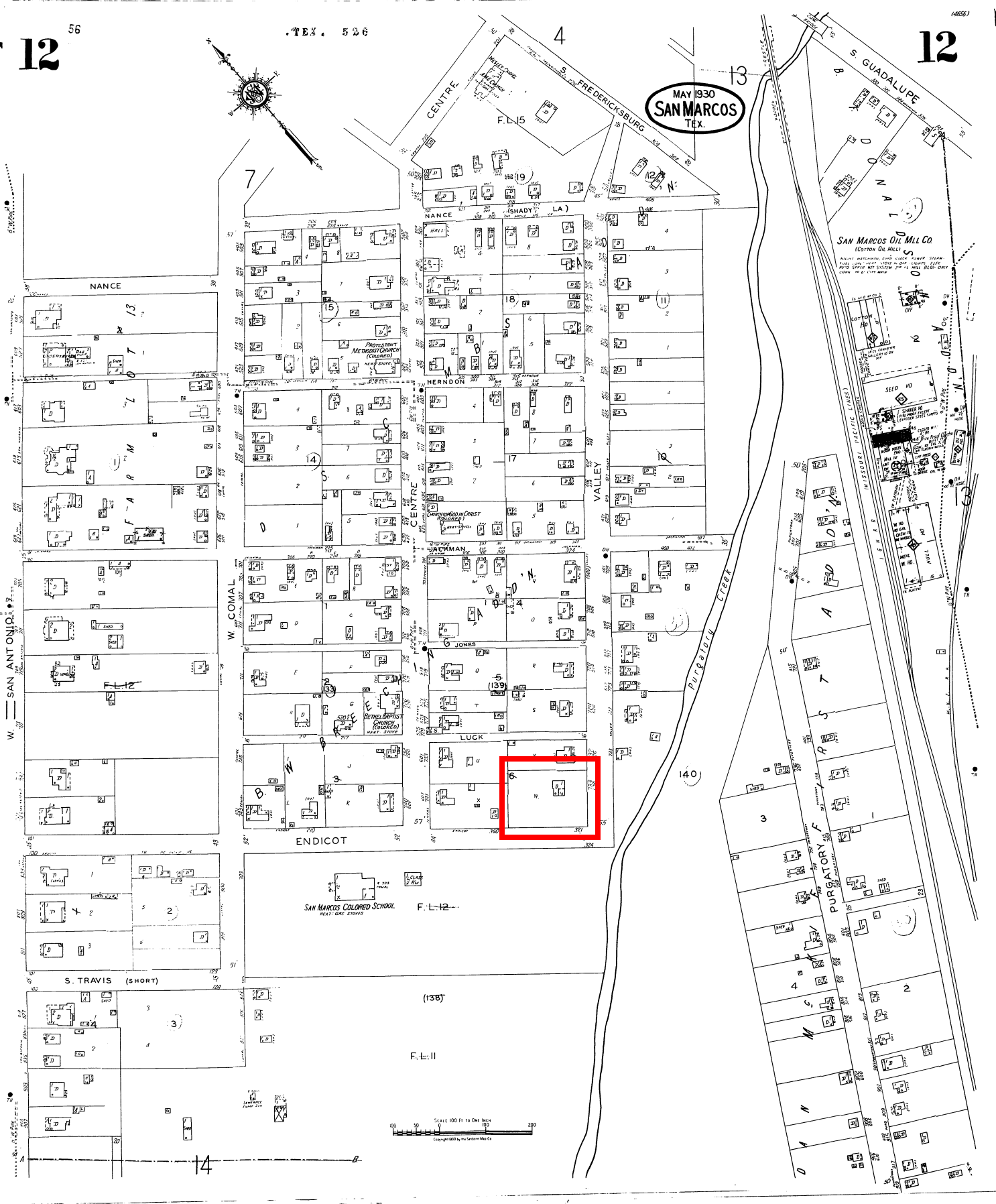
Other Information

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

Documentation Details:

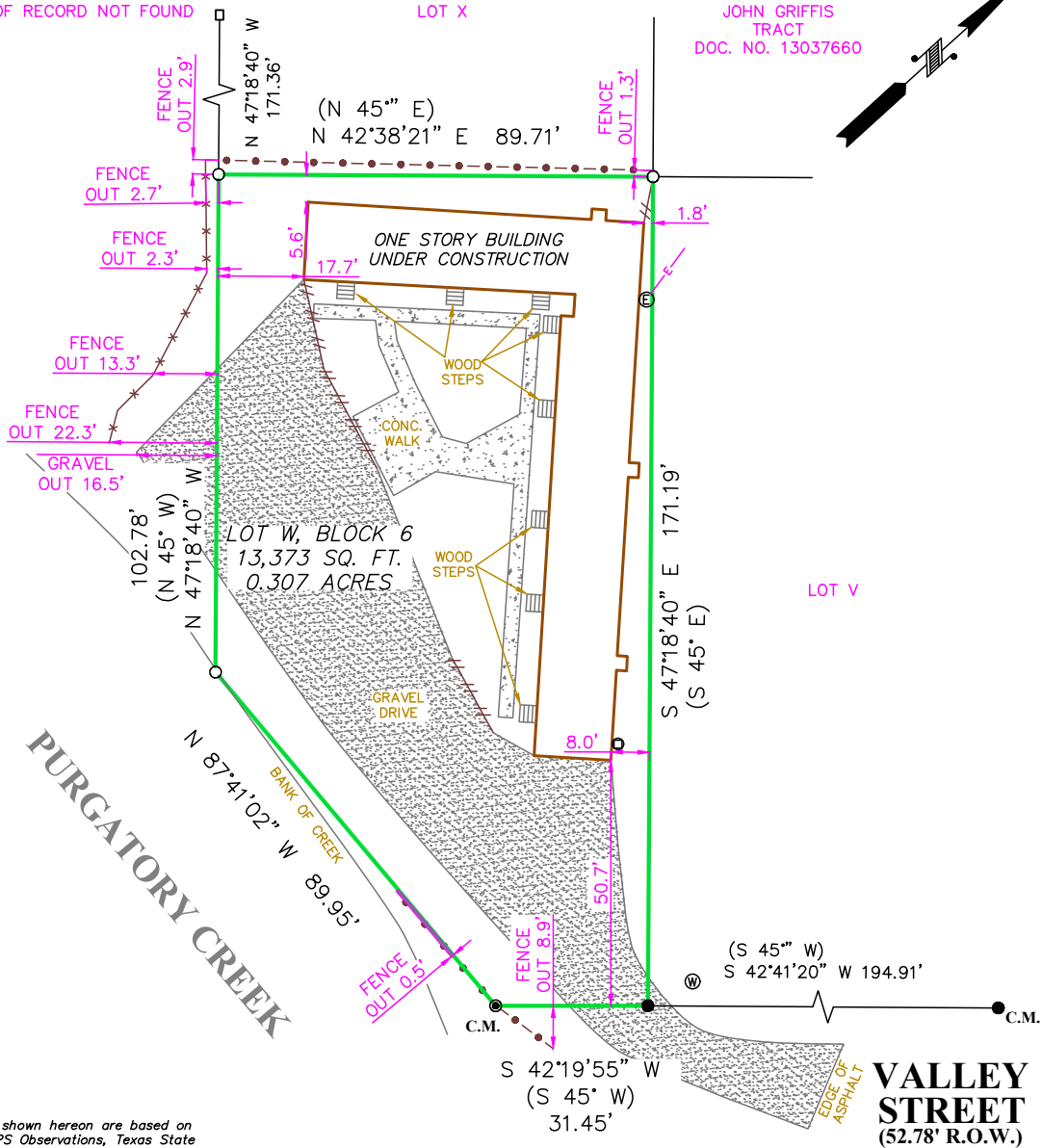
Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

1944 Sanborn Map



CITY OF SAN MARCOS
FARM LOT 11
DEED OF RECORD NOT FOUND

SCALE: 1"=30'



NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

* AS AMENDED BY LETTER OF MAP REVISION, CASE NO. 16-06-3604P, WITH AN EFFECTIVE DATE OF 6/23/2017.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48209C, Panel No. 0389 F, which is Dated 9/2/2005. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) **SHADED X**. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
734 VALLEY STREET
Property Description:

LOT W, BLOCK 6, B.W. BREEDING ADDITION, CITY OF SAN MARCOS, HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 202, DEED RECORDS, HAYS COUNTY, TEXAS.

Owner:
T.B.D.

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- () = RECORD INFORMATION
- = FOUND 1/2" IRON ROD
- = FOUND 1/2" IRON PIPE
- ⊕ = FOUND 2" METAL FENCE POST
- ⊖ = SET 1/2" IRON ROD CAPPED WALL
- ⊙ = CONTROLLING MONUMENT
- ⊕ = WATER METER
- ⊖ = ELECTRIC METER BANK
- ⊙ = OVERHEAD ELECTRIC
- ⊕ = METAL FENCE
- ⊖ = WOOD FENCE
- ⊙ = WIRE FENCE
- ⊕ = CLEANOUT

DWG: RV RVD: JV

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A

JOB NO. 120915

TITLE COMPANY: N/A

DATE: 7/10/2023

Brake, Alison

From: David Zhang <jhrealstate2018@gmail.com>
Sent: Friday, October 4, 2024 9:38 AM
To: Brake, Alison
Cc: Riddle, Katy; Sanchez, Ruby
Subject: [EXTERNAL] Re: Demolition Permit #2024-52642 (734 Valley Street)
Attachments: Unsafe building Court Order.pdf; 734 Valley St Survey.pdf

Hi Alison,

Thank you for your email.

The asbestos siding, walls and flooring have been removed more than one year ago by a permitted asbestos company(report in the demolition permit application). At that time, our goal was to maintain structure and bring the building into comfortable and livable conditions for future tenants. All that was left for the building is the framing and leaking roof. The wood is rotted and the foundation is uneven. The structure was deemed unsafe to the general public by Ms. Ruby Sanchez(see report attached). This should qualify for the exception as written in Section 2.7.4.1.C.2(Chapter 2, Article 7, Division 4).

There were many things in the structure that were not up to code and it was very unsafe to the future tenants when we purchased it. At that time, only 3 units were barely livable (however, they were still in poor condition). The framing itself was done poorly. Plus the structure is encroaching the property line and does not meet the set back requirement(see survey attached).

If I were to keep the property, I think the best way is to rebuild it. If the City of San Marcos would love to purchase it because of its high historic value to the City, I would be happy to discuss.

Thank you so much!!!

On Thu, Oct 3, 2024 at 3:09 PM Brake, Alison <ABrake@sanmarcostx.gov> wrote:

Good afternoon Mr. Zhang,

I am the Historic Preservation Officer and I am one of the permit reviewers for the demolition permit referenced above. I am one of several reviewers on the permit, but I have denied the request and wanted to explain to you why.

The property, while not located within a local historic district and not a designated local historic landmark, was evaluated with a high historic preservation priority in the [My Historic SMTX](#) historic resources survey (2019).); I've attached the historic resources survey form from the survey. This means that, at the time the survey was conducted, the property retained a high degree of historic integrity – the ability of a property to convey its historical associations or attributes, to adequately “tell” its story. It

has been noted in the survey that these buildings might be associated with San Marcos' military past as they might be military barracks. Additionally, they're the only resource of this type identified within the Dunbar neighborhood; the other former barracks were identified in the adjacent Victory Gardens neighborhood. Keeping the historic fabric of a neighborhood like Dunbar is important as it reflects development patterns of the past – they're part of what I refer to as the memory infrastructure of the neighborhood.

Due to the evaluation of the property with a high preservation priority, it is subject to the demolition review for historic age resources; see [Chapter 2, Article 7, Division 4](#) of the San Marcos Development Code; see specifically Section 2.7.4.1(B)(1). I have placed a hold on the issuance of the demolition permit until at least January 1, 2025, which you will see reflected in my denial comment on the permit review. These regulations also require that a public hearing before the Historic Preservation Commission is scheduled to consider the delay period and allow the discussion of alternatives to demolition and methods for the potential preservation of historic character. The Commission may decide to extend the delay period an additional 90 days should they find the building holds historic significance. The total delay period cannot exceed 180 days; in this case, April 1, 2025.

I have scheduled the public hearing before the Historic Preservation Commission for **Thursday, November 7, 2024** and will be your point of contact through the process. I've copied the Permit Center Manager, Katy Riddle, and Ruby Sanchez, Code Compliance Officer, to this email to also keep them in the loop. Have you considered any alternatives to demolition?

If you have questions about this process, I'd be happy to speak to you.

Thank you,



Alison Brake, CNU-A

Historic Preservation Officer | Planning & Development Services
630 E Hopkins, San Marcos, TX 78666
512.393.8232

Please take a moment to complete the City of San Marcos [Customer Satisfaction Survey](#).

This email, plus any attachments, may constitute a public record of the City of San Marcos and may be subject to public disclosure under the [Texas Public Information Act](#).

--

David Zhang

737-202-5838

jhrealstate2018@gmail.com

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

CITY OF SAN MARCOS
MUNICIPAL COURT OF RECORD
712 S Stagecoach Trail, Suite #2233
San Marcos, TX 78666
(512) 393-8190 • Fax: (855) 246-9121
municipalcourtinfo@sanmarcostx.gov



Presiding Judge:
Dallari Landry
Alternate Judge:
Daniel M. Burns
Court Administrator:
Richelle Vaughn

DAVID HEGUN ZHANG
10601 MACMORA RD UNIT B
AUSTIN, TX 78758

September 11, 2024

Re:
CC 446143-5125-0 UNSAFE BUILDING PROHIBITED ACTS

Defendant: DAVID HEGUN ZHANG

NOTICE IS HEREBY GIVEN that the scheduled court date for the above numbered and styled cause(s) has been set for:

Tuesday, October 08, 2024 at 3:30 PM

I PROMISE TO APPEAR, in person, in the San Marcos Municipal Court on the above date and understand that if I do not, a warrant may be issued.

NOTE: This case is not set for trial. At this time, you will be able to discuss with the prosecutor a non-trial resolution of your case. After this hearing, you may request a trial, and one will be scheduled at a future date.

NOTICE:

- 1.) **All Motions for Continuances must be physically received by the Court Five (5) business days prior to the Court setting. Continuances may be received by mail, fax, email or hand delivery.**
- 2.) **YOU CANNOT RESCHEDULE A COURT DATE OVER THE TELEPHONE.**

Bennett, Amber
Deputy Court Clerk
City of San Marcos Municipal Court
Hays County, Texas

Demolition Review of Historic Age Properties

734 Valley Street

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

- **Sections 2.5.4.5(B)(1), 2.5.4.5(B)(8), and 2.5.4.5(B)(11)**



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

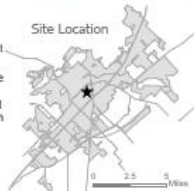


0 25 50 100
Feet

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.

Date: 10/9/2024

SAN MARCOS Planning and
Development Services



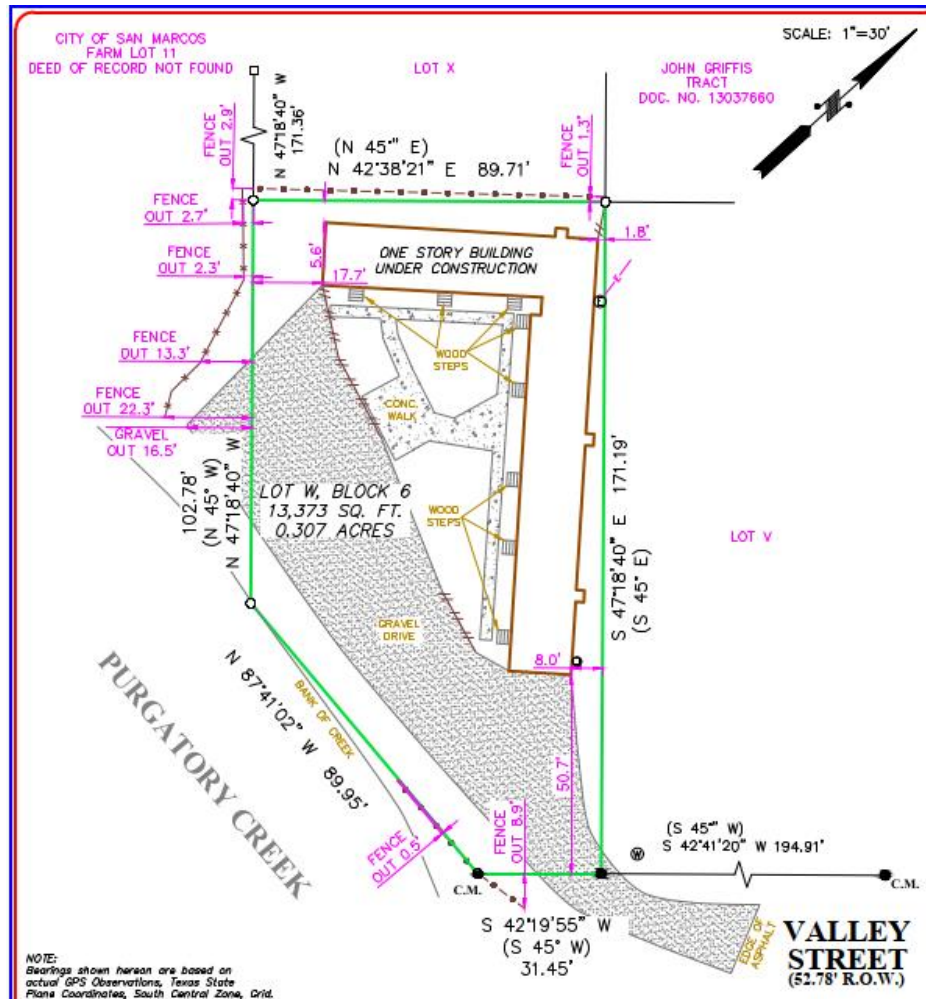
Photos of Structure to Be Demolished (2019)

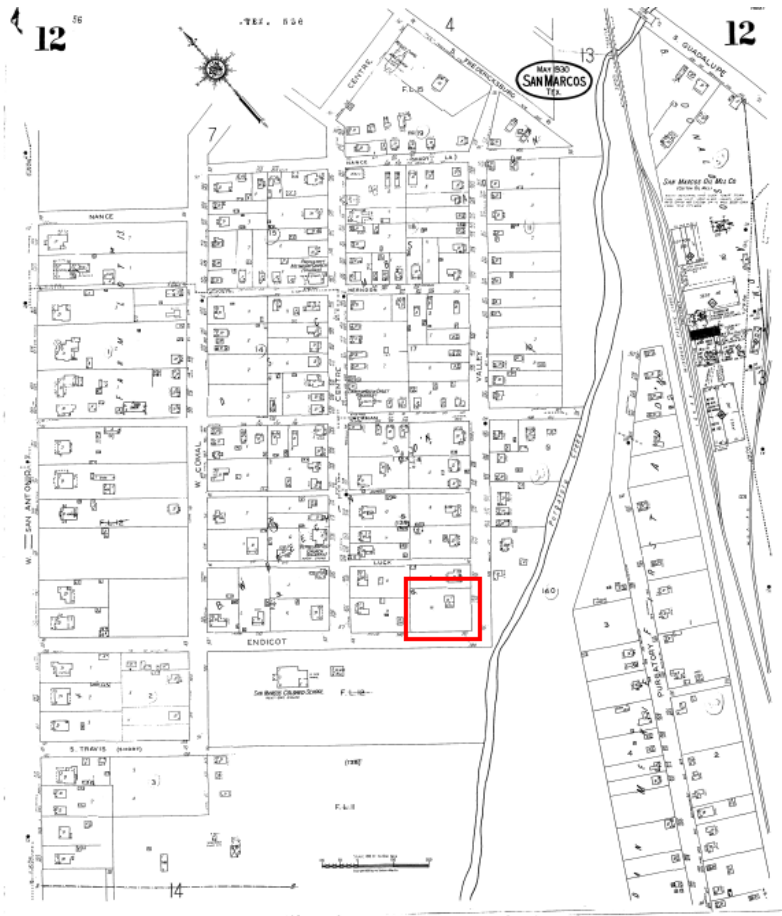


Photos of Structure to Be Demolished (current)



Site Plan





1944 Sanborn Map



Permit 2024-52462

- Application deemed complete* = October 3, 2024
- 90-days = **January 1, 2025**
- 180-days = **April 1, 2025**

*per Section 2.7.4.1(B)

Factors for Consideration (Section 2.5.4.5)

- 1. Value as a visible or archeological reminder of the cultural heritage of the community, or national event;**
The structure retains a high degree of cultural integrity and has been identified in two historic resources surveys as potentially linked to the former Gary Air Force Base. After World War II, several military barracks were relocated for housing purposes. Once the base was decommissioned, this structure may have been moved to fulfill that role. However, further research is needed to confirm its connection to the Gary Air Force Base. The barracks referenced in the surveys could relate to those that were converted into the Mitchell Center, also situated on Valley Street.
- 8. Historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
It was evaluated as a high preservation priority resource. These are some of the most intact and best examples of distinctive architectural styles or resource types within the survey area. As noted in My Historic SMTX, this is the only resource of this type in the Dunbar neighborhood. Further research is needed to confirm its connection to the Gary Air Force Base.
- 11. Distinctive character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Marcos, Texas or the United States;**
After World War II, several military barracks were relocated for housing purposes. Once the base was decommissioned, this structure may have been moved to fulfill that role. However, further research is needed to confirm its connection to the Gary Air Force Base.