

SKILES

AND ASSOCIATES REAL ESTATE INC.

100 N. EDWARD GARY, SUITE A, SAN MARCOS, TEXAS 78666
PHONE 512.353.3232 FAX 512.353.2916

April 4, 2017

City of San Marcos Historic Preservation Commission
City of San Marcos Planning and Zoning Commission
City of San Marcos City Council
630 E. Hopkins
San Marcos Texas 78666

Subject: Expansion of Historic District to include 605 W. Hutchison


Ladies and Gentlemen

I represent the owner, Dr. James Segulev, of the 605 Apartments located at 605 W. Hutchison Street, San Marcos Texas.

Dr. Segulev is not interested in his property becoming included in the Historic District. The 605 Apartments do not have historic value in either their design or appearance. The apartments were constructed in the late 1960's, have a mansard style composition shingle second story as siding, flat roof and stucco first floor exterior. There is nothing about this property that resembles conventional historical buildings. In addition, most of the neighboring properties do not appear to have historical value.

Because this property has no historical value and because we do not have interest in having an additional layer of oversight in the event we need to repair or renovate our property we respectfully wish to decline the invitation to be included in the expanded Historic District as proposed.

Respectfully,



Richard Skiles

Brake, Alison

From: Mark Berins <markberins@gmail.com>
Sent: Wednesday, March 22, 2017 10:28 AM
To: Brake, Alison
Cc: Mattingly, Shannon; Serna, Francis; Gillfillan, Abigail
Subject: Objection to 500 W. Hutchison Being Included in Historic District
Attachments: Ltr Objecting to Historic Annexation 2017.03.21.pdf

Hi Alison,

Thank you for sending us the flyer regarding the historic district expansion information session that is taking place this afternoon. Although we won't be able to attend today's session, we thought it would make sense at this time to submit the attached letter formally objecting to our property being annexed into the historic district.

We continue to have the goal of bringing to our site an extraordinary project that benefits the City of San Marcos and its permanent population. We look forward to continuing to work with you and other members of the professional staff toward that goal.

Thank you,

Mark Berins
832-971-7871

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GUADALUPE RE, LLC

c/o David Lerman
1519 Spruce St.
Philadelphia, PA 19102
Tel: 215-545-4545
Email: dlerman@arqeo.com

March 21, 2017

City of San Marcos Historic Preservation Commission
City of San Marcos Planning and Zoning Commission
City of San Marcos City Council
630 E. Hopkins
San Marcos, TX 78666

BY CERTIFIED MAIL # 7015-1520-0001-6193-5828, RETURN RECEIPT REQUESTED and email

RE: Historic District Expansion

Dear Ladies and Gentlemen,

Please accept this letter as our formal objection to inclusion of the property located at 500 W. Hutchison Street (the property bounded by Hutchison, Moore, Burleson, and Blanco Streets, which formerly was known as the SMCISD Lamar School property) into the Lindsey-Rogers Historic District. We are the owner of that property and we respectfully object to this unilateral action.

While we agree with a city's need to protect areas that include significant collections of high-value historic properties, we do not agree that our property or the additional properties proposed to be annexed include such a collection. In fact, it is clear that the majority of the properties within the areas proposed to be annexed do not have significant historic value and are not of an age or design-type that generally create significant benefits to the citizenry that would warrant this type of arbitrary annexation and regulation. The consequence of annexation to the property owners, however, is profound. The proposed annexation inhibits property ownership rights and devalues the properties in question. There is no legitimate nexus between the burden placed on us and our fellow property owners and the alleged public purpose to be served.

All districts and zones need to have a starting point and an endpoint. For over a decade, the endpoints for the Lindsey-Rogers Historic District and the Hopkins Street Historic District have not changed. That makes sense because there have been no facts on the ground that would warrant such a change other than our proposed redevelopment.

Our property is a large, stand-alone parcel (two full city blocks) that has functioned as its own distinct neighborhood for a very long time. Our property was made available for purchase through a public bid process by a governmental agency that serves the citizens of San Marcos. If there truly were a need and public benefit to have this property become part of the city's historic districts, why was it not

included either during the initial formation of the Lindsey-Rogers Historic District or at any time since then, including at the time SMCISD made it available for public sale?

Given the fact that a very small percentage of the properties at issue may be historic, we question whether this proposed annexation is solely an effort to add another layer of control over our parcel and a punitive measure against us for reasons we do not understand. Again, we respectfully object to this expansion of the historic districts and especially object to our property being included in that proposed expansion.

We are available at your convenience to answer any questions about this letter, about our property, or about the Lindsey Hill redevelopment project. Please direct any questions to me at the number above or to Mark Berins at 832-971-7871.

Sincerely,

GUADALUPE RE, LLC

By: 

David Lerman, Member

DL: mb

CC: Mark Berins
Francis Serna
Alison Brake
Shannon Mattingly
Abigail Gilfillan