

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS HISTORIC PRESERVATION COMMISSION
October 4, 2018
Council Chambers, City Hall, 630 East Hopkins Street**

COMMISSIONERS PRESENT:

Griffin Spell, Chair
Thea Dake, Vice Chair
Ryan Patrick Perkins
Bob Holder
Alex Arlinghaus
Greg Standard

STAFF PRESENT:

Alison Brake, Planner
Abby Gillfillan, Planning Manager
Sam Aguirre, Assistant City Attorney

Chair Spell called the meeting to order at 5:45 p.m.

Citizen Comment Period:

Dianne Wassenich, 11 Tanglewood, stated that she was representing the San Marcos River Foundation was in support of wanting to preserve the history of Thompson's Mill. She stated that preserving history did not require the City to rebuild a new dam. She stated that the best thing is for a river to flow.

Roland Saucedo, 211 Ebony Street, stated that the history of the dam was very important and of incredible significance. He reminded the Commission was charged with the historic preservation of the City. He stated that this will open opportunities for funding which could make the area safer.

Kate Johnson, Hays County Historical Commission Chair, thanked the Commission on behalf of the Hays County Historical Commission for considering the designation of Capes Dam as a local historic landmark. She stated that it makes citizens proud when local governments takes supportive actions to recognize the importance of our heritage. She mentioned that San Marcos has long been a good steward of the historic properties it owns and maintains, referencing the Charles S. Cock House, the Fish Hatchery, and the Merriman Cabin.

Lila Knight, 603 Blanco Street, stated that she would hold her comments until the public hearing.

Brian Olson, 421 West San Antonio Street, thanked the Commission for giving the dam the respect it deserves. He stated that Texas Parks and Wildlife Department is not pushing for the removal of the dam and that the United States Fish and Wildlife Service has completely pulled out of the efforts to remove it as well. He stated that designating the dam at a local level would advocate for the listing on the National Register of Historic Places (NRHP). He stated that only five dams in the State of Texas are listed on the NRHP.

Joshua Simpson, 517 West Hutchison Street, stated that he was in support of the designation of Capes Dam as a local historic landmark. He stated that if the dam was removed there would jettison a ton of silt down the river which also would not be good for the river.

Jude Prather, 400 Browne Terrace, stated that he was also in support of the designation of the dam. He explained that dams have historical significance to cities as they helped people settle areas. He read a letter that he wrote that reflected his experience with kayaking this stretch of river with wounded warriors. He stated that the complete removal of the dam would be a detriment to the river.

Consent Agenda:

Consider the minutes of the Regular Meeting of September 6, 2018.

COMMISSIONER PERKINS MOVED TO APPROVE THE AMENDMENT TO THE MINUTES. COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND THE AMENDMENT PASSED 6-0 WITH COMMISSIONERS SPELL, DAKE, PERKINS, HOLDER, ARLINGHAUS, AND STANDARD VOTING YES.

Public Hearings:

HPC-18-28 Hold a public hearing and consider a request for the extension of approval of a Certificate of Appropriateness by Ryan Mailloux to allow installation of a new wall sign on the side facade of the property at 138 North LBJ Drive.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chair Spell opened the public hearing. The applicant made themselves available for questions. There were no further questions and Chair Spell closed the public hearing.

COMMISSIONER ARLINGHAUS MOVED TO APPROVE THE REQUEST WITH THE CONDITION THAT THE SIGN BE MOVED DOWN AND INSTALLED WHERE IT WOULD NOT PROTRUDE ABOVE THE ROOFLINE. COMMISSIONER DAKE SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 6-0 WITH COMMISSIONERS SPELL, DAKE, PERKINS, HOLDER, ARLINGHAUS, AND STANDARD VOTING YES.

HPC-18-30 Hold a public hearing and consider a request for a Certificate of Appropriateness by the City of San Marcos to designate Thompson/Cape Dam and Ditch Engineering Structure as a local historic landmark.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines as well as the San Marcos Development Code and recommended approval of the request as submitted.

Chair Spell opened the public hearing.

Lila Knight, 603 Blanco Street, stated that she was the past Secretary of Preservation Texas as well as the past Chair of the Hays County Historical Commission. She stated that she was in support of

the designation. She explained that she has done extensive research on the dam's history and that it does meet the criteria for listing on the NRHP.

There were no further questions and Chair Spell closed the public hearing.

Discussion from the Commission regarding the designation ensued.

COMMISSIONER PERKINS MOVED TO APPROVE THE REQUEST AS SUBMITTED AS IT MET THE CRITERIA OF SECTION 2.5.4.5 OF THE SAN MARCOS DEVELOPMENT CODE. COMMISSIONER DAKE SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 4-2 WITH SPELL, DAKE, PERKINS, AND STANDARD VOTING YES. COMMISSIONERS HOLDER AND ARLINGHAUS DISSENTED.

Non-Consent Agenda:

Discussion of potentially designating Cheatham Street Warehouse as a local historic landmark.

Staff explained that they had reached out to the property owner of Cheatham Street Warehouse as directed by the Commission to discuss the potential to designate the property as a local historic landmark. The property owner had declined participation in the process at this time and would discuss further with his partners. Staff stated that the property is located within the boundary of the ongoing reconnaissance survey and that more information would be available with the completion of the survey.

Discussion and possible direction to Staff to pursue local historic landmark designations for structures or areas in San Marcos and to enhance public awareness of existing landmarks by means such as historical markers or plaques.

Staff explained that this item was held over from the September meeting. Discussion between the Commission and Staff regarding the process of designating local historic landmarks occurred. Staff emphasized the need to work with property owners in the process. Staff explained that a certified letter explaining the process would have to be sent to the property owner of 138 West San Antonio Street as the only contact information from the Hays County Appraisal District was an address. The Commission directed Staff to send a certified letter to the property owner of record to 138 West San Antonio Street regarding the landmark designation process. The Commission also directed Staff to bring a map of City-owned property surrounding the Spring Lake to the November meeting. In addition, the Commission directed Staff to place an item on the November agenda to discuss initiation of a petition to designate the Price Center as a local historic landmark. Discussion regarding ways to identify local historic landmarks also took place. Staff presented the Commission with a comparison chart showing how other CLG cities identify landmarks. Staff stated that the department's budget could be amended to include money for markers.

Consider a recommendation from the Historic Preservation Commission to City Council that consideration of rezoning requests for properties within the historic and cultural resources survey study areas be postponed until the survey is complete.

Commissioner Perkins presented the letter he wrote on behalf of the Commission regarding their recommendation that consideration of rezoning requests for priorities within the survey boundary be postponed until it is complete. Staff reminded the Commission that the two ways the Commission's recommendation could make its way to the City Council: either the Chair or designated Commissioner could read a letter at a meeting during the Citizen Comment Period or the letter could be forwarded to Staff to send to the City Clerk. The City Clerk would then forward it to City Council. Both ways discussed require at least two Council Members agreeing to place it on an agenda.

COMMISSIONER HOLDER MOVED TO ENDORSE THE LETTER WRITTEN BY COMMISSIONER PERKINS. COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 6-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, ARLINGHAUS, PERKINS, AND STANDARD VOTING YES.

Commissioner Dake suggested that Commissioner Perkins be designated to read the letter at a City Council meeting. The Commission agreed. Commissioner Perkins stated he would send the letter to Staff to forward to City Clerk after all signatures were received.

Update and discussion on the historic resources survey.

Staff updated the Commission on the progress of the survey stating that there was now a brand and a logo, My Historic SMTX. In addition, Staff showed the Commission the website designed for the survey explaining this would be where the public could go to get information on the survey as well as give input.

Questions from the press and public.

There were no questions from the press and public.

THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING ADJOURNED AT 7:43 P.M.

Griffin Spell, Chair

ATTEST:

Alison Brake, Planner