

HPC-10-22
CAP Building Demo
Map Date: 06/18/10

Notification Buffer
 (200 feet)

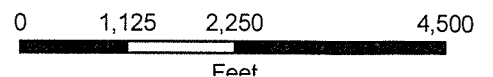


Site Location



Historic District

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Staff Report
Historic Preservation Commission
HPC-10-24

Prepared by: John Foreman, Planner
Date of Meeting: July 1, 2010

Applicant Information:

Applicant: The City of San Marcos
630 E. Hopkins
San Marcos TX 78666

Property Owner/Manager: Same

Public Hearing Notice:

Mailed: June 18, 2010

Response: None as of June 23rd

Subject Property:

Location: 1945 Airport Dr
Historic District: Designated Landmark
Description: Barracks
Date Constructed: 1940s-1950s
Priority Level: -

Applicant Request:

Demolition of the Civil Air Patrol Building

Staff Recommendation:

- ☐ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☒ *Other*- see below

Staff Comments:

The Civil Air Patrol Building was built in the 1940s or 1950s and was likely used as a barracks or office. It is one of the few remaining buildings of the Gary Air Force Base. The airport has received a grant from TxDOT and is pursuing demolition.

Criteria for Approval for a Certificate of Appropriateness are: the effect of the proposal on the historical, architectural, or cultural character of the historic district or landmark, compliance with zoning regulations, and whether the owner would suffer extreme hardship, not including loss of profit, unless the Certificate of Appropriateness is issued.

In order to determine the effect of the demolition on the historical, architectural, or cultural character of the airport, these aspects of the Civil Air Patrol building should be examined and evaluated. The building was designated as a local landmark along with Graham Tower and the WWII Hangar by City Council on April 8, 2007, upon recommendation from the Historic Preservation Commission and the Planning and Zoning Commission. Though owned by the city, at the time the building was used and maintained by the Civil Air Patrol (CAP). Two CAP buildings were originally proposed for designation, one at 1915 and another at 1945. The Airport Commission recommended that the building at 1915 be demolished and 1945 be retained. P&Z

and Council followed this recommendation, and 1915 was demolished and 1945 designated a landmark.

The process of designating the CAP building was different from the typical process. Usually, prior to designation, a resource survey or a historical assessment is performed on a property or district in order to evaluate its historical, architectural, or cultural significance. This was not done for the airport buildings. Some historical and cultural information about the hangar and the tower was presented at the time of designation, but staff found very little information about the CAP building in the Planning files. In attempting to determine the significance of the CAP building, staff contacted past staff and Commissioners, researched the files on Gary in the city library, reviewed the meeting minutes from the designation, and searched current and past airport master plans. Beyond the fact that it is one of the few remaining Gary buildings, staff has been unable to determine the specific historical significance of the building and the reasons for designation, or even basic information such as a date of construction. Staff has found no documented historic context for the building or specific historic uses.

Since then, the CAP has left the building, and it has not been adequately maintained. The Chief Building Official's report regarding the building is attached, which indicates no foundation problems, damage to exterior and interior structure supports, problems with mechanical systems, minor egress issues, and a severely damaged accessory structure. The conclusion of the report is that the building meets standards to be declared unsafe and in need of demolishing.

Although the Building Official's report does not indicate major structural damage, it does indicate that the building shows clear signs of neglect and disuse. According to Jack Doughty, Interim Airport Manager, the Airport Commission has taken no action on the proposed demolition, though they were informed. The building has never been identified in any Airport Master Plan since 1992, and considering that the historical, architectural, and cultural significance of the building is unknown, staff at this time is unable to raise an objection to the demolition.

Section 1.5.6.5 Criteria for Approval

- (a) The following criteria shall be used to determine whether the application for a Certificate of Appropriateness shall be approved, conditionally approved or denied:
- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the historic district or landmark;
For historic zoning districts, compliance with zoning district regulations;
Whether the property owner would suffer extreme hardship, not including loss of profit, unless the Certificate of Appropriateness is issued.

Section 4.2.5.1 Historic Districts

- (j) Construction and Repair Standards.
- (1) New construction and existing buildings and structures and appurtenances thereof within local historic districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. *Height.* The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. *Proportion of building's front facade.* The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. *Proportion of openings within the facility.* The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. *Rhythm of spacing of buildings on streets.* The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. *Rhythm of entrance and/or porch projection.* The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. *Relationship of materials, texture and color.* The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. *Roof shapes.* The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. *Walls of continuity.* Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. *Scale of a building.* The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
 - (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained in subsections (a) and (b) of this section, the city of San Marcos Design Guidelines and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

1 **MINUTES OF THE REGULAR MEETING OF THE**
2 **SAN MARCOS HISTORIC PRESERVATION COMMISSION**

3 **July 1, 2010**

4 **CITY COUNCIL CHAMBERS, CITY HALL**

5
6 **COMMISSIONERS PRESENT:** Sue Cohen, Chair
7 Ollie Giles
8 Thea Dake
9 Amy Meeks
10 Polly Wright

11
12 **COMMISSIONERS ABSENT:** Kevin Romig, Vice Chair

13
14 **STAFF PRESENT:** Sofia Nelson, Senior Planner
15 Charles Swallow, Director of Development
16 Services

17
18 **OTHERS PRESENT:** Roy Cisneros, Rodney Van Ouderkerke

19
20 Chair Cohen called the meeting to order at 5:45.

21
22 **Citizen Comment Period.**

23
24 No one spoke.

25
26 **HPC-10-17. Hold a public hearing and consider a request by Roy Cisneros for a Certificate of**
27 **Appropriateness to allow the installation of a plastic, internally illuminated sign at 101 W.**
28 **San Antonio St.**

29
30 Chair Cohen opened the public hearing. No one spoke, and Chair Cohen closed the public hearing.

31
32 **COMMISSIONER MEEKS MOVED TO APPROVE HPC-10-17 CONDITIONAL ON THE**
33 **SIGN NOT BEING ILLUMINATED AND THE SIGN BEING CENTERED OVER THE**
34 **DOORWAY. COMMISSIONER WRIGHT SECONDED. ROLL WAS CALLED AND**
35 **THE MOTION PASSED 4-0-1 WITH COMMISSIONERS MEEKS, DAKE, COHEN, AND**
36 **WRIGHT VOTING AYE. COMMISSIONER GILES ABSTAINED.**

37
38 **HPC-10-19. Hold a public hearing and consider a request by Robert Call for a Certificate of**
39 **Appropriateness to allow a new acrylic sign to be painted on the existing canopy at 107 E.**
40 **Hopkins St.**

41
42 Chair Cohen opened the public hearing. No one spoke, and Chair Cohen closed the public hearing.

43
44 **COMMISSIONER MEEKS MOVED TO APPROVE HPC-10-19 AND COMMISSIONER**
45 **WRIGHT SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH**
46 **COMMISSIONERS MEEKS, DAKE, COHEN, GILES, AND WRIGHT VOTING AYE.**
47

1 **HPC-10-20. Hold a public hearing and consider a request by Mark Patterson for a Certificate**
2 **of Appropriateness to allow the construction of a carport/utility structure in the rear/side**
3 **yard and to install a new crushed granite driveway at 624 Maury St.**

4
5 Chair Cohen opened the public hearing. No one spoke, and Chair Cohen closed the public hearing.

6
7 **COMMISSIONER DAKE MOVED TO APPROVE HPC-10-20 AND COMMISSIONER**
8 **MEEKS SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH**
9 **COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.**

10
11 **HPC-10-21. Hold a public hearing and consider a request by Danna Snodgrass for a**
12 **Certificate of Appropriateness to allow a new six foot privacy fence at 920 Belvin St.**

13
14 Chair Cohen opened the public hearing. No one spoke, and Chair Cohen closed the public hearing.

15
16 **COMMISSIONER WRIGHT MOVED TO APPROVE HPC-10-21 AND COMMISSIONER**
17 **GILES SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH**
18 **COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.**

19
20 **HPC-10-23. Hold a public hearing and consider a request by Connie Torres to demolish the**
21 **main structure at 152 Fredericksburg St.**

22
23 Chair Cohen opened the public hearing.

24
25 Rodney Van Oudekerke, former HPC chair, spoke regarding the establishment of the Dunbar
26 Historic District.

27
28 Chair Cohen closed the public hearing.

29
30 **COMMISSIONER WRIGHT MOVED TO APPROVE HPC-10-23 AND COMMISSIONER**
31 **GILES SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH**
32 **COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.**

33
34 **HPC-10-24. Hold a public hearing and consider a request by Mark Yeargan, on behalf of**
35 **Randy Ackerman, to extend the roof over the deck and replace the existing metal with**
36 **standing seam at 835 W. Hopkins St.**

37
38 Chair Cohen opened the public hearing. No one spoke, and Chair Cohen closed the public hearing.

39
40 **COMMISSIONER MEEKS MOVED TO APPROVE HPC-10-24 AND COMMISSIONER**
41 **WRIGHT SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH**
42 **COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.**

43
44 **HPC-10-22. Hold a public hearing and consider a request by the City of San Marcos to**
45 **demolish the Civil Air Patrol Building at 1945 Airport Dr.**
46

1 Chair Cohen opened the public hearing.

2

3 Rodney Van Oudekerke, former HPC chair, spoke regarding the Civil Air Patrol buildings.

4

5 Chair Cohen closed the public hearing.

6

7 COMMISSIONER DAKE MOVED TO APPROVE HPC-10-22 AND COMMISSIONER
8 WRIGHT SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH
9 COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.

10

11 HPC-10-18. Hold a public hearing and consider a request by Rodney Van Oudekerke for a
12 Certificate of Appropriateness to allow the installation of a new three foot tall iron fence in
13 the front yard at 323 Scott Street.

14

15 Chair Cohen opened the public hearing.

16

17 Rodney Van Oudekerke stated that he has amended his original plan for the fence to utilize iron
18 posts rather than rock walls.

19

20 Chair Cohen closed the public hearing.

21

22 COMMISSIONER MEEKS MOVED TO APPROVE HPC-10-18 AND COMMISSIONER
23 GILES SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 5-0 WITH
24 COMMISSIONERS MEEKS, DAKE, COHEN, GILES AND WRIGHT VOTING AYE.

25

26

27 Discussion and possible recommendation to the Planning and Zoning Commission regarding
28 the proposed SmartCode within the Historic District.

29

30 Staff made a presentation on the SmartCode.

31

32 Dianna Baker, property owner in of the Belvin Street Historic District, expressed strong concern
33 regarding mixed use neighborhoods and the Development Review Committee (DRC).

34

35 Rodney Van Oudekerke, property owner in Burleson Street Historic District, expressed concern
36 regarding the SmartCode and retaining the single family nature of the historic district.

37

38

39 COMMISSIONER DAKE MOVED TO RECOMMEND THE FOLLOWING TO THE
40 PLANNING AND ZONING COMMISSION:

41

42 ALL RESIDENTIAL NEIGHBORHOODS BE REOMVED FROM THE SMARTCODE.
43 AND ANY FURTHER ACTION ON THE SMARTCODE BE POSTPONED TILL
44 JANUARY 2011 IN ORDER TO ALLOW FOR THE CITY TO HOLD SUFFICIENT
45 CITIZEN INPUT SESSIONS AS TO THE FEASABILITY, PRACTICALLITY AND
46 APPLICATION OF THE SMARTCODE IN THE CITY.