



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, January 7, 2021

5:45 PM

Virtual Meeting

Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:47 p.m. on Thursday, January 7, 2021.

II. Roll Call

Present 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Absent 0

III. 30 Minute Citizen Comment Period:

1. Anita Collins, no address given, spoke regarding Item 5 on the agenda. She stated that the building was an important part of San Marcos history. She stated that the building is not in the condition it is in because of age or the elements, it's due to neglect. She said that the Commission can help bring it back to its original condition for generations to come.
2. Lisa Marie Coppoletta, 1322 Belvin Street, stated that she was in support of the discussions surrounding the Dunbar School Buildings, adding that the building should be checked for mold before any work on the building is undertaken. She also stated that she has spent six years saving trees and artifacts on her property. Ms. Coppoletta spoke about the Belvin Street sidewalk project as well.

MINUTES

1. Consider approval, by motion, of the December 3, 2020 regular meeting minutes.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Dake to approve the minutes as submitted. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Against: 0

PUBLIC HEARINGS

2. **HPC-21-01 (200 West MLK Drive) Hold a public hearing and consider a request by the City of San Marcos to designate the property located at 200 West MLK Drive, currently the location of the Calaboose African American History Museum, as a local historic landmark.**

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request to designate the property located at 200 West MLK Drive, which houses the Calaboose African American History Museum. She concluded that the request met the requirements of Section 2.5.4.5 of the San Marcos Development Code and recommended approval of the request as submitted.

Lisa Marie Coppoletta, 1322 Belvin Street, applauded the Commission for taking up the designation and gave her support for it. She suggested a big public relations piece be done on the designation.

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

Discussion between the Commission, representatives from the Calaboose African American History Museum, and staff ensued.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve the designation of the property at 200 West MLK Drive as a local historic landmark as it met the requirements in Section 2.5.4.5 of the San Marcos Development Code.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Against: 0

3. **3603 Hunter Road Demolition Request (Permit #2020-34068) Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.**

Chair Perkins opened the public hearing.

Alison Brake gave a presentation outlining the request and reviewed the criteria for demolition delay with the Commission.

Brad Chelton, Division President, Brookfield Properties Development, was available to answer questions from the Commission as the property owner's representative.

Lisa Marie Coppoletta, 1322 Belvin, spoke out against the demolition of the structures. She questioned why the buildings were slated for demolition and asked the property owner where their priority lies.

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

Discussion between the applicant and the Commission ensued.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, that the buildings and structures on-site are historically significant per Section 2.5.4.5 of the San Marcos Development Code and that issuance of demolition permit #2020-34068 should be delayed for an additional 90 days to allow all interested parties to take whatever steps deemed appropriate to accomplish the preservation of the buildings and structures.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Against: 0

DISCUSSION ITEMS

- 4. Discussion regarding a potential Recommendation Resolution regarding updating the Historic District Design Guidelines in Appendix C of the San Marcos Design Manual to address Accessory Dwelling Units and other such outbuildings and provide direction to staff.**

The Commission directed staff to draft a Recommendation Resolution to address updating Appendix C to include specific guidelines on Accessory Dwelling Units and other outbuildings.

- 5. Discussion regarding the status report of the Historic Dunbar School Building located at 801 West MLK Drive and provide direction to staff.**

The Commission gave direction to have a temporary fence installed around the building along with interpretive signage.

The Commission asked for the signage to let the public know 1) the history behind the building and 2) the reason behind the fencing (not for demolition purposes, ongoing maintenance, etc.). The Commission also asked staff to look into funding for more permanent fencing and signage.

Applying for the National Trust for Historic Preservation's African American Cultural Heritage Action Fund in the coming year was also discussed.

FUTURE AGENDA ITEMS

Commissioner Perkins requested the following be placed on a future agenda:

1. Updates on the following:
 - a. Dunbar School Building
 - b. Plaques for local landmarks
 - c. Working with Texas State regarding historic resources on University property

THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 8:22 P.M.

Ryan Patrick Perkins, Chair

ATTEST:

Alison Brake, Historic Preservation Officer