



Legislation Details (With Text)

File #: ZC-18-20 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 11/7/2018 **In control:** Planning and Zoning Commission
On agenda: 11/27/2018 **Final action:** 11/27/2018
Title: ZC-18-20 (Thompson/Cape Dam and Ditch Engineering Structure) Hold a public hearing and consider a request by the City of San Marcos to designate Thompson/Cape Dam and Ditch Engineering Structure near the intersection of Cape Road and the San Marcos River as a local historic landmark. (A. Brake)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-18-20 Aerial Map, 2. ZC-18-20 Notification Map, 3. ZC-18-20 Zoning Map, 4. ZC-18-20 Staff Report, 5. ZC-18-20 National Register of Historic Places Nomination Form - 1985, 6. ZC-18-20 Approved Minutes from 10.4.18 HPC Meeting, 7. ZC-18-20 Staff Visit Photos, 8. ZC-18-20 Letters Received in Favor for HPC Meeting, 9. ZC-18-20 Letter Received in Opposition for HPC meeting, 10. ZC-18-20 Presentation

Date	Ver.	Action By	Action	Result
11/27/2018	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

ZC-18-20 (Thompson/Cape Dam and Ditch Engineering Structure) Hold a public hearing and consider a request by the City of San Marcos to designate Thompson/Cape Dam and Ditch Engineering Structure near the intersection of Cape Road and the San Marcos River as a local historic landmark. (A. Brake)

Meeting date: November 27, 2018

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu]

below]

- ☐ Economic Development
- ☐ Environment & Resource Protection
- ☐ Land Use
- ☐ Neighborhoods & Housing
- ☐ Parks, Public Spaces & Facilities
- ☐ Transportation
- ☒ Not Applicable

Master Plan:

N/A

Background Information:

In 1985, the property determined eligible for listing on the National Register of Historic Places (NRHP) under Criterion A for its significance to commerce and Criterion C for its engineering and design. The nomination form states that the Thompson/Cape Dam and Ditch Engineering Structure was constructed in 1867 to divert water from the San Marcos River to a manmade ditch in order to utilize water power from the river. According to the form the site consists of three components: the dam, the ditch, and the wheel pit and machinery platform. According to the nomination form, water power channeled by the dam and ditch was utilized between 1850 and 1942 to turn a waterwheel, later a turbine, to run a grist mill, a sawmill, a shingle machine and a cotton gin.

William Alexander Thompson was a planter in Mississippi and Louisiana before settling in Texas in 1850. He decided to build a mill along the San Marcos River and struck an agreement with John Francis McGehee to construct the dam at this location. He became the landowner in 1867 and reconstructed the original dam at this time. The dam, mill, and surrounding property remained in the Thompson family until 1909 when John Matthew Cape purchased it. With Cape's ownership, the entire machinery plat was rebuilt with extensive improvements to the ditch. The water wheel was removed and a new wheel pit was constructed to house two turbines. This new complex was known as the Cape Gin Company with the ditch known as the Cape Gin Company Canal. Cape's Gin was converted to electrical power in 1942 which is when the dam, ditch and turbines fell into disuse. Many structures and machines once associated with the waterwheel or turbine are no longer present. The nomination form states that the dam, ditch, and wheel pit/machinery platform are the only structures over 50 years old that remain from the Thompson and Cape eras.

Council Committee, Board/Commission Action:

The Historic Preservation Commission recommended approval of the request to designate the property as a local historic district with a vote 4-2 at the October 4th Regular Meeting. Commissioners Holder and Arlinghaus dissented.

Alternatives:

Recommendation:

Staff recommends approval of the request as it meets the criteria of Section 2.5.4.5.