

Brake, Alison

From: Elly Del Prado Dietz <elly@delpradodietz.com>
Sent: Tuesday, March 21, 2017 8:45 AM
To: Brake, Alison
Subject: Re: Historic District

I live in sa st district and have owned property in belvin st district for 25 years - own 3 historical properties now and serve on cheatham st music foundation.

Elly Del Prado Dietz
DEL PRADO DIETZ, PLLC

From: Brake, Alison <ABrake@sanmarcostx.gov>
Sent: Tuesday, March 21, 2017 8:41:38 AM
To: Elly Del Prado Dietz
Subject: RE: Historic District

Thank you for your feedback. Do you live in the proposed boundaries or do you live in an existing historic district?

Alison E. Brake, CNU-A
Historic Preservation Officer and Planner
Planning & Development Services
City of San Marcos
512.393.8232



From: Elly Del Prado Dietz [mailto:elly@delpradodietz.com]
Sent: Monday, March 20, 2017 8:06 PM
To: Brake, Alison <ABrake@sanmarcostx.gov>
Subject: Historic District

I am in favor of extending the historic district. Thanks/

Elly Del Prado Dietz
DEL PRADO DIETZ, PLLC

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Brake, Alison

From: Tory Carpenter <carpenter.torymac@gmail.com>
Sent: Wednesday, March 22, 2017 4:20 PM
To: Brake, Alison; Gillfillan, Abigail; Hernandez, Amanda
Subject: Fwd: Historic District open house in progress as we speak
Attachments: historic districts.jpg; development drawing.jpg; image001.jpg

FYI.

----- Forwarded message -----

From: **Cathy Dillon** <cri@grandecom.net>

Date: Wed, Mar 22, 2017 at 3:40 PM

Subject: Historic District open house in progress as we speak

To: Mike Dillon <mikedillon@mygrande.net>, Jean and Jim Baggett <13baggett@outlook.com>, mikado786@gmail.com, katemc63@gmail.com, Rodney van Oudekerke <rkv@grandecom.net>, bgkyle@centurytel.net, dig@grandecom.net, wlkrae@gmail.com, ault@grandecom.net, Thea Dake <duchessdake@gmail.com>, ed@longcope.com, greg.powell@yahoo.com, Polly Wright <pollya12@hotmail.com>, Patrick Le Grevellec <dlegrevellec@gmail.com>, amy.kirwin@gmail.com, Terissa Eaton <tleaton@hotmail.com>, Ryan Perkins <ryanpatrickperkins@gmail.com>, jeffrey.kester@tpwd.state.tx.us, jenjordanrogers@yahoo.com, myrawestover@yahoo.com, badodie1080@yahoo.com, jbarks@grandecom.net, idam@flash.net, scott@scottgregson.com, info@crystalriverinn.com, printthistx@yahoo.com, mikedillon@grandecom.net, allieackerman@gmail.com, kwbrown@austin.rr.com, corey.costello@selfreliantsolar.com, apierce3000@yahoo.com, snurdlefork@gmail.com, mfrazier33@yahoo.com, soltero1155@gmail.com, lsdupont@gmail.com, nelwynmoore@yahoo.com, aaronwallendorf@yahoo.com, earthmama@grandecom.net, amymmeeeks@yahoo.com, Diana Baker <dbakerglobe@hotmail.com>, eclowell@sanmarcostx.gov, thunk8037@yahoo.com, Keely Sonlitner <keelysonlitner@hotmail.com>, jamessonlitner@hotmail.com, carleybrookes@gmail.com, elliestewart@grandecom.net, ctn94710@centurytel.net, John Thomaidis <jtcitycouncil@gmail.com>, odnsco@gmail.com, Carol Frank <westlakefrank@gmail.com>, runnewport@gmail.com, itskimlewis@gmail.com, diggerkristin@gmail.com, thisisdavidharmon@gmail.com, mrdavidandrew@gmail.com, sydnorris@gmail.com, claydestefano@gmail.com, jake.thielman@gmail.com, tom.rose50@yahoo.com, wgarrettbyrum@gmail.com, therealnsmith@yahoo.com, adrienne.g.smith@gmail.com, reagansmith21@gmail.com, zackerry@hotmail.com, chadjaso@gmail.com, ashleybyrum@gmail.com, glynnjordanjr@gmail.com, randrenfrow@gmail.com, sharon.d.calderon@gmail.com, andrea.carr27@gmail.com, seh141@txstate.edu, dvmatuschak@gmail.com, karen.adell@yahoo.com, Sue Cohen <suecohen@gmail.com>, barrie@hart-properties.com, carpenter.torymac@gmail.com, jalalbert@icloud.com, jp27dl@gmail.com, Linda Huff <lhuff123@gmail.com>, linkybarmore@gmail.com, marissa@mcglathlinlaw.com, Laura DuPont <laura@corridoritleco.com>, tricia.chambers@comcast.net, chamberscontractors@gmail.com, Greg Wurzbach <greg@wurzbach.us>, gastongayle@gmail.com, mcomstock@corridorpd.com, tino_salas@yahoo.com, catalina lara <claralara@hotmail.com>, Richard Reynosa <rreynosa@sanmarcostx.gov>, jmiller@sanmarcostx.gov, winzersamantha@yahoo.com, holloway@austin.rr.com, tmcgee@aurobindousa.com, ksmithsmtx@yahoo.com, suzanne.putegnath@gmail.com, fraye@stokesconstruction.net, garypack@mygrande.net, ron.bowden@gmail.com, alfredogarza1@yahoo.com, missellie1253@gmail.com, jkbrown@austin.rr.com, michael.richards1@gmail.com, yvonne.solorio46@gmail.com, bdog1terry@netscape.net, David Pritchard <dpritch2367@gmail.com>, charleswalts1@yahoo.com, stylescr@gmail.com, judeprather@yahoo.com, createkindness84@gmail.com, michael.c.mcconnell@gmail.com, jwing1357@gmail.com, acarabajal19@yahoo.com, gregory.frank@hotmail.com, wcpdig@gmail.com, melcauble@gmail.com,

marismcg@hotmail.com, jennifer@thedamrongroup.com, Joel Barks <joelbarks@gmail.com>, rcpolk@uh.edu, hvane76@gmail.com, "Smith, LeAnne Smith" <ls14@txstate.edu>, suzanne.shield-polk@lonestar.edu, Antonio Palacios <aapalacios1976@gmail.com>, Anita Collins <alwaysanita@ymail.com>, Durward Curlee <durward.curlee@gmail.com>, Clark Myers <clarkwilsonmyers@gmail.com>, Matt Akins <bikemattak@gmail.com>, maxine@the-floral-studio.com, Robert Cotner <rccbobcats@aol.com>, ja01@txstate.edu, jetsetjoe@gmail.com, Carmen Imel <ecimel@grandecom.net>, rbermea@gmail.com, tina_simek@yahoo.com, bcorn68@gmail.com, don@grahamappraisers.com, david@sergilaw.com, bronwyn@sergilaw.com, gary@kbitexas.com, laurenswildflourbakery@gmail.com, ellydietz@grandecom.net, codyfrerich@gmail.com, l.a.hermann@gmail.com, robertdjung@gmail.com, James Baker <jk.baker@hotmail.com>, ddunham@texasmonthly.com, dw891@grandecom.net, lahermann@gmail.com, margaretadie@gmail.com, claire.cremeens@gmail.com, katiesteele87@gmail.com, victoria.e.gonzales@gmail.com
Cc: cri@grandecom.net

Hi neighbors—

Something is afoot today, between now and 6pm, that I am hoping you might already have planned on attending. It is an open house-style meeting at the Lions' Club tube meeting /rec hall in City Park, where the Historic Preservation Commission members would love to hear from any and all HD neighbors, regarding a current proposition to incorporate the old Lamar School grounds into one of the existing surrounding historic districts. Check out the above attachments, and you will see how the Lamar School 5-acre campus is essentially an island, surrounded by residential Historic neighborhoods.

The "development drawing" illustrates the first development proposal for the site. This was the massive Lindsey Hill development last year. That proposal was defeated at P&Z, because many people said during the hearings that while something should of course be put onto that crown jewel property, such a huge and commercially-oriented development as they wanted, would permanently alter the character of our residential historic areas. This current historic district annexation is to help force the next development proposal to be much more in line with the residential feel of the surrounding areas.

But the annexation won't happen without substantial citizen input. You probably received a letter from the city about the meeting taking place today. But I am underlining its extreme importance! You can go there and express any feelings you might have about this whole issue. (see below newspaper article). Just walk in anytime in the next three hours, speak to a commission member who will gladly present the issue to you, and give them your feedback either pro or con.

I have recently been appointed to the Neighborhood Commission as the Historic area representative. I have yet to be sworn in (first meeting hasn't happened yet), but I wish I had snapped earlier that I should have sent this email out because the Easter Bunny isn't going to step up and do it! Evidently communications are supposed to be my job, and that certainly means keeping everybody abreast of zoning issues that might impact our area. If you can blast over to the Rec Hall between now and 6, I hope you will. Call if questions-- Cathy Dillon 1000 Burleson [512-787-6294](tel:512-787-6294)

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Brake, Alison

From: Evans, Karen Stott <ke13@txstate.edu>
Sent: Thursday, March 23, 2017 10:48 AM
To: Brake, Alison
Subject: Comments regarding the Historic District Expansion open house held 03.22.2017 - Lindsey-Rogers

Good morning,

My husband and I are both longtime residents of San Marcos and live within a 1-mile radius of the Lindsey-Rogers Historic District. I was surprised to hear that there was a meeting yesterday and that we had received no form of notification. Also, surprised to hear that the meeting was set to take place during regular work hours. All that is mute at this point; however, I did wish to share that my thoughts on the Lindsey-Rogers Historic District Expansion are favorable and I would like to see no pocket neighborhood/s in the immediate vicinity. Please let me know if you would like further explanation as to why I support this historic district expansion.

Thank you and have a lovely day,

Karen Stott Evans
Career Services Office Manager
Texas State University
601 University Drive
Career Services LBJSC 5-7.1
San Marcos, Texas 78666
P:512-245-8740
F:512-245-1057
W: www.careerservices.txstate.edu

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Brake, Alison

From: Atty Kama Davis <judith_kama@hotmail.com>
Sent: Sunday, April 9, 2017 10:01 PM
To: Brake, Alison
Subject: Re: Expansion of Lindsey-Rogers Historic District

Alison,
Please delete my previous email and replace it with this following, updated statement:

Thank you for bringing the Historic Preservation Commission's workshop to the public.

I fully agree with extending the Lindsey-Rogers Historic District. This is in an area that directly impacts the historic district and, quite frankly is, by all intents and purposes, already in the Historic District. Expanding the Historic District calls for our community to look at the broad picture and work together toward a common goal: showcase the unique and build on it, not compromise it. This expansion is not “us against them” or “business” vs. “old property owners” or “developer income” vs. “tourism income”. It is an opportunity to protect and preserve both business and community needs.

Tourism is one of San Marcos’ most lucrative businesses. It relies heavily on the historic districts. So, that industry and the community are on the same page. Commercial developers often use the Historic Districts’ charm and character to draw in business, also. So, it is only logical that they would want to expand and preserve that very charm and character of the historic district. Commercial business, too, then is on the same page with tourism and community. I am pro-business, pro-development, *and* pro-historic district. We can all have our place and work harmoniously together, especially when we keep our neighborhoods, historic areas, and San Marcos’ best interests at the forefront.

Expanding the historic district on this small but integral area would simply help ensure that the construction “fit in” on the outside with the surrounding neighborhood. Expanding the historic district does *not* change the zoning in the area. So, expanding the historic district will be but one small step to protecting what will be lost forever once it is gone.

To better demonstrate how expanding the Lindsey-Rogers Historic District would come into line with what the community wants, and what will benefit tourism and developers, I have included some information below, taken from a Neighborhood Character Studies (NCS’s), which is required by The City of San Marcos’ Comprehensive Plan (Section 1.5.7.5). The NCS’s have begun, but have not been completed. The Heritage Neighborhood Character Study began on Saturday, May 9, 2015 and was held 10:00 a.m. to 2:00 p.m. at The Price Center. The comments include the following:

Diversified Neighborhoods

Keep small neighborhoods, small
Design approved by HCP (Historic Preservation Commission)
Restoration Grants for owner occupied Historic Housing
Keep the historic district historical!
It’s a reassurance, the only one we have
Historic District: Keep the district all zoned single-family
Tax credits for homes designated historic districts
No apartments
Create long-term sustainable homes that do not turn into short-term rentals or hotels.

Multi-Modal Transportation

Viable Bus System
Traffic calming devices on Hopkins → roundabout on Hopkins/San Antonio

Parks and Public Spaces

- Using vacant lots for community gardens/greenspace
- Pocket community gardens
- Protect Neighborhoods/Direct Growth
- Codify Design/Architecture Standards
- Code enforcement to maintain neighborhood character
- No encroachment of commercial into existing neighborhoods

Comments from the Neighborhood Character Workshops can be found at:

<http://cosm.maps.arcgis.com/apps/webappviewer/index.html?id=495625e151d343cc999c7b75bd562907>
and SMTX Neighborhoods: <http://sanmarcostx.gov/index.aspx?page=1214>


An aside...I believe we would have had more turnout at the Lindsey-Rogers Expansion Workshop had it been during non-working hours (12:00-6:00pm) and not behind barriers of orange cones and construction rigs (which made the site difficult to find). The construction, of course, is not controlled by you. I was able to take off work but many interested citizens who are not retired or who do still work were unable to attend and I believe their voices were not heard. I will encourage them to send in written comments.

Also note that many more people would attend Neighborhood Character Studies if they were held after work hours or on the weekends. Thank you.

Kind regards,

J. Kama Davis

J. Kama Davis

214-587-6280 (mobile) 
judith_kama@hotmail.com

From: Brake, Alison <ABrake@sanmarcostx.gov>
Sent: Thursday, March 23, 2017 8:44 PM
To: Atty Kama Davis
Subject: RE: Expansion of Lindsey-Rogers Historic District

Sure. That would be ok.

Thanks!

Alison E. Brake, CNU-A
*Historic Preservation Officer and Planner
Planning & Development Services
City of San Marcos
512.393.8232*



From: Atty Kama Davis [mailto:judith_kama@hotmail.com]
Sent: Thursday, March 23, 2017 3:44 PM

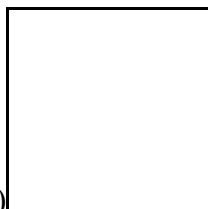
To: Brake, Alison <ABrake@sanmarcostx.gov>
Subject: Re: Expansion of Lindsey-Rogers Historic District

Thank you so much, Alison. I appreciate it. I do have a few grammatical errors I would like to make if you don't mind my resubmitting my comments? Thank you.

Kind regards,

J. Kama Davis

J. Kama Davis



214-587-6280 (mobile)
judith_kama@hotmail.com

From: Brake, Alison <ABrake@sanmarcostx.gov>
Sent: Thursday, March 23, 2017 7:32 PM
To: Atty Kama Davis
Subject: RE: Expansion of Lindsey-Rogers Historic District

Kama,

Thank you for your input. I will make sure that your comments are included as this moves forward to the public hearing phase – the first public hearing is tentatively set for May 4 at the Historic Preservation Commission's Regular Meeting.

I am working to update our website to include the information we had at the Open House yesterday. Once the site is updated, I will send you a link.

Thank you,
Alison E. Brake, CNU-A
*Historic Preservation Officer and Planner
Planning & Development Services
City of San Marcos*



512.393.8232



From: Atty Kama Davis [mailto:judith_kama@hotmail.com]
Sent: Thursday, March 23, 2017 11:23 AM

To: Brake, Alison <ABrake@sanmarcostx.gov>
Subject: Expansion of Lindsey-Rogers Historic District

Alison,
Thank you for bringing the Historic Preservation Commission's workshop to the public.

Please note that I fully agree with extending the Lindsey-Rogers Historic District. This is in an area that directly impacts the historic district and, quite frankly is by all intents and purposes ,already in the Historic District.

I heard some developers (the Carsons, plot/land owner across from the Lamar School Property, and owners of Gumby's at 312 Hopkins project) voice their opinions that extending the historic district would put too much burden on them as business owners, is too restrictive, is unfair, and will discourage builders from coming to San Marcos. I am pro-business, pro-development, *and* pro-historic district. We can all have their place and work harmoniously together, but not without keeping our neighborhoods, historic areas, and San Marcos' best interests at the forefront.

One of the developers stated he wanted to build a "pocket neighborhood" directly across from the Lamar School Property. His business plan is to build "ultra-modern, sleek, beautiful tiny houses" and rent them out. Although he sees expanding the historic district on *his* property as an imposition, a governmental restraint of his right to earn money on his property, an unacceptable restriction and a business cost that is prohibitive to him, I believe these are all business risks each person and business owner must calculated and burden for themselves. If he wants ultra modern rental properties, he can purchase property in a non-historic district area or buffer zone. He took a calculated business risk, but his personal choices, which may not be panning out financially for him, it is ultimately his personal loss and his choice. An established neighborhood, all its inhabitants, and the surrounding neighbors should not have to shoulder the "losses" of businesses' and developers' choices.

Although it saddens me that a small business owner's pocket book possibly could be affected, I am encouraged that he and others like him still have other, and possibly more lucrative options. I'm sure his land and property can be sold to someone else or he can conform to the city's decision to hopefully expand the historic district which will affect only a handful of property owners. Expanding the Lindsey-Rogers Historic District will likely affect most of those property owners in a very positive manner. It could raise their property values and make the historic district even more attractive to potential residents and buyers (and if property values increase in the area, so does the tax base, which benefits the city).

If the historic district is not expanded it will negatively affect each home, property, and business owner in the historic district, in San Marcos in general, and quite frankly, the City's tax base. I urge you to expand the Lindsey-Rogers Historic District, encourage growth (such as "pocket neighborhoods") in areas other than right where the historic district is, and protect what cannot be re-gained (the historic homes, neighborhood, and character).

Expanding the historic district on this small but integral area, would simply help ensure that the construction "fit in" on the outside with the surrounding neighborhood. And, as we know, the business owners can lobby for zoning changes, variances, pdd's, CUP's, etc. So, expanding the historic district will be but one small step to protecting what will be lost forever once it is gone.

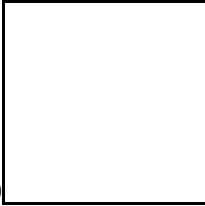
On an aside...I believe we would have had more turnout had it been during non-working hours (12:00-6:00pm) and not behind barriers of orange cones and construction rigs (which made the site difficult to find). The construction, of course, is not controlled by you. I was able to take off work but many interested citizens who are not retired or who do still work were unable to attend and I believe their voices were not heard. I will encourage them to send in written comments.

Again, thank you.

Kind regards,

J. Kama Davis

J. Kama Davis



214-587-6280

(mobile)



judith_kama@hotmail.com

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Brake, Alison

From: Judith Karen Brown <jkbrown@austin.rr.com>
Sent: Tuesday, April 18, 2017 4:00 PM
To: Brake, Alison
Subject: Expansion of Historic District

Ms. Brake

I hope this comment is not too late to be considered. My husband, Karl Brown, and I strongly support the proposed expansion of the historic district. We are long time residents of this district. We live at 834 W Hopkins. We have owned our historic house for almost 40 years. The proposed expansion would positively impact our home and entire neighborhood. And we think it would be good for the entire community, residential neighbors and business establishments to have a beautiful expanded historic district.

Please pass our comment on to the appropriate officials. If you or anyone at city hall wants to ask us any questions, I can be reached at this email address or on my cell 512 395 5467. My husband can be reached on his cell at 512 757 3585 or kwbrown@austin.rr.com. Our home number is 512 392 0418.

Thank you for your attention to this.

Karen Brown

Sent from my iPhone

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