



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, March 14, 2019

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the special meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, March 14, 2019 in the City Council Chamber of the City of San Marcos, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II, Roll Call

Present 4 – Commissioner Griffin Spell, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Standard

III, 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, spoke. She stated that she is very concerned about a City project installing sidewalks in her neighborhood. She is very concerned that the project will harm the live oak in her yard and disturb artifacts that may be buried in her front yard. She said that she was still waiting to receive an internal report from the City.

MINUTES

1. Consider the minutes of the Regular Meeting of February 7, 2019.

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

For: 4 – Commissioner Spell, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Standard

Against: 0

PRESENTATIONS

2. Receive a presentation from Staff regarding the process for the annual update to the San Marcos Development Code.

Will Parrish, Planner, updated the Commission on the process moving forward with updating the San Marcos Development Code. He stated that this would be an annual update and that anyone could send updates to Staff by filling out a form online.

Chair Spell asked staff if the language regarding solar panels could be clarified during this process. Staff answered that the language in the Design Guidelines could be amended to be clarified during the update process.

PUBLIC HEARINGS

3. HPC-19-01 Hold a public hearing and consider a request for a Certificate of Appropriateness by Mike Wills, on behalf of Brian F. Ray, to allow the demolition of the existing structure and the construction of a new single-family dwelling at 810 West Hopkins.

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.

Lisa Marie Coppoletta, 1322 Belvin Street, spoke in opposition of the request. She stated that she was concerned approval of a two-story home in this location would cause a domino effect. She was concerned that the character of the district would change.

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

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Spell to approve the request as submitted as it met the regulations of the San Marcos Development Code and is consistent with the Historic Design Guidelines and the Secretary of the Interior Standards. The motion carried by the following vote:

For: 4 – Commissioner Spell, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Standard

Against: 0

ACTION ITEMS

4. Consider approval of Recommendation Resolution 2019-02RR, encouraging the San Marcos City Council to consider the management of paint in regards to historic properties.

Staff outlined how paint has been managed in the past in San Marcos and how other cities manage painting of historic properties. Staff also discussed how best to preserve historic masonry. Staff recommended the following: 1) Amend the San Marcos Development Code to prohibit painting of previously unpainted masonry; 2) Adopt the color palette from the National Trust for Historic Preservation in Historic Design Guidelines and require an administrative Certificate of Appropriateness for the current Downtown Historic District and potential future commercial historic districts; and 3) Include educational guidance and information for residential properties within guidelines and on website.

Commissioner Arlinghaus directed Staff to also include a recommendation to strengthen the definition of primary materials in the San Marcos Development Code to include the materials listed in the Secretary of the Interior's Standards as well as a recommendation to allow historic paint palettes from all major paint manufacturers.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Standard to approve Recommendation Resolution 201-02RR with the additional recommendations from the Commission. The motion carried by the following vote:

For: 4 – Commissioner Spell, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Standard

Against: 0

Staff explained that the resolution that would be forwarded to the City Clerk and City Manager who would then forward the resolution to City Council as outlined in the approved bylaws.

5. Consider forming a subcommittee to review the draft My Historic SMTX Historic Resources Survey reports.

The Commission discussed the role and purpose of the subcommittee. The duration and nominations were also discussed.

A motion was made by Chair Spell, seconded by Commissioner to appoint a subcommittee to review the draft My Historic SMTX Historic Resources Survey reports for no longer than 90 days and to be chaired by Commissioner Perkins and include Commissioners Dake and Holder. The motion carried by the following vote:

For: 6 – Commissioner Spell, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Standard

Against: 0

DISCUSSION ITEMS

6. Discussion and possible direction to staff regarding notification of Capital Improvements occurring within historic districts.

The Commission directed Staff to inform them of any CIP projects and sidewalk gap projects could affect the historic districts or areas adjacent to historic districts. Staff stated that the 2019-2028 Capital Improvements Plan would be emailed to the Commission.

FUTURE AGENDA ITEMS

Commissioner Arlinghaus requested an item regarding the old turbine parts located in William and Eleanor Crook Park be placed on the next agenda for discussion.

Questions from the press and public.

Lisa Marie Coppoletta asked a question pertaining to the language of the caption of Agenda Item 6. Chair Spell explained that he had worded the caption in this manner due to the purview of the Commission. He wanted to be able to discuss this topic as it pertained to the historic districts.

**THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING
ADJOURNED AT 7:00 P.M.**



Griffin Spell, Chair

ATTEST:



Alison Brake, Historic Preservation Officer and Planner