



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, February 4, 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 5:50 p.m. on Thursday, February 4, 2021.

II. Roll Call

Present 4 – Commissioner Perkins, Commissioner Holder, Commissioner Kennedy, and Commissioner Thompson*

Absent 2 – Commissioner Dake and Commissioner Arlinghaus

*Recent appointee Commissioner Lukenheimer had not submitted her oath of office at the time of the meeting. She will sit on the dais beginning in March 2021.

III. 30 Minute Citizen Comment Period:

1. Lisa Marie Coppoletta, 1322 Belvin Street, stated that the historic resources survey is a tool that should be utilized to help prevent gentrification. She also implored the Commission to pass a Recommendation Resolution that would encourage the City Council to make their message board public. Ms. Coppoletta voiced her concerns that a boil water notice was not sent out and stated that the City could be more proactive about that.

MINUTES

1. Consider approval, by motion, of the January 7, 2021 regular meeting minutes.

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

For: 4 – Commissioner Perkins, Commissioner Holder, Commissioner Kennedy, and Commissioner Thompson

Against: 0

ACTION ITEM

2. **Consideration of Recommendation Resolution 2021-01RR, recommending the City Council authorize an amendment to Appendix C of the San Marcos Design Manual, the Historic District Design Guidelines, to include specific guidelines on accessory dwelling units and other such outbuildings.**

Alison Brake gave a presentation outlining the resolution.

Chair Perkins asked for the resolution language to include that the Commission has been seeing more requests come to them for Accessory Dwelling Units and that having more specific guidelines in the Historic Design Guidelines would help the Commission make informed decisions on future requests.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Kennedy, to approve Recommendation Resolution 2021-01RR, recommending the City Council authorize an amendment to Appendix C of the San Marcos Design Manual, the Historic District Design Guidelines, to include specific guidelines on accessory dwelling units and other such outbuildings.

The motion carried by the following vote:

For: 4 – Commissioner Perkins, Commissioner Holder, Commissioner Kennedy, and Commissioner Thompson

Against: 0

PUBLIC HEARINGS

3. **HPC-21-02 (734 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Wayne Latchford, on behalf of the Ballard Family, to replace the aluminum siding on the existing, historic age carriage house with new Hardie Horizontal Lap Siding, install new, aluminum clad wood windows along the south elevation of the existing, historic age carriage house, and install a new awning over the new windows on the existing, historic age carriage house and replace the wrought iron gate and a portion of the wooden picket fence along Endicott Street with a new wrought iron sliding gate. (Note: An associated request to construct a new, 683 square foot, single-story accessory dwelling unit in the rear yard of the property has been withdrawn).**

Staff made the announcement that the request had been withdrawn.

DISCUSSION ITEMS

4. **Discussion regarding public outreach opportunities for historic preservation initiatives and provide direction to staff.**

Staff presented past and current public outreach regarding historic preservation in San Marcos. Discussion among the Commission and staff ensued.

The Commission would like to see better communication between the City and those living in the historic districts. They would also like to see the historic preservation webpage updated.

5. Updates on the following:

- a. **Legacy Business Program**
- b. **Dunbar School Building at 801 West MLK Drive**
- c. **3603 Hunter Road Demolition Request (Permit #2020-34068)**
- d. **Plaques for local landmarks**
- e. **Working with Texas State University regarding historic resources on University property**
- f. **Upcoming training and education opportunities**

Staff updated the Commission on each of the items listed above. Discussion among the Commission and staff ensued. Commissioner Thompson provided information on a free, virtual educational opportunity through Texas A&M University's the Center for Heritage Conservation.

FUTURE AGENDA ITEMS

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

1. Discussion regarding the National Parks Service's Underrepresented Communities Grant.
2. Discussion regarding budget requests for the next fiscal year.
3. Report & discussion regarding what progress has been made following recommendations from *My Historic SMTX*, the 2019 historic resources survey.
4. Discussion regarding the Certificate of Appropriateness process.

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

Ryan Patrick Perkins, Chair

ATTEST:

Alison Brake, Historic Preservation Officer