



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, January 6, 2022

5:45 PM

Hybrid Meeting

Due to COVID-19, this was a hybrid in-person/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 5:57 p.m. on Thursday, January 6, 2022.

II. Roll Call

Present 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Little, and Commissioner Baker

Absent 2 – Commissioner Rogers and Commissioner Paniagua

III. 30 Minute Citizen Comment Period:

Evan Thompson, no address given, submitted written comments which were read into record. He was opposed to HPC-21-20 and had concerns that the Commission was wasting “valuable time by having to appear before the commission to seek approval of such insignificant items as a new wooden sign on the wall of a garishly painted house or for a mailbox.” The written comments are attached to these minutes.

Debbie Austin, no address given, asked if Mr. Thompson’s comments would be written verbatim into the minutes.

MINUTES

1. Consider approval, by motion, of the December 2, 2021 regular meeting minutes.

A motion was made by Commissioner Perkins, seconded by Commissioner Baker to approve the minutes as presented. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Little, and Commissioner Baker

Against: 0

ACTION ITEMS:

- 2. Consideration of Recommendation Resolution 2022-01RR, recommending the City Council authorize an amendment to the San Marcos Development Code and Appendix C, Historic District Design Guidelines of the San Marcos Design Manual, to amend the criteria for approval of local historic landmarks and local historic districts.**

Alison Brake gave a presentation explaining the process of text amendments to the Development Code. Additionally, she presented draft redlines of the potential amendment which was attached only to help aid the discussion. She explained the draft language will continue to be refined through the process should the City Council give direction to move forward with the text amendment.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Baker, to recommend approval of the Recommendation Resolution 2022-01RR. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

- 3. HPC-21-18 (515 Scott Street) Consider a request for a Certificate of Appropriateness by Irving Seligman to allow the construction of a new driveway off Scott Street to access a new detached garage.**

Alison Brake gave a presentation summarizing the request and stating the public hearing had been conducted at the previous meeting in December.

Irving Seligman, applicant, stated that he was available, virtually, for questions.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Rogers, to approve the construction of a new driveway off Scott Street to access the new garage as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior’s Standards.

Discussion among the Commission and the applicant regarding the construction of a ribbon driveway ensued.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Baker, to amend the main motion so that the applicant would be required to construct a ribbon driveway. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

A motion was made by Chair Perkins on the main motion with the following condition: The driveway is designed as a ribbon driveway rather than a solid concrete driveway.

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

4. **HPC-21-20 (923 Burleson Street) Consider a request for a Certificate of Appropriateness by Pekka Rintala to allow various exterior alterations, which include but are not limited to, replacement of the garage doors with functioning doors, replacement of the garage doors with windows, removal of the front gable awning adjacent to the garage, and replacement of the existing composition shingle roof with a standing seam metal roof.**

Alison Brake gave a presentation summarizing the request and stating the public hearing had been conducted at the previous meeting in December.

Pekka Rintala, applicant, stated that he was available for questions.

A motion was proposed by Commissioner Arlinghaus, seconded by Commissioner Holder, to approve the various exterior alterations, which include but are not limited to, replacement of the garage doors with functioning doors, replacement of the garage doors with windows, removal of the front gable awning adjacent to the garage, and replacement of the existing composition shingle roof with a standing seam metal roof as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion failed by the following vote:

For: 1 – Commissioner Arlinghaus
Against: 3 – Commissioner Perkins, Commissioner Little, and Commissioner Baker
Abstain: 1 – Commissioner Holder

Discussion among the Commission and the applicant regarding the request followed.

A motion was proposed by Commissioner Perkins, seconded by Commissioner Baker, to deny the request as it did not meet the Secretary of the Interior's Standards for Rehabilitation; specifically, Standards 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10.

The motion carried by following vote:

For: 3 – Commissioner Perkins, Commissioner Little, and Commissioner Baker
Against: 1 – Commissioner Arlinghaus
Abstain: 1 – Commissioner Holder

5. **HPC-21-22 (130 North Endicott Street) Consider a request for a Certificate of Appropriateness by Tom and Daris Hale to allow the installation of a new mailbox on the front façade of the home.**

Prior to the public hearing, Commissioner Perkins and Commissioner Baker recused themselves from the dais to avoid the appearance of impropriety.

Alison Brake gave a presentation summarizing the request and stating the public hearing had been conducted at the previous meeting in December.

A motion was proposed by Commissioner Baker, seconded by Commissioner Arlinghaus, to approve the installation of a new mailbox on the front façade of the home as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by the following vote:

For: 4 – Commissioner Holder, Commissioner Arlinghaus, Commissioner Little, and Commissioner Baker

Against: 0

PUBLIC HEARINGS

- 6. HPC-22-01 (1029 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Michael Richards to allow various exterior alterations, which include but are not limited to, construction of a wood frame carport at the rear of the property, raising the roof of the attached garage approximately three feet to accommodate a bedroom, bath, and study, and construction of an accessory dwelling unit at the rear of the property.**

Alison Brake gave a presentation outlining the request. She concluded the request to allow construction of a wood frame carport at the rear of the property was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(g) and 4.5.2.1(l)(1)(j)], the Secretary of the Interior Standards [Standard Numbers 1, 2, 3, 5, 9, and 10], and the Historic District Design Guidelines. She concluded the request was neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(h) and 4.5.2.1(l)(1)(i)].

She concluded the request to allow raising the roof of the attached garage approximately three feet to accommodate a bedroom, bath, and study was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(e) and 4.5.2.1(l)(1)(g)], the Secretary of the Interior Standards [Standard Numbers 1 and 9], and the Historic District Design Guidelines. She concluded the request was neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(c) and 4.5.2.1(l)(1)(j)] and the Secretary of the Interior Standards [Standard Numbers 2, 3, 4, 5, and 10].

She concluded the request to allow the construction of an accessory dwelling unit at the rear of the property was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(a), 4.5.2.1(l)(1)(e), 4.5.2.1(l)(1)(h), and 4.5.2.1(l)(1)(j)] and the Secretary of the Interior Standards [Standard Numbers 1 and 10]. She concluded the request was neutral against the San Marcos Development Code [Sections 4.5.2.1(l)(1)(b), 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(d), 4.5.2.1(l)(1)(f), and 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards [Standard Numbers 2, 3, 5, and 9].

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

A motion was proposed by Commissioner Perkins, seconded by Commissioner Baker, to approve construction of a wood frame carport at the rear of the property as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve raising the roof of the attached garage approximately three feet to accommodate a bedroom, bath, and study as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by following vote:

For: 3 – Commissioner Arlinghaus, Commissioner Little, and Commissioner Holder

Against: 2 – Commissioner Perkins and Commissioner Baker

A motion was proposed by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve construction of an accessory dwelling unit at the rear of the property as the request met the criteria of the San Marcos Development Code and is consistent with the Historic District Design Guidelines and Secretary of the Interior's Standards.

The motion carried by following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Paniagua, Commissioner Rogers, Commissioner Little, and Commissioner Baker

Against: 0

- 7. HPC-22-03 (704 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Matt Akins to allow the installation of an on-premises attached wood wall sign on the property.**

Commissioner Perkins recused himself from the dais to avoid the appearance of impropriety. Commissioner Baker recused herself from the dais to avoid the appearance of impropriety.

The request was postponed to the February meeting due to a lack of a quorum to hold the public hearing or act on the request.

DISCUSSION ITEMS

8. Updates on the following:

- a. Committees**
- b. Demolition by Neglect**
- c. Local Tax Incentives for Historic Age Properties**
 - a. Commissioner Perkins stated that the committees had not met.
 - b. Staff stated a written referral from Commissioner Perkins had been submitted. Discussion among the Commission followed.
 - c. Staff stated that due to potential conflicts and recusals from the Commission regarding this item, staff would be taking this directly to City Council.

Commissioner Perkins requested more resources be given to historic preservation.

FUTURE AGENDA ITEMS

Commissioner Perkins requested that the following items be added to a future agenda for discussion:


- 1. Preservation priority rankings
- 2. Grant application updates
- 3. Staff qualifications and moving HPO position under CMO or out of Planning
- 4. Open Demolition by Neglect cases
- 5. Standing update on the restoration of the Dunbar School Home Economics Building

Shannon Mattingly, Director, Planning and Development Services asked the Commission if they would want an item to be placed on the agenda to help prioritize some of these discussion items. Chair Perkins stated that he did not want to add that as an agenda item.

QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

Evan Thompson asked about the recent changes to the Demolition by Neglect regulations. Staff explained that, following direction from City Council, the regulation requiring only one case per quarter be considered due to the time-consuming nature of pursuing enforcement was removed from Section 4.5.2.1(N) of the Development Code. Additionally, City Council directed staff to amend Section 4.5.2.1(N)(3)(b) to require initial notice to the property owner to be sent certified.

THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 8:23 P.M.



 Ryan Patrick Perkins, Chair

ATTEST:

 Alison Brake, Historic Preservation Officer