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](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 6:00 p.m. on Thursday, February 1, 2024.

II. Roll Call

Present 6 – Commissioner Rogers, Commissioner Dake, Commissioner Baker, Commissioner Long, Commissioner Dedek, and Commissioner Rivas

Absent 1 – Commissioner Dillon

III. 30 Minute Citizen Comment Period:

No one spoke.

MINUTES

1. Consider approval, by motion, of the January 4, 2024 regular meeting minutes.

A motion was made by Commissioner Long, seconded by Commissioner Rogers, to approve the minutes of the January 4, 2024 regular meeting as submitted. The motion carried by the following vote:

For: 6 – Commissioner Rogers, Commissioner Dake, Commissioner Baker, Commissioner Long, Commissioner Dedek, and Commissioner Rivas

Against: 0

ACTION ITEM

2. Consider approval of a letter of support for the Hays County Historical Commission's efforts to participate in Texas State University's planning process for the area surrounding the Meadows Center as a local preservation advocate.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the item.

Commissioner Long requested that language be added to the letter which spoke to the underrepresented communities that lived in this area, such as enslaved and indigenous peoples of the area.
Discussion among the Commission and Ms. Linda Coker, chair of the Hays County Historical Commission, about cultural landscapes ensued.

A motion was made by Commissioner Long, seconded by Commissioner Dedek, to amend the letter by removing the following sentences from the second paragraph, “This area is of great historic significance to San Marcos as it is the location of the Edward Burleson homestead area. General Edward Burleson is a founding father of the City of San Marcos.” and adding “We consider this an opportunity to tell the complete (13,000 year) story of the area in a study of the cultural landscape.”

The motion carried by the following vote:

For: 6 – Commissioner Rogers, Commissioner Dake, Commissioner Baker, Commissioner Long, Commissioner Dedek, and Commissioner Rivas
Against: 0

A motion was made by Commissioner Baker, seconded by Commissioner Dake, to approve the letter of support for the Hays County Historical Commission’s efforts to participate in Texas State University’s planning process for the area surrounding the Meadows Center as a local preservation advocate with the amended language.

The motion carried by the following vote:

For: 6 – Commissioner Rogers, Commissioner Dake, Commissioner Baker, Commissioner Long, Commissioner Dedek, and Commissioner Rivas
Against: 0

PUBLIC HEARINGS

3. HPC-24-03 (1257 West San Antonio Street) HÖld a public hearing and consider a request for a Certificate of Appropriateness by David Greear to allow various exterior alterations to the front façade of the building which include, but are not limited to, installation of two new windows on the first floor and one new window on the second floor, replacement of the front door, and construction of a small covered porch that will include one to two new steps and a landing to access the doorway.

Alison Brake, Historic Preservation Officer, gave a presentation outlining the request. She concluded installing two new windows on the first floor and one new window on the second floor was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c), 4.5.2.1(l)(1)(g), 4.5.2.1(l)(1)(d) and 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 5, 9, and 10], replacing the front door was consistent with the San Marcos Development Code [Section 4.5.2.1(l)(1)(d)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 4, 5, 9, and 10] and neutral with the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard 6], and constructing a small covered porch that will include one to two new steps and a landing to access the doorway was consistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(f) and 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standard Numbers 1, 2, 3, 9, and 10] and was inconsistent with the San Marcos Development Code [Sections 4.5.2.1(l)(1)(h)].
David Greear, no address given, stated that he was present to answer any questions the Commission had regarding the request.

No one else spoke and Commissioner Rogers closed the public hearing.

Discussion surrounding the caption language, specifically "...but not limited to..." ensued between staff and the Commission.

A motion was made by Commissioner Baker, seconded by Commissioner Long, to approve the installation of two new windows on the first floor and one new window on the second floor, the replacement of the front door, and the construction of a small covered porch that will include one to two new steps and a landing to access the doorway 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 with the following condition:

1. The new porch roof is a gable roof instead of the shed roof as shown in the agenda packet exhibit.

The motion carried by the following vote:

For: 6 – Commissioner Rogers, Commissioner Dake, Commissioner Baker, Commissioner Long, Commissioner Dedek, and Commissioner Rivas

Against: 0

UPDATES

4. Updates on the following:
   a. Vision SMTX
   b. HPC Committee Reports Concerning Recent Activities
   c. Grant Opportunities and Updates
   d. Dunbar School Home Economics Building Restoration Progress
   e. Historic Preservation Plan
   f. Upcoming Events and Training Opportunities

   a. Ms. Amanda Hernandez, Director of Planning & Development Services, provided an update on the Comprehensive Plan adoption. She stated that further outreach as directed by City Council will come in the form of a survey that will summarize amendments made by the Planning and Zoning Commission and San Marcos City Council throughout the Plan adoption process and allow the public to identify concerns and propose specific changes. The survey will be live February 2-23 and the Commission will receive an email with outlining all the ways to take the survey.

   b. Nothing to report from staff.
   c. Nothing to report from staff.
   d. Staff stated that the work began on January 10th and the building was lifted on January 11th to begin repairs to the pier and beam foundation. Staff reminded that the project was funded via CIP funding and would conclude in April.

   e. Nothing to report from staff.
   f. Nothing to report from staff.
5. Discussion and consideration of nomination to the Commission’s Preservation Month subcommittee to fill a vacancy.

Staff provided background on National Preservation Month and stated that the subcommittee formed in 2022 needed an additional member to reconvene. Commissioner Rivas volunteer-ed, and staff stated a meeting would be set up soon to start planning this year’s event.

FUTURE AGENDA ITEMS

Commissioner Baker requested the following item to be placed on an agenda for discussion:
- A report from the My Historic SMTX subcommittee

Commissioner Rivas requested the following item to be placed on an agenda for discussion:
- A report from the Preservation Month subcommittee

Ms. Hernandez reminded the Commission of the standing “HPC Committee Reports” update that is on every agenda.

QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC

No one spoke.

THERE BEING NO FURTHER BUSINESS CHAIR ROGERS DECLARED THE MEETING ADJOURNED AT 6:48 P.M.

Jennifer Rogers, Chair

ATTEST:

Alison Brake, Historic Preservation Officer