

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS HISTORIC PRESERVATION COMMISSION
February 7, 2019
Council Chambers, City Hall, 630 East Hopkins Street**

COMMISSIONERS PRESENT:

Griffin Spell, Chair
Thea Dake, Vice Chair
Diana Baker
Bob Holder
Alex Arlinghaus
Ryan Patrick Perkins

STAFF PRESENT:

Alison Brake, Historic Preservation Officer and
Planner
Abby Gillfillan, Planning Manager

STAFF PRESENT:

Elizabeth Porterfield, Senior Architectural
Historian, Hicks & Co

Chair Spell called the meeting to order at 5:45 p.m.

Citizen Comment Period:

No one spoke.

Consent Agenda:

Consider the minutes of the Regular Meeting of January 3, 2019.

COMMISSIONER ARLINGHAUS MOVED TO APPROVE THE MINUTES AS SUBMITTED. COMMISSIONER DAKE SECONDED. ROLL WAS CALLED AND THE AMENDED MINUTES PASSED 6-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, AND PERKINS VOTING YES.

Non-Consent Agenda:

Consideration of a resolution recommending that the City Council consider tax incentives for historic properties.

Staff outlined three incentive programs which the Commission discussed: 1) Substantial Rehabilitation; 2) New Historic Districts and Local Historic Landmarks; and 3) Maintenance. Commissioner Perkins requested that the bullet points listed in the memo include language regarding how tax incentives could spur economic development through restoration, address affordable housing, and stabilize tax valuation. Commissioner Dake asked to leave out the "NOTE" under the maintenance program description. The Commission also asked that a sentence explaining their desire for a flexible incentive program be included in the background material. Commissioner Holder requested that a statement regarding state and national tax credits only being available to income producing buildings be included.

COMMISSIONER PERKINS MOVED TO APPROVE RECOMMENDATION RESOLUTION 2019-05RR. COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND RESOLUTION 2019-05RR PASSED WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, AND PERKINS VOTING YES.

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.

Discuss a resolution recommending that the City Council consider the management of paint in regards to historic properties and provide direction to staff.

Staff explained the ways other cities deal with paint and explained that most municipalities prohibited painting unpainted historic masonry. Staff recommended adding language to Section 2.5.5.1(B) of the San Marcos Development Code to prohibit the painting of previously unpainted masonry. Staff also recommended updating Appendix C of the San Marcos Design Manual with recommended palettes and design guidelines for painting historic structures. Staff recommended that making painting a structure regulatory should be limited to commercial areas and administratively approved. The Commission stated that they were interested in the color palettes approved by the National Trust for Historic Preservation and expressed interest in amending the Historic Design Guidelines to include design standards for exterior color similar to those of the City of Galveston.

Staff stated that a recommendation resolution will be brought to the Commission in March for action.

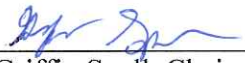
Update and discussion regarding My Historic SMTX.

Elizabeth Porterfield, Senior Architectural Historian with Hicks & Co updated the Commission on the progress of the survey. She was able to answer the questions the Commission had regarding the recommendations of the Draft Phase 1 Historic Resources Survey Report.

Questions from the press and public.

There were no questions from the press and public.

THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING ADJOURNED AT 7:52 P.M.



Griffin Spell, Chair

ATTEST:



Alison Brake, Planner