



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, June 6, 2019

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 6:07 p.m. on Thursday, June 6, 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 5 – Commissioner Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Perkins

III. 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, spoke and asked for a stop work order for the Belvin Street sidewalk project. She has concerns that the sidewalk project was going to flood her and her neighbors. She also has concerns that her trees will die.

Sara Lee Underwood-Myers, 1415 Harper Drive, spoke. She echoed the concerns of Ms. Coppoletta. She was concerned with the bulb outs shown in the renderings and asked the Commission to listen to the community.

Karen Tellepsen, 826 West Hopkins Street, stated that she drives the carpool in the morning and does not see people walking on the portion of Belvin Ms. Coppoletta spoke of and did not see the need for a sidewalk in this location. She stated that bulb outs are dangerous.

MINUTES

1. Consider the minutes of the Regular Meeting of April 4, 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 Dake
Against: 0
Abstain: 1 – Commissioner Perkins

Consider the minutes of the Regular Meeting of May 2, 2019.

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

For: 4 – Commissioner Spell, Commissioner Perkins, Commissioner Holder, and Commissioner Dake
Against: 0
Abstain: 1 – Commissioner Arlignhaus

PRESENTATIONS**2. Receive a presentation from Staff regarding the Bishop Street Improvements Project.**

The Commission has requested to be updated on CIP Projects that occur within the historic districts. In following with the new protocol, Shaun Condor, Senior Engineer, CIP/Engineering, gave presentation to the Commission that outlined the Bishop Street Improvements Project. The Commission was very appreciative of his time.

PUBLIC HEARINGS**3. HPC-19-05 (811 West Hopkins Street) Hold a public hearing and consider a request by John H. Kuny, on behalf of Ida Miller, for extension of a previously approved Certificate of Appropriateness which approved the removal of a non-historic window and restoration of a wood window along the south side of the property located at 811 West Hopkins Street..**

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

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Dake 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. The motion carried by the following vote:

For: 4 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, and Commissioner Arlignhaus
Against: 0
Recused: 1 – Commissioner Perkins (mother owns property within the 400' notification buffer)

4. HPC-19-06 (531 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Frank Gomillion, on behalf of

Richard Glaubinger, to allow the removal of an existing carport off the south side of the property located at 531 West Hopkins Street.

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

A motion was made by Commissioner Perkins, seconded by Commissioner Dake 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. The motion carried by the following vote:

For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Jeffrey
Against: 0
Recused: 1 – Commissioner Arlinghaus (owns property within the 400' notification buffer)

5. HPC-19-07 (816 Belvin Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Jeff Ault to allow the installation of a wrought iron fence around the property located at 816 Belvin Street.

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 discussed the rhythm of the street and that her side of Belvin did not need a sidewalk. She stated that a sidewalk would not fit with the rhythm.

Jeff Ault, 816 Belvin Street, stated that he had begun the process of applying for the Certificate of Appropriateness years ago but never followed through. He stated that he was ready to finish the project.

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

A motion was made by Commissioner Perkins, seconded by Commissioner Holder 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 Griffin Spell, Commissioner Dake, Commissioner Holder, and Commissioner Perkins

Against: 1 – Commissioner Arlinghaus

- 6. HPC-19-08 (1114 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the replacement of the existing composite shingle roof with a standing seam metal roof for the property located at 1114 West Hopkins Street.**

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

A motion was made by Commissioner Perkins, seconded by Commissioner Arlinghaus 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: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Perkins

Against: 0

- 7. HPC-19-09 (1024 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the replacement of the existing composite shingle roof with a standing seam metal roof for the property located at 1024 West San Antonio Street.**

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

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Perkins 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: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Perkins

Against: 0

DISCUSSION ITEMS

- 8. Update from Staff regarding Resolution 2019-01RR: Implementation of incentive programs, including tax-based incentive programs, designed to**

encourage or enable the ownership, rehabilitation, and continued maintenance of historic structures in the City.

This item was postponed to a future agenda. Commissioners Dake recused herself from the dais to avoid the appearance of impropriety and Commissioner Perkins recused himself from the dais as the real property described on the disclosure affidavit belongs to a person related to him in the first degree by consanguinity (natural kinship) or affinity (marriage).

9. Update from Staff regarding Resolution 2019-02RR: Management of the painting of historic buildings, including the prohibition against painting of historic masonry in certain circumstances.

Staff updated the Commission on the timeline for the text amendments to the Code regarding the management of paint in the Downton Historic District.

10. Update and discussion from the My Historic SMTX Committee regarding My Historic SMTX, the City's historic resources survey with possible direction to Staff.

Commissioner Perkins, Chair of the My Historic SMTX Committee, discussed the Committee's work in reviewing the historic resources survey. He stated that overall, the Committee was very pleased with the document. Discussion of the recommendation section followed. Chair Spell disbanded the Committee.

11. Update from Staff regarding My Historic SMTX.

Staff stated that they would work with the consultants to get the final historic resources survey report on the July 11th meeting for formal adoption by the Commission.

FUTURE AGENDA ITEMS

The Commission requested the following items be placed on a future agenda for discussion:

1. Paint Palette Discussion
2. Demolition Delay Discussion
3. Belvin Street Sidewalk Project Discussion

Questions and Answer Session with Press and Public.

Lisa Marie Coppoletta asked Shawn Condor questions about the Bishop Street Improvement Project. He answered her questions and reassured her that the items she was asking about would be on the website.

Diana Baker asked about the Downtown Architectural Standards that were done by Nore Winters. Staff stated that they would send them to her.

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

Griffin Spell, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner