

**MINUTES OF THE REGULAR MEETING OF THE
SAN MARCOS HISTORIC PRESERVATION COMMISSION**

January 3, 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
Greg Standard

STAFF PRESENT:

Alison Brake, Planner
Abby Gillfillan, Planning Manager
Sam Aguirre, Assistant City Attorney
Jamie Lee Case, City Clerk

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 December 6, 2018.

COMMISSIONER PERKINS MOVED TO APPROVE THE MINUTES AS SUBMITTED. COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND THE AMENDED MINUTES PASSED 7-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, PERKINS, AND STANDARD VOTING YES.

Public Hearings:

HPC-18-36 Hold a public hearing and consider a request for a Certificate of Appropriateness by Billy Lee Windham, on behalf of John Greenwood, to allow the construction of a new single-family residence on a vacant lot at 508 Centre 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.

COMMISSIONER ARLINGHAUS MOVED TO APPROVE THE REQUEST AS SUBMITTED AS IT MET THE CRITERIA OF THE HISTORIC DESIGN GUIDELINES

AS WELL AS THE SAN MARCOS DEVELOPMENT CODE. COMMISSIONER DAKE SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 7-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, PERKINS, AND STANDARD VOTING YES.

Non-Consent Agenda:

Discussion of meeting procedures, including consideration of approval of the Historic Preservation Commission bylaws.

Staff presented the bylaws that were approved by City Council in November 2018 and stated the City Clerk would like all boards and commissions to adopt them by January 31, 2019. Staff explained that the bylaws were tailored to the Commission and any amendments would have to be approved by the Council Finance and Audit Committee. Discussion ensued.

COMMISSIONER BAKER MOVED TO APPROVE AN AMENDMENT THAT THE LANGUAGE IN ARTICLE 3.C.1 "SHALL BE EMPLOYED IN THE CITY" BE STRUCK FROM THAT SECTION. AFTER DISCUSSION WITH THE COMMISSION, COMMISSIONER BAKER WITHDREW THE MOTION.

COMMISSIONER BAKER MOVED TO APPROVE AN AMENDMENT THAT THE FOLLOWING LANGUAGE BE ADDED TO ARTICLE 7.P: "ALL RECORDS, INCLUDING AUDIO, VIDEO, AND WRITTEN RECORDINGS, SHALL BE HELD IN PERPETUITY AND PUBLISHED ON THE CITY WEBSITE." COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 7-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, PERKINS, AND STANDARD VOTING YES.

Discussion between the Commission and the City Clerk followed.

COMMISSIONER ARLINGHAUS MOVED TO APPROVE THE BYLAWS WITH AN AMENDMENT THAT THE FOLLOWING LANGUAGE BE ADDED TO ARTICLE 7.P: "ALL RECORDS, INCLUDING AUDIO, VIDEO, AND WRITTEN RECORDINGS, SHALL BE HELD IN PERPETUITY AND PUBLISHED ON THE CITY WEBSITE." COMMISSIONER ARLINGHAUS SECONDED. ROLL WAS CALLED AND THE MOTION PASSED 7-0 WITH COMMISSIONERS SPELL, DAKE, HOLDER, BAKER, ARLINGHAUS, PERKINS, AND STANDARD VOTING YES.

The amendment will be sent to the City Clerk who will forward the proposed amendment to the Council Finance and Audit Committee.

Discussion of potential resolution to City Council to consider a paint palette for historic properties.

Staff explained that, in order to work within the proposed new bylaws of the Commission, a recommendation resolution would have to be drafted and approved by the Commission before the

recommendation could be sent to City Council. Staff explained the ways other cities deal with paint. The Commission discussed options to be researched and discussed the possibility for two separate palettes: one for the Downtown Historic District, along with any future expansion of the Downtown Historic District, and one for the residential Historic Districts. There was discussion that there should be separate paint standards and requirements, such as requiring an approved Certificate of Appropriateness, for the Downtown Historic District. Some members of the Commission were concerned that requiring a Certificate of Appropriateness for paint might interfere with cultural norms. This led the Commission to discuss ways to educate property owners in the residential historic districts on choosing paint colors without first requiring a Certificate of Appropriateness. Staff explained that Sherwin-Williams' website could be linked on the City's website. A draft recommendation will be brought to the Commission in February.

Discuss and consider approval of a resolution to City Council to 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. Staff recommended the Commission postpone action on the resolution so that information from the My Historic SMTX Phase 1 Historic Resources Survey Report could be incorporated into the document. Staff explained that the resolution that would be forwarded to City Council would identify the types of financial incentive programs that the Commission would be interested in pursuing for the City of San Marcos' historic districts and landmarks. Commissioner Arlinghaus summarized the purpose of each type of financial incentive as follows: 1) Substantial Rehabilitation – to prevent demolition and loss of historic structures; 2) New Historic Districts and Local Historic Landmarks – to prevent gentrification and home loss; and 3) Maintenance – to promote the upkeep of historic properties.

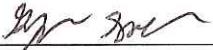
Update and discussion regarding My Historic SMTX.

Staff updated the Commission on the progress of the survey. Staff explained the Historic Resources Survey Report from the consultants on Phase 1 was due to staff for review on January 11, 2019. Staff explained that the Commission would be sent a link to it in order to view it when it was submitted. Staff also stated that field surveys for Phase II were on schedule to begin the week of February 11, 2019.

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 8:00 P.M.**



Griffin Spell, Chair

ATTEST:

Historic Preservation Commission

January 3, 2019

Regular

4



Alison Brake, Planner