



# CITY OF SAN MARCOS

## Meeting Minutes

### Historic Preservation Commission

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Thursday, April 4, 2019

5:45 PM

City Council Chambers

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#### I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, April 4, 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 Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Jeffrey

#### III, 30 Minute Citizen Comment Period:

Lisa Marie Coppoletta, 1322 Belvin Street, spoke. She stated that she believed that the Complete Streets Program will ruin the feel of her neighborhood. She stated that the City's arborist was being ignored. She stressed that she wanted a transparent process in regards to sidewalk installation.

Sara Lee Underwood-Myers, 1415 Harper Drive, spoke. She stated that the bike share program has bugs to work out. She stated that people leave bikes on sidewalks where it impedes foot traffic. She reminded the Commission of the April 13<sup>th</sup> Community Cleanup.

### MINUTES

#### 1. Consider the minutes of the Special Meeting of March 14, 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 Standard**

**Against: 0**

**PUBLIC HEARINGS****2. HPC-19-02 (142 North LBJ Drive) Hold a public hearing and consider a request for a Certificate of Appropriateness by The Coffee Bar to allow the installation of two new attached signs for the property located at 142 North LBJ Drive.**

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 Jeffrey 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 Arlignhaus, and Commissioner Jeffrey**

**Against: 0**

**3. HPC-19-03 (605 Rogers Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Mary and Ron Cauble to allow the replacement of a flat roof with a gabled roof on the front porch and the addition of a new window on the front façade of the property located at 605 Rogers 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.

Sara Lee Underwood-Myers, 1415 Harper Drive, asked why the address in the posted agenda caption showed 603 Rogers Street and not 605 Rogers Street. Chair Spell stated that it was a clerical error and Staff reassured the Commission that the personal notice and the agenda packet reflected the correct address of 605 Rogers Street.

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: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey**

**Against: 0**

- 4. HPC-19-04 (114 East San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by John Diaz to allow the installation of a new attached sign and window signage for the property located at 114 East 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.

Lisa Marie Coppoletta, 1322 Belvin Street, spoke in favor of the request. She stated Rick's Lock and Key was the best in town and that he had changed the locks of her home when she was younger. She stated that he was deserving of whatever he wanted.

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

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Spell 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 Arlignhaus, and Commissioner Jeffrey**

**Against: 0**

## **DISCUSSION ITEMS**

- 5. Update from Marie Bassett, Hays County Historical Commission Marker Chair, regarding the subject marker for La Sociedad Mutualista de Cuauhtemoc.**

Marie Bassett reported a subject marker was approved by the Texas Historical Commission and that it would be several months before it was installed. Mrs. Bassett stated that she would keep the Commission informed on any ceremony planned for the unveiling of the marker. She also explained the process for applying for a Subject Marker and an Undertold Story Marker; all Texas Historical Commission marker applications are reviewed by her as the Hays County Historical Commission Marker Chair.

- 6. Update from Josie Falletta, Interim Main Street Manager, regarding preservation activities of the Main Street Program.**

Josie Falletta gave the Commission an update on Main Street's preservation focused activities. She presented information about the 3<sup>rd</sup> Annual Preservation Luncheon, May 7, 2019.

**7. Discussion and possible direction to staff regarding the turbine parts that are located within William and Eleanor Crook Park located at 420 Riverside Drive.**

Discussion was held between the Commission and Staff regarding the old turbine parts located at Crook Park. The Commission agreed that while the parts were old, they did not merit historic designation. They deferred decisions regarding the parts to the Parks and Recreation Department.

**8. Update and discussion from Commission Historic Resources Survey Subcommittee regarding My Historic SMTX.**

Commissioner Dake gave a report. Following the submittal of Phase 2 Historic Resources Survey Report, a second meeting will be scheduled with Staff and the Subcommittee and a report will be given by the Subcommittee in regards to their recommendations at a future agenda.

**9. Update from Staff regarding My Historic SMTX.**

Staff updated the Commission on the progress of My Historic SMTX stating the field surveys have been complete. Staff stated that the draft Phase 2 Historic Resources Survey Report was on track to be submitted to Staff around mid-April.

**10. Election of Officers.**

**a. Historic Preservation Commission Chair**

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Dake to elect Commissioner Spell as Historic Preservation Commission Chair. The motion carried by the following vote:

**For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey**

**Against: 0**

**b. Historic Preservation Commission Chair**

A motion was made by Commissioner Arlignhaus, seconded by Commissioner Dake to elect Commissioner Spell as Historic Preservation Commission Chair. The motion carried by the following vote:

**For: 5 – Commissioner Griffin Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlignhaus, and Commissioner Jeffrey**

**Against: 0**

**Questions and Answer Session with Press and Public.**

Sara Lee Underwood-Myers asked a question pertaining to Item 7 on the agenda. She asked if there was a way to request other artifacts be placed on an agenda.

Diana Baker asked if there was any way the Commission could move forward with demolition delay language. She also asked if she could read an excerpt from the Smart Growth Manual.

Lisa Marie Coppoletta asked if the Commission could add the protection of trees to the annual Code update as well as add a discussion item on the complete streets program, specifically Belvin Street, her street, to the next agenda.

**THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING  
ADJOURNED AT 7:15 P.M.**

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Griffin Spell, Chair

**ATTEST:**

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Alison Brake, Historic Preservation Officer and Planner