



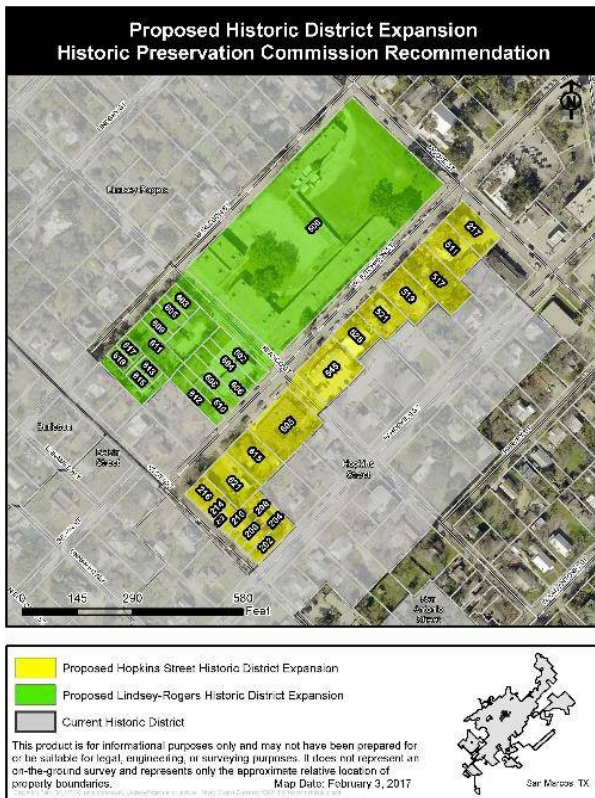
PROJECT/PROPOSAL TITLE: Expansion of the Lindsey-Rogers Historic District and the Hopkins Street Historic District

PROJECT/PROPOSAL SUMMARY

Development over the last 6 years brought this area along West Hutchison Street, south of Moore Street, to the Historic Preservation Commission’s (HPC) attention as this area is bounded by two of the seven local historic districts, the Lindsey-Rogers and Hopkins Street Historic Districts.

Development activity has included:

- 500 West Hutchison Street – sale of the Lamar School and proposed rezoning of the property (2015/2016)
- 517 West Hutchison Street – demolition of a 67 year old structure (2015)
- 525 West Hutchison Street – rezoning of the property and conversion of a church to a duplex (2011) and the use of that property as a fraternity house (4 bedrooms - 2016)
- 621/625 West Hutchison Street - conversion of an existing duplex to a single-family structure (1 bedroom with a studio space - 2017)



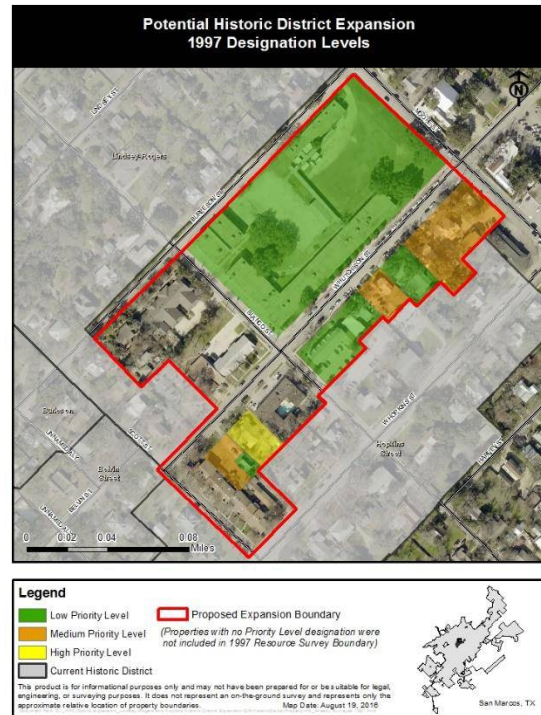
HPC’s concerns have been centered on how best to protect the integrity of the existing historic districts while appropriately accommodating new development. On June 2, 2016, the HPC directed Planning Staff to prepare a report regarding a proposed expansion of the Lindsey-Rogers Historic District and the Hopkins Street Historic District.

On February 2, 2017, the report was presented to HPC. The HPC set the Lindsey-Rogers District expansion boundaries to include the properties north of Hutchison Street, west of Moore Street and south of Burleson Street. The Commission set the Hopkins Street District expansion boundaries to include the properties south of Hutchison Street, east of Scott Street, and west of Moore Street, excluding the property at 201 Moore Street. Thirty-five (35) parcels are located within the proposed boundary for expansion.

PROPOSED BOUNDARY PROPERTY PRIORITIES

Of the 35 properties, information on ten properties was included in the *San Marcos Heritage Neighborhood Historic Resources Survey*, completed in August 1997 by Keystone Architects, PLLC. The report completed by the consultants assigns properties with “High”, “Medium” or “Low” designations. The purpose of priority designation is to guide the community in determining which properties may be eligible for inclusion in the National Register of Historic Places, individually or as part of a district.

- “**High**” priority properties are potentially eligible for listing on an individual basis and as part of a district.
- “**Medium**” priority properties are those most likely ineligible for individual listing, but eligible for listing as part of a district.
- “**Low**” priority properties are those which are not eligible for individual listing but could possibly be considered as contributing to a district, or those properties which, with appropriate rehabilitation and reversal of inappropriate alterations could be contributing, or those properties which are ineligible due to a lack of potential significance.



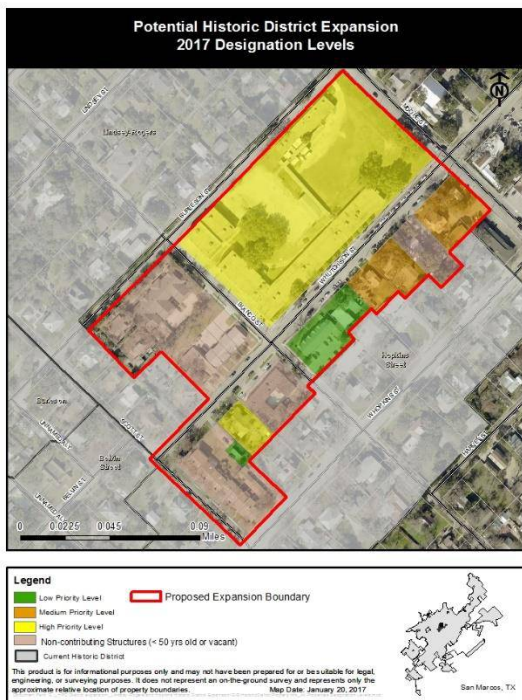
Most of the proposed properties for inclusion in both districts were part of the original survey, properties given “low” priority were constructed after 1950 triggering that designation. The properties without a designation on the map above were not included in the original survey.

NON-CONTRIBUTING PROPERTIES

Not every building within a historic district contributes to the significance of the district. The National Parks Service (NPS), the agency that oversees the National Register of Historic Places, defines a building contributing to the historic significance of a district as one “*which by location, design, setting, materials, workmanship, feeling, and association adds to the district’s sense of time and place, and historical development.*” A building that is not contributing to the historic significance of a district is defined by the NPS as one “*which does not add to the district’s sense of time and place, and historical development; or one where the location, design, setting, materials, workmanship, feeling, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.*” According to the NPS, generally, buildings that are built within the past 50 years are not considered contributing unless strong justification concerning their historical or architectural merit is given. Direction from the United States Department of the Interior states that a historic district may comprise both features that lack individual distinction and individually distinctive features that serve as focal points. In addition, a district may even be considered eligible for inclusion in the National Register of Historic Places if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. Also noted, a district can contain buildings,

structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's overall integrity. Inclusion of non-contributing properties into a district guides future development in a way that protects and ultimately enhances historical value, integrity and character of a district. The *Historic Design Guidelines for the Historic Districts of the City of San Marcos, Texas* state **that as opportunities arise, new construction will take place in historic districts and that in order to maintain a viable living community, this should be encouraged.**

METHODOLOGY FOR UPDATE TO 1997 SURVEY INVENTORY



City Staff met with staff from the Texas Historical Commission Certified Local Government (CLG) Program to discuss the proposed expansion. A site visit of the properties within the expansion boundary was conducted along with a review of the existing inventory sheets from *San Marcos Heritage Neighborhood Historic Resources Survey*. After the review, it was determined there is a need to update the survey as it was originally conducted in 1997. Twenty years have passed and a few properties have since come of age (50 years or older) and unfortunately, other properties have been lost. The City would benefit from a comprehensive update of the survey.

Based on the site visit and discussion with CLG Staff, the priority designations of the properties were updated as shown in this map. While the proposed area to be expanded contains non-contributing properties, these areas are important to include as a way to protect the integrity of the existing districts.

The properties below have been reviewed using the criteria found in Section 1.5.5.1(b) and have been found to be suitable for preservation or restoration because the diversity of architectural styles reflect the growth of the City through time and they serve as a reminder of the City's past.

For Inclusion Into the Lindsey-Rogers District		
Property	Priority in 1997 Survey	Priority Today
500 West Hutchison Street, Lamar School, c. 1950, International Style	Low (not of age but cultural significance was considered)	High (age of property and cultural significance was considered)
602, 604, 606, 608, 610, and 612 West Hutchison Street, c.2003, series of four townhomes with repeating facades	Not Included in Survey Boundary	Non-Contributing (not of age)

603, 605, 607, 609, and 611 Burleson Street, c. 2002, series of four townhomes with repeating facades; only garages visible from right-of-way	Not Included in Survey Boundary	Non-Contributing (not of age)
613, 615, 617, and 619 Burleson Street, c. 1983, two duplexes with repeating facades	Not Included in Survey Boundary	Non-Contributing (not of age)

For Inclusion Into the Hopkins Street District		
Property	Priority in 1997 Survey	Priority Today
217 Moore St, c. 1910, Classical Revival Style	Medium	Medium
511 West Hutchison, c. 1910, Victorian Style	Medium	Medium
517 West Hutchison, c. 1950, Neotraditional	Medium	Non-contributing (vacant lot)
519 West Hutchison, c. 1950, Neotraditional Style	Low	Medium
521 West Hutchison, c. 1910, Victorian Style	Medium	Medium
525 West Hutchison, c. 1970, Contemporary Style	Low	Low
545, 547, 549, 551, 553, and 555 West Hutchison, c.1950, Concrete Block Style	Low	Low (original structure demolished (date unknown) – now a series of six townhomes with repeating facades constructed c. 2003)
605 West Hutchison, c. late 1960s per property management company	Not Surveyed	Low (age of structure)
615 West Hutchison, c. 1920, Craftsman Style	High	High
621 West Hutchison, c. 1960, Contemporary Style	Low	Low
625 West Hutchison, c. 1920, Craftsman Style	Medium	Non-Contributing (original structure destroyed by fire, vacant lot)
202, 204, 206, 208, 210, 212, 214, and 216 Scott Street, c. 1980, series of six townhomes with repeating facades	Not Surveyed	Non-Contributing (not of age)

City Staff, in conjunction with State CLG Staff, utilized the best methodology available at the time for updating the historic resource survey in preparation for the proposed expansion. It is our recommendation that a comprehensive and detailed survey be prepared by a consulting group specializing in historic resource surveys.

EXPANSION PROCESS

Section 1.5.5.1 of the San Marcos Land Development Code outlines the process for establishing local historic districts.

- A petition to establish or expand a historic district is initiated (HPC initiated it on June 2, 2016)
- A report on the significance of the proposed area is prepared and presented to the HPC (February 2, 2017)
- The same report is scheduled for the Planning and Zoning Commission (P&Z) to review (April 25, 2017)
- Public hearing is held at HPC; HPC takes action on their recommendation (scheduled for May 4, 2017)
- Public hearing is held at P&Z; P&Z takes action on their recommendation (scheduled for May 23, 2017)
- Public hearing is held at City Council; recommendations of both HPC and P&Z are presented; First Reading of the Ordinance (June 20, 2017)
- Second Reading of the Ordinance; adoption of expansion (First week of July 2017 depending on City Council decision to move meeting due to July 4 holiday)

HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS

Based on the above information the Historic Preservation Commission has developed the following recommendation:

Short-term:

1. Inclusion of the properties north of Hutchison Street, west of Moore Street and south of Burleson Street into the Lindsey-Rogers Historic District;
2. Inclusion of the properties south of Hutchison Street, east of Scott Street, and west of Moore Street, excluding the property at 201 Moore Street, into the Hopkins Street Historic District; and
3. Facilitate a Historic Preservation Open House with the public, especially the affected property owners of the expansion area, prior to the initial report being placed on a Planning and Zoning Commission Agenda as an update to educate the public on historic preservation. (*see Results on next page*)

Long-term:

1. Conduct a phased comprehensive resource survey to provide an update to existing resource surveys as well as assisting in identifying areas that could be protected by inclusion into a historic district or as a local landmark.

RESULTS FROM THE MARCH 22 OPEN HOUSE

A come and go Open House was held on March 22, 2017 as an opportunity for the community to offer feedback on the proposed expansion prior to the scheduled public hearings. A snapshot of attendance and what was heard is included here. Comment cards that were returned at the Open House as well as emails and correspondence regarding the expansion is included as an attachment.

1

ATTENDEES

Who Attended?

43 Total Attendees

19 Comment Cards returned



6

Within Expansion Boundary

17

Within Existing Historic District Boundary

17

Not in Historic District or Expansion Boundary

4

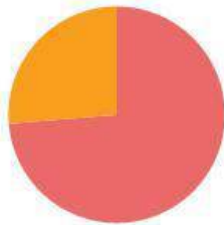
Historic Preservation Commissioner

WHAT WE HEARD

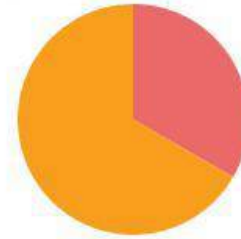
Do you agree with expansion boundary as proposed?

All Attendees

Those within Expansion Boundary



14 Yes 5 No



2 Yes 4 No

COMMENTS FROM THOSE WITHIN EXPANSION BOUNDARY

"The Open House clarified the role of the Historic Preservation Commission."

"The proposed expansion is reactionary and just a land grab."

"More checks and balances in place would be beneficial for compatible development."

"Property ownership rights will be inhibited and devalues properties in question."

"After speaking with Staff, reassured that the COA process would not be overly complicated or difficult."

[All written comment cards and additional responses have been included in the packet.]

ATTACHMENTS:

1. Map of Existing City of San Marcos Historic Districts
2. Land Development Code Section 1.5.5.1
3. United States Department of the Interior, National Park Service *National Register Criteria for Evaluation*
4. Open House Comment Cards
5. Responses from Public To Date