



## City of San Marcos

### Regular Meeting Historic Preservation Commission December 2, 2021, 5:45 PM City Council Chambers 630 East Hopkins Street

Due to COVID-19, this will be a hybrid (in-person/virtual) meeting. For more information on how to observe the virtual meeting, please visit:  
<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

---

*The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.*

#### I. Call To Order

#### II. Roll Call

- III. **30 Minute Citizen Comment Period:** *Persons wishing to participate (speak) during the citizen comment period must submit their written comments to [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Please indicate if you would like to speak in person.*

#### MINUTES

1. Consider approval, by motion, of the November 4, 2021 regular meeting minutes.

#### PUBLIC HEARINGS

*Written comments or requests to join in a public hearing must be sent to [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) the day prior to the meeting and no later than **12:00 p.m. (noon)** on the day of the hearing. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link:*

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>. Please indicate if you would like to speak in person.

2. **HPC-21-18 (515 Scott Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Irving Seligman to allow the construction of a new detached garage at the rear of the property and the paving of a driveway off Scott Street to access the new garage.
3. **HPC-21-19 (923 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Anita Collins and Antonio Palacios to allow the installation of concrete pavers for use as a driveway and the construction of a new wood frame carport.
4. **HPC-21-20 (923 Burleson Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Pekka Rintala to allow various exterior alterations, which include but are not limited to, replacement of the garage doors with windows, removal of the front gable awning adjacent to the garage, and replacement of the existing composition shingle roof with a standing seam metal roof.
5. **HPC-21-21 (620 Rogers Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Rebecca Carpenter to allow various exterior alterations, which include but are not limited to, replacement of the detached garage doors with functioning doors and installation of new windows along the side façade of the detached garage.
6. **HPC-21-22 (130 North Endicott Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Tom and Daris Hale to allow the installation of a six-foot tall wooden cap and rail privacy fence around the property and the replacement of the wood post and metal mailbox with a brick enclosed mailbox.
7. **140 South Guadalupe Street Demolition Review (Permit #2021-38575)** Hold a public hearing and consider the 90-day demolition delay period and discuss alternatives to demolition and methods for potential preservation of historic character of the property.

## **DISCUSSION ITEMS**

8. Discussion regarding a potential Recommendation Resolution regarding updating the criteria for designation of local historic districts and local historic landmarks in Section 2.5.4.5 of the San Marcos Development Code and provide feedback to staff.
9. Discussion regarding preservation priority rankings and provide feedback to staff.
10. Discussion regarding local tax incentives for historic age properties and provide feedback to staff.

**11. Updates on the following:**

- a. Grants
- b. Committees
- c. November 1<sup>st</sup> Dunbar Neighborhood meeting

**IV. FUTURE AGENDA ITEMS**

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

**V. QUESTION AND ANSWER SESSION WITH PRESS AND PUBLIC**

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Persons wishing to participate remotely in the Q&A session must email [hpccommission@sanmarcostx.gov](mailto:hpccommission@sanmarcostx.gov) beginning the day prior to the meeting and before 12:00PM the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer. If attending in person, no sign up is required.

**VI. ADJOURNMENT**

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov).

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer at 512.393.8232 or [abrake@sanmarcostx.gov](mailto:abrake@sanmarcostx.gov).