My Historic SMTX
One City's Perspective on the Historic Resources Survey

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City of San Marcos
SMTX by the Numbers

Population (1.1.19) 65,234

Median SF Home Price (2017) = $256,000
Median Rent (2017) = $966

Texas State (2018) 38,661

Median Family Income (2017) $49,551

Student Pop. (2018) 22,000+

Owner Occupied (2017) 28%

Housing Needs Assessment: Root Policy Research, 2017 Census Data, Texas State University Master Plan
Fastest Growing City

Development Code

Comprehensive Plan

Fastest growing city over 50,000 in US

Source: City of San Marcos, US Census Data
Development Pressures

- **22%** of requested development applications concentrated within **6%** of total City area
Previous Expansion Attempt

Development Applications

- Sale of Lamar School by school district & proposed rezoning
- Demolition of a 67 year old structure
- Rezoning & conversion of a church to a duplex

2016/2017

- HPC initiated expansion mid-2016
  - 2 Historic District boundaries
  - 35 parcels within expansion boundary
- City Council postponed action on expansion mid-2017
  - Directed staff to pursue updated resources survey
Historic District (1992)

3 existing historic districts: Downtown, Belvin Street, and San Antonio Street.

San Marcos Heritage Neighborhoods (1997)

33 square block area surrounding the Belvin Street and San Antonio Street historic districts within 1/2 mile of the Downtown Historic District

Dunbar & East Guadalupe (1996)

2 residential neighborhoods: Dunbar & East Guadalupe and a small area encompassing an industrial area to the north

Existing surveys were 20+ years old
2017 Visioning Workshop

![Image of workshop participants]

- **Strengths**
  - Engaged Community
  - Interests in #P Partnerships
  - Educational
  - Connect w/ City Leaders

- **Weaknesses**
  - No designation in past 20 yrs
  - Survey and outreach
  - Lack of City Review

**Design Guidelines**
- Any Commission and crore
- Contribute to capacity

**Opportunities**
- Engaged Community
- Different Groups Interested in #P Partnerships
- Educational
- Connect w/ City Leaders

**Threats**
- Properties Adjacent to University Feel Pressured
- Rapid Growth
- Influence of Developers
- Time Pressure

- **Goal #1**: EXPAND Protection of Historic Resources
  - ObA #1: Implement Recommendations from Survey Plan
  - ObA #2: Monitor Fill in Gap

- **Goal #2**: Promote Historic Preservation through Awareness and Engagement
  - ObA #1: Collaborate with other local historic organizations and host an event

- **Goal #3**: Identify and Prioritize Historic Resources
  - ObA #1: Update resource survey
  - ObA #2: Accept a survey plan

![Image of flip chart with notes]
Funding

- City had not received CLG grant for a survey in 20+ years
- Utilized connections with other HPOs
- Utilized the CLG Program
- Priced around with consulting firms
Grant Success

- City awarded $39,500 CLG Grant
- Matching funds from General Fund
- Actual funds used $39,290.85
Request for Qualifications (RFQ)

Enabling Legislation

2. Have to award contract on basis of competitive bids
3. Selection based on demonstrated competence & qualifications

Quick Process Overview

1. RFQ sent out
2. Statements of Qualifications evaluated
3. "Most highly qualified" selected
4. Negotiations begin
5. Agreement made with consultants
6. Negotiated contract presented to Council for award
The Chosen Ones

HICKS & COMPANY

Terracon Consulting Engineers & Scientists
My Historic SMTX Timeline

August 2018
Project Kick-Off

November 2018
Phase 1
Open House & Field Surveys

February 2019
Phase 2
Open House & Photo Roundup Field Surveys

September 2019
My Historic SMTX adopted by City Council
In-House Design

FREQUENTLY ASKED QUESTIONS

WHAT IS A HISTORIC RESOURCES SURVEY?
- Designed to answer "what historic resources exist?" "why are they significant?" and "where are they?"
- Produces information useful to local governments.
- Stimulates public awareness of a community's historic resources.

HOW IS A SURVEY CONDUCTED?
- Background research provides a basis to evaluate significance.
- Field inspections document historic resources through photography and field notes for database collection.
- Survey teams do not need access to private property.

WILL MY PROPERTY BE DESIGNATED IF SURVEYED?
- No. Results from the survey will be contained in a Historic Resources Survey Report that will include a thorough recommendation section containing specific guidance for local, state, or federal designations.
- Designation of local historic landmarks or districts is a separate process which includes property owner notification and public hearings.

My Historic SMTX Timeline

August 2019: Project Kick-Off
November 2019: Field Survey: Phase 1
February 2020: Community Meetings
February 2020: Field Survey: Phase 2
Wrap-Up Meeting

For more Information on My Historic SMTX visit:
www.sanmarcostx.gov/myhistoricsmtx
or
call the Planning & Development Services Department
512.393.8230
Outreach Efforts

Open Houses

Postcards

Flyers

Presentations
## Historic Resources Identification Form

Please answer as many of the following questions as you can. Most important are (1) the name, (2) address, and (3) why resources is important. You may attach additional sheets if necessary.

1. **Name of Resource** (name of building, place, or neighborhood)
2. **Address/Location** (be as specific as possible for neighborhoods, describe boundaries of area)
3. **Why is this individual resource or neighborhood significant?** (architecture and design, association with important person, event, cultural aspect, historical theme, etc.)
4. **How would you describe the resource type?** (residential neighborhood, park, house, school, commercial building, street, church, natural feature, etc.)
5. **If it is a building or structure, when was it constructed?** (provide exact year(s) or an estimate)
6. **If a neighborhood or district, what is the period of time represented by the resources?** (provide a range of dates)
7. **If applicable, can you name the architectural style(s) present?**
8. **Can you recommend a person, organization, or other source with more information or stories about this resource?**
9. **Do you have photographs?**
   - YES
   - NO  *(Digital or scanned photographs may be emailed to planninginfo@sanmarcostx.gov)*
10. **Your Contact Information:**
    - Name:
    - Phone:
    - Email:
    - Address:
    - City:
    - State:
    - Zip:

Please return this form via mail, email or in person to:
Planning and Development Services
630 E. Hopkins St.
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information on My Historic SMTX visit:
www.sanmarcostx.gov/myhistoricsmtx
Open Houses

City of San Marcos
My Historic SMTX

OPEN HOUSE

My Historic SMTX will identify and document historic-age resources (50 years of age & older) and help develop recommendations to guide decisions for future planning and development initiatives.

Join us to learn more, meet the consultants, & provide input

Presentation at 6 p.m. and 7 p.m.

Thursday, November 8, 2018
5:30 - 7:30 p.m.
The Price Center
222 West San Antonio Street
Visit www.sanmarcostx.gov/myhistoricsmtx for more info

WELCOME
To the City of San Marcos
My Historic SMTX

OPEN HOUSE & HISTORIC PHOTO ROUNDUP

My Historic SMTX is a project to identify and document historic-age resources (50 years of age & older) and help develop recommendations to guide decisions for future planning and development initiatives.

Join us to learn more, meet the consultants, & provide input

A come and go open house with a brief presentation at 6 p.m.

Monday, February 4, 2019
Open House: 5:30 - 7:30 p.m.
Brief Presentation: 6:00 p.m.
Dunbar Recreation Center
801 West MLK Drive
Visit www.sanmarcostx.gov/myhistoricsmtx for more info
Surveying
My Historic SMTX

The City of San Marcos is conducting a historic resources survey in efforts to identify and document historically significant resources (50 years of age and older) and help develop recommendations to help the City make decisions about historic resources for future planning and development initiatives. Beginning November 2018, surveys will begin work within designated areas.

What Are Historic Resources?
Historic resources can be districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering and culture.

What Is a Historic Resources Survey?
A historic resources survey is:

- A systematic method of documenting historic resources through fieldwork and research.
- Fundamental to historic preservation because it results in the identification of historic resources.
- Helps determine which of those resources should be preserved.
- Can be essential in shaping local ordinances, guidelines or downtown master plans to protect these resources.
- The main purpose of completing a local survey is to gather the information needed to plan for the wise use of a community's resources.

Source: Texas Historical Commission

Historic resources surveys have been conducted in San Marcos the past. Previously surveyed areas are documented in three prior survey reports: the 1992 City of San Marcos Historic District Survey (PDF), the 1996 Historic Resources Survey of the Downtown and East Quadrant Neighborhoods (PDF) and the 1997 San Marcos Historic Resources Survey (PDF).

What Does a Historic Resources Survey Do?
A historic resources survey will provide guidance on historically and culturally significant resources in the City that can be used for future policymaking. A historic resources survey costs.

- Impose any restrictions or obligations on property owners.
- Provide historic designation for any property.
- Require access to the interior of any property.

Who Will Be Doing the Survey?
This City of San Marcos has contracted Hicks and Company Environmental, Archaeological, and Planning Consultants of Austin, Texas, to complete a historic resources survey for the City. A sub-consultant on the project will be Tellison.
What to Expect

Hicks and Company Environmental, Archaeological, and Planning Consultants along with City staff and volunteers will photo-document each historic-age property from the public right-of-way and record details about its architectural style, exterior materials, and alterations. Surveyors will also conduct research on important associations for the buildings in the survey area (for example, homes or businesses of important people and locations of important events).

Historians from Hicks and Company will be in San Marcos to perform the survey and conduct local research during the Fall 2018, starting in November. Please feel free to speak to the historians and ask questions if you see them in your neighborhood.

My Property Is Inside the Survey Boundary, What Does This Mean for My Property?

Hicks and Company, through field surveys and research, will document all historic-age buildings (built in or before 1975) within the reconnaissance survey boundary. One digital color photograph will be taken of each primary resource, with additional photographs taken as applicable. All resources will be evaluated for integrity and significance and given a priority rating of high, medium, or low; high and medium resources are considered contributing to a current or potential historic district. If your property is located within the survey boundary and was built later than 1975, your property will not be surveyed. All resources that appear to be of historic age will be surveyed. For the windshield survey area, representative photographs of typical buildings and streetscapes will be taken to document the general context and significance of the area’s resources and to provide a preliminary framework for future evaluation.

The results of the survey will be contained in a draft and final written Historic Resources Survey Report that will include the survey's purpose and methodology, appropriate historic contexts, survey results, and a thorough recommendation section with specific recommendations for local, state, and federal historic recommendations, future updates to the survey, and other appropriate preservation methods. The reports will analyze both the reconnaissance and windshield survey areas and evaluate and update the existing survey information.
My Historic SMTX Deliverables

Documents from the Consultant

- [My Historic SMTX Research Design](#) (PDF)
- [My Historic SMTX Public Outreach Plan](#) (PDF)
- [DRAFT My Historic SMTX Phase 1 Historic Resources Survey Report with Appendices](#) (PDF)
- [DRAFT My Historic SMTX Phases 1 & 2 Historic Resources Survey Report with Appendices](#) (PDF)
- [My Historic SMTX Survey Report and Appendices 2019](#) (PDF)
Using the Survey
Keys to Success

- Involve staff & Commission as much as possible
- Build community relationships
- Think of survey as a fluid document
- Use survey as a means for continuing education & building advocacy
Lessons Learned
THANK YOU

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