

CITY OF BLANCO
Blanco Historic Preservation Commission

MINUTES from October 31, 2022

1. Call to Order 5:11pm by Ryan Moses, Vice Chair
2. Roll Call: Quorum Established by Warren Escovy, City Administrator
 - a. Commissioners Present:
Vice Chair: Ryan Moses
Interim Secretary: Wendy Cambridge
Commissioners: Gail McClellan, Pamela Capps
 - b. Not Present:
Billie Jean Kutzer (health), Hollis Boatright (health)
3. Announcements: (No Action May Be Taken)
 - a. Acknowledgment of the receipt of an application for BHPC Commissioner. Mr. Cox was invited to attend but was not present.
 - b. 218 Overlay: Firm that's preparing the final ordinance recommendations did a presentation to the P&Z Commission for their review and questions. Final recommendations to come later this month.
 - c. Highway 281 Task Force: Have had 2nd meeting, with committee's created and committee chairs identified. Now looking for volunteers who want to help. Committee's are: Safety Chief Ruben; Economic Development Libbey Aly; Historic Jo Nell Haas; Environmental Kenneth Welch; Engineering/Operational Brian Sanderfer; Public Information Office/Media Mayor Lumpee.
4. No Public Comments

NEW BUSINESS:

1. Resignation Letter of Chairperson Billie Jean Kutzer: Read by Wendy, Gail motioned to approve resignation and her request for position as Advisor. Pam seconded. Motion carried.
2. Nomination of new Chairperson: Wendy motioned to approve Ryan Moses as new chair. Pam seconded. Motion carried.

Wendy made the motion to move on to the Old Business because commissioners may need to leave early and those items may require an action and a quorum. The remaining "NEW BUSINESS" items not requiring action or a quorum will be discussed at the end of the meeting. Gail seconded. Motion carried.

OLD BUSINESS:

1. Review COA 316 Pecan Street, Blanco Pharmacy and Wellness addition
 - a. A lengthy discussion followed with Mr. Atchley answering questions from the commissioners and providing clarification. The discussion lasted 34 minutes.
 - b. The outcome was the agreement of Mr. Atchley to meet with Pam and Gail to walk the area that will be built upon. A few of their concerns were how it will interact with the current historic district, both in style and function and any impact it may have on foot or automotive traffic in the square. They are seeking clarification.
 - c. Pam motioned that we table the decision on the COA for two weeks, allowing time for further review. To meet again on Monday, November 14, 2022. Wendy seconded; motion carried.
2. Review COA RE-Submittal by Cuts and Curls to replace signage.
 - a. A brief review of the current COA occurred.

- b. The applicant was asked to bring a colored rendering of the sign and attend to answer any questions. They did not provide or attend. Upon further review other signage at that location came into question. Specifically, the hanging signs. The cities Signage Ordinance will be reviewed for clarification.
 - c. Wendy motioned we table further discussion about the Cuts and Curl COA until next meeting, to do further research and to meet with the applicant so any unanswered questions can be asked and clarified.
 - d. Gail seconded. Motion carried.
3. The approval of September 26, 2022 minutes: Gail motioned to approve, Wendy seconded. Motion carried.
4. Discussion related to current projects and their status:
 - a. Banners: Ryan reported they have been approved by P&Z and City Council for hanging. City Council also waved the fee that was required by the UDC. Ryan will submit the Banners to Streetscape for their approval. Retta said to send Richard Standifer the information, and he will send it on to the Streetscape architect for approval or recommendations. PEC will be the final step to get them hanging, and Ryan will take care of that once he hears back from Streetscape.
 - b. Walking tour brochure review 2 bids: Wendy provided the two bids from local designers and printers. Review of bids (attachment available) from Cat McCool, designer @\$75 hr (possibly 4 hrs to design) for design services and Cheryl at Johnson City Printing to print 500 @ \$1.06 each, compared to Ink Print who will wave design fees and print 500 @\$.90 each. Discussion followed and Gail motioned to approve an initial order of 500 with Ink Print, Pam seconded. Motion carried. Wendy said she'll move forward with the design, and if there are any design changes, she will bring it back to the commission for review before moving forward and going to print.
 - c. Portrait of Blanco booklet: It was discussed to ask Hollis, who is the project leader for the booklet, if she'd consider handing it off to someone on the Commission so we can keep moving forward with it. Her health has made it difficult for her to be involved in it progress, and we all miss her leadership and direction on this project and more. We'd prefer she stay involved, because she's worked so hard on it, and knows it inside and out. Pam said she would talk with her.
 - d. 175 Year Blanco Anniversary-Visit to Fredericksburg: Gail contacted Heather, at the Pioneer Museum in Fredericksburg 2 weeks ago. She was unable to help directly but would contact others who could. Gail has not heard from anyone. Gail will reach out again to establish a contact to help us plan for our 175 birthday in 7 years.

NEW BUSINESS continued from earlier in the meeting:

3. Establish committee of volunteers to update Inventory/Survey for Certified Local Government compliance.
 - a. In order to stay in compliance with our Certified Local Government commitments, we need to update our Survey/Inventory of historic sites, buildings, and locations. Volunteers are needed or perhaps each of us could take a section of town and identify properties that did not qualify 10 years ago.
 - b. The Blanco County Historical Commission, Chairperson Jo Nell Haas is seeking the help of the community with their data collection of historic buildings, sites and places. We will all benefit from this update.
4. Signage per UDC in businesses: Section 9.03.205 violation (windows completely covered in signage without any view of inside) reported to city by Billie Jean Kutzer at BHPC meeting

7/25/2022. Location is “Tenuta Bianco: Hill Country Wine, Texas Craft Beer” 312 Pecan Street. Request cities follow up report. Warren will follow up on our request.

5. TxDOT’s construction in the square. All commissioners were upset about the construction, especially in regard to no communication or coordination with the Streetscapes committee. Ryan reported he talked with city officials, as well as TxDOT. TxDOT replied that they had followed Section 106 guidelines and contacted both Texas Historic Commission (THC) for review and Blanco County Historic Commission (BCHC), and provided the project well in advance to city officials. Section 106 in a nutshell from the THC website, “Section 106 requires federal agencies to consider the effects of projects they carry out, approve, or fund on historic properties. Section 106 review encourages, but does not mandate, preservation.”
The THC did not see a problem but had not contacted us. TxDOT said they had not received a response from BCHC so assumed there was no objection. Linda Howard said she did not receive a request for review, and therefore did not send a letter of approval, which is the SOP for that commission. Finally, neither TxDOT or city officials contacted us, BHPC for our review, specifically the Streetscape committee. Ryan will continue to stay in contact with both the City and TxDOT.
6. Re-Stripping Historic Square, Pecan and 3rd Street. Warren reported that City Council has asked him to look into 2 issues: re-stripping the square and putting in a 3 way stop at City Hall (Pecan and 3rd street). Warren is seeking the input and comments of the BHPC. The recommendation to send it to Pam and Richard, so they would send it to the Streetscape architect for review was suggested. Commission requested more time to review, so Gail motioned to table for further discussion until our next meeting. Pam seconded; motion carried.

COMMITTEE REPORTS:

1. Streetscape: Retta explained the history of Streetscape. Memorandum of Agreement (MOA) for Streetscape was originally established in October 2007. That MOA was amended and restated on June 8, 2021. Then on November 30, 2021 the amended Streetscape Committee Resolution, No. 2020-R-011 was signed by Mayor Lumpee according to the records. Retta also reported that the survey has been sent to the Sue Ann Pemberton, Architect for Streetscape. The Streetscape Concept Plan can be found on the city’s website, under Streetscape.
2. Friends of the Night Sky: Wayne Gosnell, BHPC Advisor for Blanco County Friends of the Night Sky (BCFNS), sent his report and Wendy read it. In summary: 1.) BCFNS will donate an Oppele light meter to the City of Blanco for the use by the Code Enforcement officer. 2.) One “major light polluter” in Blanco has agreed to shield his lights or put them on motion detectors. 3.) BCFNS has agreed to assist the Hwy 281 committee in making recommendations to TxDOT on roadway lighting in Blanco to include the Historic District (HD). 4.) Two businesses in the HD are displaying string lights that do not appear to be in compliance with Blanco’s Outdoor Lighting Ordinance. 5.) BCFNS has purchased 3200 pairs of Eclipse Glasses and will be donated to the two school districts in the County...enough glasses for every student, teacher, and staff to be used during the eclipse of the sun: October 2023 and April 2024. 6.) More businesses will be recognized by BCFNS and Blanco Chamber of Commerce as being night sky friendly and added to the 30 businesses already recognized. 7.) Mayor Lumpee and Warren Escovy are working with TxDOT on erecting signage that will recognize Blanco as a Scenic City and an International Dark Sky Community (IDSC). BCFNS will purchase the IDSC signs and donate them to the City.

FUTURE AGENDA ITEMS:

ADJOURNMENT: Meeting adjourned at 6:40p.
Next Special meeting November 14, 2022.
Respectfully submitted, Wendy Cambridge