

BHPC MEETING MINUTES 09/26/2022

1. Call to Order: Warren Escovy, Blanco City Administrator at 6:01pm, 9/26/2022.
2. Roll Call: Quorum Established
 - a. Commissioners Present:
Commissioners - Gail McClellan, Pamela Capps, and Ryan Moses, Wendy Cambridge Interim Secretary
 - b. Not Present: Chair - Billie Jean Kutzer (due to illness)
Vice Chair - Hollis Boatright (due to illness)
 - c. Others Present: Advisor Retta Martin, City Administrator Warren Escovy
3. No Public Comments
4. Announcements: Warren Escovy opened the meeting with the announcement that Billie Jean Kutzer will be taking a leave of absence due to an illness. He then handed the meeting over to Wendy.

ACTION REQUIRED TO BEGIN THE MEETING:

1. Wendy requested a motion to accept Hollis Boatright resignation from the Vice Chair position. Motion was made by Gail to accept and seconded by Pam. Motion carried.
2. Wendy requested a motion to elect Ryan Moses as Vice Chair. Motion was made by Pam and seconded by Gail. Motion carried. Ryan will be interim chair until Billie Jean returns.

OLD BUSINESS:

1. July 25, 2022 minutes: Motion to approve by Pam, seconded by Gail. Motion carried (Ryan)
2. Approval of Minutes of August 29, 2022 - No minutes, this meeting was cancelled. (Ryan)
3. Annual City Council Report was presented to City Council on August 9, 2022, as well as the presentation of our new banner (Ryan)
 - a. Warren Escovy said it went very well and was well accepted. Wendy had presented the new banners to the applause of the audience.
4. 2022-2023 Budget Submitted to City Council on August 9, 2022 (Ryan)
 - a. Warren Escovy believes our requested budget was passed and will confirm and let us know.
5. Current Projects Discussion:
 - a. Street Banners: Ryan explained he will go before P&Z to acquire the annual variance to hang them. Rudy Nino (visitor) suggested that may not be necessary according to UDC and also to contact PEC to have the old ones removed and new ones hung.
 - b. Walking tour brochure: Wendy said Johnson City (JC) Printing could not create a template and referred her to a graphic artist in JC, Kat McCool. Ms. McCool charges \$75 an hour and feels it shouldn't take more than 4-6 hours to design. It would then go back to JC Printers for printing. The suggestion was made to contact the company that does the City's printing, so Wendy will follow up on that.
 - c. Portrait of Blanco booklet: Wendy stated the booklet is currently with Hollis and her family for updating. Unsure as to its status.
 - d. Historic Markers: Ryan is working on this project.
 - e. 175 Year Blanco Anniversary: Mayor Lumpee has suggested we meet with the City of Fredericksburg to learn how they pulled together their celebration. Gail will follow up with the Mayor and Ryan offered to go with her when they visited Fredericksburg.
 - f. BHPC Multimedia: Wendy reported our 2 Facebook pages, "Blanco Historic Preservation Commission"(BHPC) and "Remembering Blanco's History and Heritage"(RBHH) are doing very well, with 132 followers for RBHH and 495 followers for BHPC. The bi-monthly newspaper article has been well received and generated a 1936 newspaper which was sent to us, as well as a letter from the Byars family who grew up here in the 1940's.
 - g. Chisholm Trail: A community member has offered to work this project and Wendy will follow up with her.

NEW BUSINESS:

1. All Commissioners, as well as those folks in the audience, were asked to search for folks that would be willing to be on this commission. Ryan said he knew of someone who was looking into it. The BHPC should have 6 commissioners.
2. 281 Corridor/Overlay Project: Wendy is on the Steering Committee and reported that the company doing this work (Atlas Design Services) will be meeting with P&Z to discuss their findings and suggested ordinances. The project is focused on the 281 corridor, between city limits signs. Their report was produced after numerous meetings with the Steering Committee, sending surveys to all residents in the area, as well as a Community meeting at Gem of the Hills. They seem to have captured what Blanco is about and the direction it wants to go in the future.

281 Task Force: Wendy is involved in this group, as well as many others from the community, creating the following subcommittees: Safety, Economic, Historic, Environmental, Engineering/Operational, and PIO/Media. Many entities from the State and other governmental agencies will be partnering with us. She will be focused on the historical aspects of how the 281 has, is and will impact our historic district. The task is to collect as much data as possible in all these focus areas.

A Zoom call was conducted this week, hosted by Senator Donna Campbell, with the TxDOT engineer, Judge Brett Bray, Tommy Weir County Commissioner, Mayor Lumpee, Councilwoman Connie Barron, and Stephanie Fisher Johnson City Councilwoman. Wendy reported it was very encouraging to see our State and local government representatives taking an active and sincere interest in our town.

3. COA– Blanco Pharmacy and Wellness, 316 Pecan Street: Warren Escovy presented the COA designed by J. Allison. Owners Trey and Siobhan Atchley made their presentation and were joined by their contractor Dave Hiser contractor. They shared their building has been identified as the oldest pharmacy in Texas (1880), operating in the same building and will be recognized in the Texas Pharmacy Association magazine.

Trey explained that the two story they're wanting to build will be a separate building from the existing historic drug store. They're wanting to expand their business, as well as make more room for the current business functions and upcoming governmental requirements. They explained they are not touching the existing historic building. BHPC explained their responsibilities to follow the guidelines of the Secretary of Interior standards for historic districts, as well as our UDC and Design Guidelines and provided the builder with a copy of the standards. *There was discussion regarding a two-story building and its visibility in the square. A. It should be simple and unobtrusive and distinguished from the historic building. B. It should not be highly visible from the public right of way. C. Colors and materials should be harmonious with the historic building and surroundings. D. It should be smaller than the existing historic building.*

The BHPC requested the following before making a decision: 1. Provide side elevation, showing how it will sit alongside the existing. 2. Provide the finishes that will be used on the exterior.

The UDC states action must be taken within 40 days of COA submittal. BHPC requested an extension from the standard 40-day review, to give the Atchley's time to collect the requested information. BHPC requested they all meet again at our next meeting in October to review their materials. They agreed and added there's no hurry on their part. See attachment 1 for Secretary of the Interiors standards.

4. Project Reports: Retta gave an update on Streetscape. Their surveyor is almost through with the East side of the square, which is Phase One. They're hoping by the first of next month to have more information on the Master Plan.

FUTURE AGENDA ITEMS:

3. Pam brought up her concern regarding neon signs and string lights on awnings and above facades. She asked if this fell under our "Blanco County Friends of the Night Sky" protocol. Wendy suggested we look up the ordinance in the UDC and Rudy Nino suggested Pam contact Wayne Gosnell (BCFNS) for his help and recommendations.
4. A visitor from the audience, Bill Depew, recommended we begin calling 281 > 'Main Street'. To TxDOT, it's just 281 State Highway and he would like the "powers that be" to begin calling it 'Main Street' when they are having discussions with TxDOT. "An urban street is a whole lot different than the state highway. If we start thinking about it in terms of 'Main Street' we might get it back." Gail suggested we (BHPC) start referring to it that way and it will spread.

ADJOURNMENT:

1. 7:03pm – Gail made the motion to adjourn, Pam seconded it. Motion carried.

Respectfully submitted,
Wendy Cambridge, Interim Secretary