

CITY OF BLANCO
Blanco Historic Preservation Commission

MINUTES

February 27, 2023, Byars Building, 308 Pecan Street, Blanco, Texas 78606

AGENDA

1. Chairperson Ryan Moses called the meeting to Order: 6:01pm
2. Roll Call/Quorum established:
Present: Ryan Moses, Wendy Cambridge, Gail McClellan, Barnaby Cox
Absent: Hollis Boatright excused due to illness.
3. Public Comment:

a. Rock Wall behind Cranberry's on Town Creek:

Heidi Savory owner of Cranberries since 2012 stated the creek rock wall is/has falling down. She has spoken about this ongoing deterioration and wall failure in the past and met with the mayor. She stated the erosion is giving way behind the buildings and the buildings are "moving with it." She stated the building is in our historic district, built in 1947 and basically the trees are holding up what's left of the wall. Her request is, "I just would hope at some point in this meeting in the near very near future that y'all do something to help stop the erosion, rebuild the wall, put a retention wall, maybe some better drainage in there to get the runoff to where it's not washing away the foundation that's back behind our building, because all that is doing is disrupting that whole corner and the entire building is at jeopardy, of course it's moving."

b. 281 Overlay:

Wayne and Martha Gosnell spoke:

- Agreed we need "some sort of corridor overlays design guidelines.
- We need to tie in new guidelines with the city approved existing guidelines.
- The proposed overlay is complicated and needs to be simplified.
- Let's take our time and not hurry, but fully understand it first.
- Everyone in the community needs to read and understand the "most recently revised plan."

Bill Depew spoke to the 281 Overlay and Relief Route:

- In favor of the overlay. "It's designed to maintain the look and feel and character of Blanco."
- It will be our "first line of defense against profit driven ugliness like parking lots and big box and billboards"

c. 281 Relief Route:

Bill Depew comments:

- Concerns with diverting the traffic out of downtown Blanco, loss of revenue and possibility of businesses having to close.
- Concerns with subdivisions building around the new route, bringing big box stores which will take business away from our current businesses.
- Suggests investing the money to be used for the relief route into Blanco itself. Reduce speeds to 30 miles per hour.
- Keep the traffic in Blanco where we can profit from it.

NEW BUSINESS:

1. Vice Chairperson appointment and discussion: It was motioned to table this discussion until all commissioners were present. Wendy motioned and Gail seconded. Motion passed unanimously.

OLD BUSINESS:

1. Minutes from January 30, 2023 were approved. Gail motioned to approve minutes. Barnaby seconded. Motion passed unanimously.
2. William (Barnaby) Cox introduced himself.
3. Discussion related to current projects and their status:
 - a. **Downtown Banners:** Ryan reported he's contacted PEC numerous times requesting they remove old banners and install new ones. PEC had not responded but he will continue contacting them.
 - b. **Walking tour brochure:** Wendy – Still working on the final draft to get to the printer. If we have them printed in color as approved by the commission, it will cost an additional \$.25 a brochure. Gail motioned to approve spending the additional money. Barnaby seconded. Motion passed unanimously.
 - e. **175 Blanco Founders Day Celebration:** Gail has initiated contact with folks in Fredericksburg to see how they did theirs. Long term project that will be ongoing. ***Previously discussed at another meeting was May Historic Month and bringing in local folks to share their history, having it coincide with Blanco Market Days, and possibly a recognition ceremony for Blanco's residents who have had a positive impact on our history and its preservation, like the one we had 3 years ago. There is no one to head up this project.
 - f. **281 Overlay:** Revised version is available. Brandon Melland, Lead Consultant for Planning and Urban Design with the firm of K Friese and Associates described the overlay and answered questions.

Wendy sent each commissioner a copy of one of the tables, showing what has been identified as permitted or not permitted in the Historic Downtown District. The commissions input related to this table is requested. If we do not state our requests, the current version will move forward to P&Z and then City Council because there is no legal requirement for BHPC to review it. We are being asked for our opinions because we've requested the opportunity to do so. The discussion was lengthy and recommend watching the video for specific details.

Final outcome: All commissioners are to look at the table, make sure the business or opportunities they want to see in the historic district in the future, be marked "P" for permitted or "X" not permitted. Send their recommendations to Warren Escovy, City Manager. We will finalize our recommendations at the next meeting.
 - g. **281 Relief Route:** Jo Nell Haas continues collecting historic data along the 281, north of town and south of town to Twin Sisters. BHPC and the City are responsible for the same within the city limits. Wendy will post the questionnaire being sent to property owners from TxDOT along 281, on our Facebook page for all to see. We also encourage all who receive it to fill it out and return it to TxDOT so all historic buildings, places, objects, springs and water wells, can be identified and protected from destruction.
 - h. **Projects on HOLD:**
 - i. Historic markers: Barnaby has offered to help Ryan with this project.
 - j. Gateway: Is on hold until we know what's happening with the 281 Relief Route.
 - k. Portrait of Blanco: In process with Hollis.

- l. Inventory and Survey: Wendy suggested we could use community volunteers to conduct the inventory and survey. It is required as a CLG every 10 years.
 - m. Museum: Funding is not available to rent. No project leader.
- 4. Warren: Signage per UDC in businesses: Warren and the City are looking into other infractions by Tenuta Bianco: Hill Country Wine, Texas Craft Beer” 312 Pecan, including the signage in their windows. He will have a report for next meeting because of other ongoing issues.
- 5. Compensation plan/scale for Historic Preservation Officer: Ryan will begin the development of a compensation scale, with the expectations of the HPO doing only COA reviews at this time.
- 6. Discussion of existing action plans and visionary statements. Retta will provide the commission with the original plan. Three years ago there was a public meeting to review, discuss and determine what has been accomplished, what needs to be done, and identified what should be done in 1 year, 5 years and ongoing. That report has been provided to the commissioners. Wendy will send it out again before the next meeting.
- 7. Ryan will write an official letter to TxDOT in regards to the construction already done on the 4 corners of 4th street and Pecan street. The work was done without communication and/or recommendations or approvals from BHPC or Streetscape. Wendy motioned that Ryan write a letter from BHPC, bring it to the commission for review and approval before sending it to TxDOT. Gail seconded. Motion passed unanimously.
- 8. CLG representative to come to BHPC: Our Texas Historical Commission Certified Local Government representative is Kelly Little. She was scheduled to come give us a workshop regarding CLG, our responsibilities, and how she can help last August, before Billie Jean was taken ill. I have reconnected with her and she is very willing to come out and give us a workshop either on one of our meeting nights or whatever else might work for all.

COMMITTEE REPORTS:

- 1. Streetscape: Is working with the architect to provide the city with drawings and suggestions regarding the restriping of the square on Pecan and 3rd street.

FUTURE AGENDA ITEMS:

At 7:14pm Gail motioned to adjourn, Barnaby seconded, motion carried.

Respectfully submitted,
Wendy Cambridge, Interim Secretary