

CITY OF BLANCO
Blanco Historic Preservation Commission

MINUTES

Monday, March 27, 2023, Byars Building, 308 Pecan Street, Blanco, Texas 78606

AGENDA

1. Chairperson Ryan Moses called the meeting to Order: 6:04pm
2. Roll Call/Quorum established:
Present: Ryan Moses, Wendy Cambridge, Hollis Boatright, Pamela Prescott-Capps, Gail McClellan, Barnaby Cox
3. Public Comment:
Wayne Gosnell spoke AND provided a written copy of concerns:
 - 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.”

PRESENTATIONS:

1. Retta Martin, BHPC Advisor and original commission member, gave a presentation on the history and creation of the BHPC. First the Comprehensive Master Plan (CMP) was developed with extensive community input. Then came the Blanco Historic Preservation Action Plan. It is her recommendation, as well as Ryans, that the City address the need for a review of the existing CMP.
Warren Escovy, City Administrator said the City is looking at a review this summer when the funds may be available.
 - A. The Comprehensive Master Plan of 2004 was created with the help of Pedernales Electric Cooperative and Lower Colorado River Authority. It is available on the Blanco City website. <https://www.cityofblancotx.gov/comprehensive-master-plan-1>
 - B. Blanco Historic Preservation Action Plan of 2007, was done in conjunction with the Texas Historical Commission and is available on the Blanco City website. <https://www.cityofblancotx.gov/documents/383/BlancoActionPlan.pdf>

NEW BUSINESS:

1. Vice Chairperson appointment and discussion: After the City Administrator, Warren Escovy explained we could wait until after the City Council elections in May, and the meeting on May 16 when the new City Council members are seated. Ryan Moses is running for City Council. Ryan cannot be seated on both the City Council and BHPC. No one volunteered and Gail motioned to table further discussion until the April meeting. Barnaby seconded. Motion passed unanimously.

OLD BUSINESS:

1. Minutes from February 27, 2023 were approved. Gail motioned to approve minutes. Barnaby seconded. Motion passed unanimously.

2. Discussion related to current projects and their status:
 - a. **Downtown Banners:** Ryan reported he continues his request of PEC numerous times that they remove old banners and install new ones. PEC had not responded but he will continue contacting them.
 - b. **Trifold “Discover Historic Blanco” brochure:** Wendy – The final draft has been given to the printer, Debra Lee Cortez with INK Print Design. She anticipates having a copy to review by next meeting.
 - e. **175 Blanco Founders Day Celebration:** No new news.
 - f. **281 Overlay:** Commissioners were provided with the table in the proposed overlay that identifies what businesses or operations can take place in the Historic Square District. Discussion followed regarding the entire overlay recommendations, Laura Swinson who was on the original task force, was present to answer any questions. Wendy explained that the commission has the opportunity to identify what they would like the table to permit and exclude in our Historic District. 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 it is recommended watching the video for specific details.
 Ryan motioned to ask the city council to NOT pass the 281 overlay as it stands. Barnaby added that they not make anything more restricted than at the present time. Gayle seconded. Discussion followed, a vote was taken, and the motion did NOT pass.
After further discussion, Gail made a motion to request City Council make the language plainer (clearer) and that it not supersede what is already in place but to compliment it, within the Historic District. Pam seconded. Passed unanimously.
 Wendy requested the commissioners please take a look at the table, and the column identified as Historic District. And at our next meeting, to make their recommendations.
 - g. **281 Relief Route:** Jo Nell Haas spoke to the commission about what the County Historical Commission is doing in regards to collecting data focused on historical landmarks, structures, water features, rock walls and fences, etc. 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. Flyers will be coming out for the Town Meeting on April 13 in the County Courthouse and a newspaper article will be written.
Wendy motioned the BHPC and City write a letter together to be sent to TxDOT requesting the same studies a the County has requested, along with a vibration from sound and road traffic vibration study. Barnaby seconded. Motion passed unanimously.
 - h. **Projects on HOLD:** Were not discussed due to time.
3. 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.
4. Blanco Pharmacy COA Letter of Agreement: Warren will send Gail the letter of agreement stemming from the COA presented by Trey and Siobhan Atchley in regards to the new construction at the Blanco Pharmacy.
5. Compensation plan/scale for Historic Preservation Officer: Ryan has begun the development of a compensation scale, with the expectations of the HPO doing only COA reviews at this time. The

mayor did confirm to Ryan that a portion of the HPO costs could be funded through the hot funds.

6. 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. Ryan read the draft letter. Wendy motioned Ryan send each of us his completed letter before the next meeting, and each commissioner will respond with their recommendations. The completed letter would then be presented at the next meeting for a vote. Gail seconded. Motion passed unanimously.
7. CLG representative to come to BHPC: Our Texas Historical Commission Certified Local Government representative is Kelly Little is scheduled to come train the commission in June. Date and time yet to be determined.
8. Two folks were present who had an interest in joining the commission. Doug lives in Spring Branch so is not eligible. Maria Mathis was present, and is applying for a commissioner position. She introduced herself and answered questions.

COMMITTEE REPORTS:

1. Streetscape: Is working with the architect to provide the city with drawings and suggestions and a rendering has been provided.

FUTURE AGENDA ITEMS:

At 7:49pm Gail motioned to adjourn, Barnaby seconded, motion carried.

Respectfully submitted,
Wendy Cambridge, Interim Secretary