



Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, June 06, 2024, at 4:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:00 p.m.

Commission Members present were:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Steve Mallett
Richard Moore

Commission Members absent were:

Delbert Bassett
Haley Hunt
Minnie Glosson-Needham

Staff, Consultants, & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Planning Director Tory Carpenter
Deputy City Attorney Aniz Alani
Deputy City Secretary Cathy Gieselman
TIRZ Project Manager Keenan Smith
Intern Ethan Watson, Johnson Planning & Preservation

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

MINUTES

1. Approval of the May 2, 2024, Historic Preservation Commission regular meeting minutes.

A motion was made by Commissioner Mallett to approve the May 2, 2024, Historic Preservation Commission regular meeting minutes. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

Chair Erickson asked for consideration of taking business item #6 out of sequence, there was no objection.

BUSINESS AGENDA

6. Public hearing and consideration of approval of COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District. Applicant: Patrick Fox.

a. Presentation – Kevin Herron, *Herron Design Studio*, provided a presentation on behalf of applicant and was available for questions. Presentation is on file.

b. Staff Report – Ethan Watson provided the staff report which is on file. Staff recommends approval.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2024-0007 – A motion was made by Commissioner Moore to approve COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District as presented. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

2. Update on TIRZ Old Fitzhugh Road Project Landscape Plans. Presenter: Keenan Smith, TIRZ Project Manager.

Keenan Smith provided a presentation which is on file.

3. Presentation on Stephenson Building Improvement Project Construction Documents, Specifications, and Estimate of Probable Construction Costs. Presenter: Keenan Smith, TIRZ Project Manager.

Keenan Smith provided a presentation which is on file.

4. **Public hearing and consideration of approval of COA2024-0005: an Application for a Certificate of Appropriateness for the construction of public single user Downtown Restrooms and pedestrian improvements, located between 300 and 302 Mercer Street in the Mercer Street Historic District.** *Applicant: Michelle Fischer, City Administrator. Presenter: Keenan Smith, TIRZ Project Manager.*
 - a. **Presentation** – Keenan Smith provided a presentation which is on file. Keenan and Michelle Fischer addressed questions from Commissioners.
 - b. **Staff Report** – Ethan Watson provided the staff report which is on file. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2024-0005** – A motion was made by Vice Chair Bobel to approve COA2024-0005: an Application for a Certificate of Appropriateness for the construction of public single user Downtown Restrooms and pedestrian improvements, located between 300 and 302 Mercer Street in the Mercer Street Historic District as presented. Commissioner Mallett seconded the motion which carried unanimously 4 to 0.

5. **Public hearing and consideration of approval of COA2024-0006: an Application for a Certificate of Appropriateness for the installation of shutters on the Pound House Farmstead home, an individual landmark, located at 419-B Founders Park Rd.** *Applicant: Friends of the Pound House Foundation.*
 - a. **Presentation** – Chanda Hermann, *Friends of the Pound House Foundation*, spoke regarding the history of the Pound House and the importance of adding inside shutters. She was available to answer questions.
 - b. **Staff Report** – Ethan Watson presented the staff report which is on file. Staff recommends approval with the condition that staff confirms color prior to installation.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2024-0006** – A motion was made by Commissioner Mallett to approve COA2024-0006: an Application for a Certificate of Appropriateness for the installation of shutters on the Pound House Farmstead home, an individual landmark, located at 419-B Founders Park Rd. as presented. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

6. **Public hearing and consideration of approval of COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District.** *Applicant: Patrick Fox.*

This item was taken earlier in the agenda.

7. **Public hearing and consideration of approval of COA2024-0008: an Application for a Certificate of Appropriateness for the addition of an entry pergola and installation of antique reclaimed door at front entry of the cabin, located at 215 Old Fitzhugh Rd. located in the Old Fitzhugh Road Historic District. Applicant: Carole Crumley.**
 - a. **Presentation** – Kevin Herron, *Herron Design Studio*, provided a presentation on behalf of applicant and was available for questions. Presentation is on file.
 - b. **Staff Report** – Ethan Watson presented the staff report which is on file. Keenan Smith addressed questions from Commissioners. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2024-0008** – A motion was made by Vice Chair Bobel to approve COA2024-0008: an Application for a Certificate of Appropriateness for the addition of an entry pergola and installation of antique reclaimed door at front entry of the cabin, located at 215 Old Fitzhugh Rd. located in the Old Fitzhugh Road Historic District as presented. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

8. **Public hearing and consideration of approval of COA2024-0009: an Application for a Certificate of Appropriateness for the demolition of a noncontributing building and shed structures, and the construction of new improvements, including a restaurant, outdoor covered dining, open air pavilion, parking lot, dumpster enclosure, and landscaping, located at 101 San Marcos Street in the Mercer Street Historic District. Applicant: Brandy Wolf.**
 - a. **Presentation** – Brandy Wolf introduced the item and was available for questions.
 - b. **Staff Report** – Ethan Watson provided the staff report which is on file. Keenan Smith addressed questions from the Commissioners. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2024-0009** – A motion was made by Commissioner Moore to approve COA2024-0009: an Application for a Certificate of Appropriateness for the demolition of a noncontributing building and shed structures, and the construction of new improvements, including a restaurant, outdoor covered dining, open air pavilion, parking lot, dumpster enclosure, and landscaping, located at 101 San Marcos Street in the Mercer Street Historic District as presented pending approval from city staff on proposed signage.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding

Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The Commission did not meet in Closed Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

July 11, 2024, at 4:00 p.m.

August 1, 2024, at 4:00 p.m.

September 5, 2024, at 4:00 p.m.

City Council Meetings

June 18, 2024, at 6:00 p.m.

July 2, 2024, at 6:00 p.m.

July 16, 2024, at 6:00 p.m.

August 6, 2024, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

This regular meeting was adjourned at 5:59 p.m.