



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, December 02, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:01 p.m.

Commission Members present were:

Bruce Lewis, Chair
Dean Erickson, Vice Chair
Ashley Bobel
Minnie Glosson-Needham

Commission Members absent were:

Tim Brown
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

No one spoke during Presentation of Citizens.

BUSINESS

1. **Public hearing and consideration of approval of COA2021-0009: Application for Certification of Appropriateness for the demolition and removal of an existing mobile home and two accessory dwellings, and the removal of dead trees for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE**
 - a. **Presentation** – No presentation was given.
 - b. **Staff Report** – Keenan Smith presented the staff report which is on file. Howard Koontz, Planning Director and a certified arborist, presented a report on the existing trees and agreed with Mr. Smith that not all trees proposed for removal are dead. Staff recommends approval of the demolition and removal of structures, and postponement of the tree removal to allow the applicant to get an arborist’s opinion regarding the health and wellness of trees proposed for removal, or approval of the removal of the trees in compliance with the Landscape Ordinance, meaning that the trees that are not dead can’t be removed unless replaced or cash in lieu of replacement is paid. Staff also recommended that the trees on the north side of the property remain.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2021-0009** – A motion was made by Vice Chair Erickson to approve COA2021-0009: Application for Certification of Appropriateness for the demolition and removal of an existing mobile home and two accessory dwellings, and to postpone consideration of the removal of dead trees to the January 13, 2022, regular meeting for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.
2. **Public hearing and consideration of approval of COA2021-0008: Application for Certificate of Appropriateness to repaint an existing non-contributing residence for property located at 231 and 241 Haydon Lane, Dripping Springs, Texas. Applicant: Kert Planter and Kelly Cruse**
 - a. **Presentation** – No presentation was given.
 - b. **Staff Report** – Keenan Smith presented the staff report which is on file.
 - c. **Public Hearing** – No one spoke during the Presentation of Citizens.
 - d. **COA2021-0008** – A motion was made by Commissioner Glosson-Needham to approve COA2021-0008: Application for Certificate of Appropriateness to repaint an existing non-contributing residence for property located at 231 and 241 Haydon Lane, Dripping Springs, Texas, to include the amended color Zircon for 231 Haydon Lane. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.
3. **Public hearing and consideration of approval of COA2021-0010: Application for Certificate of Appropriateness for the stabilization and adaptive reuse of existing dwelling and repurposing of existing shed as classrooms for a private school campus for property located at 519 Old Fitzhugh Road, Dripping Springs, Texas. Applicant:**

a. Presentation – The applicant gave a presentation on the item

b. Staff Report – Keenan Smith presented the staff report. Staff recommends approval with the following conditions:

- 1) **Feasibility / Suitability for Adaptive Re-Use:** Applicant and Design Team shall review the Adaptive Re-use concept for feasibility with the proposed educational use, consistent with Historic Preservation Goals. A Preliminary Code Analysis shall be performed, and findings & compliance strategies reviewed with Staff in a Pre-Development Conference prior to Site Development.
- 2) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits at a minimum).
- 3) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 4) **Case-Specific Historic Preservation Criteria:**
 - a) **Brick Chimneys Preservation.** The two (2) existing brick chimneys shall be retained as distinctive stylistic features and examples of period craftsmanship and materials if at all possible, and their removal or alteration should be avoided. Stabilization and preservation strategies shall be reviewed and evaluated with Staff prior to Building Permits.
 - b) **Window Repair or Replacement.** Existing windows may be repaired or replaced so long as their distinguishing characteristics are retained (size, proportions, style & type). Provide preservation notes and/or “basis of design” window specifications on Permit Drawings.
 - c) **Garage / Shed Repurposing.** Existing Shed may be dismantled and reconstructed with a combination of new and repurposed materials as shown on Concept Elevations. General design characteristics shall remain consistent its historic character, and be context-sensitive and compatible (height, proportions, scale). Design development shall be reviewed with Staff prior to Building Permits.

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

d. COA2021-0010 – A motion was made by Vice Chair Erickson to approve COA2021-0010: Application for Certificate of Appropriateness for the stabilization and adaptive reuse of existing dwelling and repurposing of existing shed as classrooms for a private school campus for property located at 519 Old Fitzhugh Road, Dripping Springs, Texas, with conditions as presented in the staff report. Commissioner Glosson-Needham seconded the motion which carried 3 to 0 to 1, with Commissioner Bobel recusing.

4. Discuss and consider possible action regarding the January 6, 2022, Historic Preservation Commission regular meeting schedule.

A motion was made by Vice Chair Erickson to reschedule the January 6, 2022, regular meeting to January 13, 2022. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

COMMITTEE REPORTS

5. Landscape Improvements Committee – No report at this time.
Commissioner Minnie Glosson-Needham

6. Parking Lot Improvements Committee – No report at this time.
Commissioners Dean Erickson and Tim Brown

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission

January 2022 TBD

February 3, 2022, at 4:00 p.m.

March 3, 2022, at 4:00 p.m.

City Council Meetings

December 7, 2021, at 6:00 p.m.

December 21, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Bobel to adjourn the meeting. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 5:06 p.m.