



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 05, 2023 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND 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  
Delbert Bassett  
Minnie Glossoon-Needham  
Haley Hunt

**Commission Members absent were:**

Ashely Bobel, Vice Chair  
Steve Mallett  
Nichole Prescott

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

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
Planner 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.

## MINUTES

1. **Discuss and consider approval of the November 3, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Hunt to approve the November 3, 2022, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded the motion which carried unanimously 4 to 0.

## BUSINESS

2. **Public hearing and consideration of approval of COA2022-0007: Application for a Certificate of Appropriateness for adaptive reuse, restoration, and improvements to the "Little House", including the addition of a restroom and handicap ramp, for property located in the Old Fitzhugh Road Historic District at 215 Old Fitzhugh Road, Dripping Springs, Texas. Applicant: Carole Crumley**

**a. Applicant Presentation** – Applicants Carole and John Crumley were present and available for questions from the Commission.

**b. Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the following conditions:

- 1) Any and all required and applicable City of Dripping Springs permits shall be obtained prior to beginning work (site development permit; building permits, etc.);
- 2) Historic Preservation Commission review and approval is for design concept and certificate of appropriateness determination only. City Staff shall review site development and building permit submittal documents for consistency with this certification of appropriateness, prior to issuance of those permits; and
- 3) Applicant and City Staff shall coordinate with other City Projects, including but not limited to, the TIRZ Old Fitzhugh Road Project and City Utility Improvements.

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

**d. COA2022-0007: 215 Old Fitzhugh Road** – A motion was made by Commissioner Hunt to approve with staff conditions, COA2022-0007: Application for a Certificate of Appropriateness for adaptive reuse, restoration, and improvements to the "Little House", including the addition of a restroom and handicap ramp, for property located in the Old Fitzhugh Road Historic District at 215 Old Fitzhugh Road, Dripping Springs, Texas. Commissioner Glosson-Needham seconded the which carried unanimously 4 to 0.

## COMMITTEE REPORTS

No reports at this time.

3. **Landscape Improvements Committee**  
*Commissioner Minnie Glosson-Needham*

**4. Parking Lot Improvements Committee**  
*Commissioner Dean Erickson*

**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 Meetings**

February 2, 2023, at 4:00 p.m.

March 2, 2023, at 4:00 p.m.

April 6, 2023, at 4:00 p.m.

**City Council Meetings**

January 17, 2023, at 6:00 p.m.

February 7, 2023, at 6:00 p.m.

February 21, 2023, at 6:00 p.m.

**ADJOURN**

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

This regular meeting adjourned at 4:12 p.m.