



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, September 01, 2022 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 4:18 p.m.

**Commission Members present were:**

Dean Erickson, Chair  
Haley Hunt  
Steve Mallett  
Nichole Prescott

**Commission Members absent were:**

Ashley Bobel, Vice Chair  
Delbert Bassett  
Minnie Glosson Needham

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

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.

## MINUTES

Via unanimous consent, the Commission considered items 1 and 2 together.

1. **Discuss and consider approval of the May 5, 2022, Historic Preservation Commission regular meeting minutes.**
2. **Discuss and consider approval of the August 4, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Prescott to approve the May 5, 2022, and August 4, 2022, Historic Preservation Commission regular meeting minutes. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

## BUSINESS

3. **Public hearing and consideration of approval of COA2022-0003: Application for Certificate of Appropriateness to repaint an existing non-contributing residence in the Hays Street Historic District, located a 435 Hays Street, Dripping Springs, Texas. Applicant: Steve Mallett**

Commissioner Mallett recused from the item and exited the dais. A conflict of interest affidavit is on file in the City Secretary's Office.

- a. **Applicant Presentation** – Applicant Steve Mallett presented the item.
- b. **Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **COA2022-0003** – A motion was made by Commissioner Prescott to approve COA2022-0003: Application for Certificate of Appropriateness to repaint an existing non-contributing residence in the Hays Street Historic District, located a 435 Hays Street, Dripping Springs, Texas. Commissioner Hunt seconded the motion which carried unanimously 3 to 0 to 1, with Commissioner Mallett recused.

Commissioner Mallett returned to the dais.

4. **Public hearing and consideration of approval of COA2022-0004: Application for Certificate of Appropriateness for the remodel of a structure located in the Mercer Street Historic District, legal description Springs Provisions Plaza Condominiums Unit 4 (Hays CAD Reference ID# R168897), and commonly known as the Rinkey Dink Domino Hall. Applicant: Dean Erickson**

Chair Erickson recused from this item and exited the dais. A conflict of interest affidavit is on file in the City Secretary's Office.

- a. **Applicant Presentation** – Applicant Dean Erickson presented the item.

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

- (1) Applicant obtain necessary permits from the city.
- (2) New window and door materials, trim colors, and details to be reviewed and approved by City Staff prior to issuance of Building Permits; colors shall be compatible and consistent with the building’s history; and, colors shall be based on sduplications or sustained by historical, physical or pictorial evidence.
- (3) Staff review assistant to provide support as needed during discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City’s Historic Preservation Program, goals, and Implementation Manual.

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

**d. COA2022-0004** – A motion was made by Commissioner Mallett to approve COA2022-0004: Application for Certificate of Appropriateness for the remodel of a structure located in the Mercer Street Historic District, legal description Springs Provisions Plaza Condominiums Unit 4 (Hays CAD Reference ID# R168897), and commonly known as the Rinkey Dink Domino Hall with staff conditions as presented. Commissioner Hunt seconded the motion which carried to 0 to 1, with Chair Erickson recused.

**5. Update regarding the Stephenson Building Project.**

Keenan Smith presented the staff report which is on file.

No action was taken on this item.

Chair Erickson returned to the dais.

**COMMITTEE REPORTS**

No reports at this time.

**6. Landscape Improvements Committee**

*Commissioner Minnie Glosson-Needham*

**7. 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**

October 6, 2022, at 4:00 p.m.

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

December 1, 2022, at 4:00 p.m.

### **City Council Meetings**

September 6, 2022, at 6:00 p.m.

September 13, 2022, at 5:30 p.m.

September 20, 2022, at 6:00 p.m.

September 27, 2022 at 5:30 p.m.

## **ADJOURN**

A motion was made by Commissioner Prescott to adjourn the meeting, Commissioner Mallett seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:50 p.m.