



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, September 07, 2023 at 4:00 PM

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
Ashley Bobel, Vice Chair
Delbert Bassett (arrived @ 4:02 p.m.)
Minnie Glossoon-Needham
Steve Mallett

Commission Members absent were:

Haley Hunt

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselmann
Historic Preservation Consultant Meredith Johnson

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.

Chair Erickson introduced Historic Preservation Consultant, Meredith Johnson.

MINUTES

1. Approval of the July 6, 2023, Historic Preservation Commission regular meeting minutes.

A motion was made by Vice Chair Bobel to approve the June 6, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

Commissioner Bassett arrived @ 4:02 p.m.

BUSINESS

2. Public hearing and consideration of approval of COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District. Applicant: Wayland D. Clark

- a. Presentation** – Applicant Wayland D. Clark provided a presentation of request and was available to address questions from commissioners. He thanked Commissioners for attending the June 14th LCRA check presentation ceremony at the Rambo Lodge. Mr. Clark shared a letter from the Texas Historical Commission which will be included in the record.
- b. Staff Report** – Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following condition: Repainting shall be inspected by City Staff to verify conformance with the COA prior to issuance of Certificate of Completion.
- c. Public Hearing** - No one spoke during the Public Hearing.
- d. COA2023-0005** - A motion was made by Vice Chair Bobel to approve COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District with staff recommended condition. Commissioner Mallett seconded the motion which carried 5 to 0.

3. Public hearing and consideration of approval of COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District. Applicant: Elsa Arriaga

- a. Presentation** – Applicant Elsa Arriaga provided a presentation of request with additional request to use shingles on the roof of the shed.
- b. Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends approval with the following conditions: 1) the color, shed location, and

shingles shall be inspected by City Staff to verify conformance with this COA. 2) the applicant will have the ability to remove the shed from the property and keep it within their possession should they no longer wish to reside at 801 Old Fitzhugh Road.

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

d. **COA2023-0006** - A motion was made by Commissioner Mallett to approve COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District with staff recommended conditions. Commissioner Bassett seconded the motion which carried 5 to 0.

4. **Public hearing and consideration of approval of COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District. Applicant: Laura Romanelli**

a. **Presentation** - Applicant Laura Romanelli provided a presentation of request and was available for questions from Commissioners. Laura noted that the flower display on the building would be artificial flowers.

b. **Staff Report** - Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following conditions: new signage shall be installed through the mortar, not the stone face; and the use of pre-existing fasteners is encouraged if available.

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

d. **COA2023-0007** - A motion was made by Commissioner Mallett to approve COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District as presented by staff with the following additional conditions: 1) the door color must be from the approved Historical District color palette, 2) should any display be deemed deteriorated or in visual disarray by the Historical Preservation Officer, Michelle Fischer, the COA can be revoked. Vice Chair Bobel seconded the motion which carried 5 to 0.

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

October 5, 2023, at 4:00 p.m.

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

December 7, 2023, at 4:00 p.m.

City Council Meetings

September 19, 2023, at 6:00 p.m.

October 3, 2023, at 6:00 p.m.

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

October 23, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Bassett seconded the motion which carried 5 to 0.

This regular meeting adjourned at 4:52 p.m.