



## 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

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## AGENDA

### CALL TO ORDER & ROLL CALL

#### Commission Members

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Minnie Glosson-Needham  
Haley Hunt  
Steve Mallett  
Richard Moore

#### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
Deputy City Attorney Aniz Alani  
Deputy City Secretary Cathy Gieselmann  
TIRZ Project Manager Keenan Smith  
Architectural Consultant Meredith Johnson, MSHP  
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.*

### MINUTES

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

## BUSINESS AGENDA

2. **Update on TIRZ Old Fitzhugh Road Project Landscape Plans.** *Presenter: Keenan Smith, TIRZ Project Manager.*
  
3. **Presentation on Stephenson Building Improvement Project Construction Documents, Specifications, and Estimate of Probable Construction Costs.** *Presenter: Keenan Smith, TIRZ Project Manager.*
  
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
  - b. Staff Report
  - c. Public Hearing
  - d. COA2024-0005
  
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
  - b. Staff Report
  - c. Public Hearing
  - d. COA2024-0006
  
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
  - b. Staff Report
  - c. Public Hearing
  - d. COA2024-0007

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
  - b. Staff Report
  - c. Public Hearing
  - d. COA2024-0008
  
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
  - b. Staff Report
  - c. Public Hearing
  - d. COA2024-0009

## **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.*

## **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**

## **TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **May 31, 2024, at 11:15 AM.***

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*Cathy Gieselman, Deputy City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*