



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 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 4:03 p.m.

**Commission Members present were:**

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

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

Planning Director Tory Carpenter  
City Planner Warlan Rivera  
Deputy City Secretary Cathy Gieselman  
Historic Preservation Consultant Meredith Johnson  
Intern Ethan Watson

### 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. Approval of the September 7, 2023, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett to approve the September 7, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 7 to 0.

## BUSINESS

**2. Discuss and consider the 2024 Historic Preservation Commission meeting calendar.**

Cathy Gieselman presented the staff report which is on file. Staff recommends approval.

A motion was made by Commissioner Hunt to approve the 2024 Historic Preservation Commission meeting calendar and to accept the rescheduled holiday date as suggested. Vice Chair Bobel seconded the motion which carried unanimously 7 to 0.

**3. Public hearing and consideration of approval of COA2023-0008: Application for Certificate of Appropriateness for the addition of 300 square feet to the existing building on the northern side, located at 206 Mercer St. in the Mercer Street Historic District. Applicant: Mercer Street Holdings, II LLC**

- a. Presentation** – Dean Erickson introduced the project and was available for questions from Commissioners.
- b. Staff Report** - Meredith Johnson presented the staff report which is on file. Staff recommends approval with the following conditions of approval:
  - 1. The addition will be attached to the wall in a way that when removed, the wall will be minimally damaged.
  - 2. The paint color shall match the district’s “muted, rustic earth tone hues”.
  - 3. All nonconforming signs shall be removed from the property.
- c. Public Hearing** – No one spoke during the Public Hearing.
- d. COA2023-0008** – A motion was made by Commissioner Hunt to approve COA2023-0008: Application for Certificate of Appropriateness for the addition of 300 square feet to the existing building on the northern side, located at 206 Mercer St. in the Mercer Street Historic District with conditions as presented by staff. Minnie Glosson-Needham seconded the motion which carried 6 to 0, with Chair Erickson recused.

4. **Public hearing and consideration of approval of COA2023-0009: Application for Certificate of Appropriateness for the construction of a new single-story single-family home located at 216 S. Bluff St. in the Hays Street Historic District. Applicant: Wayland D. Clark**

- a. **Presentation** – No presentation.
- b. **Staff Report** – Meredith Johnson presented the staff report which is on file. Staff recommends approval with condition that the paint color shall match the district’s “muted, rustic earth tone hues” guidelines.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **COA2023-0009** – A motion was made by Commissioner Mallett to approve COA2023-0009: Application for Certificate of Appropriateness for the construction of a new single-story single-family home located at 216 S. Bluff St. in the Hays Street Historic District with condition as presented by staff. Vice Chair Bobel seconded the motion which carried 7 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**

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

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

**City Council Meetings**

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

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

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

December 5, 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 7 to 0.

This regular meeting adjourned at 4:42 p.m.