



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, August 06, 2020 at 4:00 PM

VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com no later than 4:00 PM on the day the meeting will be held.

The Historic Preservation Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/86938162150?pwd=VE5sOUx0V0JCM3NhRURkdUJ4V1N5UT09>

Meeting ID: 869 3816 2150

Passcode: 165070

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/86938162150>

Join by Skype for Business: <https://us02web.zoom.us/skype/86938162150>

CALL TO ORDER AND ROLL CALL

Commission Members:

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Ashley Bobel

Tim Brown

Dean Erickson

Minnie Glosson-Needham

Jean Reimers

Staff, Consultants and Elected/Appointed Officials:

Michelle Fischer, City Administrator/Historic Preservation Officer

Amanda Padilla, Senior Planner

Andrea Cunningham, City Secretary

Keenan Smith, Historic Preservation Consultant

Taline Manassian, Mayor Pro Tem

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)

MINUTES

- 1. Discuss and consider approval of the June 4, 2020 Historic Preservation Commission regular meeting minutes, and the July 23, 2020 Historic Preservation Commission special meeting minutes.**

BUSINESS

- 2. Public hearing and consideration of approval of COA2020-0005: Application for Certificate of Appropriateness for the Demolition and Rebuild of a Shed located at 501 Old Fitzhugh Road, Dripping Springs, TX and commonly known as Sidecar Tasting Room. Applicant: Nathan Pruitt**

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Certificate of Appropriateness

- 3. Discuss and consider the Appointment of a Commission Chair and Vice Chair for a term of one year.**

- a) Chair
- b) Vice Chair

- 4. Discuss and consider the Appointment of Commissioner Tim Brown to Committee(s) of the Historic Preservation Commission.**

COMMITTEE REPORTS

5. **Parking Lot Improvements Committee**
Commissioners Dean Erickson and Minnie Glosson-Needham
6. **Landscape Improvements Committee**
Commissioners Minnie Glosson-Needham and Jean Reimers
7. **Brochure / Printing & Website Committee**
Commissioner Emilie Kopp
8. **Historic District Signage & Banner Committee**
Commissioner Ashley Bobel

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.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

September 3, 2020 at 4:00 p.m.

October 1, 2020 at 4:00 p.m.

November 5, 2020 at 4:00 p.m.

City Council Meetings

August 11, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

August 18, 2020 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on July 31, 2020 at 11:30 a.m.

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.



Historic Preservation Commission

Regular Meeting Minutes June 4, 2020 at 4:00 p.m.

A Regular Meeting of the Historic Preservation Commission of Dripping Springs, Texas was held Thursday, June 4, 2020 beginning at 4:00 p.m., in the Council Chambers located at City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com, no later than 1:00 p.m., Thursday, June 4, 2020.

The Historic Preservation Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters please enable your microphone and webcam when presenting to the Commission.

Join Zoom Meeting

<https://us02web.zoom.us/j/82005032320?pwd=dS9oR1d3cFJRMWYwZGxEYit4YUVmdz09>

Meeting ID: 820 0503 2320

Password: 343818

One tap mobile

+13462487799,,82005032320#,1#,343818# US (Houston)

+12532158782,,82005032320#,1#,343818# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 820 0503 2320

Password: 343818

Find your local number: <https://us02web.zoom.us/u/kee04FZUzk>

Join by Skype for Business

<https://us02web.zoom.us/skype/82005032320>

II. CALL TO ORDER AND ROLL CALL

Commission Members present were:

Bruce Lewis, Chair
 Emilie Kopp, Vice Chair
 Ashley Bobel
 Dean Erickson
 Minnie Glosson-Needham
 Jean Reimers (arrived at 4:05 p.m.)

Commission member absent was:

Melissa Starr

City Staff/Appointed Officials present were:

Michelle Fischer, City Administrator
 Andrea Cunningham, City Secretary
 Amanda Padilla, Senior Planner
 Keenan Smith, Historic Preservation Consultant
 Robyn Miga, City Planning Consultant
 Amber Allen, Architexas
 Larry Irsik, Architexas

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:02 pm.

III. PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item 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 the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. 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. 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. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

No one spoke during the Presentation of Citizens.

IV. MINUTES

A. **Discuss and consider approval of the May 7, 2020 Historic Preservation Commission regular meeting minutes.**

A motion was made by Vice Chair Kopp to approve the May 7, 2020 Historic Preservation regular meeting minutes. Commissioner Bobel seconded the motion which carried unanimously, 5-0.

Commissioner Reimers was not present for this vote.

V. BUSINESS

A. **Presentation and discussion regarding the Stephenson Building Feasibility Study.** Architexas

Kennan Smith, Historic Preservation Consultant, Larry Irsik and Amber Allen, Architexas, presented this item, the presentation is on file.

B. **Update, discussion and possible action regarding the Downtown Parking Project.**

Robyn Miga, Planning Consultant, provided an update to the Commission.

Chair Lewis, Commissioner Erickson, and Commissioner Kopp wanted different options on parking surfaces and thought the price was too high.

The Commission collectively agreed that they would like the City to pursue a cheaper option for the Fee-in-Lieu.

A motion was made by Commissioner Erickson to recommend that City Council deny the \$6500 Fee-in-Lieu and that they explore other options of surfacing to provide a cheaper fee-in-lieu. Commissioner Glosson-Needham seconded the motion which carried unanimously, 6-0.

C. **Public hearing and consideration of approval regarding COA2020-0004: Application for Certificate of Appropriateness for a Hay Barn located at 346 Mercer Street, Dripping Springs, TX 78620.**

Applicant: Terry Polk

1. Presentation

No presentation was given.

2. Staff Report

Keenan Smith Presented that staff report, which is on file.

3. Public Hearing

No one spoke during the public hearing.

4. Certificate of Appropriateness

Commissioner Erickson believes that the Rippy properties are crucial projects for the revitalization of the Mercer Street Historic District.

A motion was made by Commissioner Erickson to approve COA2020-0004: Application for Certificate of Appropriateness for a Hay Barn located at 346 Mercer Street, Dripping Springs, TX 78620 with Staff recommendations. Commissioner Glosson-Needham seconded the motion which carried unanimously, 6 to 0.

VI. COMMITTEE REPORTS

A. **Parking Lot Improvements Committee**

Commissioners Dean Erickson and Minnie Glosson-Needham

No update was given.

B. **Landscape Improvements Committee**

Commissioners Minnie Glosson-Needham and Jean Reimers

No update was given.

C. **Brochure / Printing & Website Committee**

Vice Chair Emilie Kopp

Commissioner Kopp provided an update on the printing of the Mercer Street Historic District Brochures.

D. **Historic District Signage & Banner Committee**

Commissioners Melissa Starr and Ashley Bobel

Commissioner Bobel provided an update to the Commission.

Chair Lewis appointed Vice Chair Kopp to the Historic District Signage and Banner Committee.

VII. 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.

VIII. UPCOMING MEETINGS

A. **Historic Preservation Commission Meetings**

July 9, 2020 at 4:00 p.m.

August 6, 2020 at 4:00 p.m.

September 3, 2020 at 4:00 p.m.

B. City Council & Board of Adjustment Meetings

June 9, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

June 16, 2020 at 6:00 p.m.

July 14, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

July 21, 2020 at 6:00 p.m.

IX. ADJOURN

A motion was made by Commissioner Bobel to adjourn the meeting. Commissioner Erickson seconded the motion which carried unanimously, 6 to 0.

This regular meeting adjourned at 5:15 p.m.



Historic Preservation Commission

Special Meeting Minutes July 23, 2020 at 4:00 p.m.

A Special Meeting of the Historic Preservation Commission of Dripping Springs, Texas was held Thursday, July 23, 2020 beginning at 4:00 p.m., in the Council Chambers located at City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com, no later than 1:00 p.m., Thursday, July 23, 2020.

The Historic Preservation Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters please enable your microphone and webcam when presenting to the Commission.

Join Zoom Meeting

<https://us02web.zoom.us/j/89605745713?pwd=cEN0cDRLaGRQQmJ5WnJJZEdhelpYQT09>

Meeting ID: 896 0574 5713

Password: 873230

One tap mobile

+13462487799,,89605745713#,,,,0#,,873230# US (Houston)

+16699009128,,89605745713#,,,,0#,,873230# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 896 0574 5713

Password: 873230

Find your local number: <https://us02web.zoom.us/u/kDwtImYtt>

Join by Skype for Business

<https://us02web.zoom.us/skype/89605745713>

II. CALL TO ORDER AND ROLL CALL

Commission Members Present:

Bruce Lewis, Chair
 Emilie Kopp, Vice Chair
 Ashley Bobel
 Tim Brown
 Dean Erickson
 Minnie Glosso-Needham (arrived at 4:09 p.m.)
 Jean Reimers (arrived at 4:06 p.m.)

City Staff/Appointed Officials present:

Michelle Fischer, City Administrator
 Amanda Padilla, City Planner II
 Keenan Smith, Historic Preservation Consultant

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:00pm

III. BUSINESS

- A. Presentation on the Mercer Street History Tour Film Project by the Dr. Pound Farmstead. Jenny Pack, Executive Director.**
 Jenny Pack, Executive Director

Jenny Pack gave a presentation to the Commission on the Mercer Street History Tour Film Project which is on file.

- B. Public hearing and consideration of approval of COA2020-0005: Application for Certificate of Appropriateness for the Demolition and Rebuild of a Shed located at 501 Old Fitzhugh Road, Dripping Springs, TX and commonly known as Sidecar Tasting Room.**
 Applicant: Nathan Pruitt

1. Presentation

Applicant Nathan Pruitt presented the project and was available for questions.

2. Staff Report

Keenan Smith presented the staff report, which is on file. Staff recommends cautionary approval with the following conditions:

1. Permits Required: All necessary permits shall be obtained from the City of Dripping Springs, including Demolition Permit (Retroactively if required); building Permit (required) and Site Development (if required). Confirm all permit requirements with staff.
2. Permit submittal documents shall be reviewed by City Staff to verify consistency with this COA prior to issuance of permits.
3. Building Exterior Design shall be inspected by City Staff to verify conformance with the COA prior to issuance of Certificate of Occupancy.

3. Public Hearing

No one spoke during the Public Hearing

4. Certificate of Appropriateness

A motion was made by Commissioner Erickson to postpone COA2020-0005: an application for Certificate of Appropriateness for the Demolition and rebuild of a Shed at the Sidecar Tasting Room located at 501 Old Fitzhugh Road, Dripping Springs TX to the August 6, 2020 regular meeting. Commissioner Bobel seconded the motion which carried 5 to 0 to 1, with Vice Chair Kopp opposed and Commissioner Reimers not present during voting.

The Commission requested the applicant submit side, front elevation, and roof pitch drawings to staff by July 29, 2020 for the August 6, 2020 Historic Preservation Commission regular meeting.

IV. ADJOURN

A motion was made by Vice Chair Kopp to adjourn the meeting. Commissioner Bobel seconded the motion which carried unanimously 6 to 0, with Commissioner Glosson not present during voting.

This special meeting adjourned at 5:04 p.m.



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **July 30, 2020 (updated & revised)**
Project: **501 Old Fitzhugh Rd, Dripping Springs, TX 78620**
Applicant: **Nate Pruitt / Bell Springs Winery (512) 565-1204**
Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **LR-HO**
Proposed Use: **Auxiliary Building- Storage Shed**

Submittals: Current Photograph Concept Site Aerial Exterior Elevations (“3D Views”)
 Color & Materials Samples **N/A- Color & Material Palette to match existing**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

Demolition of an Existing Shed and New Construction of a Storage Shed at the “Sidecar Tasting Room” (ca. 1939) a Contributing Resource & Medium Preservation Priority in the Old Fitzhugh Rd. Historic District.

Review Summary, General Findings: “Approval in Concept w/Conditions”

General Compliance Determination- Compliant Non-Compliant Verify

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Findings of Fact:

1. **Notice of Violation / “Stop Work Order:”** June 24, 2020- Work Without Proper Permits:
 - a. Existing Shed Demolition
 - b. New Shed Construction
 - c. Concrete Sidewalk & Flatwork
2. **Submittal Administratively Incomplete:** Elevations or Sketches not Submitted.
 - a. Elevations/Sketches of Proposed “Rebuild” design- (something to give Staff and Commission an idea of the stated design intentions). Requested not provided.

Possible HPC Actions (Alternatives):

1. **“Approval in Concept with Conditions”** (Updated & Revised Staff Recommendation).
2. **“Denial”** (With Reasons Stated).
3. **“Other Discretionary Action”** (TBD by Commission).

Staff Recommendations / Conditions of Approval: (Recommendations Unchanged)

1. **Permits Required:** All necessary Permits shall be obtained from the City of Dripping Springs, including Demolition Permit (Retroactively- if required); Building Permit (required) and Site Development Permit (if required). Confirm all Permit requirements with Staff.
2. **Cautionary Approval in Concept:**
 - a. Permit Submittal Documents- shall be reviewed by City Staff to verify consistency with this COA prior to issuance of Permits.
 - b. Building Exterior Design- shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Occupancy).

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**Historic Resource Background /Survey Information:**

#501 Old Fitzhugh Rd.: (c.a. 1939) Roark-Foster Survey: Site #12 / HHM Survey: Site #48 / Hays County TP #17914.

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” “Medium.”

City of Dripping Springs
 P. O. Box 384
 Dripping Springs, Texas 78620
 512-858-4725

Project Overview: “501 Old Fitzhugh Road – Shed Demolition and Rebuild:”

See COA application and Existing Photographs. COA application and request is a “case after the fact.”

The proposed project under consideration is partially underway. Work was stopped by the City Code Enforcement Inspector for lack of proper permits. A small, dilapidated, pre-existing Smokehouse Shed- 8.2’ x 10.5’ behind the main structure, was demolished (re: photos - Appendix). Foundation and partial framing for a New Shed-10’x25’, plus concrete flatwork, was constructed prior to the Stop Work Order.

The Applicant’s explanation and his stated design intentions for the New Shed are given as narrative descriptions and indicative photos in the COA Application with supporting photos and information:

“The previous shed structure that was in place was no longer usable, leaning to one side, not dried in, with an uneven stone floor. The new structure will be used to house a walk-in cooler on the right side to store kegs of beer and cased wine and the left-hand side will be used for expanded storage.”

“The design would match the existing building with the same siding, paint color, and simple shed roof with galvalume metal. The same as the main structure. Elevations match the existing structure as well.”

“Colors and materials would match the existing main structure. Wood siding with trim to match (see photos). The exterior color would be the same grey/blue as the main structure. The roof would be galvalume metal as well, that would match the existing building.”

* * *

Staff Recommendation: “Approval in Concept with Conditions of Approval.”

(Updated & Revised): Following HPC Meeting of 7/23/20, the Applicant submitted Supplemental Design Information (3D views of all sides, 3D Cut-Away View, Electrical Plan Layout w/Outline Specs), giving a better visual representation of the proposed design intentions. Based on this Supplemental Design Information, Staff Recommendation is “updated & upgraded” to **“Approval in Concept.”** Given the conceptual nature of the information, the recommended **Conditions of Approval** remain unchanged:

Staff recommends that Building Permit submittal documents be reviewed to verify consistency w/the COA. Further, Staff recommends an Exterior Design Final Inspection to verify compliance with this COA prior to issuance of a Certificate of Occupancy.

* * *

City of Dripping Springs
P. O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”

Based on the information submitted by the Applicant, the proposed design direction appears to be consistent with applicable Standards (see review comments below). “Cautionary Approval with Conditions” (as stated above) is recommended.

Character/Vision: Consistent: “Eclectic Revitalization- mix of new/old;

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” “Promote Rustic Look/Feel of OFR (street frontage unaltered), “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: allowed by LR/HO Zoning (Planning Dept. verify).

Site Planning & Building Placement: Consistent: Building Placement within existing trees & landscape features. Rear Setback: 10’ / Sides: 5’ Setback (per OFR HD Standards).

Parking Arrangement: N/A: No change to existing Parking configuration @ Rear of Lot.

Building Footprint / Massing / Scale: Consistent: New Shed @ 250 GSF- < 5,000 sf max contiguous footprint; ... < 2,500 sf max massing increments; ... < 2 to 2-1/2 Sty height limit.

Street Frontage / Articulation: N/A: No change in Street Frontage / Facade.

Porches: N/A.

Roofs: Consistent: New Roof to match Existing Roof (verify).

Materials: Consistent: OK subject to confirmation and verification @ Building Permit.

Color Palette: Consistent: OK subject to confirmation and verification @ Building Permit.

Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: Inconsistent- Pre-Existing Shed (a contributing Historic Landscape Feature) was demolished without an approved COA or proper permits.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. Compliant Non-Compliant Not Applicable

City of Dripping Springs
P. O. Box 384
Dripping Springs, Texas 78620
512-858-4725

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
 Compliant Non-Compliant Not Applicable

(d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable

City of Dripping Springs
P. O. Box 384
Dripping Springs, Texas 78620
512-858-4725

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

Building Footprint Expansion/Reduction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Facade Alterations facing Public Street or ROW?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA - July 30, 2020 (updated & revised)**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. –Rear of Property w/Outbuildings @ Rehabilitation: Archive Photo- 12/16/14



#501 Old Fitzhugh Rd. – Outhouse & Smokehouse:



Archive Photos- 12/16/14

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Smokehouse Shed:

Archive Photo - 12/16/14

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Rear of Property w/ Smokehouse & Outhouse:

Archive Photo-12/28/18

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Rear of Property w/New Shed Construction:

Current Photo- 7/2/20

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Nathan Pruitt _____

Mailing Address: 3850 Bell Springs Rd, Dripping Springs, TX 78620 _____

Phone Number: 512-565-1204 _____ **Email Address:** nate@bellspringswinery.com _____

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 501 Old Fitzhugh Road _____

Sidecar Tasting Room

District Located or Landmark: Mercer Street Old Fitzhugh Road Hays Street

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: Commercial / Residential / Mixed Use _____

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Currently a tasting room.

Description of Proposed Work: We would like to rebuild the existing shed structure that _____

is currently unusable and falling down, in order to house a walk-in cooler to store kegs _____

of beer and also for additional storage at the property. In addition, the current stone patio _____

around the back entrance will be replaced with concrete for safety and drainage.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

The shed has been design to match the existing main building. Same color, same roof color
same exterior wood finish with matching trim. All exterior lights will match the current
building as well with respect to lighting ordinances as well.

Estimated Cost of Proposed Work: \$36,000

Intended Starting Date of Proposed Work: July 2020

Intended Completion Date of Proposed Work: August 2020

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

Nathan Pruitt
Signature of Applicant

06 / 30 / 2020
Date

Signature of Property Owner Authorizing the Proposed Work

Date

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Sidecar Tasting Room
501 Old Fitzhugh Rd
Dripping Springs, TX 78620

June 2020 - Shed Rebuild

City of Dripping Springs / Historic Preservation Requests

- Photographs- Existing Conditions (few of current conditions of the Shed and a little context)

The previous shed structure that was in place was no longer usable, leaning to one side, not dried in, with an uneven stone floor. The new structure will be used to house a walk-in cooler on the right side to store kegs of beer and cased wine and the left-hand side will be used for expanded storage.

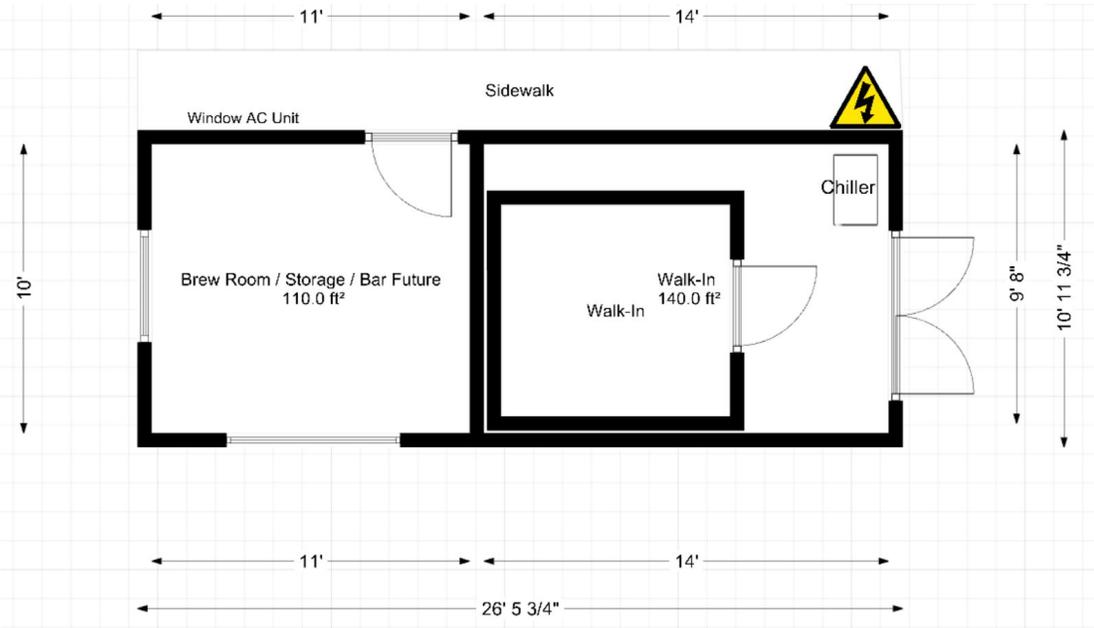


- Concept Site Plan- (can be aerial photo w/footprint highlighted)



- Elevations or Sketches- of proposed “Rebuild” design:

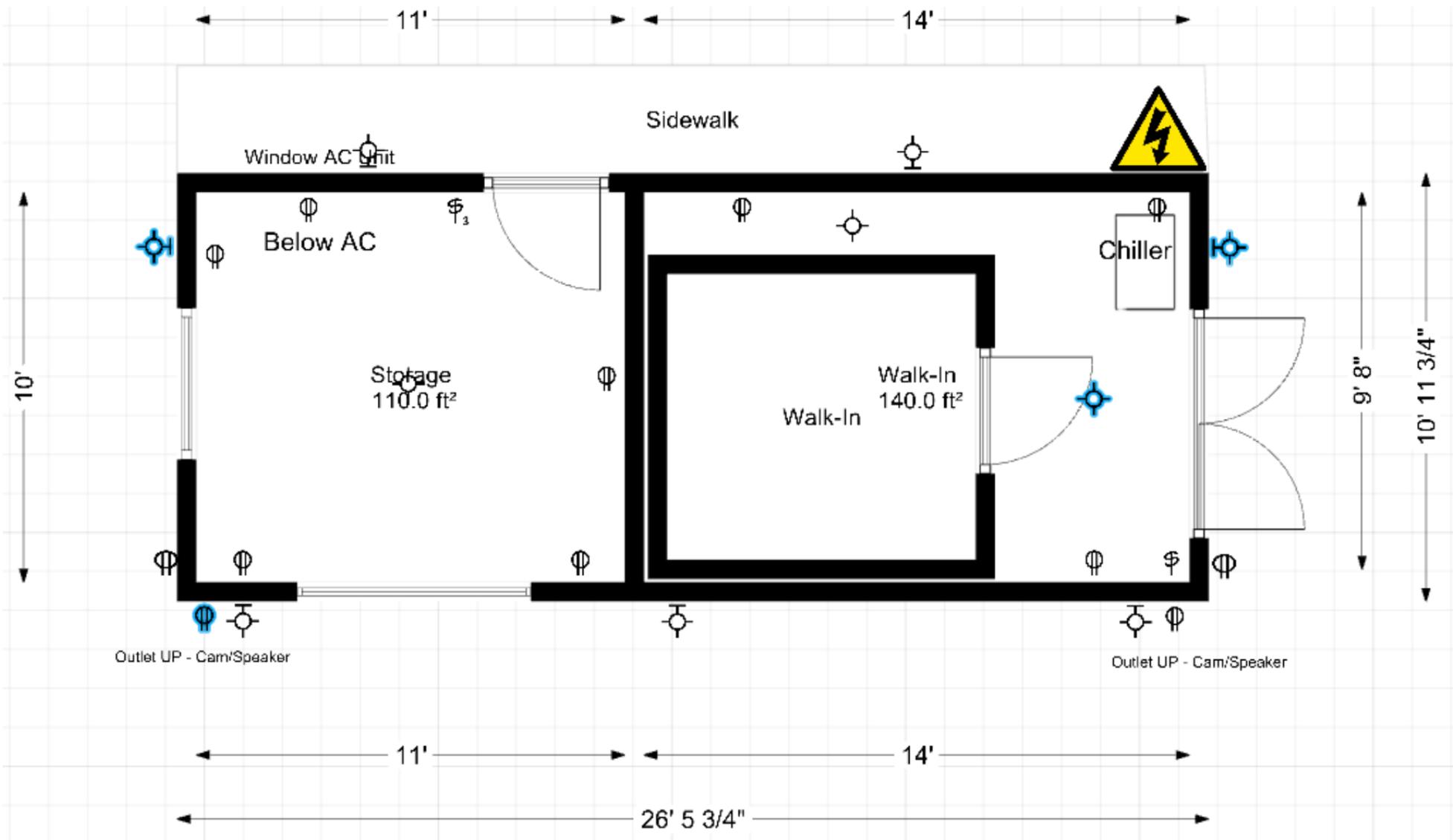
The design would match the existing building with the same siding, paint color, and simple shed roof with galvalume metal. The same as the main structure. Elevations match the existing structure as well.



- Colors and Materials- proposed (can just be photos of the existing Sidecar palette, acceptable)

Colors and materials would match the existing main structure. Wood siding with trim to match (shown in the photo below). The exterior color would be the same grey/blue as the main structure. The roof would be galvalume metal as well, that would match the existing building.



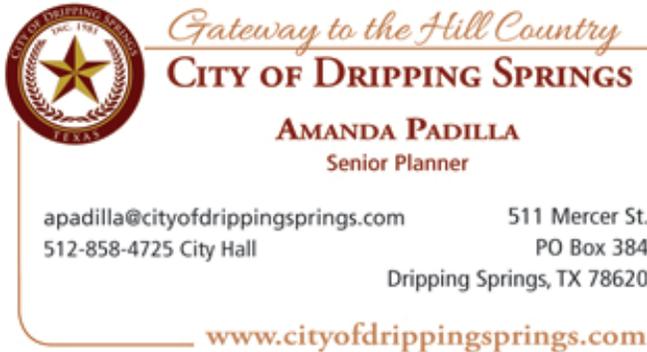


From: Amanda Padilla apadilla@cityofdrippingsprings.com
Subject: FW: paperwork - 501 Old Fitzhugh
Date: July 27, 2020 at 12:02 PM
To: keenan smith keenan@citylightsdesign.com

Keenan,

Please see the items that Nate, with Bell Springs, submitted to us on Saturday.

Thank you,
Amanda Padilla



From: Bell Springs Winery <nate@bellspringswinery.com>
Sent: Saturday, July 25, 2020 9:53 AM
To: Sarah Cole <scole@cityofdrippingsprings.com>; Brandon Elliott <belliott@cityofdrippingsprings.com>
Cc: Amanda Padilla <apadilla@cityofdrippingsprings.com>
Subject: Re: paperwork - 501 Old Fitzhugh

All,

Attached are the drawings for the Shed. Please confirm receipt and this is sufficient for drawings of the structure. Please note that the material on the shed in the spec references metal siding, which is not the case. It's wood exterior just like the existing material with a metal roof.

1. Drawing showing all sides
2. 3D showing side closest to Sidecar building with doors to walk-in.
3. Layout with specs sent previously.

Please confirm the next steps as well. Per the meeting, it wasn't clear.

Best,

Nate

Mueller, Inc. 3D Design Tool
Project Specifications

Project Email: nate@bellspringswinery.com
Project Name: Sidecar Shed Drawing
Project Date: 2020-07-25 15:42:55

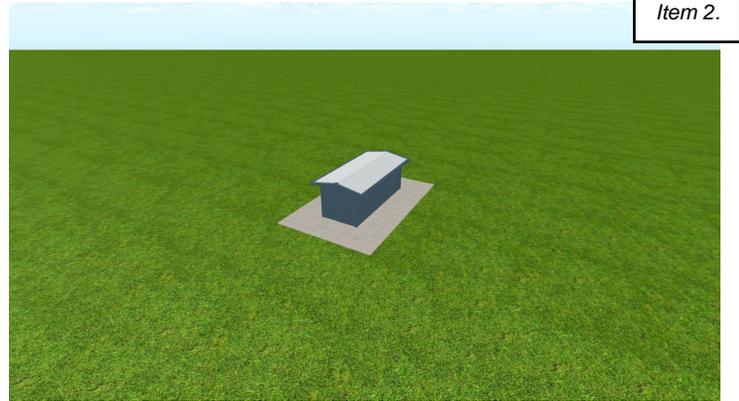
Customer Mailing Address
(only visible to logged in user, not visible if project shared):
Nate Pruitt

, 78620
Phone/Email: 5125932599 /
nate@bellspringswinery.com

Building Details:
Basics (in ft.):
width: 10
length: 25
height: 9
pitch: 2
overhang_sides: 2
overhang_end: 1

Colors:
Wall: Deep River Blue
Roof: Galvalume Plus
Trim: Deep River Blue

Accessories:



PDF Spec Sheet

3D QUOTE DATA

**** NO QUOTE REQUESTED ****

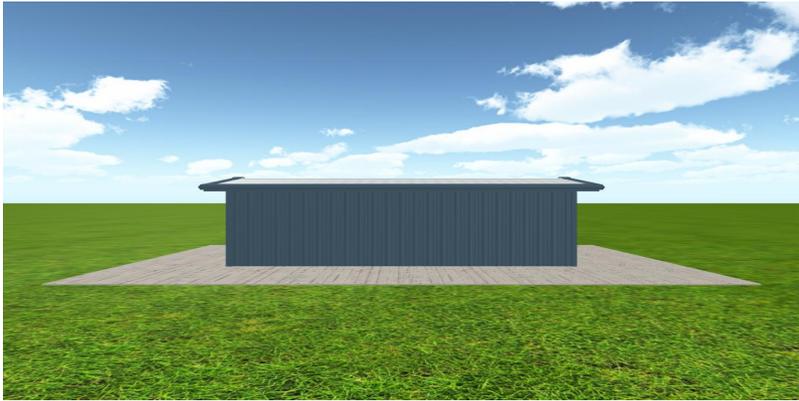


FRONT VIEW

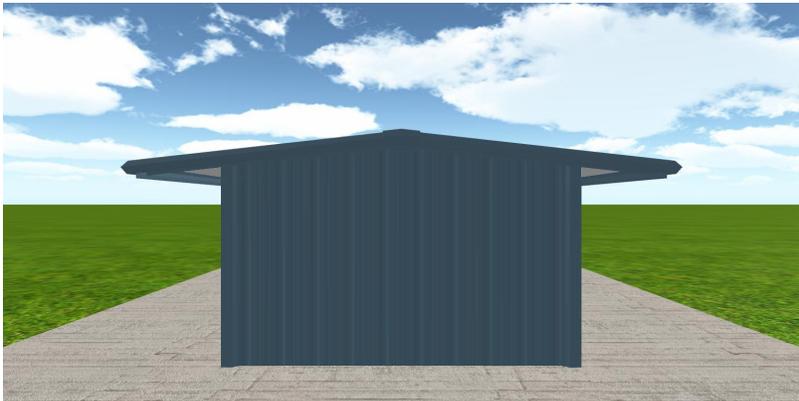




LEFT VIEW



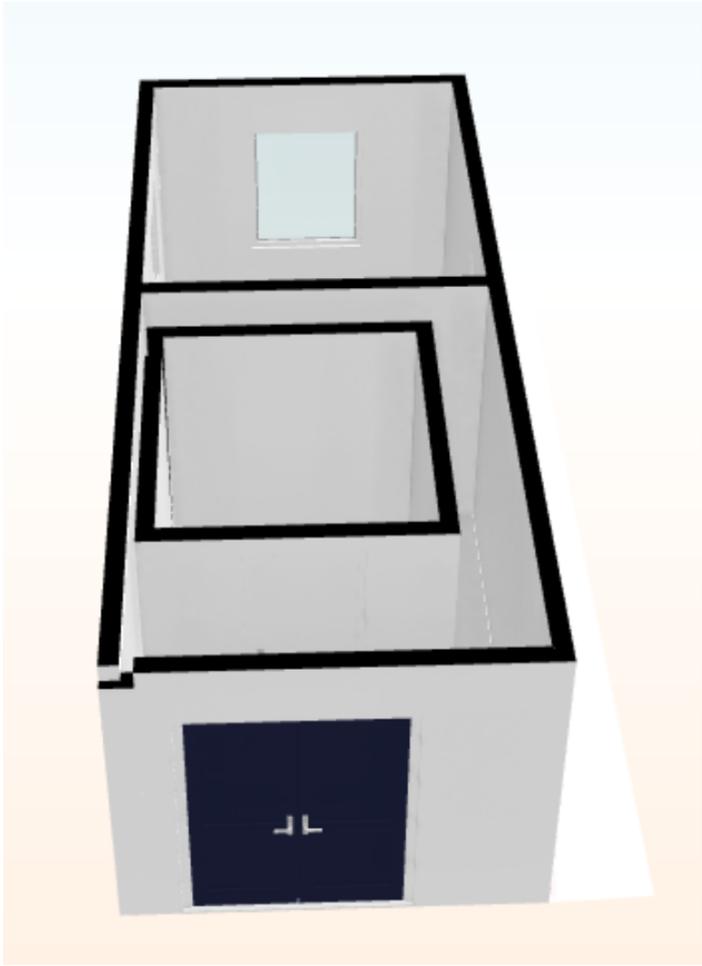
RIGHT VIEW

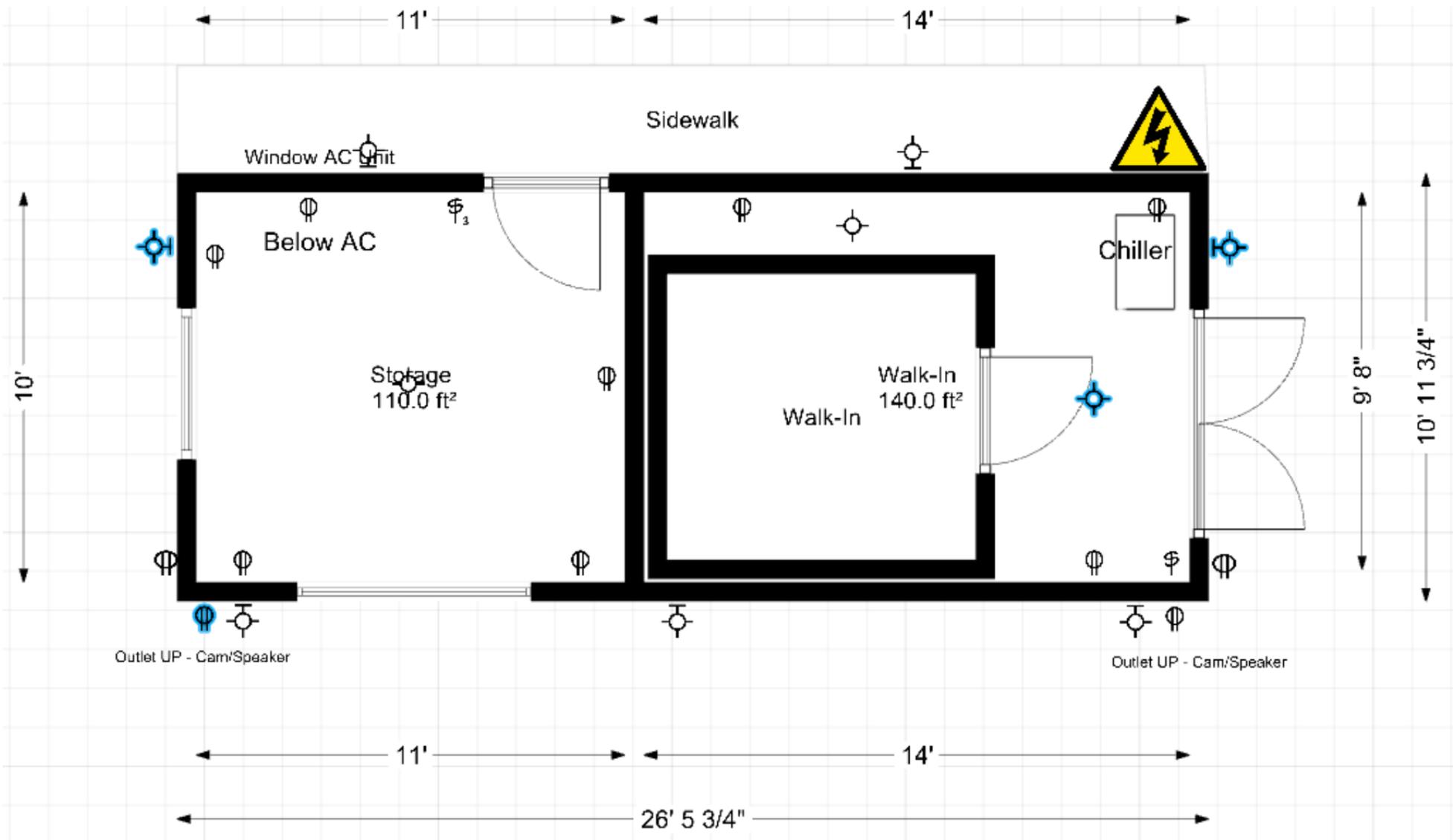


BACK VIEW

Print Spec

Close Window







STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Andrea Cunningham, City Secretary

Commission Meeting Date: August 6, 2020

Agenda Item Wording: **Discuss and consider the Appointment of a Commission Chair and Vice Chair for a term of one year.**

Agenda Item Requestor: Andrea Cunningham, City Secretary

Summary/Background: Per City Code of Ordinances, the Historic Preservation is required to annually appoint the Commission Chair and Vice Chair from its membership, with each serving a term of one-year. Terms expire on June 30th of the following year.

The Chair presides over the meeting and ensures the Commission is following the posted agenda and meeting procedure, and coordinates agendas with the City Secretary. The Vice Chair shall serve as Chair in case of their absence.

Current Chair: Bruce Lewis

Current Vice Chair: Emilie Kopp

Recommended Commission Actions:

1. Appoint Chair and Vice Chair at the pleasure of the Commission.
2. Postpone for action at a future meeting. The current Chair and Vice Chair will continue to serve until appointments are made.

Attachments: NA

Next Steps/Schedule:

1. Update Master List and Roster and forward to Commission and Staff
2. Update HPC webpage
3. Update HPC Agenda template