

Historic Preservation Commission Meeting Minutes

A regular meeting of the City of Dripping Springs Historic Preservation Commission was held Monday, May 4, 2015, beginning at 5:30 PM in City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

COMMISSION:

Ted Lehr - Chair	Kristi Graham	John Holdridge
John McIntosh - Vice Chair	Charlie Haydon	Karl Seelbach
Kathryn Chandler		

STAFF:

Michelle Fischer, City Administrator/Historic Preservation Officer
Kerri Craig, City Secretary
Keenan Smith, Exterior Design, Architectural & Land Planning Consultant
Eugene Foster, Historic Preservation Consultant

Commission Chair Ted Lehr calls the meeting to order at 5:35 pm. All present except Commissioner Karl Seelbach.

II. PRESENTATION BY CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit on each citizen wishing to speak. – No one speaks.

III. CONSENT ITEMS

Discussion and possible action regarding:

- A. Approval of Regular Meeting Minutes, April 6, 2015 - Commissioner Charlie Haydon motions to approve the minutes. Commissioner Kathryn Chandler seconds. VOTE: 6-0 in favor, motion passes.

IV. BUSINESS

Discussion and possible action regarding:

- A. Viewing of the Film **A Founding Family: The Pounds**, Ashley Bruno
- B. Application for a Certificate of Appropriateness for a Demolition Permit for a House located at 310 Old Fitzhugh Road, *Tasha Nikora and Alysia Ferrer, Applicants*
1. Presentation – Tasha Nikora, Applicant.
 2. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends that the Certificate of Appropriateness for a Demolition Permit be denied. Staff recommends further that the applicant stabilize further deterioration of the structure and to pursue at least a Partial Adaptive Re-Use strategy for the property. Exterior Design, Architectural and Land Planning Consultant Keenan Smith (report on file) and Historic Preservation Consultant Eugene Foster (report on file) concur with staff's recommendation.
 3. Public Hearing – No one speaks.
 4. Certificate of Appropriateness - Commissioner Charlie Haydon motions to deny the Certificate of Appropriateness for a Demolition Permit per staff's

recommendation. Commissioner Kristi Graham seconds. Commission discusses the historical nature of the building, the affects of its demolition on the surrounding areas, and how to work with the property owners so both parties reach their goals. Commissioner Charlie Haydon amends his motion to include a direction to staff to work with the applicant to find a resolution that will meet the City's Historic Preservation guidelines but also enable the applicant to move forward with their project. VOTE: 6-0 in favor, motion passes.

C. Application for a Certificate of Appropriateness for the Operation of an Outdoor Kitchen from a Mobile Food Trailer at Rolling in Thyme and Dough located at 333 West Highway 290, *Fabienne Bollom, Applicant*

1. Presentation – Jerome Bollom, Applicant's son.
2. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends approval of the Certificate of Appropriateness as submitted. Exterior Design, Architectural and Land Planning Consultant Keenan Smith (report on file) concurs with staff's recommendation.
3. Public Hearing – No one speaks.
4. Certificate of Appropriateness - Commissioner John Holdridge motions to approve the Certificate of Appropriateness for the Operation of an Outdoor Kitchen from a Mobile Food Trailer. Commissioner Kathryn Chandler seconds. Commission discusses the location of the trailer and the regulations for mobile food trailers. VOTE: 5-1 in favor of approval, Commissioner Charlie Haydon votes Nay, motion passes.

D. Application for a Certificate of Appropriateness for the Relocation of an Historic Building and Related Improvements for a General Retail Store located at 28101 Ranch Road 12, *Alisa Scarlett Nauman, Applicant*

1. Presentation – Keenan Smith, Applicant's Representative.
2. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends approval of the Certificate of Appropriateness with the following conditions regarding information/submittals that must be approved by the Historic Preservation Officer in consultation with the Building Official and Mr. Foster: Roof color and material sample is provided; Elevation drawings of the structure and information that includes porches, foundation treatment, and fenestration pattern with window/door elements is submitted; Description of how the exterior will be cleaned is submitted; Landscape plan submittal; Description of the methods used to protect trees during the installation of the house; Driveway permit approved; Picket fence materials, design, and color are submitted; and samples, materials and colors of any replacement components. Historic Preservation Consultant Eugene Foster (report on file) concurs with staff.
3. Public Hearing – No one speaks.
4. Certificate of Appropriateness - Commissioner Charlie Haydon motions to approve the Certificate of Appropriateness according to staff's recommendation. Commission Vice Chair John McIntosh seconds. VOTE: 6-0 in favor, motion passes.

- E. Request from Bill Garnett to amend the Zoning Regulations Use Chart for the Historic Overlay District to Allow An Automotive Facility to Operate at 402 B Mercer Street – City Administrator Michelle Fischer provides an overview of the request and history of the property. Bill Garnett, owner of the property, presents his request to the Commission. Mr. Tompkin, the current tenant, presents information regarding his proposed business. Commission discusses the request, including allowed uses in the Historic Overlay District, the history of the property and possible ways to amend the zoning regulations. Commission directs the applicant to follow up with staff to consider the application process for grandfathering. No action taken.
- F. Mercer Street Landscape Plan, Installation, Costs, and Selection of Contractor City Administrator Michelle Fischer provides an overview of the item. Commissioner Kathryn Chandler makes a motion to recommend approval of Canyon Creek Landscaping, Inc. as the Contractor for the Mercer Street Landscape Plan. Commissioner Kristi Graham seconds. VOTE: 6-0 in favor, motion passes.
- G. Revision and Printing of *Discover Dripping Springs: An Historic Experience* Brochure – City Administrator Michelle Fischer provides an overview of this item and requests direction from the Commission. Commission directs staff to create a committee consisting of Commissioner Charlie Haydon and the City’s Communications Coordinator, DeNae Lee, to review and update the brochure, and to provide an update at the next Historic Preservation Meeting.

V. ANNOUNCEMENTS

- A. Regular City Council Meeting, May 12, 2015 at 7:00pm
- B. Regular Planning and Zoning Commission Meeting, May 26, 2015 at 7:00pm
- C. Regular Historic Preservation Commission Meeting, June 1, 2015 at 5:30pm

- VI. **ADJOURN** - Commissioner Kathryn Chandler motions to adjourn the meeting. Commissioner John Holdridge seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 7:50pm.