

Historic Preservation Commission

Special Meeting Minutes March 19, 2019 at 4:00 p.m.

A Special Meeting of the Historic Preservation Commission was held Wednesday, March 19, 2019 beginning at 4:00 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Commission Members present were:

Kelli Tucker, Chair
Dean Erickson
Emilie Kopp
Bruce Lewis
Minnie Glosson-Needham
Doyle Fellers (arrived at 4:19 p.m.)

Commission members absent were:

Melissa Starr, Vice Chair

City Staff and Consultants present were:

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

With a quorum of the Commissioner present, Chair Tucker called the meeting to order at 4:00 p.m.

II. BUSINESS

A. Discuss and consider approval of the February 6, 2019 Historic Preservation Commission regular meeting minutes.

A motion was made by Commissioner Lewis to approve the Historic Preservation Commission Regular Meeting Minutes of February 6, 2019. Commissioner Erickson seconded the motion which carried unanimously 5 to 0.

B. Public Hearing, discussion and consideration of approval of an Application for Certificate of Appropriateness (COA2019-0003) regarding exterior improvements for property located at 101 Creek Road, Dripping Springs, Texas.

Applicant: Jon Thompson

1. Presentation – no presentation.

2. Staff Report

Keenan Smith presented the staff report which is on file. Staff recommends approval with the condition listed below:

1. **Permits:** Obtain all necessary City of Dripping Springs Permits (CUP, Site Development, and Building).
2. **Approvals in Concept:** Materials proposed on the conceptual plans are Approved in Concept. Mockups (4'x4' min) shall be reviewed & approved by City Staff prior to bulk order of materials or initial application, for the following materials / treatments:
 - a. 2.1 Native Stone Masonry
 - b. 2.2 Brick Lime-Washing
3. **Secondary Structure (“Wine Cave”) Rehabilitation Standards:** Repair, alterations, and additions to this tiny but historically-significant structure shall be done with great care and seek to preserve and showcase it’s distinctive materials and features:
 - a. 3.1 Materials and/or Features: Destruction, removal or alteration of distinguishing materials or historic features shall be avoided.
 - b. 3.2 Craftsmanship: Examples of unique craftsmanship (i.e. native stone masonry) shall be preserved and protected.
 - c. 3.3 Surface Cleaning: Surface cleaning needed to prevent further deterioration shall be undertaken using the gentlest means possible (avoid chemical treatments, sandblasting, etc).

3. Public Hearing

No one spoke during the Public Hearing.

4. COA: 101 Creek Road

Chair Tucker asked the Architect of the project, Kevin Herron, if the Lime Wash would look different on brick that has been aged.

Kevin Herron stated that he is not sure if it will look different. The lime-wash is what the applicant wants.

Keenan Smith, City Architect, stated that they are keeping the building footprint but are trying to bring the property back to life and freshen it for today.

Commissioner Lewis asked if they are creating a new structure.

Kevin Herron stated they are just converting the corral on the property to a wine cave which means they will be inclosing the corral. When they add a wall they will try to complement the existing structure on the property.

Commissioner Erickson stated that lime wash can help make old bricks and new bricks look similar in age. He would feel fine letting Keenan monitor the process moving forward. Chair Tucker asked the applicant what would happen to the BBQ.

Kevin Herron stated that as far as he knows it will still be used as a BBQ.

Chair Tucker asked if the plans were just for the current buildings and did not extend past the bluff.

Kevin Herron stated that the plans ended at the bluff.

A motion was made by Commissioner Erickson to approve the Certificate of Appropriateness for 101 Creek Rd with Staff recommendation. Commissioner Lewis seconded the motion which carried unanimously 6 to 0.

III. 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.

IV. UPCOMING MEETINGS

- A. Historic Preservation Commission Meetings:**
April 3, 2019 - 4:00 Regular Meeting
May 8, 2019 - 4:00 Regular Meeting

- B. City Council & BOA Meetings:**
April 9, 2019 - 6:00 p.m. Workshop / 6:30 p.m. Regular Meeting
April 16, 2019 - 6:00 p.m. Regular Meeting

V. ADJOURN

A motion was made by Commissioner Lewis to adjourn the meeting. Commissioner Glosson-Needham seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 4:32 p.m.