

**Minutes
February 6, 2017
Regular Meeting
Historic Preservation Commission Meeting
City of Dripping Springs**

A meeting of the City of Dripping Springs Historic Preservation Commission was held Monday, February 6, 2017, beginning at 5:30 PM at City Hall, located at 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

COMMISSION:

Melissa Oehler - Chair
Kathryn Chandler - Vice Chair
Nicholas Dotin
Doyle Fellers
Emilie Kopp
Bruce Lewis
Kelli Tucker

STAFF:

Michelle Fischer, City Administrator
Rachel Goodnight, Administrative Assistant
Keenan Smith, Exterior Design, Architectural & Land Planning Consultant
Alan Bojorquez, City Attorney

Commission Chair Melissa Oehler calls the meeting to order at 5:32 PM. All present. Also present is City Secretary Angelica Reyes.

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.

City Communications Coordinator Bonnie Gonzalez speaks about City involvement in the It's Time Texas Community Challenge.

- A. Introduction of new Historic Preservation Commission Members Doyle Fellers, Emilie Kopp, Bruce Lewis and Kelli Tucker.

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).

- A. Consultation with City Attorney regarding Post-demolition measures at Old Fitzhugh Road Office Park regarding previously existing Two Story Building, Located at 102 Old Fitzhugh Road, Weeton Properties, LLC, Applicant (551.071: Consultation with Attorney)

Executive Session convenes at 5:36 PM.

Executive Session closes at 6:36 PM and the meeting recesses.

The meeting reconvenes at 6:38 PM.

IV. CONSENT ITEMS

Discussion and possible action regarding:

- A. Approval of Regular Meeting Minutes, December 5, 2016
- B. Approval of Regular Meeting Minutes, January 3, 2017.

Commissioner Dotin motions to approve the minutes for December 5th and January 3rd. Commission Vice Chair Chandler seconds. Vote 7:0 in favor, motion passes.

V. BUSINESS

Discussion and possible action regarding:

Item B. is moved ahead of item A.

B. Application for a Certificate of Appropriateness for “Site Walls” at 102 Old Fitzhugh Rd., Weeton Properties LLC, Applicant

1. Presentation- Gavin Loftis, presentation on file.
2. Staff Report (Keenan Smith) Report on file, Conditions of Approval: 1) Exact wall layout & extents, wall mockups, details, & Historical Plaque content & style to be reviewed & approved by Staff in Field prior to construction. 2) OFR walls to receive “Cut Stone Cap” to match previously approved Monument Sign
3. Public Hearing- No one speaks.
4. Certificate of Appropriateness

Commission Vice Chair Chandler says she wants to make the plaque a condition of approval, as well as make sure the design, location, material, and

language of the plaque comes back to the Historic Preservation Commission for a Certificate of Appropriateness before the building receives a Certificate of Occupancy.

Commission Chair Oehler asks the applicant if they are open to making the plaque a definite. The applicant says yes.

Commissioner Dotin asks about the planned size of the plaque and says he wants an 11"x 17" plaque at least.

Consultant Keenan Smith says he has provided the applicant with direction on the plaque design.

Vice Chair Chandler says she would like to have an image included on the plaque.

Commission Chair Oehler says she would like to review the plan with the applicant.

Commissioner Lewis asks about possibly building a monument.

Commissioner Fellers point out the tourist attraction aspect to the plaque and says it must tell the whole story of the building and be seen immediately by passersby. Commission Chair Oehler mentions including a historical marker for reference.

Commissioner Dotin talks about incorporating the original preserved limestone.

Commission Vice Chair Chandler motions to approve the Certificate of Appropriateness and to have the applicant present the size, scope, and placement of the plaque to be integrated into the wall for its approved Certificate of Occupancy at a future meeting.

A. Post-demolition measures at Old Fitzhugh Road Office Park regarding previously existing Two Story Building, Located at 102 Old Fitzhugh Road, Weeton Properties, LLC, Applicant

Commissioner Dotin motions to table until after the Commission is able to review what the applicant submits for item B at a later meeting. Commissioner Fellers seconds. Vote 7:0 in favor, motion passes.

C. Application for a Certificate of Appropriateness for Wallace Place Addition, 310 U.S. Hwy 290., *Dennis D. Dement Family Trust, Applicant*

1. Presentation- Jon Thompson, presentation on file.

2. Staff Report (Keenan Smith) Report on file, and includes Conditions of Approval: 1) Architectural Materials & Details to match existing building as closely as possible. 2) Protection and Preservation of existing Live Oaks is required. 3) All other City Permits required (Site Development, Building Permit, Lighting, Signage, etc.).

3. Public Hearing- No one speaks

4. Certificate of Appropriateness

Commissioner Dotin asks for clarification that the trees in the area will not be removed and that the building will look like the original. The applicant says the trees will not be removed and the building will look similar to the original.

Commission Chair Oehler asks about the total square footage of the addition. Keenan says it is 691 feet.

Commissioner Dotin motions to approve the certificate of appropriateness with staff recommendations. Commissioner Kopp seconds. Vote 7:0 in favor, motion passes.

**D. Proposed Historic District Landscaping and Pedestrian Improvements,
*Brent Luck, Landscape Architect.***

No action taken.

**E. Purchase of Mercer Street Historic District Waste Receptacles and
Recommendation of Amendment to the Mercer Street Project Budget
Expenses**

Commission Vice Chair Chandler motions to increase the budget to buy all four trash cans. Commissioner Kopp seconds. Vote 7:0 in favor, motion passes.

Commissioner Dotin motions to give City Administrator Michelle Fischer the power to make monetary decisions to buy a fifth trash can. Commission Vice Chair Chandler seconds. Vote 7:0 in favor, motion passes.

F. Creation of Additional Commission Committees

**Commissioner Fellers joins the Signage committee. Commission Vice Chair
Chandler joins the Mercer Street Landscaping and Pedestrian
Improvements committee**

VI. COMMISSION COMMITTEE REPORTS

No Action To Be Taken

A. Mercer Street Landscaping and Pedestrian Improvements--Melissa Oehler

B. Signage--Melissa Oehler

C. Benches and Waste Receptacles--Nick Dotin

VII. ANNOUNCEMENTS

A. Regular City Council Meeting, February 15, Workshop at 5:30 p.m./Regular Meeting at 7:00 p.m.

B. Regular Historic Preservation Commission Meeting, March 6, 2017 at 5:30 p.m.

Commission Vice Chair Chandler motions to adjourn the meeting. Commissioner Dotin seconds. Vote 7:0 in favor, motion passes. Meeting adjourns at 7:28 PM.