



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership - Maple Room  
300 Sportsplex Drive, Dripping Springs, Texas 78620*

*Thursday, October 03, 2024, at 4:00 PM*

---

### AGENDA

#### CALL TO ORDER & ROLL CALL

##### Commission Members

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett  
Richard Moore  
Gwyn Sommerfeld

##### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
City Secretary Diana Boone

#### PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

#### MINUTES

- 1. Consider approval of the July 11, 2024 Historic Preservation Commission meeting minutes.**

## BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of approval of COA 2024-0014, a Certificate of Appropriateness for the new construction of a commercial building with a postal facility, tenant lease space, and associated outdoor improvements at 28485 Ranch Road 12 in the Old Fitzhugh Rd. Historic District. Applicant: Rena & Alex Gabrielides**
  1. Presentation
  2. Staff Report
  3. Public Hearing
  4. COA2024-0014
  
- 3. Public hearing, discussion, and consideration of approval of COA2024-0015, a revised Certificate of Appropriateness for the rehabilitation and addition to the Stephenson Building located at 101 Old Fitzhugh Rd., in the Mercer Street Historic District. Applicant: City of Dripping Springs, Texas.**
  1. Presentation & Staff Report
  2. Public Hearing
  3. COA2024-0015
  
- 4. Discuss and consider approval of possible City collaboration with the Dripping Springs High School Historic Club.**

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## UPCOMING MEETINGS

### Historic Preservation Commission Meetings

November 7, 2024, at 4:00 p.m.

December 5, 2024, at 4:00 p.m.

**City Council Meetings**

October 15, 2024, at 6:00 p.m.

November 5, 2024, at 6:00 p.m.

November 19, 2024, at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **September 27, 2024 at 1:40 PM.***

---

*Diana Boone, 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

*City of Dripping Springs Council Chambers*

*511 Mercer Street – Dripping Springs, Texas*

*Thursday, July 11, 2024, at 4:00 PM*

# MINUTES

## CALL TO ORDER & ROLL CALL

Commissioner Gwyn Sommerfeld was sworn in.

With a quorum of commissioners present, Chair Erickson called the meeting to order at 4:32 p.m.

### Commission Members

Dean Erickson, Chair  
 Ashley Bobel, Vice Chair  
 Delbert Bassett *arrived at 4:32*  
 Haley Hunt (*absent*)  
 Steve Mallett (*absent*)  
 Richard Moore (*absent*)  
 Gwyn Sommerfeld

### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
 Mayor Pro Tem Taline Manassian  
 Deputy City Attorney Aniz Alani  
 City Secretary Diana Boone  
 People and Communications Director Lisa Sullivan  
 Visitor Bureau Manager Pam King  
 Architectural Consultant Meredith Johnson, MSHP

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during Presentation of Citizens

## MINUTES

### 1. **Approval of the June 6, 2024, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Bobel and seconded by Commissioner Bassett to approve the minutes for the June 6, 2024 Historic Preservation Commission meeting.

The motion to approve carried unanimously 4 to 0.

## BUSINESS AGENDA

### 2. **Public hearing and consideration of approval of COA2024-011: Application for a Certificate of Appropriateness for Phase 1 Stabilization of the home located at 100 Old Fitzhugh Rd in the Old Fitzhugh Rd Historic District. Applicant: Pamela Bosco.**

#### 1. Presentation

Architectural Consultant Meredith Johnson presented the project overview on behalf of the applicant. Presentation is on file.

#### 2. Staff Report

#### 3. Public Hearing

No one spoke during the public hearing.

#### 4. COA2024-0011

A motion was made by Commissioner Bassett and seconded by Commissioner Bobel to approve the Certificate of Appropriateness for Phase 1 Stabilization of the home located at 100 Old Fitzhugh Rd., with the condition that it meets city requirements.

The motion to approve with conditions carried unanimously 4 to 0.

### 3. **Presentation on Stars of Dripping Springs Public Art Project. Lisa Sullivan, People & Communications Director**

Visitors Bureau Manager Pam King presented the project. Presentation is on file.

This is a multi-year public art project. Phase 1 will begin with 6 stars. The first star will be placed at City Hall, Mercer Street is to follow. The unveiling of the stars is scheduled for December 4, 2024.

### 4. **Update on Downtown Restrooms Project. Michelle Fischer, City Administrator**

City Administrator Michelle Fischer presented the item. No action was taken.

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The Historic Preservation Commission did not meet in Closed Session.

## **UPCOMING MEETINGS**

### **Historic Preservation Commission Meetings**

August 1, 2024, at 4:00 p.m.

September 5, 2024, at 4:00 p.m.

October 3, 2024, at 4:00 p.m.

### **City Council Meetings**

July 16, 2024, at 6:00 p.m.

August 6, 2024, at 6:00 p.m.

August 20, 2024, at 6:00 p.m.

September 3, 2024, at 6:00 p.m.

## **ADJOURN**

A motion to adjourn the meeting was made by Commissioner Bobel and seconded by Commissioner Bassett. The motion to adjourn carried unanimously 4 to 0.

The meeting was adjourned at 5:12 p.m.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **September 26, 2024**  
Project: **28485 Ranch Road 12, Dripping Springs, TX 78620**  
Applicant: **Alex Gabrielides & Rena Gabrielides**  
Historic District: **Old Fitzhugh Road Historic District**  
Base Zoning: **CS**  
Proposed Use: **Commercial (retail and postal facility)**

Submittals:  Current Photograph  Concept Plan  Exterior Elevations  
 Color & Materials Samples  Sign Permit Application

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:**

**New Construction of 2900 SF Postal Facility and Tenant Lease Space, and parking on site.**

**The applicant intends to construct a new Postal Facility and retail space that will house a restaurant with outdoor dining and a play area.**

**Review Summary, General Findings: "Approve as Submitted"**

**General Compliance Determination-  Compliant  Non-Compliant  N/A**

**Staff Recommendations / Conditions of Approval:**

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

1. **Approval as submitted.**

**The submitted renderings and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District.**

**Case History / Findings of Fact:**

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and commercial tenant space, as well as an ice machine enclosure/structure and a parking lot.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**28485 Ranch Road 12**

**Historic District Contribution Status:** “Non-Contributing.”

**Historic Resource “Priority Rating:”** N/A

**Project Overview: 28485 Ranch Road 12**

The applicant is requesting approval to construct a new building, ice machine enclosure/structure, and to add parking on site.

\* \* \*

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

**Character/Vision:** “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

**Design Principles:** “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” - The new building complements scale and character of the adjacent properties and will create a gathering space along OFR.

**Preferred Uses:** “Residential/Commercial” - This project fronts both OFR and Ranch Road 12. The primary façade facing OFR had a residential character similar to the surrounding buildings.

---

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



**Site Planning & Building Placement:** The building is set back from OFR, in keeping with the existing character of the neighborhood.

**Parking Arrangement:** “Onsite Lots @ Rear of Property” - The parking will be situated to the south of the building and spans the length of the lot, however, this configuration allows the building to have a generous setback along OFR.

**Building Footprint / Massing / Scale:** The new, one-story building is 2934 sf, broken up into three distinct masses.

**Street Frontage / Articulation:** “45’ max, 60’ max at RR 12;” - The building is 34’-5” wide.

**Porches:** Front porch / awnings @ Entrances - min. 50% of frontage” - The porch fronting OFR spans 31’-0”.

**Roofs:** “Sloped metal roofs” – The building will have a sloped metal roof.

**Materials:** “Wood porch structures and trim” – The building will have a painted Hardie plank siding and stained wood trim.

**Color Palette:** “Full range of hues allowed” – the color palette is slightly muted and complements the eclectic use of color in the neighborhood.

**Tree Preservation:** “Replace trees over 8ft; Preserve heritage trees over 24ft” – there are no heritage trees on the property. A few trees border the property along OFR, but they are smaller than. 8ft. The applicant intends to plant new trees in the lawn area facing OFR.

**Landscape Features:** N/A

**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.  
 Compliant    Non-Compliant    Not Applicable
- (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:**

---

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

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

**(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

---

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

(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:

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

\* \* \*

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

---

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



**28485 Ranch Road 12: “Current Condition, view from RR 12”.** Images from Google Maps, 2023.

---

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



**28485 Ranch Road 12: “Current Condition, view from OFR”.** Images from Google Maps, 2023.

---

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



DRIPPING SPRINGS  
Texas

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: ALEX & RENA GABRIELIDES

Mailing Address: 125 STONEY POINT ROAD, AUSTIN, TX 78737  
1999

Phone Number: 737.326.1999 Email Address: GABRIELIDESALEX@GMAIL.COM

Name of Owner (if different than Applicant): SAME

Mailing Address: SAME

Phone Number: SAME

Address of Property Where Structure/Site Located: \_\_\_\_\_

28485 RANCH ROAD 12, DRIPPING SPRINGS, TX 78620

District Located or Landmark:  Mercer Street  Old Fitzhugh Road  Hays Street  
 Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):  
POSTAL FACILITY AND RESTAURANT

Description of Proposed Work: NEW CONSTRUCTION OF <sup>2934</sup> ~~WOOD~~ SF

WOOD FRAMED BUILDING TO HOUSE A POSTAL FACILITY

AND TENANT LEASE SPACE AS A PROPOSED PIZZERIA / CAFE

WITH OUTDOOR DINING / PLAY AREA AND ICE MACHINE U/

ARCHITECTURAL STRUCTURE COVERING FACINGS OF R.

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

BUILDING IS DESIGNED TO LOOK LIKE SEPARATE STRUCTURES JOINED OVER TIME AND TO HAVE THE CHARACTER OF A WESTERN STREET FACADE BACK IN THE COWBOY DAYS. FUN EARTHLY COLORS, ECLECTIC IN NATURE, WANT TO REALLY ADDRESS OFW TO ENGAGE W/ PEDESTRIAN TRAFFIC

Estimated Cost of Proposed Work: \$900K - \$1.3 MILLION

Intended Starting Date of Proposed Work: AS SOON AS PERMITTED

Intended Completion Date of Proposed Work: 12 MONTHS AFTER START DATE

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)

R. Gabrielide  
Signature of Applicant

08/26/2024  
Date

R. Gabrielide  
Signature of Property Owner Authorizing the Proposed Work

08/26/2024  
Date

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

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.*



**A New OFR Project for**

---

**Rena & Alex Gabrielides**

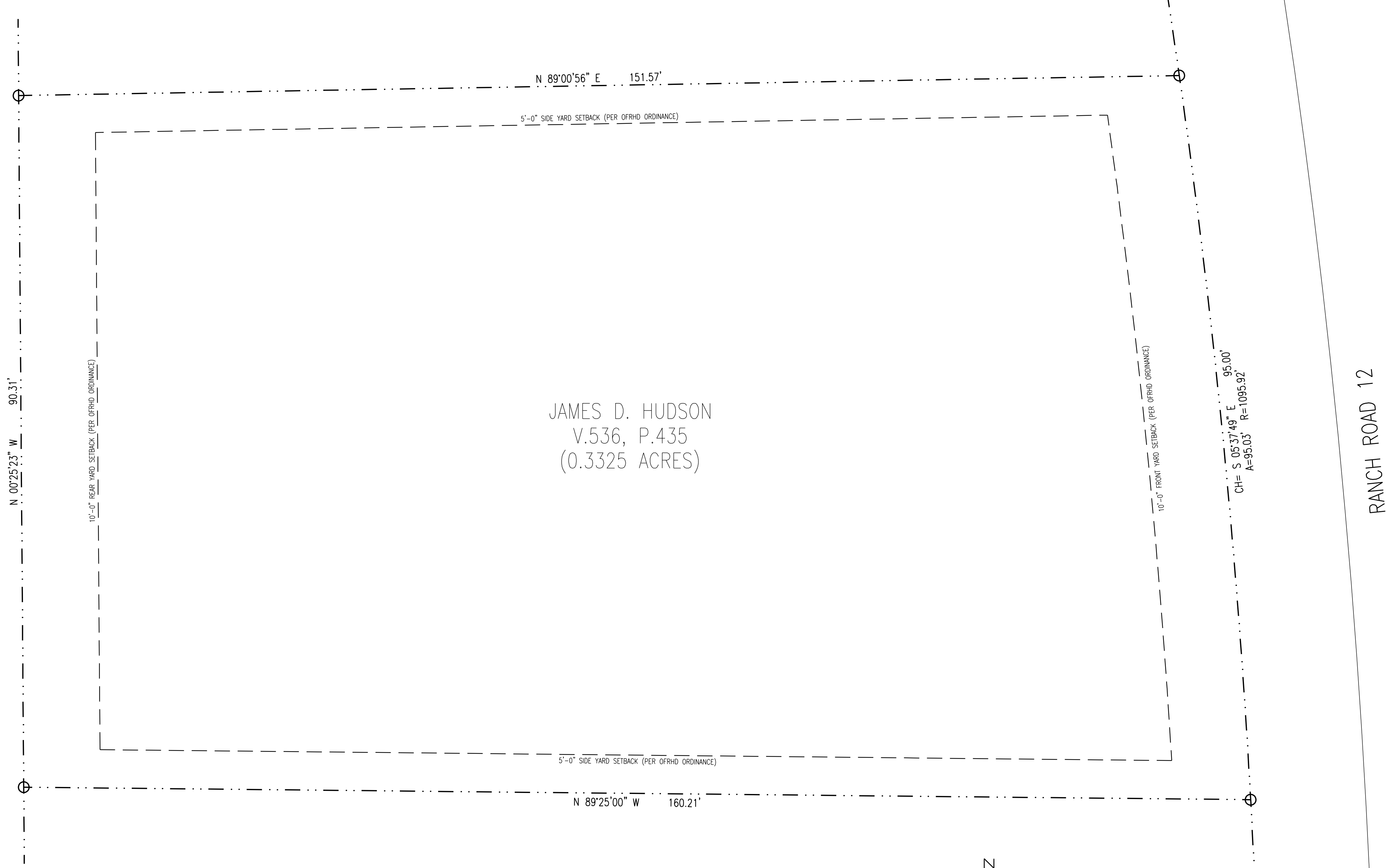
---

**28485 Ranch Road 12  
Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620**

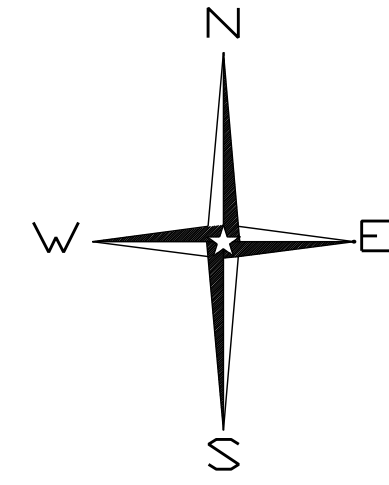
***Herron Design Studio***  
**a r c h i t e c t u r e**

101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

OLD FITZHUGH ROAD



JAMES D. HUDSON  
V.536, P.435  
(0.3325 ACRES)



EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"

*Herron Design Studio*

a r c h i t e c t u r e

101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

REVISIONS

GAB2406  
SEPT. 25, 2024  
**A1**

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620



VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

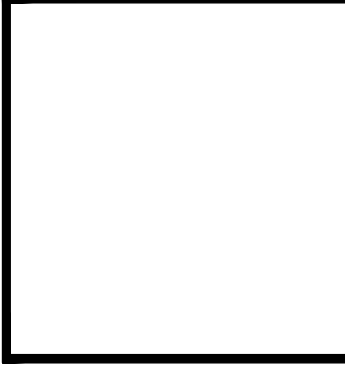


VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620



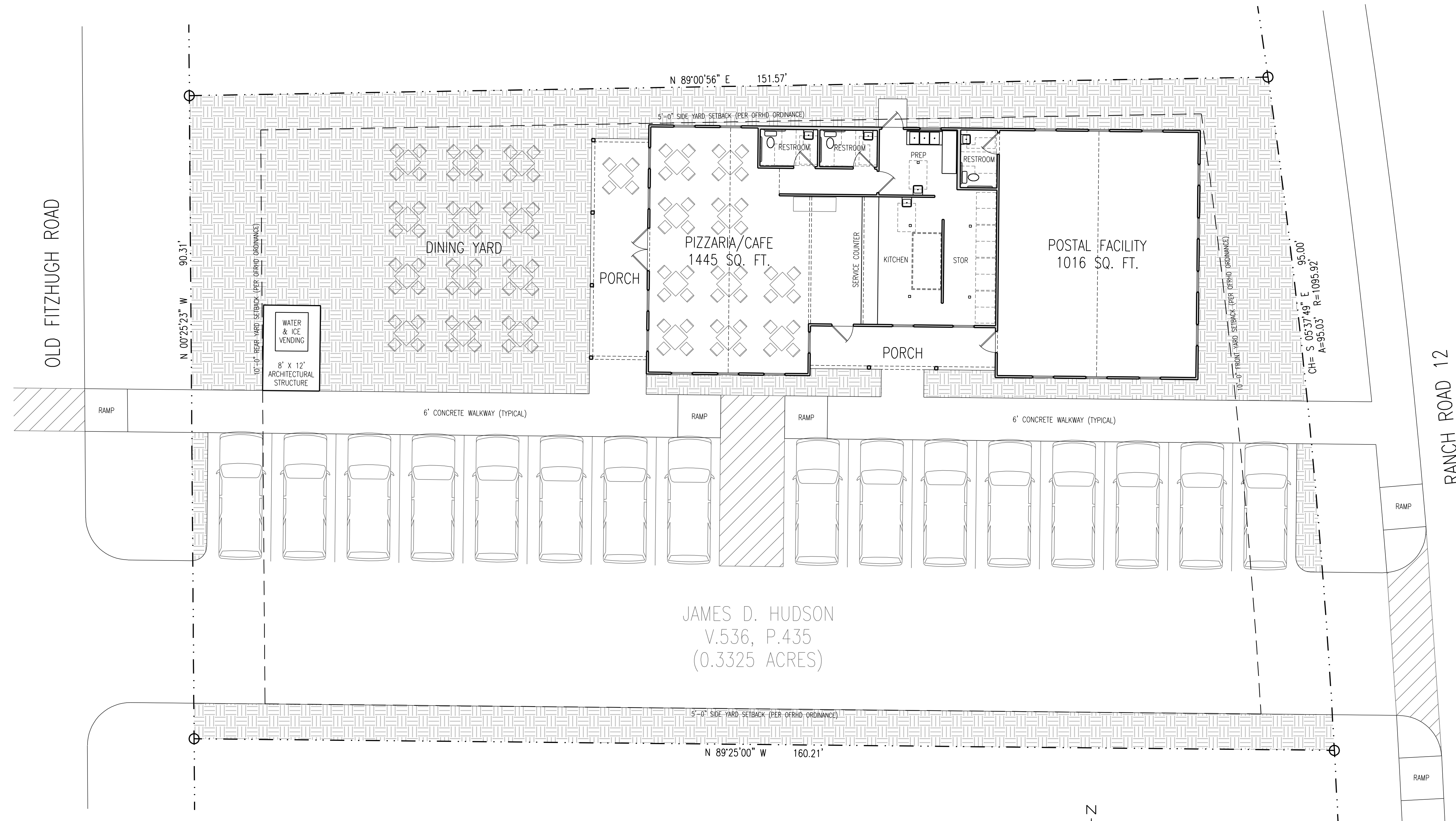
*Herron Design Studio*  
a r c h i t e c t u r e  
101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

REVISIONS

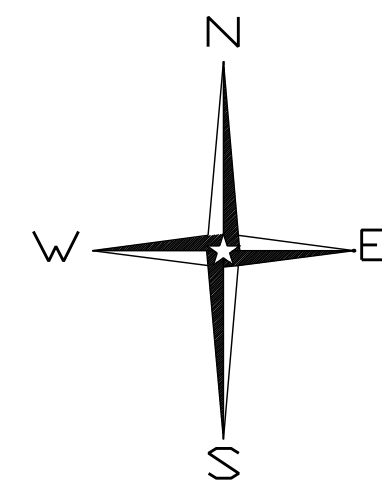
GAB2406  
SEPT. 25, 2024  
**A2**

EXISTING SITE PHOTOS

IMPERVIOUS COVER	
LOT AREA	14,474 SQ. FT.
NEW STRUCTURE AREA	2,951 SQ. FT.
PARKING AND WALKWAYS AREA	6,947 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	9,898 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	68.38 %



JAMES D. HUDSON  
V.536, P.435  
(0.3325 ACRES)



PROPOSED SITE PLAN

SCALE : 1/8" = 1'-0"

**APPLICABLE BUILDING CODES & ORDINANCES**  
 ALL CONSTRUCTION SHALL BE COVERED BY THE ADOPTED SET OF BUILDING CODES AS LISTED BELOW AND ANY LOCAL AMENDMENTS FOUND IN DRIPPING SPRINGS' TECHNICAL AND CONSTRUCTION STANDARDS AS LISTED IN THE CODES & STANDARDS ARTICLE OF THE CITY CODE OF ORDINANCES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2023 NATIONAL ELECTRIC CODE (NEC)
- 2012 TEXAS ACCESSIBILITY STANDARDS (TAS)

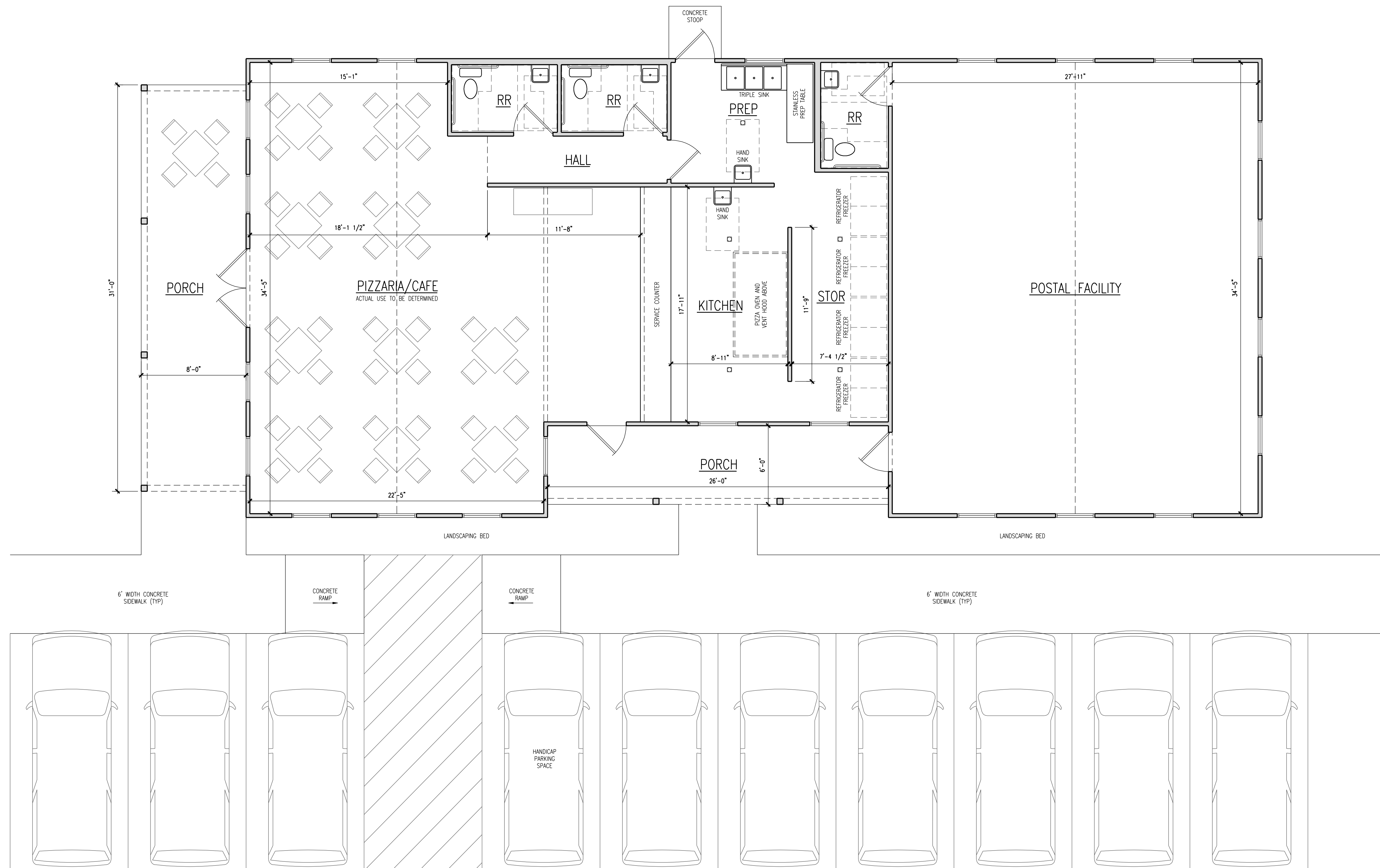
A New OFR Project for Rena & Alex Gabrielides  
 28485 Ranch Road 12, Old Fitzhugh Road Historic District  
 Dripping Springs, Texas 78620

*Herron Design Studio*  
 a r c h i t e c t u r e  
 101 Hays Street, Suite 409  
 Dripping Springs, Texas 78620  
 512.858.9889

REVISIONS

GAB2406  
 SEPT. 25, 2024  
**A3**

SQUARE FOOTAGES	
POSTAL HEATED AREA	1046 SQ. FT.
RESTAURANT HEATED AREA	1484 SQ. FT.
<b>TOTAL HEATED AREA</b>	<b>2530 SQ. FT.</b>
ENTRY PORCH COVERED AREA	156 SQ. FT.
OFR SIDE PORCH COVERED AREA	248 SQ. FT.
<b>TOTAL COVERED AREA</b>	<b>2934 SQ. FT.</b>



FLOOR PLAN

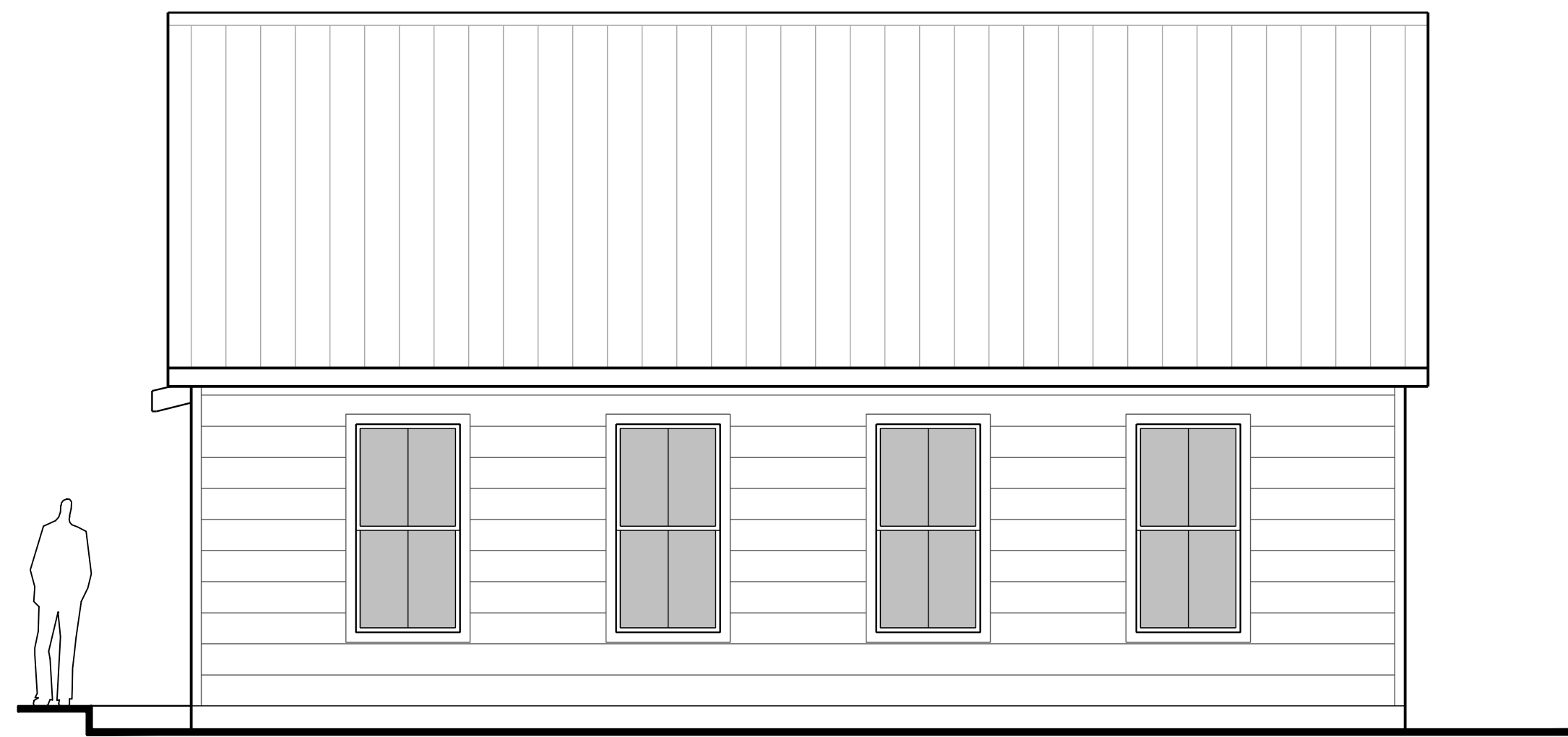
SCALE : 1/4" = 1'-0"

**Herron Design Studio**  
 a r c h i t e c t u r e  
 101 Hays Street, Suite 409  
 Dripping Springs, Texas 78620  
 512.858.9889

REVISIONS

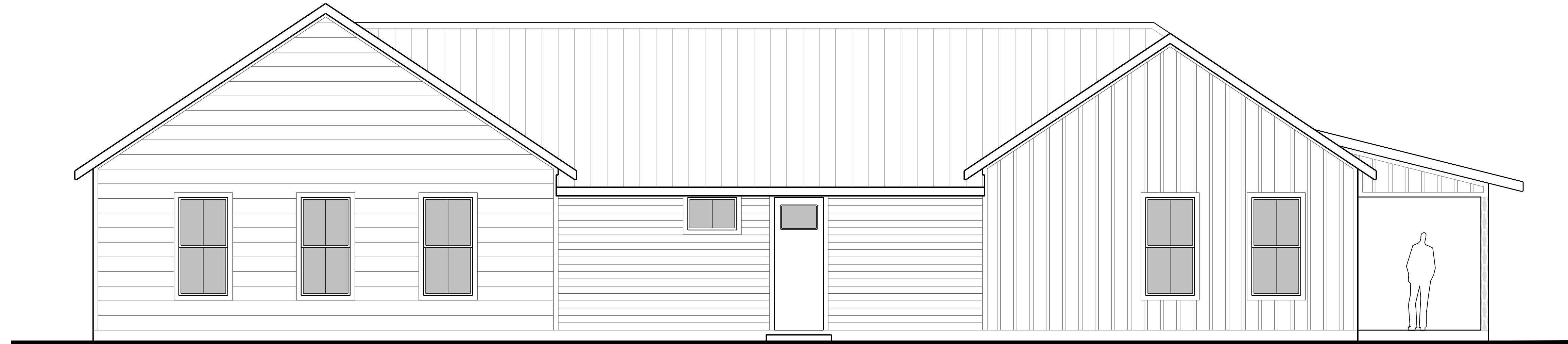
GAB2406  
 SEPT. 25, 2024  
**A4**

**A New OFR Project for Rena & Alex Gabrielides**  
 28485 Ranch Road 12, Old Fitzhugh Road Historic District  
 Dripping Springs, Texas 78620



RIGHT ELEVATION

FACING EAST TO RANCH ROAD 12 SCALE : 1/4" = 1'-0"



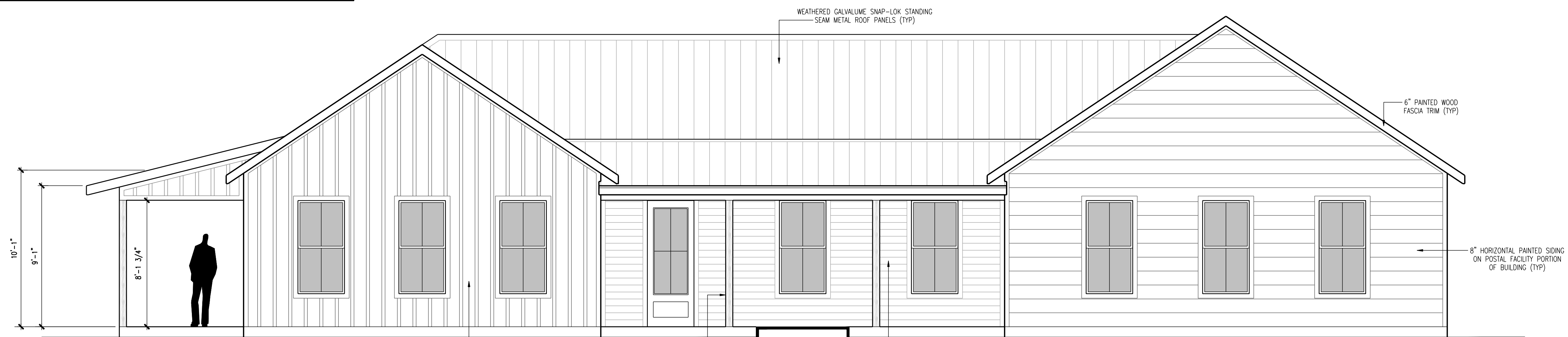
REAR ELEVATION

FACING NORTH SCALE : 1/4" = 1'-0"



LEFT ELEVATION

FACING WEST TO OLD FITZHUGH ROAD SCALE : 1/4" = 1'-0"



FRONT ELEVATION

FACING SOUTH TO PARKING AREA SCALE : 1/4" = 1'-0"

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620

Herron Design Studio  
architectur e  
101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

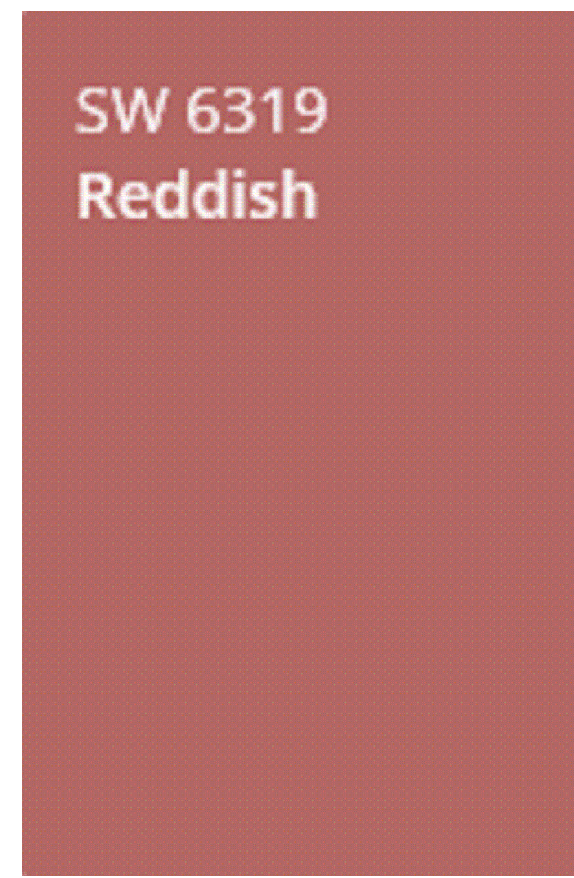
REVISIONS

NO.	DESCRIPTION

GAB2406

SEPT. 25, 2024

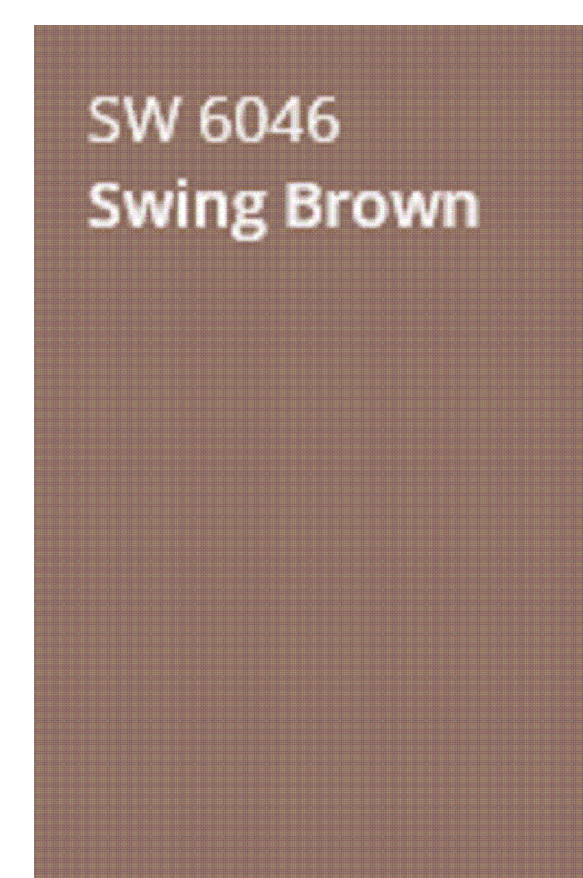
A5



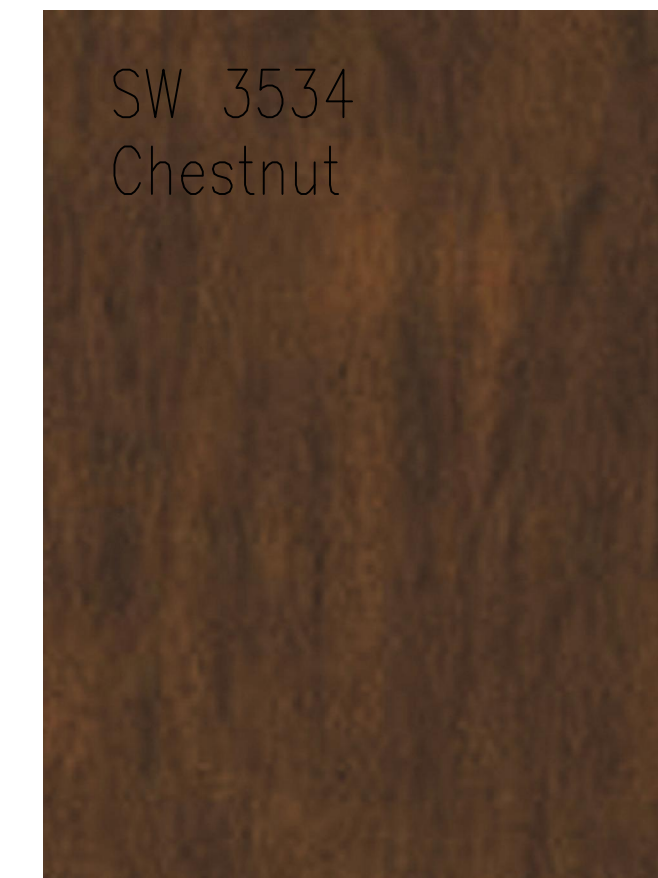
COLOR FOR PIZZARIA/CAFE PORTION OF BUILDING



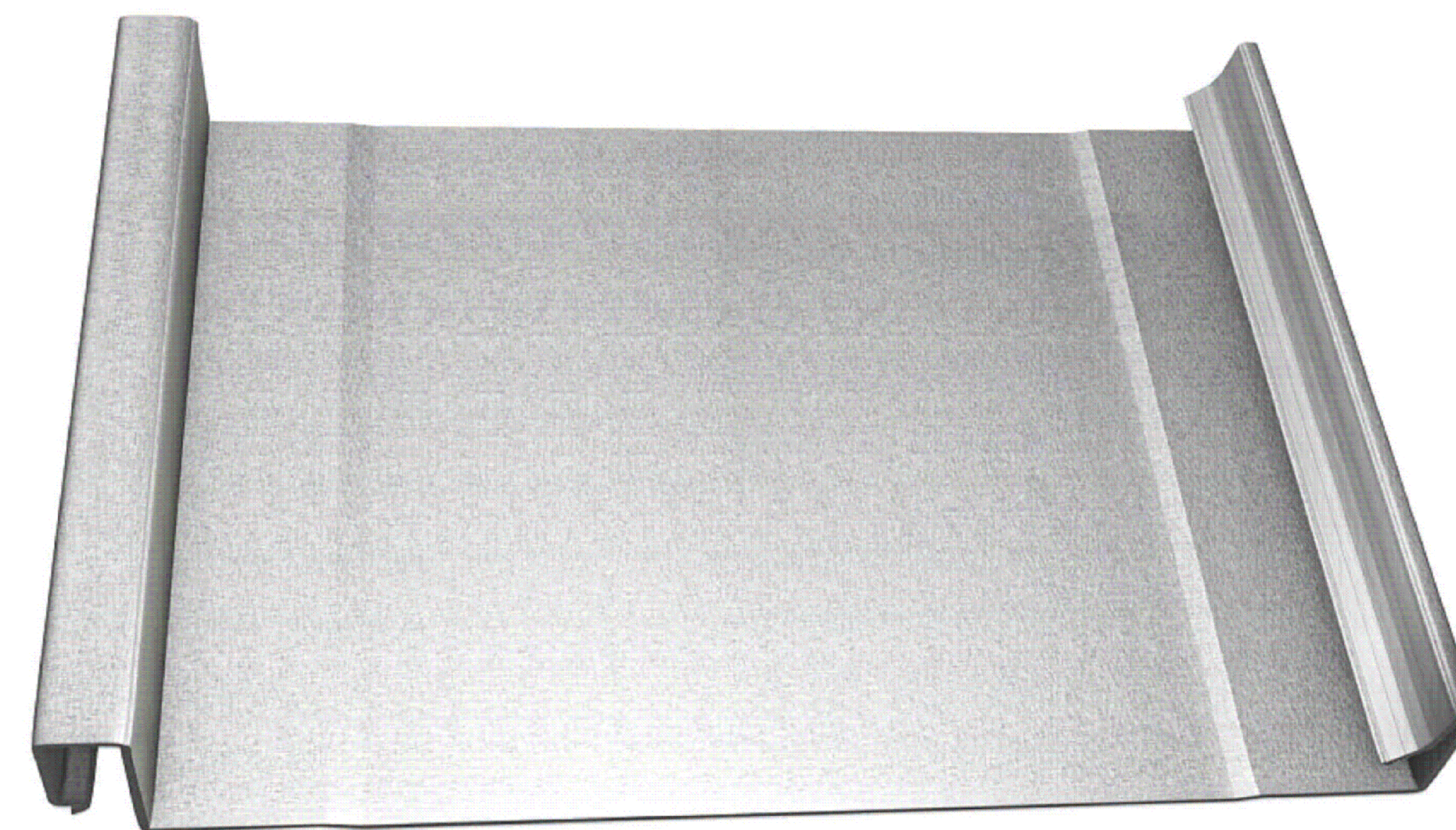
COLOR FOR CENTER COMMON PORTION OF BUILDING



COLOR FOR POSTAL FACILITY PORTION OF BUILDING



STAIN COLOR FOR WOOD POSTS



COLOR AND TYPE OF STANDING-SEAM ROOFING PANEL FOR MAIN ROOF

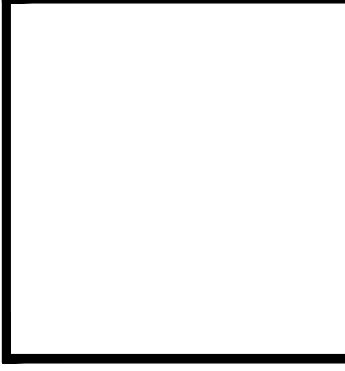


SIDING PROFILE AND TEXTURE FOR POSTAL FACILITY AND CENTER COMMON PORTION OF BUILDING



SIDING PROFILE AND TEXTURE FOR PIZZARIA/CAFE PORTION OF BUILDING

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620



*Heron Design Studio*  
a r c h i t e c t u r e  
101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

REVISIONS

GAB2406  
SEPT. 25, 2024  
**A6**







**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Keenan Smith, TIRZ Project Manager

**Commission Meeting Date:** October 3, 2024

**Agenda Item Wording:** **Public hearing, discussion, and consideration of approval of a revised Certificate of Appropriateness for the rehabilitation and addition to the Stephenson Building located at 101 Old Fitzhugh Rd., in the Mercer Street Historic District.** *Applicant: City of Dripping Springs, Texas.*

**Agenda Item Requestor:** Michelle Fischer, City Administrator

**Summary/Background:** The Historic Preservation Commission granted a Certificate of Appropriateness for the rehabilitation, adaptive re-use & addition of the Stephenson Building in April of 2023. At that time, the design was schematic, and an “Approval in Concept” was granted.

The project architects (Architexas) were commissioned to advance the schematic design through the Design Development (DD) and Construction Documents (CD) phases. This work was diligently accomplished through Fall 2023 and Spring 2024. The Historic Preservation Commission was given update presentations at each phase, and the advancing design work was found to remain consistent with the COA Approval in Concept.

In June 2024, the completed 100% Construction Documents, with an accompanying Estimate of Probable Cost (EOPC) were presented to City Council. The City Council accepted the CDs in principle but raised concerns about the overall cost of the project, budgets, and funding. A Stephenson Budget Subcommittee was formed and charged with reviewing project costs and exploring budget allocations.

The Stephenson Budget Subcommittee worked with Staff and the project team over the summer of 2024 to identify appropriate and acceptable cost reductions to the project that preserve its history and design, while maintaining functional uses and features of the City’s adaptive use program.

A recommended list of these “Value Engineering” (VE) reductions was presented to City Council on 9/3/24 and included some minor revisions to the exterior design of the building. These exterior design revisions are presented here in the “revised elevations,” and include changing the wall cladding of the new “Addition” element from all limestone masonry to

corrugated metal panels over a limestone base or “wainscot.” This design option was actually presented to the HPC during the original COA presentation. At that time Staff expressed support for either the “all stone” or the “metal over stone” wall cladding option, since both meet the applicable Historic Preservation Goals and Design Guidelines. After deliberation, the HPC approved the COA with the “all stone” option, which became the basis of the advancing design and the Construction Documents.

At this time, Staff is requesting approval of a “Revised COA” which would allow the revised exterior design with the “metal over stone” cladding on the Addition to move forward, thus realizing the potential cost savings desired by City Council. Council has agreed to all the proposed VE changes and has approved the architect revising the Construction Documents, subject to the HPC approval of the revised COA.

**Recommended  
Commission Actions:**

Staff finds the proposed exterior design changes to be consistent with all applicable Historic Preservation Goals and Design Guidelines, and “Approval as Submitted” is recommended.

Other possible actions: “Approve with Conditions, Deny, or Postpone to a Date Certain.”

**Attachments:**

Stephenson Building- Revised Elevations (Value Engineering Recommendations- by Architexas).

**Next Steps/Schedule:**

Complete Value Engineering revisions to the Construction Documents. Present “Permit Ready” documents to City Council (estimated completion November 2024) and request Council approval and Notice to Proceed for Architexas’ Task Order #3 Scope of Work- Permitting, Bidding and Construction Administration Phases, subject to project funding.



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Individual Landmark (Not in an Historic District)

### CONTACT INFORMATION

APPLICANT NAME: City of Dripping Springs

STREET ADDRESS: 511 Mercer St.

PHONE: 512-858-4725      EMAIL: mfischer@cityofdrippingsprings.com

OWNER NAME (if different than Applicant): (same)

STREET ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_      EMAIL: \_\_\_\_\_

### PROJECT INFORMATION

Address of Property (Structure/Site Location): Stephenson High School Building – 101 Old Fitzhugh Rd., Dripping Springs, TX 78620

Zoning Classification of Property: GUI

Description of Proposed Use of Property/ Proposed Work: Adaptive re-use of the existing historic building for a variety of community, cultural and civic uses, with an attached new addition of compatible design to provide facilities, functional support and operational office space for the new uses.

9/20/24 - COA Amendment: Revised exterior elevations due to City Council directed Value Engineering.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: Adaptive re-use of the existing historic structure will recognize and respect its contributing significance, preserve its character, materials, and unique craftsmanship, and adhere to the established Historic Preservation Standards and Design Guidelines. The proposed new addition will be consistent in design with the existing historic structure and compatible with the massing, scale, color, materials, and character of the Mercer St. Historic District.

The re-use of this vacant historic building will contribute significantly to the revitalization of Mercer St. Historic District, preserve, and enhance the town’s historic character and heritage, foster increased pedestrian activity, and promote complementary new uses in Downtown Dripping Springs.

9/20/24 - COA Amendment: Wall cladding of the Addition is revised from all Stone Masonry to Corrugated Metal Panels over Stone Masonry Wainscot base, to reduce costs while maintaining consistency of materials with existing buildings, context and historic resources in the Historic District.

Estimated Cost of Proposed Work: \$3.56M / Value Engineering Cost Estimates 9/3/24, to be verified at Bid Phases.

Intended Start Date of Work: Depending on Funding Intended Completion Date of Work: TBD- D.O. Funding

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site (Revised: Elevations @ Addition- Metal Panels & Stone Wainscot)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used (Revised: Materials Photomontage- Metal Panels & Stone Wainscot @ Addition)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure (if applicable) (see Color Renderings)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form N/A

Michelle J. Fischer  
SIGNATURE OF APPLICANT: Michelle J. Fischer- City Administrator

09/20/2024  
Date - COA Amendment: 9/20/24

Michelle J. Fischer  
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

09/20/2024  
Date

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

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.**

# STEPHENSON HIGH SCHOOL

Dripping Springs, Texas

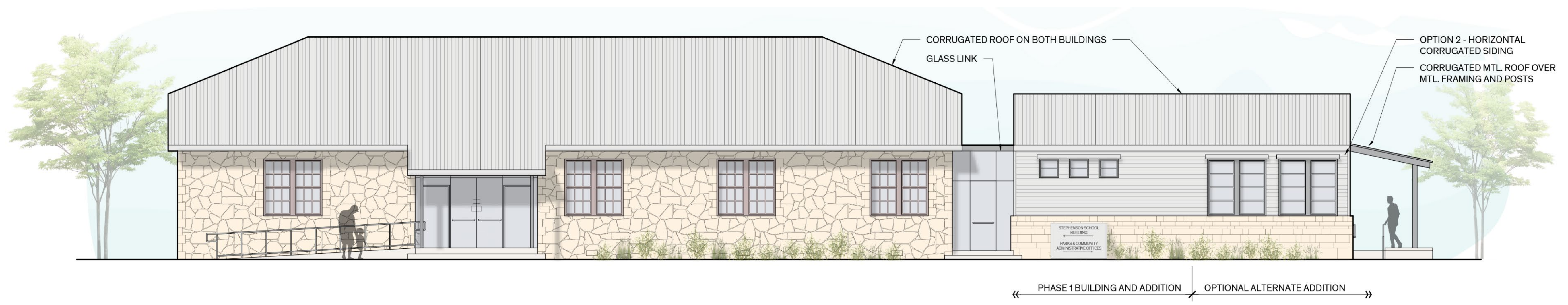


City of Dripping Springs  
Historic Preservation Commission

Revised Elevations

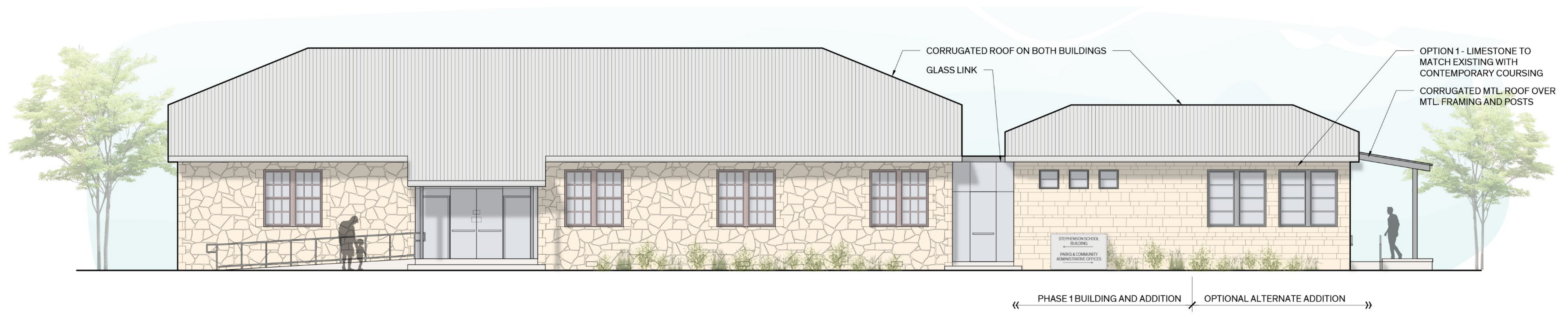
October 3, 2024

*Rehabilitation of the Historic Stephenson  
High School Building and Proposed Addition*



### Option 2 - East Elevation

Scale: 3/32" = 1' 3/2/2023



### Option 1 - East Elevation **Approved COA**

Scale: 3/32" = 1' 3/15/2023



### Option 2 - North Elevation

Scale: 3/32" = 1'

3/2/2023



### Option 1 - North Elevation

Scale: 3/32" = 1'

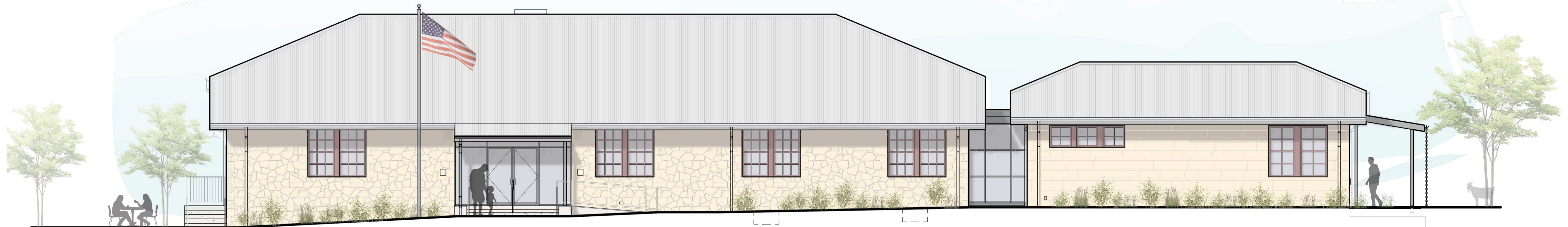
3/15/2023

Approved COA





Revised East Elevation



Previous East Elevation



Revised North Elevation



Previous North Elevation

# MATERIALS

Existing Limestone



Matching Cordova cream limestone in ashlar pattern



Galvanized Corrugated Metal







**DRIPPING SPRINGS**  
Texas

## **CERTIFICATE OF APPROPRIATENESS**

*Granted to the City of Dripping Springs*

*511 Mercer St.*

*Dripping Springs, Texas 78620*

For adaptive reuse, restoration, and improvements to the existing Stephenson High School Building located on 101 Old Fitzhugh Rd. for a variety of community, cultural and civic uses along with a new addition of an attached facility to operate as an office.

This COA is an approval in concept. Once the design documents have been finalized, the Historic Preservation Commission is to review the plans for consistency of this COA.

These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

Approved by the City of Dripping Springs Historic Preservation Commission  
on the 6<sup>th</sup> day of April 2023.

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

Michelle Fischer, Historic Preservation Officer

Date



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

## CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark:  Mercer Street    Old Fitzhugh Road    Hays Street  
 Individual Landmark (Not in an Historic District)

### CONTACT INFORMATION

APPLICANT NAME: **City of Dripping Springs** \_\_\_\_\_

STREET ADDRESS: **511 Mercer St.** \_\_\_\_\_

PHONE: **512-858-4725** \_\_\_\_\_ EMAIL: **mfischer@cityofdrippingsprings.com** \_\_\_\_\_

OWNER NAME (if different than Applicant): **(same)** \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### PROJECT INFORMATION

Address of Property (Structure/Site Location): **Stephenson High School Building – 101 Old Fitzhugh Rd., Dripping Springs, TX 78620**

Zoning Classification of Property: **GUI** \_\_\_\_\_

Description of Proposed Use of Property/ Proposed Work: **Adaptive re-use of the existing historic building for a variety of community, cultural and civic uses, with an attached new addition of compatible design to provide facilities, functional support and operational office space for the new uses.**

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: **Adaptive re-use of the existing historic structure will recognize and respect its contributing significance, preserve its character, materials, and unique craftsmanship, and adhere to the established Historic Preservation Standards and Design Guidelines. The proposed new addition will be consistent in design with the existing historic structure and compatible with the massing, scale, color, materials, and character of the Mercer St. Historic District.**

The re-use of this vacant historic building will contribute significantly to the revitalization of Mercer St. Historic District, preserve, and enhance the town’s historic character and heritage, foster increased pedestrian activity, and promote complementary new uses in Downtown Dripping Springs.

---



---



---

Estimated Cost of Proposed Work: \$3.1M / Cost Estimates verified at Construction Documents Bid Phases.

Intended Start Date of Work: Depending on Funding Intended Completion Date of Work: TBD- D.O. Funding

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	X	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	X	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
<input type="checkbox"/>	X	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	X	Samples of materials to be used (see Materials Photomontage)
<input type="checkbox"/>	X	Color chips of the colors which will be used on the structure (if applicable) (see Color Renderings)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form N/A

Michelle J. Fischer  
 SIGNATURE OF APPLICANT: Michelle J. Fischer- City Administrator

03/24/2023  
 Date

Michelle J. Fischer  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

03/24/2023  
 Date

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

Date Received: 3/24/2023

Received By: Walter Rivera

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.*





# STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



City of Dripping Springs  
TIRZ Board / City Council  
March 21-22, 2023

*Rehabilitation of the Historic Stephenson  
High School Building and Proposed Addition*

## CONCEPTUAL DESIGN SUMMARY

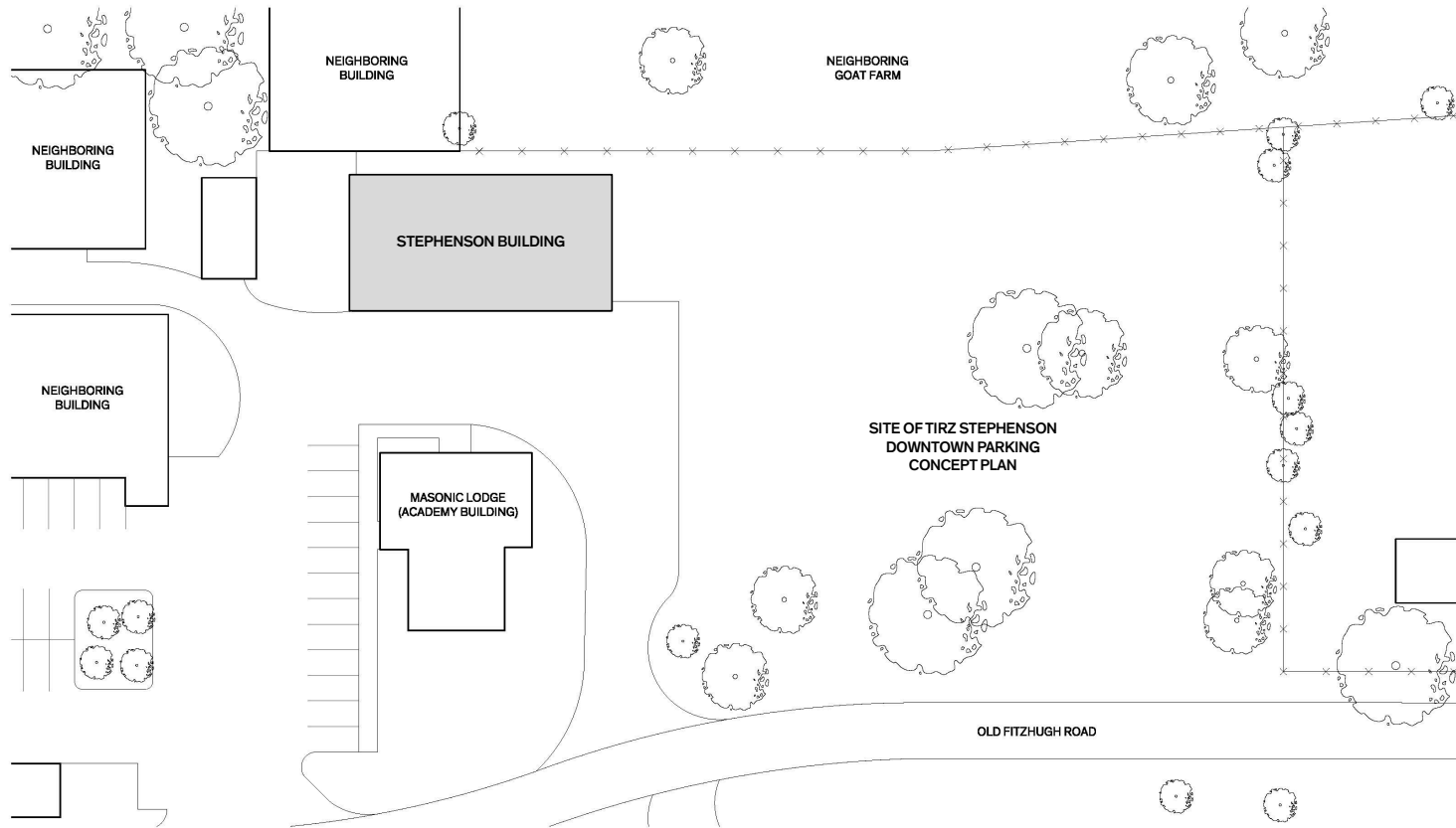


### Key Design Updates:

- Accessible stage and dressing room
- Private rear entry to dressing room
- Kitchen with serving window for multi-use space
- Flexible gallery/vestibule
- Addition of Parks & Community Services Department with phasing opportunities

### Massing Concepts:

- Addition with limestone façade to match existing with contemporary coursing, and clipped gable roof matching historic roof form
- Addition with corrugated metal siding and limestone base, and gable roof

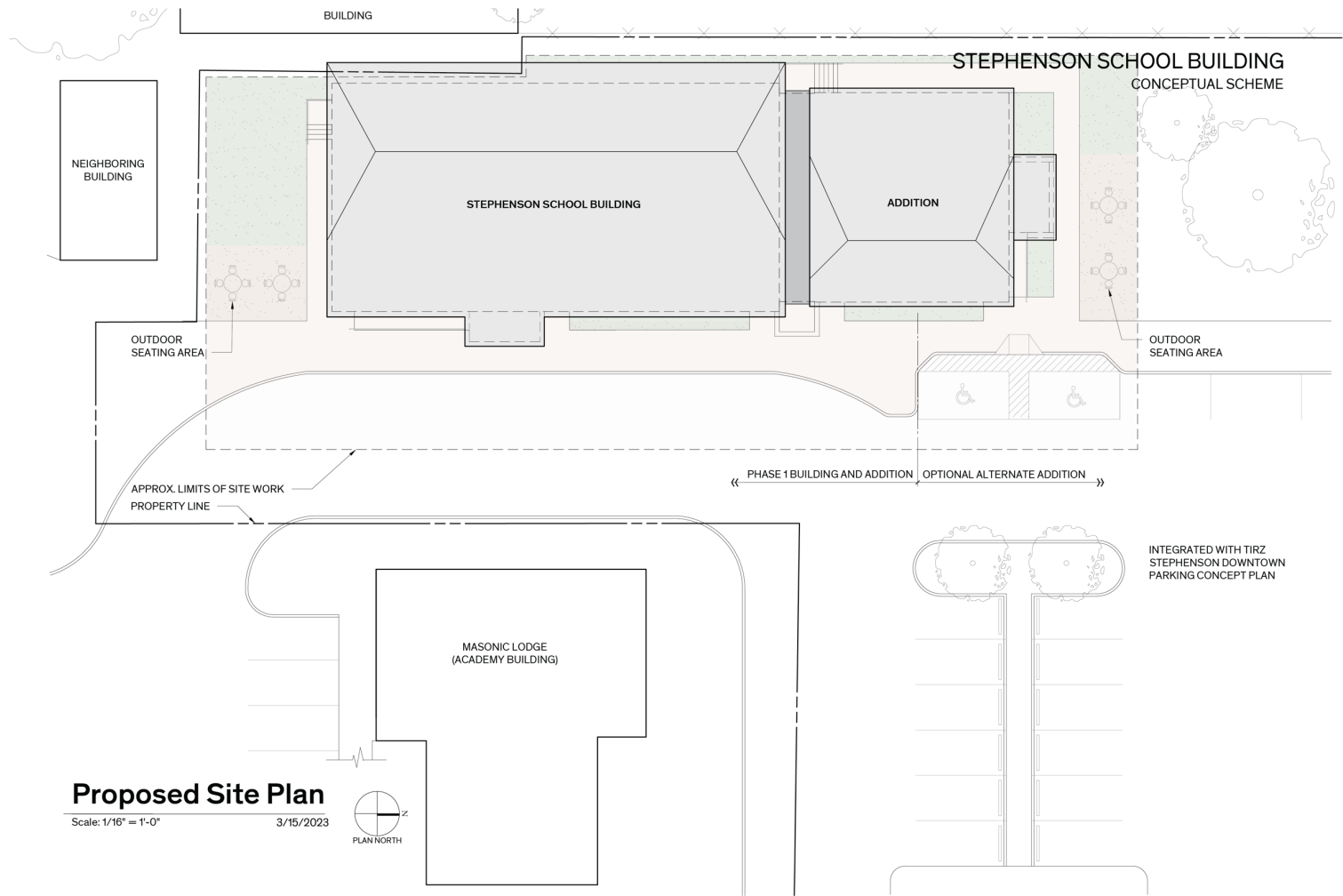


**Existing Site Plan**

Scale: 1/32" = 1'-0"

04/01/2020





### Proposed Site Plan

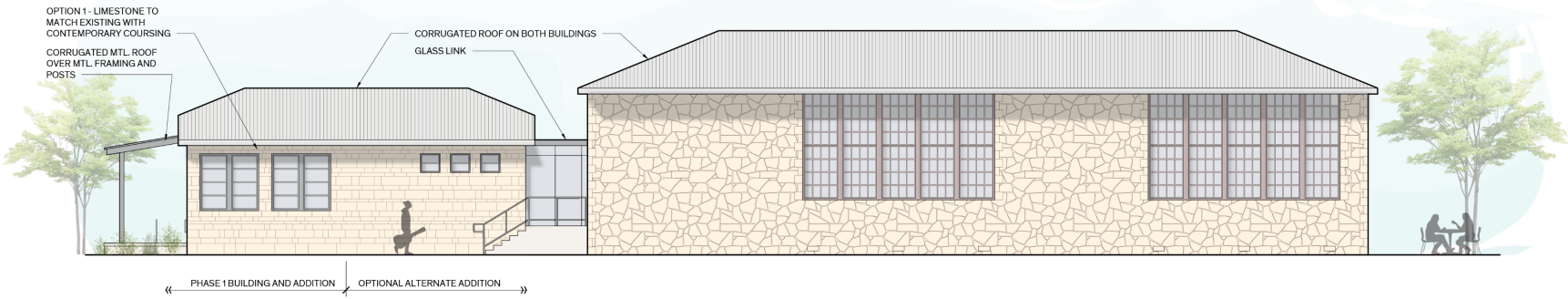
Scale: 1/16" = 1'-0"

3/15/2023



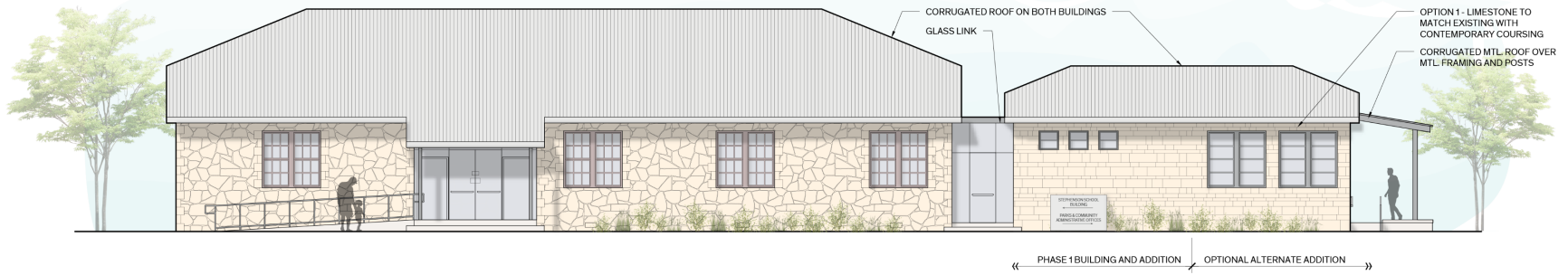


STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME - OPTION 1



Option 1 - West Elevation

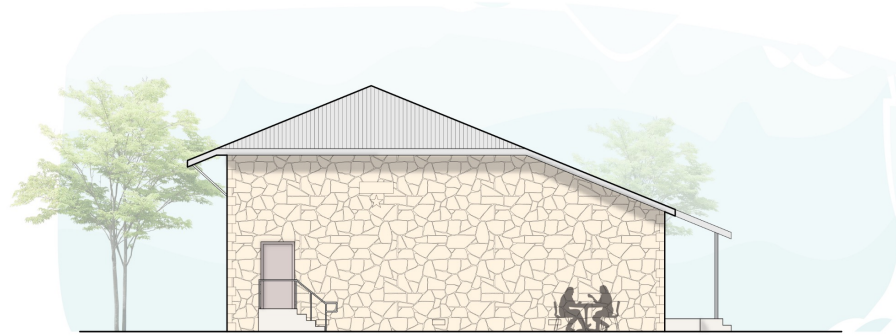
Scale: 3/32" = 1' 3/15/2023



Option 1 - East Elevation

Scale: 3/32" = 1' 3/15/2023

STEPHENSON SCHOOL BUILDING  
CONCEPTUAL SCHEME - OPTION 1



**Option 1 - South Elevation**

Scale: 3/32" = 1'

3/15/2023



**Option 1 - North Elevation**

Scale: 3/32" = 1'

3/15/2023

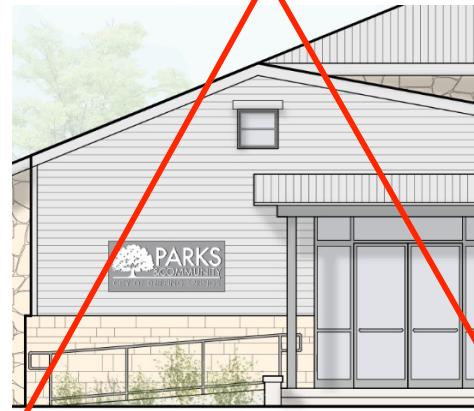
Existing Limestone



Contemporary Limestone



Corrugated Siding



## MATERIALS