

Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers
511 Mercer Street – Dripping Springs, Texas
Thursday, June 06, 2024, at 4:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members

Dean Erickson, Chair Ashley Bobel, Vice Chair Delbert Bassett Minnie Glosson-Needham Haley Hunt Steve Mallett Richard Moore

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
Deputy City Attorney Aniz Alani
Deputy City Secretary Cathy Gieselman
TIRZ Project Manager Keenan Smith
Architectural Consultant Meredith Johnson, MSHP
Intern Ethan Watson, Johnson Planning & Preservation

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. Approval of the May 2, 2024, Historic Preservation Commission regular meeting minutes.

BUSINESS AGENDA

- **2. Update on TIRZ Old Fitzhugh Road Project Landscape Plans.** *Presenter: Keenan Smith, TIRZ Project Manager.*
- 3. Presentation on Stephenson Building Improvement Project Construction Documents, Specifications, and Estimate of Probable Construction Costs. Presenter: Keenan Smith, TIRZ Project Manager.
- 4. Public hearing and consideration of approval of COA2024-0005: an Application for a Certificate of Appropriateness for the construction of public single user Downtown Restrooms and pedestrian improvements, located between 300 and 302 Mercer Street in the Mercer Street Historic District. Applicant: Michelle Fischer, City Administrator. Presenter: Keenan Smith, TIRZ Project Manager.
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2024-0005
- 5. Public hearing and consideration of approval of COA2024-0006: an Application for a Certificate of Appropriateness for the installation of shutters on the Pound House Farmstead home, an individual landmark, located at 419-B Founders Park Rd. Applicant: Friends of the Pound House Foundation.
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2024-0006
- 6. Public hearing and consideration of approval of COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District. Applicant: Patrick Fox.
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2024-0007

- 7. Public hearing and consideration of approval of COA2024-0008: an Application for a Certificate of Appropriateness for the addition of an entry pergola and installation of antique reclaimed door at front entry of the cabin, located at 215 Old Fitzhugh Rd. located in the Old Fitzhugh Road Historic District. Applicant: Carole Crumley.
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2024-0008
- 8. Public hearing and consideration of approval of COA2024-0009: an Application for a Certificate of Appropriateness for the demolition of a noncontributing building and shed structures, and the construction of new improvements, including a restaurant, outdoor covered dining, open air pavilion, parking lot, dumpster enclosure, and landscaping, located at 101 San Marcos Street in the Mercer Street Historic District. Applicant: Brandy Wolf.
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2024-0009

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

July 11, 2024, at 4:00 p.m. August 1, 2024, at 4:00 p.m. September 5, 2024, at 4:00 p.m.

City Council Meetings

June 18, 2024, at 6:00 p.m. July 2, 2024, at 6:00 p.m. July 16, 2024, at 6:00 p.m. August 6, 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, $\it O$)pen
Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City H	łall,
located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on May	31,
2024, at 11:15 AM.	

Cathy Gieselman, Deputy 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, May 02, 2024, at 4:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

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

Commission Members present were:

Dean Erickson, Chair Ashley Bobel, Vice Chair Delbert Bassett Minnie Glosson-Needham Steve Mallett Richard Moore

Commission Member absent was:

Haley Hunt

Staff, Consultants, & Appointed/Elected Officials present were:

City Administrator Michelle Fischer Planning Director Tory Carpenter Deputy City Attorney Aniz Alani Architectural Consultant Meredith Johnson, MSHP

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council 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 April 4, 2024, Historic Preservation Commission regular meeting minutes.

A motion was made by Vice Chair Bobel to approve the April 4, 2024, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

A motion was made by Vice Chair Bobel to move Item 2 after Item 3. Commissioner Moore seconded the motion which carried unanimously 6 to 0.

BUSINESS AGENDA

3. Presentation, discussion, and consideration of acceptance of the Old Fitzhugh Road Local Historic District Resurvey Historic Resources Survey Report. Post Oak Preservation Solutions LLC

Rachel Alison provided a presentation on the resurvey. No action taken. The Commissioners had no comments about the survey report.

Chair Erickson took Item 4 combined with Item 3 so the *Post Oak Preservation Solutions LLC* proposals could be discussed with Rachel Alison.

Commissioners discussed the proposals to resurvey the Hays Street and Mercer Street Historic Districts as well as a proposal to update the Historic Preservation Program Implementation Manual. Commission would like to do all three next fiscal year. Commissioners discussed doing the resurveys as soon as possible in Fiscal Year 2024, contingent upon available funds from the Commission budget. Resurveys could begin this year and be completed next year. Each resurvey will cost \$14,625 for a total of \$29,250. The update of the Implementation Manual costs \$21,550 with an additional \$1,500 for attending a public meeting and an additional \$1,750 for Commission training, for a total of \$24,800. The total for all three proposals with additional items is \$54,050.

4. Discuss and consider possible action regarding the Historic Preservation Commission Fiscal Year 2025 Budget Recommendation.

Commissioners reviewed the proposed budget and directed staff to revise to include the update of the Historic Preservation Implementation Manual. The resurveys were already included in the draft budget.

A motion was made by Commissioner Mallet to approve the Historic Preservation Commission Fiscal Year 2025 Budget recommendation to include the Post Oak Preservation Solutions LLC proposals for the Mercer Street and Hays Street Historic Districts minus the retainer fees of \$1,625 each, and to include the update of the Historic Preservation Program Implementation Manual proposal with the additional items for attending a public meeting and Commissioner training. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

- 2. Public hearing, discussion, and consideration of approval of COA2024-0003: Application for a Certificate of Appropriateness for the installation of signage at Roxie's located at 299 Mercer Street in the Mercer Street Historic District. Applicant: Silver Garza, Roxie's LLC.
 - **a. Presentation** Applicant Silver Garza and the architect were available to answer questions from the Commission.
 - **b. Staff Report** Ethan Watson provided a presentation and recommended approval with the condition that the roof sign be in the same color palette as the proposed water tank with signage.
 - **c. Public Hearing** No one spoke during the Public Hearing.
 - d. COA2024-0003

A motion was made by Commissioner Moore to deny the roof sign. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

A motion was made by Commissioner Mallett to approve the tank with signage contingent upon staff approval of the paint color. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

Commissioners discussed the possibility of using an existing pole in the back of the property for signage and the proposed hanging sign in lieu of the roof sign. The preference was a pole sign using existing pole. No action was taken on this discussion as this sign is not part of the application.

5. Presentation on upcoming Certificate of Appropriateness Application for Downtown Restrooms in the Mercer Street Historic District.

City Administrator Michelle Fischer and Deputy City Attorney Aniz Alani presented conceptual drawings, location, and materials for the downtown restrooms and asked Commissioners if they had any concerns with what is being proposed and what will come back as a COA application. Commissioners had no objections.

CLOSED SESSION

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No one spoke during Closed Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

June 6, 2024, at 4:00 p.m. July 11, 2024, at 4:00 p.m. August 1, 2024, at 4:00 p.m.

City Council Meetings

May 7, 2024, at 6:00 p.m. May 21, 2024, at 6:00 p.m. June 4, 2024, at 6:00 p.m. June 18, 2024, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:46 p.m.

STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



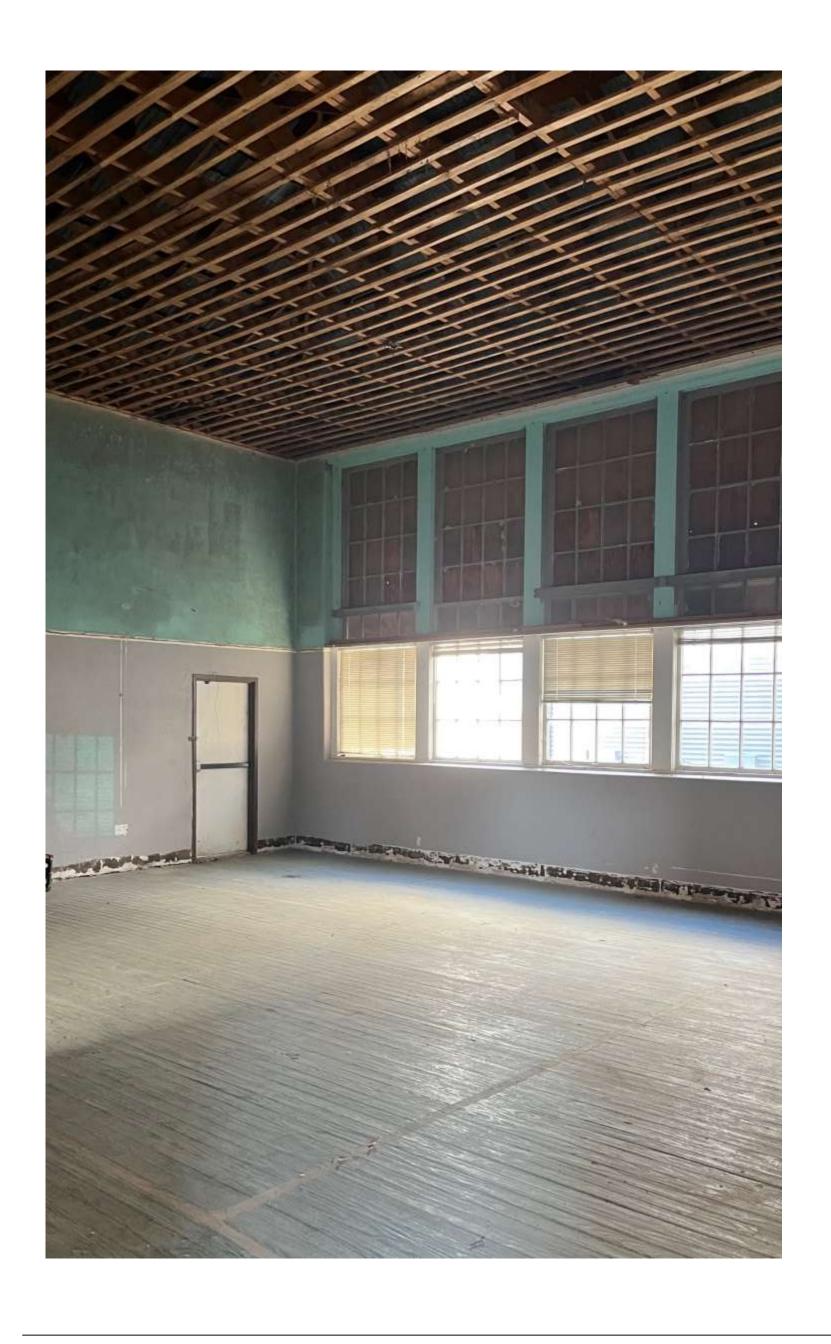
City of Dripping Springs **Historic Preservation Commission**

100% Construction Documents Confirmation

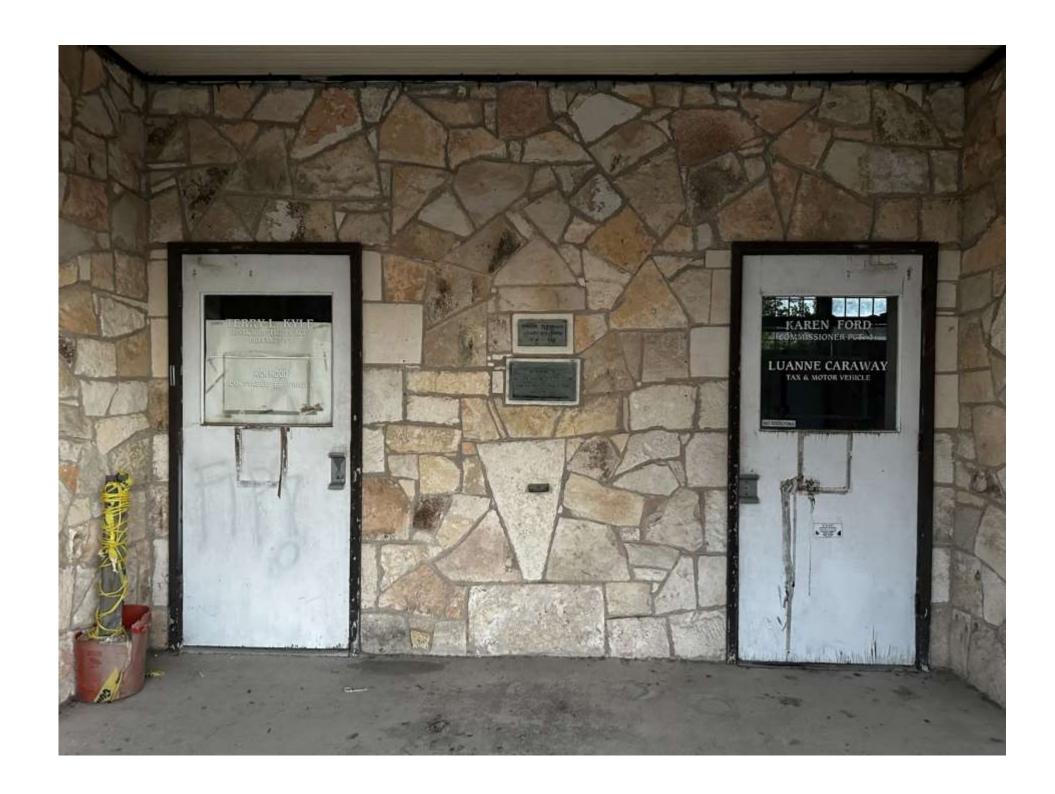
June 6, 2024

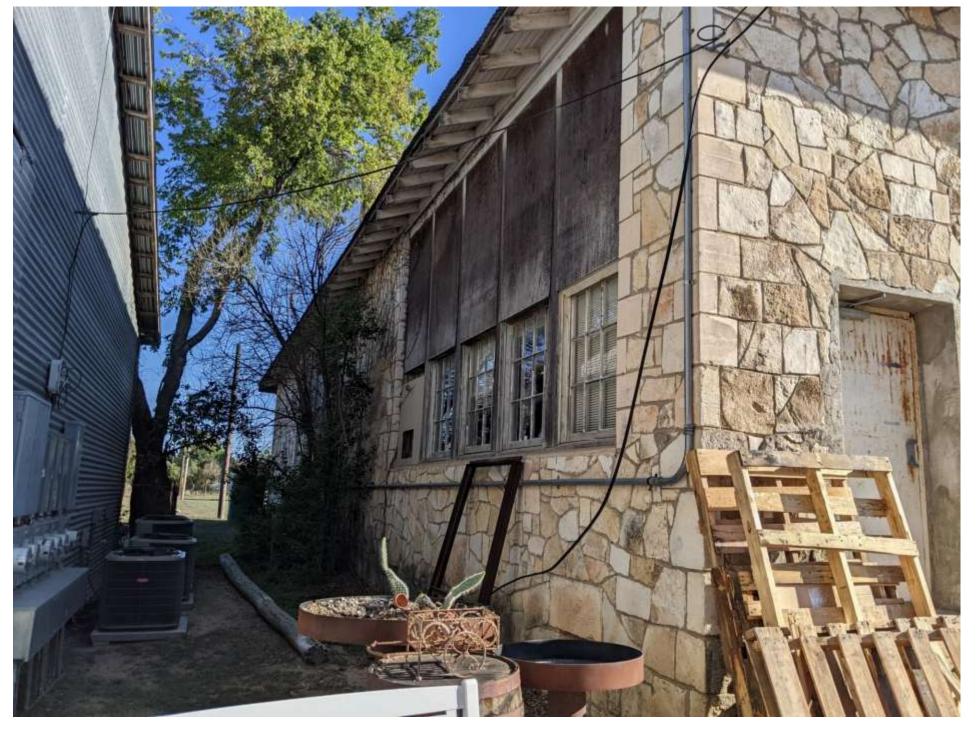
Adaptive Re-Use and Rehabilitation of the Historic Stephenson High School Building and Proposed Addition

UPDATE SUMMARY



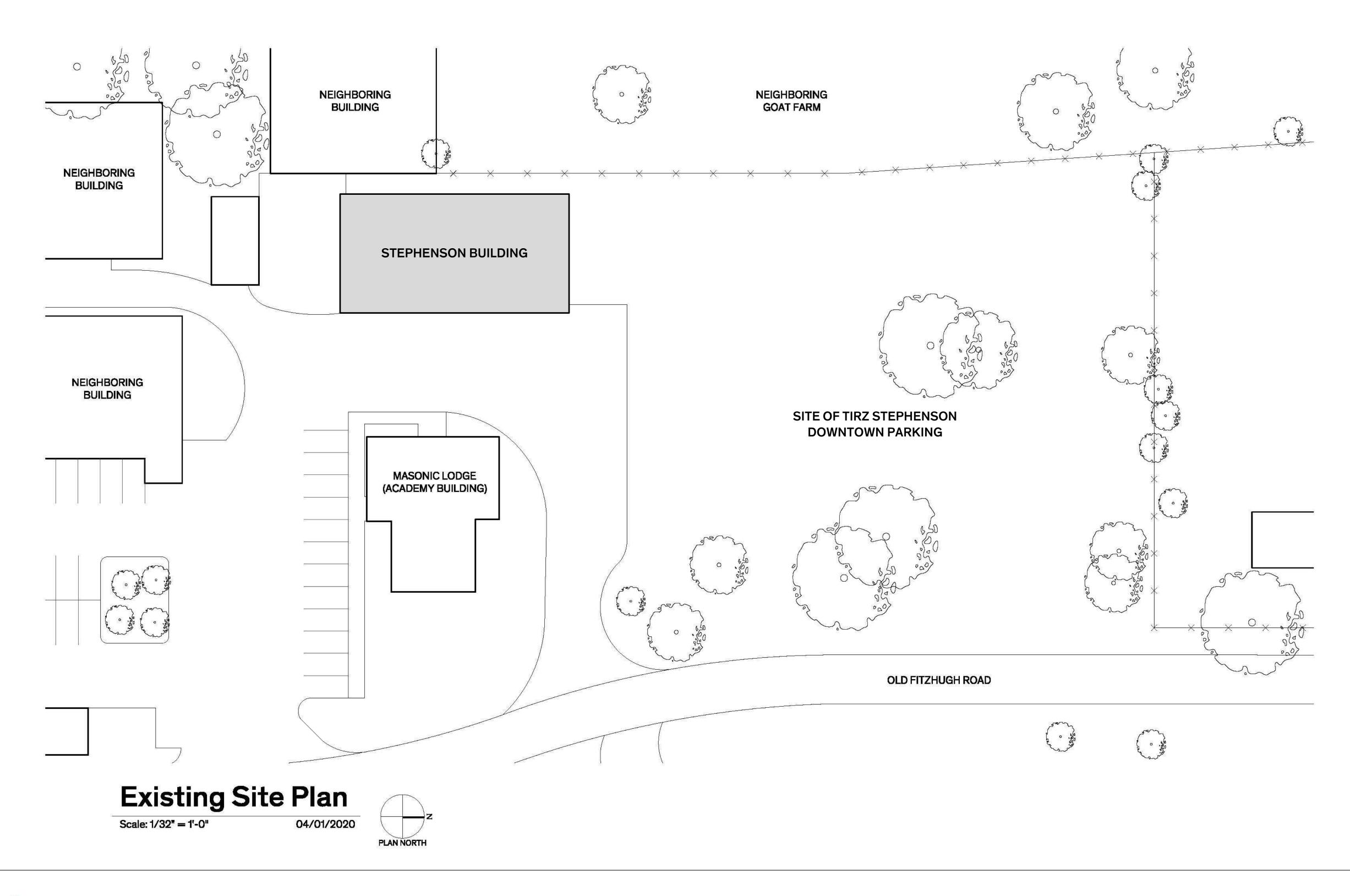
- Construction Documents 100% Complete
 - Issued for Pricing (un-stamped drawings & specs)
- Associated 100% Estimate of Probable Construction Costs
- Design Consistent with previously approved COA and Design Development
- Project meets or exceeds all City Programming & Goal Objectives
- Seeking City Council Confirmation & Approval of Permitting & Bid Phases*



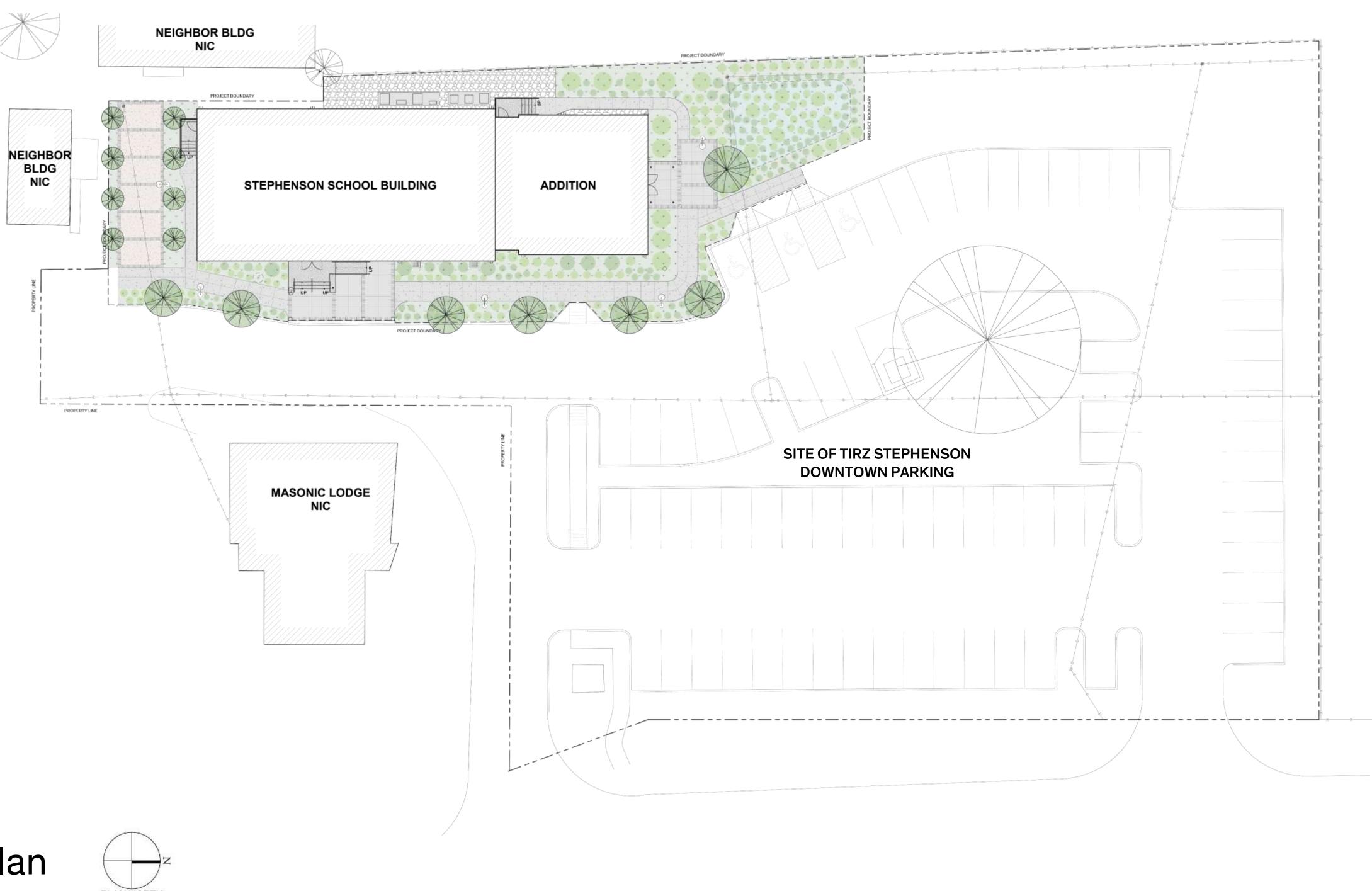


*Contingent upon Construction Funding





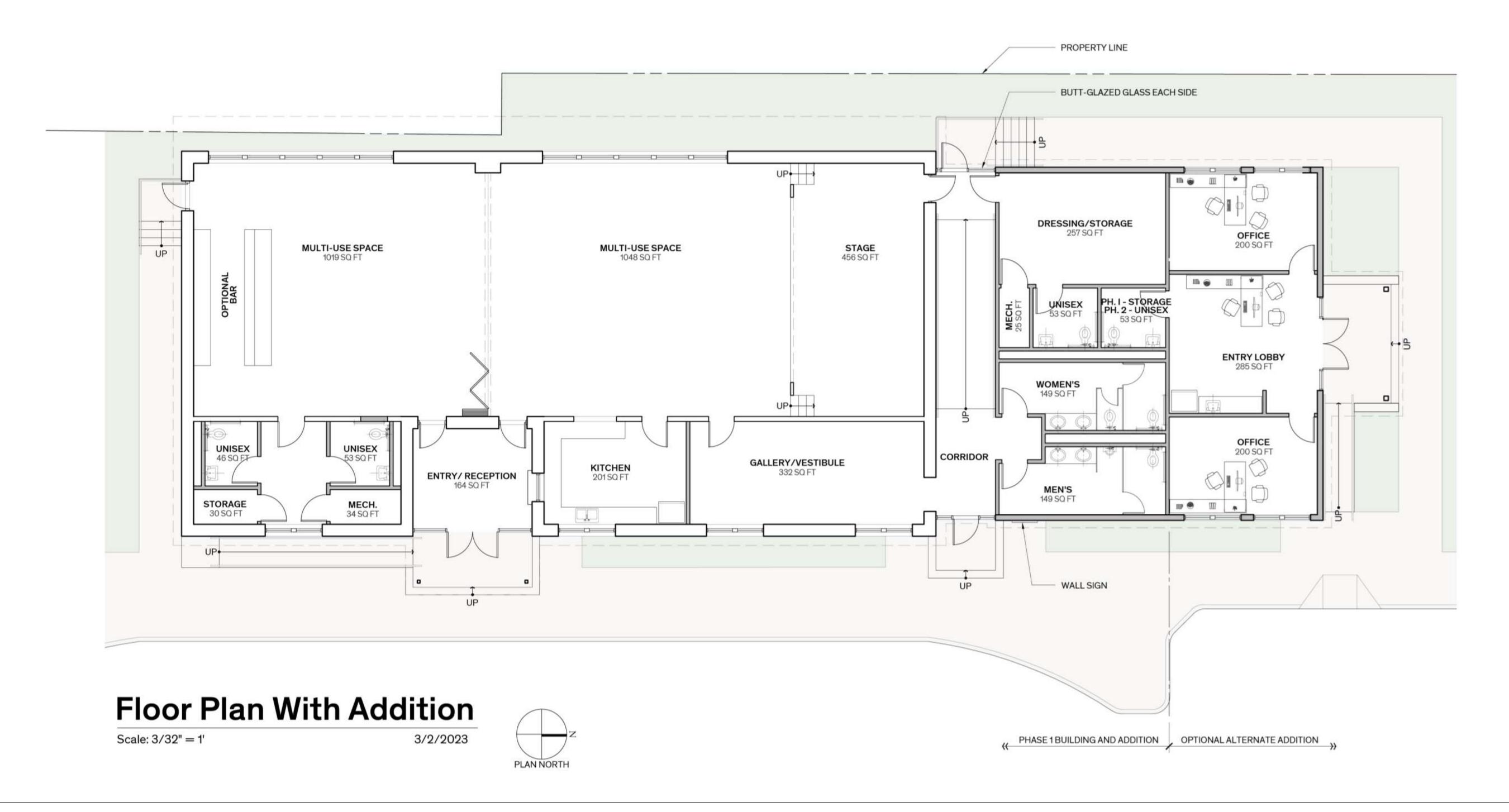




Site Plan



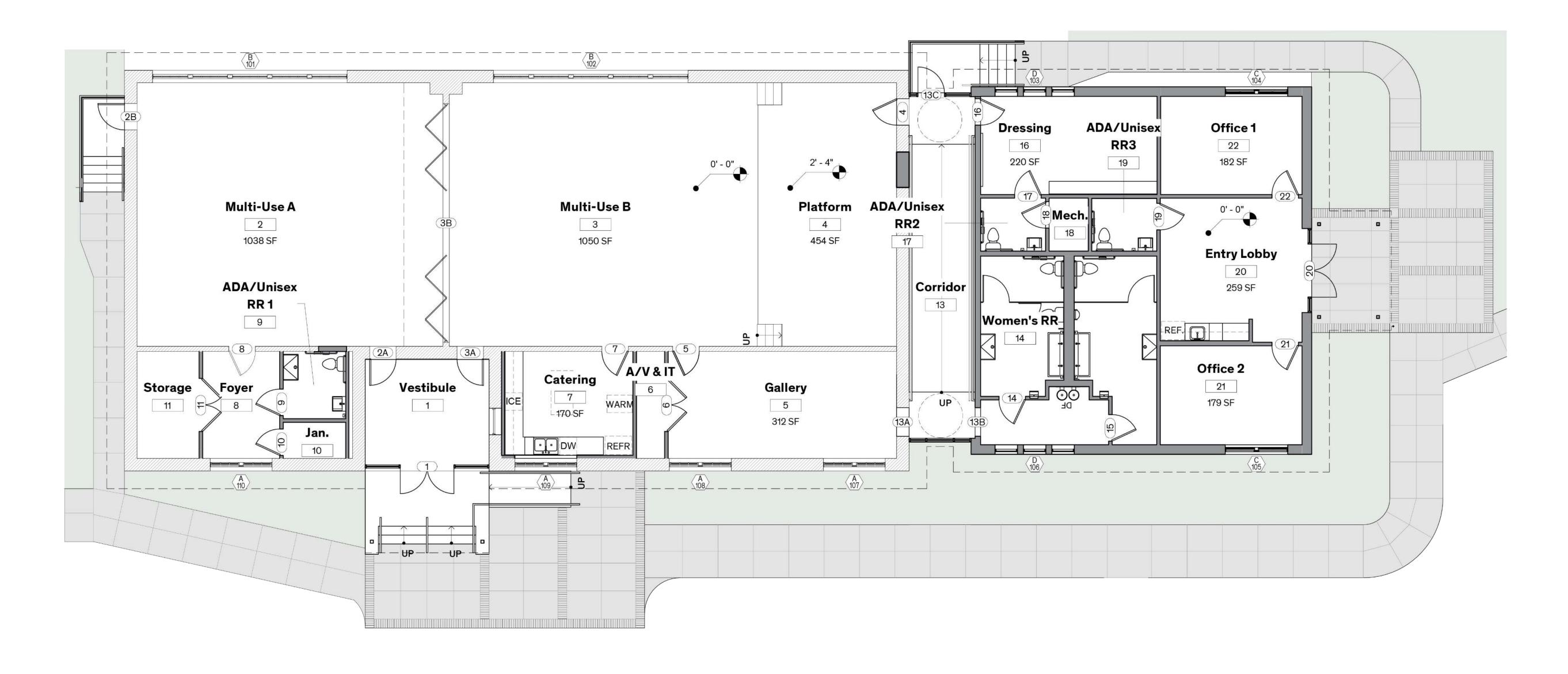
Architexas create + conserve





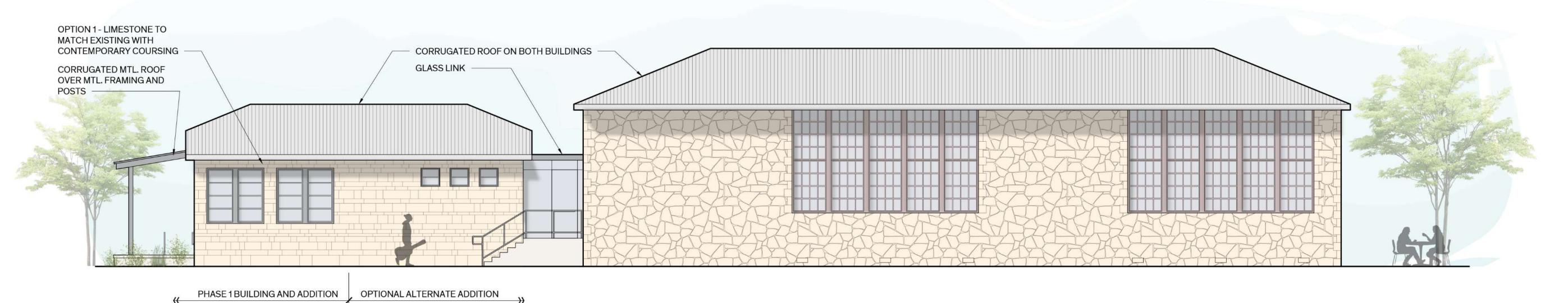
Conceptual Design/Approved COA

14



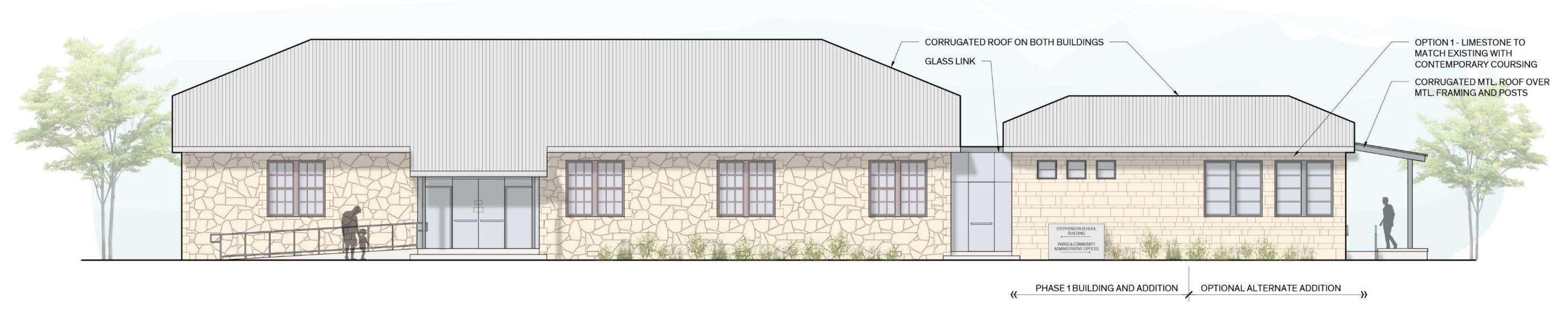






Option 1 - West Elevation

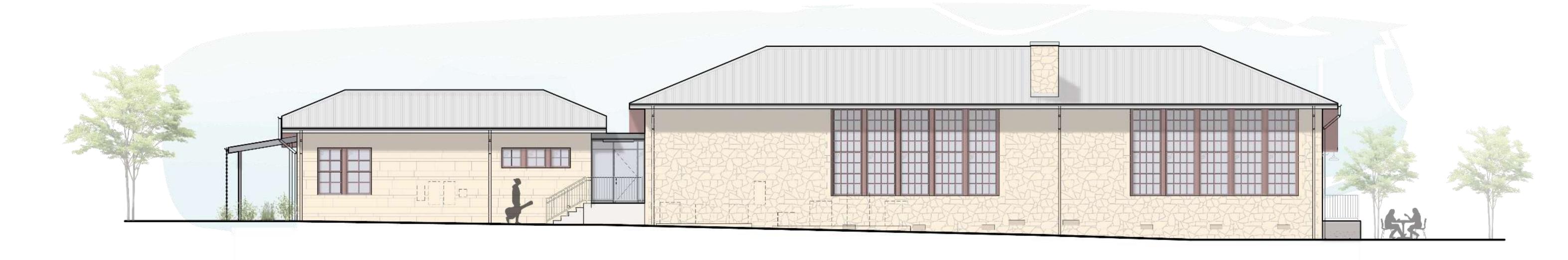
Scale: 3/32" = 1' 3/15/2023



Option 1 - East Elevation

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



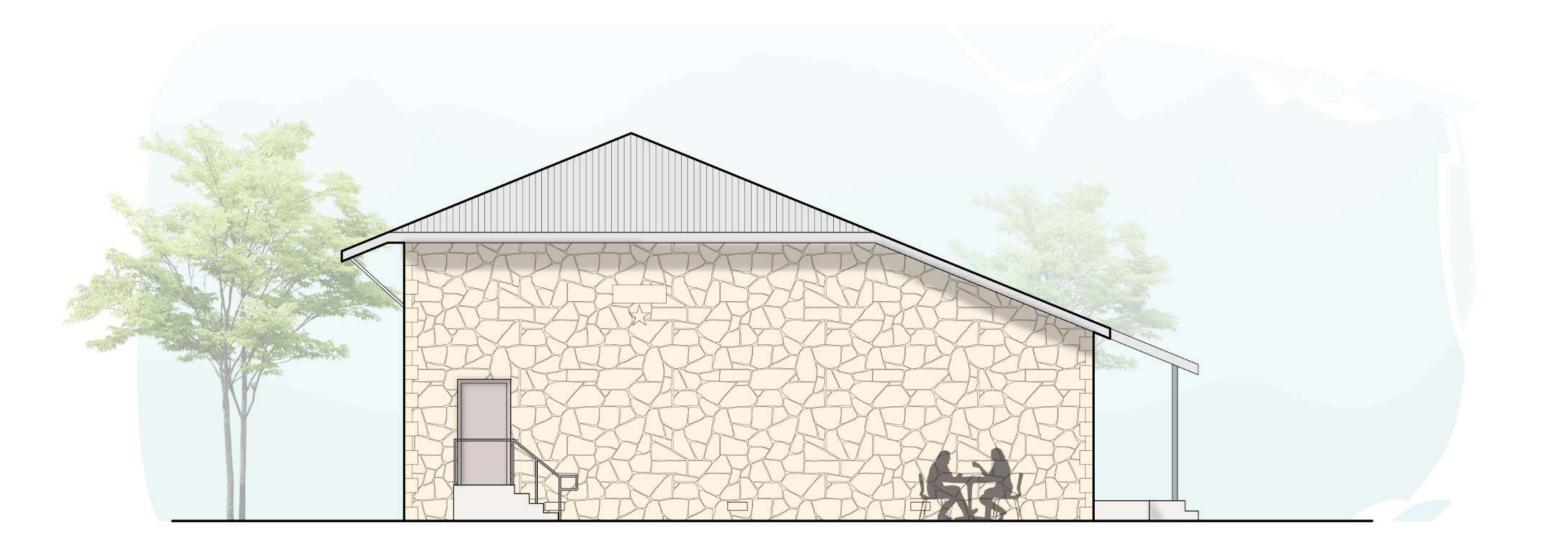


West Elevation



East Elevation





Option 1 - South Elevation

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

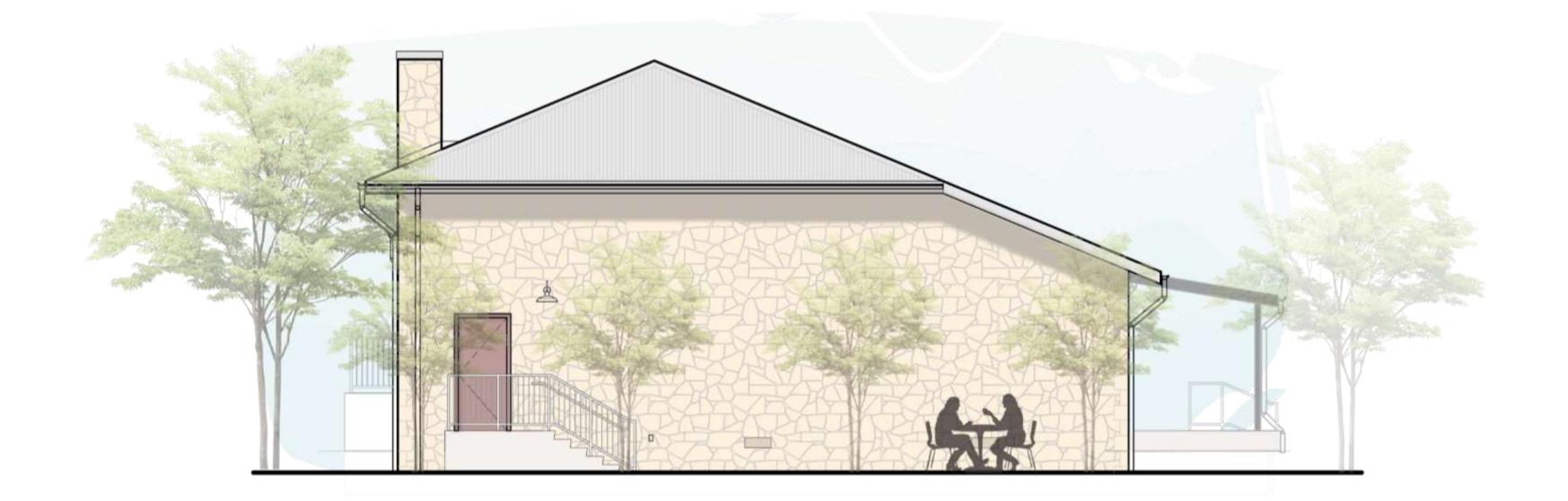


Option 1 - North Elevation

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



CREATE + CONSERVE



South Elevation



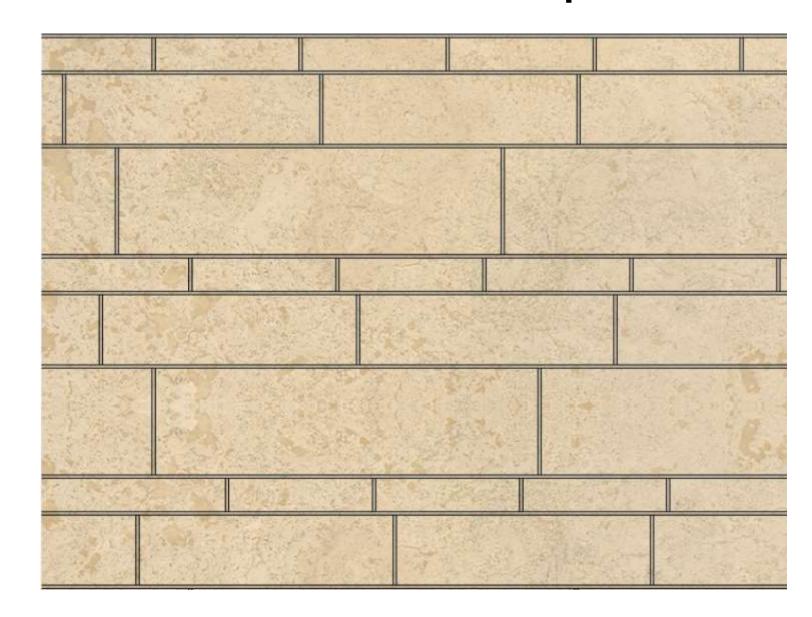
North Elevation

MATERIALS

Existing Limestone



Matching Cordova cream limestone in ashlar pattern



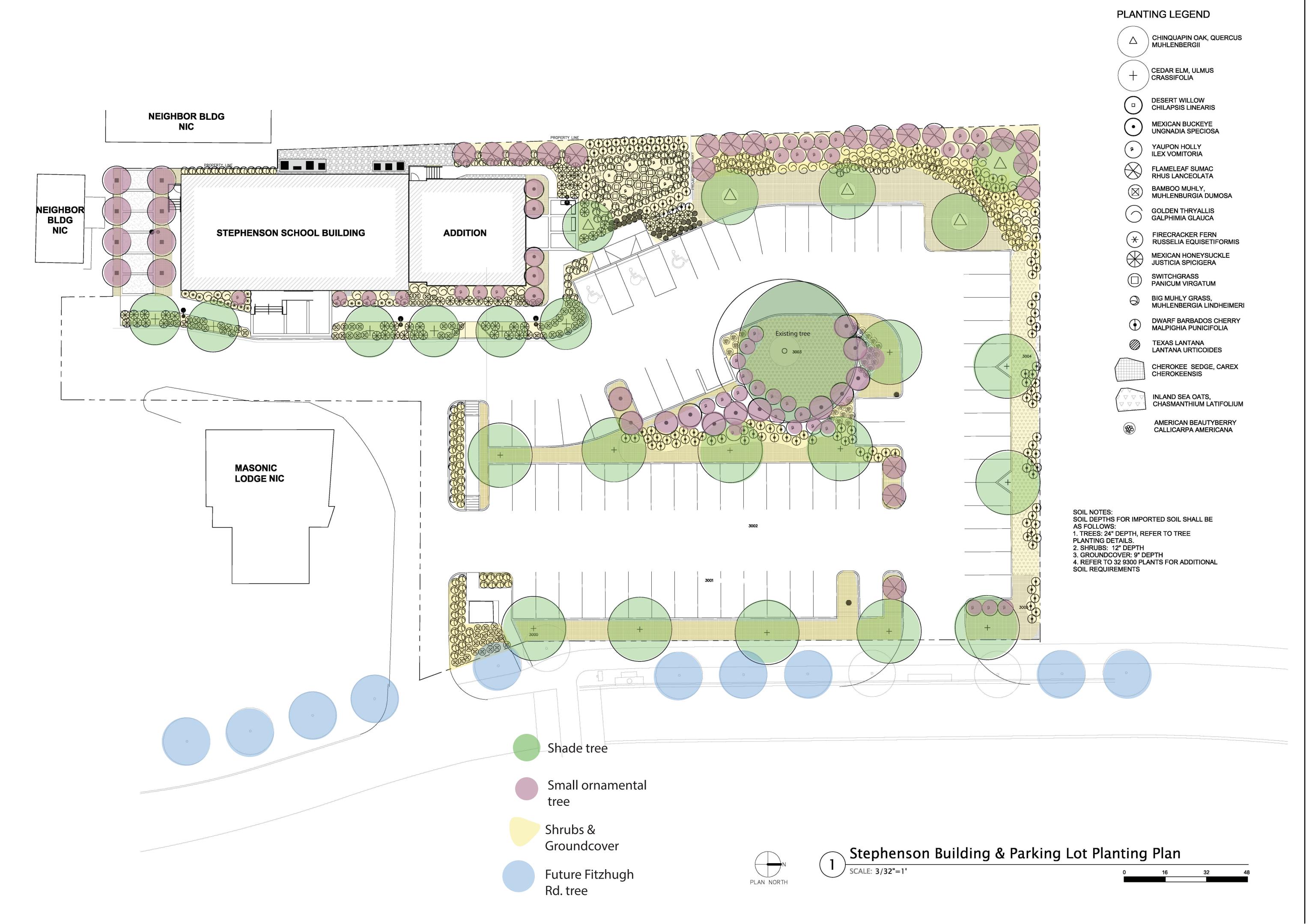
Galvanized Corrugated Metal





Architexas

Project: Stephenson Building Location: 311 Old Fitzhugh Rd. Phase: Design Development Date: November 2, 2023





CO'DESIGN, LLC 1200 Yaupon Valley Rd. Austin, TX 78746 512-423-1298 www.codesignaustin.co

City of Dripping Springs STEPHENSON SCHOOL BUILDING, PARKING LOT

> 311 Old Fitzhugh Dripping Springs, TX 78620

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REVISION HISTORY

Project No. XXXX

Sheet Name

Planting Plan

J

heet Number

_ 1 _ 21

Date XXXX XX, 2024



Chinkapin Oak fall color



Site trees



Mexican Buckeye



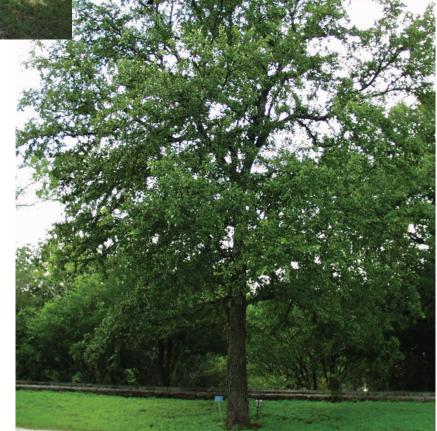






Yaupon Holly

Flameleaf Sumac



Cedar Elm





inland sea oats



mexican honeysuckle



barbados cherry



Texas lantana



lindheimer's muhly



switchgrass (in bioswale)



cherokee sedge



american beautyberry

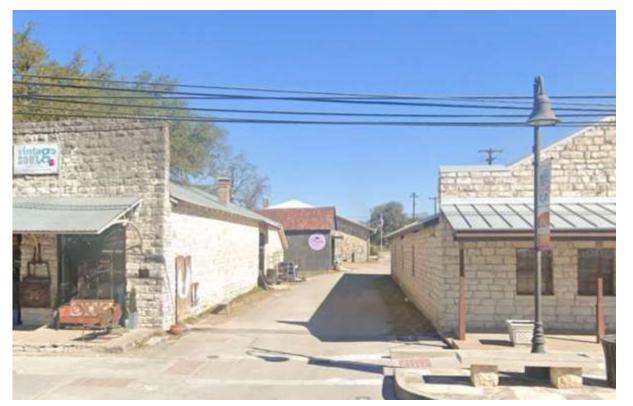




Stephenson Way

Certificate of Appropriateness Review June 6th, 2024





Google Earth, 2022

Currently an empty alleyway situated between contributing and non-contributing structures downtown.

Site Concept



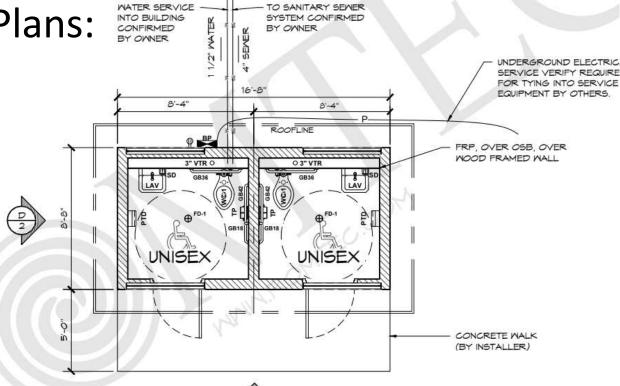


"Stephenson V rem 4." Civic / Pedestrian Improvements:

- PedestrianAmenities
- Lighting
- Landscaping
- Pervious Pavers
- Downtown
 Restroom

Generic Modular

Restroom Plans:



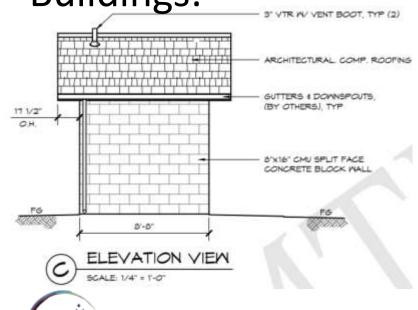


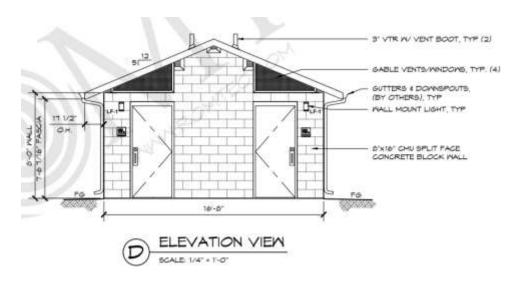


Generic Modular Restroom

Item 4.

Buildings:

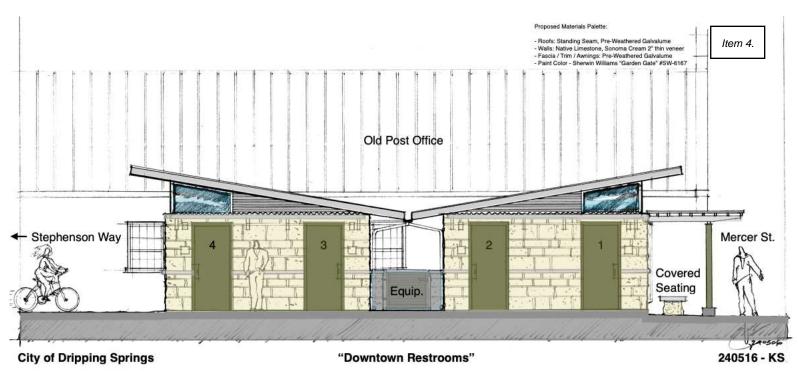






Applicant Request





Hill Country Contemporary - Butterfly Inspiration Concept Sketch

Construct public restrooms facilities

within the alleyway



City of Dripping Springs

"Downtown Restrooms"

240516 - KS

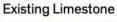
Hill Country Contemporary - Butterfly Inspiration Concept Sketch

Construct public restrooms facilities

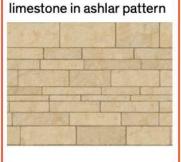
within the alleyway



Matching Cordova cream







Galvanized Corrugated Metal















Stephens [16m 4] Civic District Vision Plan:

- Stephenson Building
- DowntownParking
- Old Fitzhugh
 Road
- Downtown
 Restroom: 32

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character				F TO T
Vision	Preserve & Errance History Character & Historycese? From therdage Encourage Hostorycesor Poster & Errans Complementary New Uses	Historia Main Brites! Foreit in Community Proces Point Preserve Historia Resources - Renub 8 Adoptive No-Uses Promove Reviewsoon	Historic Brind Flamesteads Eclectic Revolationary revolds Adaptive Revolation Appropriate Refuse Mised Use Historic Herwickian & Landscape Preservation	Height Remark Registrator Meightstace Presentation Adaptive Re-Use Fornative Intil Landscape / Streetscape / Tire Preservation
Design Principles / Guidelines & Regulations	Fer implementation (Stanual / COA (existing entering with a separamental) Francis Alertanian Existing to new provision, reuch 8 processol Create Consistency of Extension Design Ordinance (new provisions)	Protect Historic Redestrian Scale & Main Barel Charletter Promote Wallable Scale & Salewalk Activity Zonas Provice Redestrian Shading Darraces @ Schwall Protlage New Communition Self be competitive with sum number.	Protect Historic Favirelated Scale & Character Promote Fuelo Locoffeel of OFFI, with Galtharing Spaces i Patrick J Declar Countyward Tourisms & Four of Proportion New Construction shall be competitive with sunnoundings.	Promet Historic Neighborhood Scale & Character A few Small scale Rehibblishion of Essethig Historic Develope A few Compositions two triffs of Yopont Properties Mey 280 New Compositions shall be occupantial with surroundings.
Preferred Uses	 Zoning Review Verify Consistency with O or Identify / Use Change (New requirement) 	Pedestrian Oriented Family Franchy uses 7 activities Full Mix of Uses allowed	Niked Use Rehab OFR Retal / Commercial - RR 12 Residental Rehab or Intil	Residential Renablinfill Hays St. Retail / Commercial Mixed Use: Hay 200
Site Planning & Building Placement	Site Plan Concest History Inswirequirements	Butter To Mercor St. Frantage C settleck Scient C settleck Feat: 10 settleck	Site Balangs within Except Tires & Landscape Factors Front / Rear 10 Setback Sides 5 withink	Site Buildings Facing Local Please & Hay 290 Facet / Feer, 10 leaftage Sides, 5 settage
Parking Arrangement	Site Plan Concept Hevder- prew requirement)	Street Parking Onsie Lots in Fleer Other Remote Lots	Orada Lots © Tear of Property Off Street Spaces © Fronts (kinded 5 must protect trees)	Property Onsis Lots & Rear of Property Small Los & Size Yards
Building Footprint Massing / Scale	Dits Plan Concept Fleview COM / Ammittechnick Fleview show inguintainth Immate Alternative Design (new provision & mocessi	10 000 of max contiguous forgetts 2500 of max matering indometes 25th to 2-12-5th (legistics)	F 800 of max contiguous forspare P 900 of max massing increments 2 Bry to 2-1/2 Bly I wage! Limit	5,000 of may configurate footparts 3,600 of may execting increments 1-10 Sty 100 Sty 14egft Levic.
Street Frontage	COA / Architectaral Fieldew (new regularment)	40 mes attoration reserveds 40 mes attoration reserveds	A5 max 60 max 8 RR 12 A5 max attailean incorrects	40" max 50" max 69 Hwy 250 40" max entracements
Porches	COA / Accritectural Festive chew requirements	Pointee I Asmerge of Street across min 50% of frontace	Front Francies / Awardays & Entries man 50% of frontace	Ford Principle / Carrings & Entries out, 50% of hornage
Roofs	OCA / Aichifoctural Review (novised: requirements)	Flat Parapets or Slood Metal Books (Standing Seam or other approved type 8, finish)	 Blogod Metal Roofs, or 38 yr. Composition Shing list (Must be of an approved type & feast) 	Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finishy)
Materials	 OCA / Architectural Feedew grevoled (regularizable) 	Mentan Historic Native Stone or Wood All write 70% per et Wood Forch Structures & Torr	Maintain Historic Native Stone or Wood All water 70% net of Wood Ponth Structures & Trim	Maintain Historic System Stone or Wood all water 75% not area st Wood Fosch Structures & Tren
Color Palette	COA Receive (content or perments)	Muted Hustic Earth Tone Huss Entiry Spors: Auli range of huse.	 Full Range of Hues stream: Goor Pakettis to be accrowed 	Mutod (usite Earth Tone Hues Entry Dears full range of hues
Tree Preservation	Tree Heplacement Ord. Bito Plan Roylow Incw equints Tree Heplacement Ord. Tree Heplacement Ord. Tree Heplacement Ord.	Preplace Trees over 6 Preserve Heritage Trees 24" +	Fresena Hertage Trees 24" +	Peplace Trees over 3" Preserve Heltage Trees 24" +
Landscape Features	Disk Plan Concept Review OCA / Design Review (new)	Preserve Historic Walte, Gates, Fercee, Outhin-plogs, Casterns, and notable landscape features.	 Pressave Hatoric Walle Gates Fencies Guttuildings. Cotems and rotatile undroape features 	 Preserve Historic Woder, Garser, Fercher, Duthveldings, Celebres, and retable landscape features.



Review Findings

Approve as submitted

City of Dripping Springs Historic Districts Design & Development Standards

	All Districts	Mercer Street
Character	40 LA	國家
Vision	Preserve & Enhance Historic Character & Resources / Town Hestage E-mousage Revitalization Foster & Ensure Complementary New Users	Historic Main Street Foreign a Community Focal Point Preserve Historic Resources-Rehab & Adaptive Re-Use Francos Revalutation
Design Principles / Guidelines & Regulations	Per Implementation Manual / CDA (existing cirtaria 8 requirements) Provide Attendance Design (8 new provision roots 8 process) Create Consistency w/ Exterior Gesign Ordinance (new provisions)	Protect Historic Pedestrian State & Main Street Character Promote Wallandle Scale & Sidowalk Activity Zones Provide Pedestrian Shading Devices @ Sidowalk Frontage New Communion shall be competible with summunishings.
Preferred Uses	 Zorring Review- Verify Consistency withO or identify / Use Change (new requirement) 	Pedestrian Oriented Family Frenchly uses / activities Full Mix of Uses allowed
Site Planning & Building Placement	Title Plan Concept Review (new requirement)	Build-To' Mercer St. Frontage C settack Bidec C settack Rear: 10' setback
Parking Arrangement	Sits Plan Concept Review- (new requirement)	Steet Parking Cruite Lots in Rear Offsite Remote Lots
Building Footprint Massing / Scale	Site Plan Concept Review COA / Architectural Review (new negatement) Provide Alternative Design (new provision & process)	10,000 of max certiguous footprint 2,500 of max massaing increasers 2 Sty to 3-1/2 Sty Height Limit.
Street Frontage	COA / Architectural Review (new requirement)	40' max storefrort width or 40' max articulation increments
Porches	COA / Architectural Review (new requirement)	 Poiches / Awrings @ Street across min. 50% of frontage
Roots	COA / Architectural Review (revised requirements)	 Flat Parapets or Sloped Metal Roots (Standing Seam or other approved type & finish)
Materials	COA I Architectural Review (revised requirements)	Maintain Historic Native Stone or Wood all walls-75% net st. Wood Posch Structures & Trim
Color Palette	COA Review (revised requirements)	Muled rustic Earth Tone Hues Entry Doors - full range of hues
Tree Preservation	Tree Replacement Ord. Ste Plan Review (new regint)	Preserve Heritage Trees 24" +
Landscape Features	Site Plan Concept Review COA / Design Review (new)	 Preserve Historic Walts, Gates, Ferroes. Outbuildings, Ceterns, and notable landscape features



Commissioner Options



- 1. Approve as submitted.
- 2. Approval with conditions.
- 3. Deny as submitted.
- 4. Postpone the decision.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date:	May 21st, 2024			
Project:	Stephenson Way, Dripping Springs, TX 78620			
Applicant:	City of Dripping Springs			
Historic Distric	et: Mercer Street Historic District			
Base Zoning: Proposed Use:	CS Pedestrian Improvements			
Submittals:	Current Photograph Concept Plan Exterior Elevations Color & Materials Samples Sign Permit Application			
with the City of l	view has been conducted for the City of Dripping Springs to determine compliance and consistency Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT S, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section TERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."			
Project Type &	& Description:			
	ric Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk by Zones"			
develog restroc	development in an alley owned by the City of Dripping Springs aims to further p the Mercer Street Historic District as well as provide a shaded rest stop and public oms. This small development encourages walkability within the district and helps the pedestrian scale for downtown Dripping Springs.			
Review Summ	ary, General Findings: "Approve as submitted"			
Genera	al Compliance Determination - Compliant Non-Compliant N/A			
City of Dripping Springs P.O. Box 384				

Dripping Springs, Texas 78620 512-858-4725 Page 1 of 8

36

Staff Recommendations / Conditions of Approval:

1. Approve as submitted

The submitted renderings and designs show compliance with the Mercer Street Historic Guidelines. The materials, color palette, and design of the proposed structures all adhere to the guidelines.

Case History / Findings of Fact:

The "Stephenson Alley" is situated between 302 Mercer (Vintage Soul) and 300 Mercer Street (Perch Plans). While 302 Mercer is contributing and 300 Mercer is considered non-contributing, both buildings play a significant role in the historical aesthetic of the Mercer Street Historic District. Both buildings have been subject to building fire and rehabilitation, as well as the inclusion of various different businesses over the years. At one point 300 Mercer even served as the local post office for the city.

The alleyway between them unofficially has served as a shortcut in between some of the buildings on Mercer Street even though it is not an official thoroughfare. The proposal of development will retain the commercial integrity of the district and aims to increase walkability.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Stephenson Way / Downtown Alley

Historic District Contribution Status: "Non-Contributing."

Historic Resource "Priority Rating:" Low

Project Overview: Stephenson Way Development

The applicant is requesting approval for creation and development of public restroom facilities within the Mercer Street Historic District.

* * *

Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Historic Main Street; Foster a Community Focal Point - Adaptive Reuse" - The proposed design helps further create a community focal point for the Mercer Street Historic District.

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

Page 2 of 8

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings" - The implementation of downtown restroom facilities provides places to rest as well as shade for pedestrians. Both of which encourage the protection of Pedestrian Scale and Sidewalk Activity.

Preferred Uses: "Pedestrian Activities" - This project is encouraging of pedestrian scale and walkability, as it will provide a resting place.

Site Planning & Building Placement: Build-To 'Mercer St. Frontage 0 'Setback"

Parking Arrangement: N/A

Building Footprint / Massing / Scale: "10,000 sf max of contiguous footprint".

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: "Flat Parapets or Sloped Metal Roofing"

Materials: "Maintain Native Historic Stone or Wood" The proposal indicates the usage of native limestone.

Color Palette: "Muted, Rustic Earth Tone Hues" The proposed colors of the walls, roofs, and doors adhere to the color palette approved for the Mercer Street Historic District.

Tree Preservation: N/A

Landscape Features: N/A

<u>CRITERIA FOR CERTIFICATE OF APPROPRIATENESS</u> (SECTION 24.07.014)

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

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
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Page 3 of 8

	☐ 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)		RIATENESS: , sites recognized as products of their ting an earlier appearance discouraged		
	Compliant	☐ Non-Compliant	☐ Not Applicable	
(e)		ACQUIRED SIGNIFICANCE: quired and contributing significance at \(\square\) Non-Compliant	re recognized and respected. Not Applicable	
(f)		YLISTIC FEATURES & CRAFTSI acteristic features and examples of ski		
	Compliant	☐ Non-Compliant	☐ Not Applicable	
(g)	Deteriorated architectural feat replaced materials. I material availability.		ical evidence not conjecture or	
	☐ Compliant	☐ Non-Compliant	Not Applicable	
(h)		SURFACE CLEANING METHOI rescribed are as gentle as possible. No pethods		
	Compliant	□ Non-Compliant	Not Applicable	
(i)	Reasonable efforts made to p	L RESOURCES PRESERVED: protect and preserve archeological reso	ources affected by, or adjacent	
	to project. Compliant	☐ Non-Compliant	Not Applicable	
(j)	Contemporary alterations & cultural material and	Y DESIGN- CONTEXT SENSITIVE additions do not destroy significant his are compatible with the size, scale, control or environment.	storical, architectural, or	
	~			
	Cit	P.O. Box 384		
	Drip	ping Springs, Texas 7862 512-858-4725	U	

Page 4 of 8

39

	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)		ISTORICAL BASIS: cons or sustained by historical, p	ohysical or pictorial evidence, not Not Applicable			
(m)			COMPATIBILITY: and environment vis. height, gross			
	Compliant	☐ Non-Compliant	Not Applicable			
(g)		OR SMALL PROJECTS: ELIC small projects (cumulative cost on/Reduction? ublic Street or ROW?	- '			
		* * *				
Please	Please contact (512) 659-5062 if you have any questions regarding this review.					
By:	Meredith Johnson MSHP					

Page 5 of 8

40

City of Dripping Springs
P.O. Box 384

Dripping Springs, Texas 78620 512-858-4725



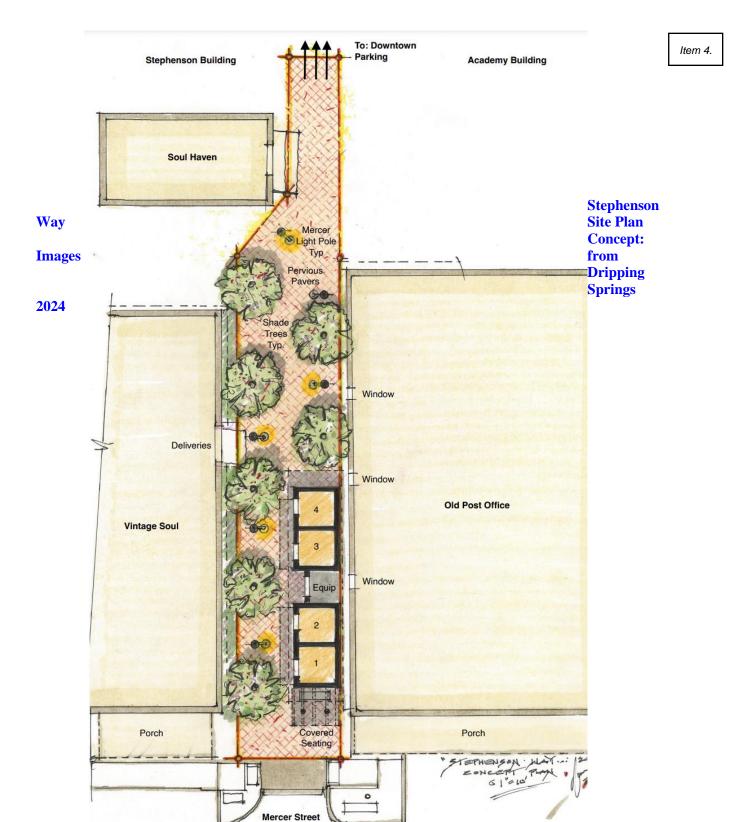
Stephenson Way: "Concept Sketch". Images from Dripping Springs, 2024.

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

Page 6 of 8

41

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



City of Dripping Springs

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

Page 8 of 8

43







PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or La	ındmark: □x Mercer Street □ Old Fitzhugh Road □ Hays Street
	☐ Individual Landmark (Not in an Historic District)
	CONTACT INFORMATION
APPLICANT NAME: City of Drippir	ng Springs
STREET ADDRESS: 511 Mercer Str	
PHONE: 512-858-4725	EMAIL: mfischer@cityofdrippingsprings.com
PROPERTY OWNER NAME (if differe	ent than Applicant):
STREET ADDRESS:	
PHONE:	EMAIL:
	PROJECT INFORMATION
Address of Property (Structure/Site	Location): Former Alleyway between 300 and 302 Mercer Street
Zoning Classification of Property: _C	Commercial Services
Description of Proposed Use of Prop	perty/ Proposed Work: Public Single User Bathrooms.
Description of How Proposed Work	will be in Character with Architectural and/or Historical Aspect of
	oning Requirements: The structures will be made of limestone and a standing seem steel roof. It will support the businesses in the Mercer Street Historic District.
-Government Buildings are a pe	ermitted use in the Commercial Services District and in the Historic Overlay.
Estimated Cost of Proposed Work:	\$300,000

Intended Start Date of Work: June 1, 2024 Intended Completion Date of Work: September 1, 2024

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST				
Staff	Applicant			
		Current photograph of the property and adjacent properties (view from street/right-of-way)		
	Ø	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)		
	0	Supplemental Design Information (as applicable)		
		Billing Contact Form		
	a	Proof of Ownership-Tax Certificate or Deed		

SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date

35/20/2024

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.

Received on/by:

Project Number: ____Only filled out by staff

ds

DRIPPING SPRINGS

Texas

BILLING C	ONTACT	FORM
Project Name:	estroon	1. S.
Project Address: <u>forms</u> aleger Project Applicant Name: <u>Michalle</u>	in by St	tulen 300+300 Beccué
Billing Contact Information		
Name: Michelle Lische	r	
Mailing Address: 5\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	x St. 1	PO BOX 384
Email: Tische act of disping Type of Project/Application (check all that ap	- 50W	ne Number: 512-858-4725
☐ Alternative Standard		Special Exception
Certificate of Appropriateness		Street Closure Permit
☐ Conditional Use Permit		Subdivision
☐ Development Agreement		Waiver
☐ Exterior Design		Wastewater Service
☐ Landscape Plan		Variance
□ Lighting Plan		Zoning
☐ Site Development Permit		Other

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Signature of Applicant

05/20/2024

Item 4.



May 16, 2024

Downtown Restrooms: Concept Design & Compliance Statement

Downtown Restrooms facilities are being planned on a City owned parcel just north of Mercer St. This central location affords easy pedestrian access and good visibility from Mercer St. and surrounding businesses.

The design concept adapts a readily available modular unisex restroom prototype to the Historic District context and the many prescriptive constraints of the site. The siting of the building footprints is a careful response to existing window openings in the adjacent building, and the resulting space between the buildings can accommodate equipment and utility connections. The roof forms reflect a "Hill Country Contemporary" look and are inspired by the iconic Monarch Butterflies who migrate through the region. This architecture also allows natural light into the interior spaces through high, clerestory windows, and directs runoff away from adjacent building eaves and drip lines. A covered awning adjacent to the Mercer St frontage creates a shaded seating area with opportunities for other pedestrian amenities. Additional hooded awnings protect the restroom doors, sheltering the entries.

Proposed materials are durable and consistent with nearby historic building resources, including standing seam metal roofs and cream-colored limestone veneer, whose specifications are referenced from the adjacent Stephenson Building. Details include pre-weathered galvalume awnings and accessories, and stained tongue-and-groove wood roof soffits. Doors, trim and steel columns are painted a deep green, consistent with the Hill Country landscape and its natural color palette.

The design for the restroom facilities is connected to a larger vision for the area, including a proposed program of pedestrian improvements for this property, including landscaping, appropriate lighting and pervious paving. The big idea is to transform and elevate this former alley into a safe, inviting, well lit, and comfortable pedestrian space that provides walkable connectivity and synergy between Mercer St, adjacent local businesses and other city projects planned nearby, including the Stephenson Building renovation, the associated Downtown Parking Lot, and the TIRZ Old Fitzhugh Road project. The restrooms will thus serve a practical need while boosting the vitality of Downtown by providing well-designed public facilities in a complementary public realm. This project represents an important municipal investment, delivering multiple public benefits and essential component of a comprehensive and integrated suite of complementary civic improvements.

KES / 240516

Open spaces, friendly faces.



Pound House Shutter Replacement

Certificate of Appropriateness
Review
June 6th, 2024

Existing Conditions





Pound House Farmstead Museum would like to replace existing shutters.





Materials

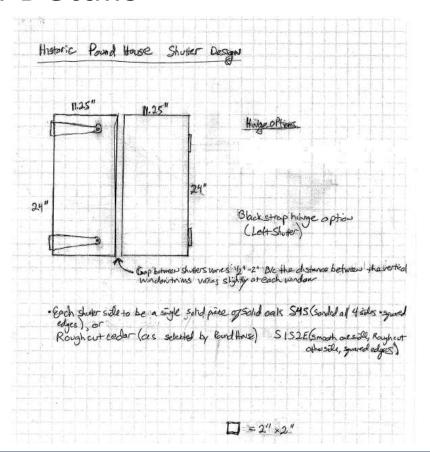
Existing Conditions

Proposed Shutters



Architectural Details

Item 5.





	286	C Scope Notes
1	age	Custom Build & Install Period Style Interior Shutters for the Pound House
		There are currently 7 windows in the Pound House without shutters. The log cabin room has 1 window. The Limestone Room has 1 window. The Dining Room with the cistern has 3 windows. The kitchen with the wood burning stove has 2 windows. Custom build and install replica period style shutters with a fine hardwood lumber. Proposal has a line item for squared 1x12 boards for each shuttered side. 1x12 will be 11.25" wide each side and the gap in the middle will vary slightly for each window hecause the window trims are vary in size slightly. Final wood species to be selected by owner and final amount to be reconciled. Shutters to be banded with wood or metal at the top & bottom to minimize warping. Metal period stylen hinges to be selected by owner. Allowance for hinges is included. Hinge style to be selected by owner and final amount to be reconciled. Labor cost includes 2 on site design meetings, material ordering and gathering, custom build, installation, site clean up, and refuse disposal.
	\$ 2,250	Custom Shutter Build Labor
•	5 150	Materials
	5 980	MATERIAL ALLOWANCE FOR HARDWOOD TO BUILD SHUTTERS: \$70 per shutter side x 2 sides x 7 windows. Will cover \$4\$ Oak, or \$1\$2E Cedar smooth on one face and rough cut on the other face at \$50 per side, or knotty pine. Owner to select.
Sept.	5 400	MATERIAL ALLOWANCE FOR SHUTTER HINGES: S50 per pair X 7 windows = \$350 + shipping. Black antique style meta. Luft & porter style to match the exterior shutter hinges, or strap hinges, or non-mortise wrap around hinges. Owner to select
AND THE		LABOR & MATERIAL ALLOWANCE FOR SHUTTER LATCHING SYSTEM. Latching system keeps shutters closed and together. Pound House to select from concealed magnetic stops or face mounted closing latches, or face mounted brackets with matching woods.
	\$ 400	Optional clear sealing of shutters. If shutters are to be painted instead of clear stained then we can use less expensive whitewood 1x12 and save \$500 on the wood material allowance.
	\$ 4,480	TOTAL

ds

DRIPPING SPRINGS

Texas

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character		· 定		# 10 X
Vision	Freezro Simmure Habbe Dharacter & Resources / Dear Heritage Encourage Resitations Factor & Ensure Complementary time June	Historia Mari Elevel Frader a Community Franci Plant Prisserve Historia Manuscon-Thanab & Adoption Har-One Province Montacatum	History Small Furnisheds Eclectic Reinatoxion mexitat Adeptive Ris-Jack Appropriate Famus trised tive History Remedian & Landscape Proprietary	Heading Resmant Registerings Registerings Presentation Adupt set Re-true Samual vs. mill. Landarge / Steedmant / Tree Presentation
Design Principles / Guidelines & Regulations	Ferrimplementation Manual FCOs (existing orders in Separative Color) Fronde Abundant Design is the population social it process; Create Constituting of Exempt Design Orders Constituting of Exempt Design.	Fronch Habert Perfection Scient Billion Street Christians Fronce Values State & Street Alberty Zima Provice Politicals Street & Street Alberty Zima Provice Politicals Strateg Devices & Street Str	Februs Hattine Familiant Scale & Cramation Francis Facility Logidine of DRT, with Cutting to Spaces in Atton (Debtar) Courgado (Debtar) & Foot of Proceedies New Construction shall be competitive with samulatings.	 Protect Historic Register front Scientis Character Albei Small-code Remarkstudion & Creding Historic Shellings Albei Cardan-Sunsitiva Hill & Viscost Propertion & Hey 200 Nee Construction shall be conquisted with summarking
Preferred Uses	 Zering Review Yorky Consistency with Olor Educity / Olio Change (new counterpart) 	Postation Oriented Postally Francisy sectorities Full May of Uses a Revisit	Wiled Use Patabi OFR Retal / Commercial - NR 12 Residental Retable in NR1	Residential Remotified Hays St. Redail / Commercial Warel Use: Hay 250
Site Planning & Building Placement	Sto Plan Consept Person (now requirement)	EURL IV Motor St Frentige I sothers Solet O settens Fee: 10 settens	Site Sandings within Exicing Trees & Landerspin Headates Front / How. 10 selfaceb Sales of selfaceb	Sim Euklings Frang Loud Itmem 8 Hay 290 Ford / Rein 50 selbsor Sovs 5 velbsor
Parking Arrangement	Site Plan Corosci Flexes-2 was requirement)	Street Fashing Challe Life in Fleet Offsio Renote Lide	Chiefa Lote W Have of Property Off West Spaces W Fronts decided & no.st: protect treas	Treedential Garages Destite Lots & Place of Property Small Lots & Side Yards
Building Footprint Massing / Scale	Site Plan Concept Flas are COLLI Scribschald Plastau (tells represented in Proceed Plastau (tells represented in Proceed Plastariable Design (tells processor & processor)	10,000 of man cod pusse frequent 2,000 of man making receivers 2 (by to 2-10 by height 1,00)	5.000 of man configure, a furgions 3.500 of man making broadwards 3.50g to 2.45 Sta t waget Liet	5,000 of trac configurate batter of 5,000 of trac traceing organisate 6,40 Styles Styles (see
Street Frontage	ODE LACINETARE Figure (new) resultation (new)	ID has stanfort with or ID has attaution roomer'ts.	dE sac 00 eau ETFF 13 dE sac at námo recesents	40 max 50 max 8 may 50 40 max shouldon coverneds
Porches	ODE PARTHETAN Finder per requirement	Proceed / Autorgo & Direct scores min. 50%. O'Rostlage.	 Front Process / Number of Timber stor. 50% of Transage 	 Francisco / Auringo & Entires mon Data of Inchese
Roots	COLLISIONAL Review (ID VOID NegLimme fol)	Pat Paragots or Skapes Vistor Routs (Standing Seam or other approximatitys & Smith)	Bloom Motel Roofs, or 50 yr. Composition Shanges (Mart Ne of an approved type & Anath)	 Simple Metal Rock, or 10 yr, Conycotton Bringles (Rust be of an approved type & finish)
Materials	COLUMENTAL Review (restrict log_remorts)	Montain Februar Status Term or Word off sold - 75% out of Mont Force Strumpes & Term	Norther Fatter, Retire Store or Blood of walk. 75% not of North Storeture & Time	Stanton Holland Status Street or Street all white 75% not also of Wined Fresh Structures & Your
Color Palette	OSA Robus ground replacements	Mused numb Earth Toro Hums Entry Doors Aut range of hums	 Full Florge of Hues alcount. Color Falletics to be accrosed. 	What hat Set Time has Enty Doos full tripe if has
Tree Preservation	Tree Replacement Ord. Site Plan Review (new septim)	Feptace Tries over 6 Frescov hortuge Tries 24" +	Replace Trees over 5' Freservo that age Trees 24' +	Frequence Processor of the control of the cont
Landscape Features	Site Text Contest Fesives OSA I Design Review (New)	 Preserve I lettric Ducks Gares Present. Osthuicings, Cellens, and Holible fandicaps. features 	 Passero Riccos (Date Sates Fecos), Outsidings Collens, and rosebs ambicipes fellura: 	 Presente Fettino Buole, Garse, Farcole, Dubindonga, Celérnia, and notable landecipa. Instante.



Review Findings

Approve with conditions:

1. Staff to confirm color prior to installation.

City of Dripping Springs Historic Districts Design & Development Standards

Features

	All Districts
Character	THE STATE OF
Vision	Fresers & Enhance Historic Character & Resources / Town Historic Character & Endourge Revitalization Foster & Ensure Complementary New Uses
Design Principles / Guidelines & Regulations	Per Implementation Manual / GCA (existing orders & requirements) Provide Attenutive Design (is now provision route & process) Create Consistency w/ Exterior Design Ordinance (new provisions)
Preferred Uses	 Zoring Review - Verify Consistency wHO or Identify / Use Change (new requirement)
Site Planning & Building Placement	Site Plan Concept Review (new requirement)
Parking Arrangement	Sits Plan Concept Review- (nee requirement)
Building Footprint Massing / Scale	Sits Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process)
Street Frontage	COA / Architectural Review (new requirement)
Porches	COA / Architectural Review (new requirement)
Roofs	COA / Architectural Pleview (revised requirements)
Materials	 COA / Architectural Review (revised requirements)
Color Palette	COA Review (revised requirements)
Tree Preservation	Tree Replacement Ord Site Plan Review (new regint)
Landscape	Site Plain Concept Review COA / Design Review (new)



Commissioner Options



- 1. Approve as submitted.
- 2. Approval with conditions.
- 3. Deny as submitted.
- 4. Postpone the decision.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date:	May 30, 2024
Project:	419-B Founders Park Rd, Dripping Springs, TX 78620
Applicant:	Friends of Pound House Foundation
Historic Distric	t: N/A Individual Landmark
Base Zoning: Proposed Use:	GUI Museum
Submittals:	Current Photograph Concept Plan Exterior Elevations Color & Materials Samples Sign Permit Application
with the City of I REGULATIONS	view has been conducted for the City of Dripping Springs to determine compliance and consistency Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT S, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section TERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."
Project Type &	& Description:
The applicant	is requesting permission to install new shutters.
Review Summ	ary, General Findings: "Approved as submitted"
Genera	al Compliance Determination— Compliant Non-Compliant N/A
Staff Recomm	endations / Conditions of Approval:
1. Ap	proval with conditions a. Condition: Staff to verify color before installation.
	City of Dyinning Engines

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

Page 1 of 6 57

Case History / Findings of Fact:

The Pound House is a local, individual landmark located near the entrance to Founders Memorial Park. The original log structure, built in about 1853 by the Pounds, a founding family of Dripping Springs. The original structure would have utilized wooden shutters to protect openings in lieu of glass windows due to cost, material availability, and access to skilled labor for the installation.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

219 Founders Park Road

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview:

The house has seven windows that will receive shutters, 14 shutters total. The new shutters will be constructed of hardwood with metal caps to prevent water seepage. The shutter boards will measure approximately 24" long and 11.25" wide, with some variation based on each unique window size. The hinges will be "period-style" metal.

* * *

Design Standards Consistency:

Character/Vision: "Promote revitalization"

Design Principles: Not applicable

Preferred Uses: "Family-Friendly uses / activities" "Pedestrian orientated" - removal of this structure

will allow a new, more aligned use to emerge.

Site Planning & Building Placement: Not applicable

Parking Arrangement: Not applicable

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

Page 2 of 6

Building Footprint / Massing / Scale: Not applicable, though new construction should respect the established scale of the windows and structure.

Street Frontage / Articulation: Not applicable

Porches: Not applicable

Roofs: Not applicable

Materials: Materials will be similar to original.

Color Palette: Not applicable

Tree Preservation: Not applicable

Landscape Features: Not applicable

<u>CRITERIA FOR CERTIFICATE OF APPROPRIATENESS</u> (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 ALTER Reasonable efforts made to ac object site & environ	lapt property requiring minimal altera	ation of building, structure,	
	Compliant	Non-Compliant	Not Applicable	
(c)	Distinguishing original quality	TIES PRESERVED: es or characteristics not destroyed. Restinguishing architectural features avoid		
	Compliant	Non-Compliant	Not Applicable	
(d)	9	RIATENESS: sites recognized as products of their ing an earlier appearance discouraged		
	Compliant	Non-Compliant	Not Applicable	

City of Dripping Springs

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

Page 3 of 6

(e)	CUMULATIVE & ACQUIRED SIGNIFICANCE:				
	Cumulative changes with acquire Compliant	ed and contributing significance ar Non-Compliant	re recognized and respected. 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 feature	CHITECTURAL FEATURES: s repaired rather than replaced. Notice or replacement based on historical control of the			
	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)		ESOURCES PRESERVED: ct and preserve archeological reso	ources affected by, or adjacent		
	Compliant	Non-Compliant	Not Applicable		
(j)	Contemporary alterations & addi-	tions do not destroy significant his compatible with the size, scale, cond or environment.	storical, architectural, or		
	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		
(1)	PAINT COLORS- HISTORICAL BASIS: Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.				
	City	of Dripping Springs P.O. Box 384			
	Drippin ş	g Springs, Texas 7862 512-858-4725	0		

Page 4 of 6

	Compliant	Non-Compliant	Not Applicable	
(m)		RICT CONTEXT- OVERALL COMPA patible with surrounding buildings and envision.		
<u>APPL1</u>	Compliant	Non-Compliant ATE OF APPROPRIATENESS (SECTION)	Not Applicable (ON 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 Expans	sion/Reduction? Yes	S No	
	Façade Alterations facing		S No	
	Color Scheme Modification			
	Substantive/Harmful Revi	sions to Historic District?	s No	
		* * *		
Please	contact (512) 659-5062 if voi	u have any questions regarding this review.		

By: Meredith Johnson MSHP

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

Page 5 of 6



Existing conditions: front porch view of Pound House. Image sourced from Pound House Museum.

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: Friends of the Pound House Foundation, axa Pound House Farmst
Mailing Address: PO Box 1150, Dripping Springs, Tx 78620
Phone Number: 512.858-2030 Email Address: pound house farmsteade grail Con
Name of Owner (if different than Applicant):
Mailing Address:
Phone Number:
Address of Property Where Structure/Site Located: 419-B Founders Park Road
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:
Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Property is used as a museum
Description of Proposed Work:
Applicant proposes the construction and installation of 7 wooden shutters in the farmstend home.
Attached is an Exhibit in support of the proposed work.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:
As shown in the attaches exhibit, the proposed work
As shown in the attaches exhibit, the proposed work will be in character with the historical aspect of the
Site.
44400 00
Estimated Cost of Proposed Work: 94, 480. 00
Intended Starting Date of Proposed Work: Upon approval of Commission Intended Completion Date of Proposed Work: Wjess than a month from start date
Intended Completion Date of Proposed Work: W JESS than a month from 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)
Josephorman Treasurer 4/22/2024
Signature of Applicant Att March Rosidon + 4/22/2024
Signature of Property Owner Authorizing the Proposed Work 1/22/2024 Date

Date Received:	Received By:
Project Eligible for Expedit	red Process: 🗆 Yes 🗆 No
Action Taken by Historic P	reservation Officer: Approved Denied
☐ Approved with the	e following Modifications:
Signature of Historic Preser	rvation Officer Date
Date Considered by Histori	c Preservation Commission (if required):
□ Approved □ Den	ied
	e following Modifications:
	nission Decision Appealed by Applicant: □ Yes □ No
Date Appeal Considered by	Planning & Zoning Commission (if required):
☐ Approved ☐ Den	ied
☐ Approved with the	e following Modifications:
DI	
	ssion Decision Appealed by Applicant: Yes No
Date Appeal Considered by	City Council (if required):
□ Approved □ Den	ied
	e 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.

NECESSITY OF WOODEN SHUTTERS IN THE POUND HOUSE

INTRODUCTION

Friends of the Pound House Foundation, aka Pound House Farmstead submitted a request for wooden shutters as part of its 2023/24 HOT Grant application. The City has not approved the request unless the project is first approved by the Historic Preservation Commission.

After further review of the history of the Pound House, the likelihood of the need for shutters, and for the reasons set forth herein, it is very likely that the original log structure and early additions to the home would have used window shutters.

HISTORY OF POUND HOUSE CONSTRUCTION

The original log home was built circa 1853-54 at a time when Dripping Springs was populated by three families: the Pounds, the Mosses, and the Wallaces. *The Complete History of Dripping Springs, Texas*, Waits, Carl (2003), pp. 11-12. Clearly this was a very rural community. Later additions to the home came as the Pound family grew in size. Early on, the home's first addition [the Rock Room] was added. *The Joseph M. Pound House: From Nineteenth Century Family Farmstead to Historical Museum, University of Texas*, 1990, p72. Shortly thereafter, prior to 1861 the dining room was added (*Id. at 77*) and circa 1865, the indoor kitchen was added. *Id. at 83-84*.

There are a total of 7 windows in these rooms.

UNAVAILABILITY OF GLASS WINDOWS IN MID-1800'S IN RURAL TEXAS

"In 1883, glass windows were a relatively new invention, having only been around for a

EXHIBIT

few decades. While they were quickly growing in popularity, they were still quite expensive and not widely available. As a result, it is unlikely that glass windows were very common in 1883. Most people would have relied on traditional shutters or wooden window frames for their windows. While it is *possible* that some *wealthier households* at the time had access to glass windows as the technology became more affordable." (Emphasis added). *A Historical Look at Glass Windows: A Journey Through Time* (2023). The Pound family was not amongst the "wealthier households."

NECESSITY OF WINDOW SHUTTERS

Shutters were an essential tool in protecting the home and the family from the ravages of the severe winds and rains that occurred in Dripping Springs as well as protection from hostile Native Americans that occasionally frequented the area. Shutters would also have been necessary to shield the home and its residents from the hot Texas sun.

As the family continued to live in the Pound House well into the twentieth century, glass windows were undoubtedly installed in the original rooms as they became affordable and available. However, air conditioning was not available, and the hot Texas sun would have made living conditions in the home nearly unbearable if the earlier installed shutters did not remain in place.

While Dr. Pound was not a wealthy man, he was an educated man and would have done his utmost to provide a safe living environment for his family living on the edge of the Texas frontier. Clearly, shutters would have been the earliest window treatment of absolute necessity and would have remained through the decades as the treatment for comfort.

Item 5.

Attached is a copy of the Estimate for the Custom Build & Install Period Style Interior Shutters.

CONCLUSION

For the reasons shown above, it is abundantly clear that the original log structure and the early additions containing 7 windows would necessarily have used shutters as protection from the elements from 1854 through much of the twentieth century.

Friends of the Pound House Foundation, AKA Pound House Farmstead respectfully requests that the Historic Preservation Commission approve of the installation of interior wooded shutters in windows of the rooms identified above.

Respectfully submitted.

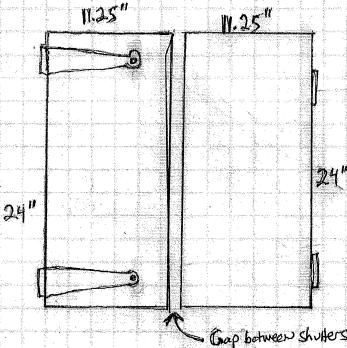
Friends of the Pound House Foundation

AKA Round House Farmstead By Janet L. Hermann, Treasurer

Tell to a Caralter Hokshirk Prequesil the new Washire Hamaes, Mai. The world Income Manager the tell a come Serve, or nown the true

	128	°	Scope Notes	
ş	age boustom Build & Install Period Style Interior Shutters for the Pound House			
0			There are currently 7 windows in the Pound House without shutters. The log cabin room has 1 window. The Limestone Room has 1 window. The Dining Room with the cistern has 3 windows. The kitchen with the wood burning stove has 2 windows. Custom build and install replica period style shutters with a fine hardwood lumber. Proposal has a line item for squared 1x12 boards for each shuttered side. 1x12 will be 11.25" wide each side and the gap in the middle will vary slightly for each window because the window trims are vary in size slightly. Final wood species to be selected by owner and final amount to be	
Ð			selected by owner. Allowance for hinges is included. Hinge style to be selected by owner and final amount to be reconciled. Labor cost includes 2 on site design meetings, material ordering and gathering, custom build, installation, site clean up, and refuse disposal.	
8	5		Custom Shutter Build Labor	
⊕	\$	150	Materials	
6	\$	980	MATERIAL ALLOWANCE FOR HARDWOOD TO BUILD SHUTTERS: \$70 per shutter side x 2 sides x 7 windows. Will cover \$45 Oak, or \$182E Cedar smooth on one face and rough cut on the other face at \$50 per side, or knotty pine. Owner to select.	
	\$	400	MATERIAL ALLOWANCE FOR SHUTTER HINGES: S50 per pair X 7 windows = S350 + shipping. Black antique style meta. Luft & porter style to match the exterior shutter hinges, or strap hinges, or non-mortise wrap around hinges. Owner to select.	
•	s		LABOR & MATERIAL ALLOWANCE FOR SHUTTER LATCHING SYSTEM. Latching system keeps shutters closed and together. Pound House to select from concealed magnetic stops or face mounted closing latches, or face mounted brackets with matching woods.	
•	\$	400	Optional clear sealing of shutters. If shutters are to be painted instead of clear stained then we can use less expensive whitewood 1x12 and save 5500 on the wood material allowance. TOTAL	
	3	4,460	TOTAL	
ð				
			Payment Terms: 1/2 Down. 1/2 Due upon completion and approval by Owner's Rep	
•			Timeline: Project Duration 4 days on site.	
			Proposal acceptance by Friends of the Pound House :	
6				
			Signature	
			Printed Name & Yitle	
Ø		•	Date	

Categories



Hinge Oftions

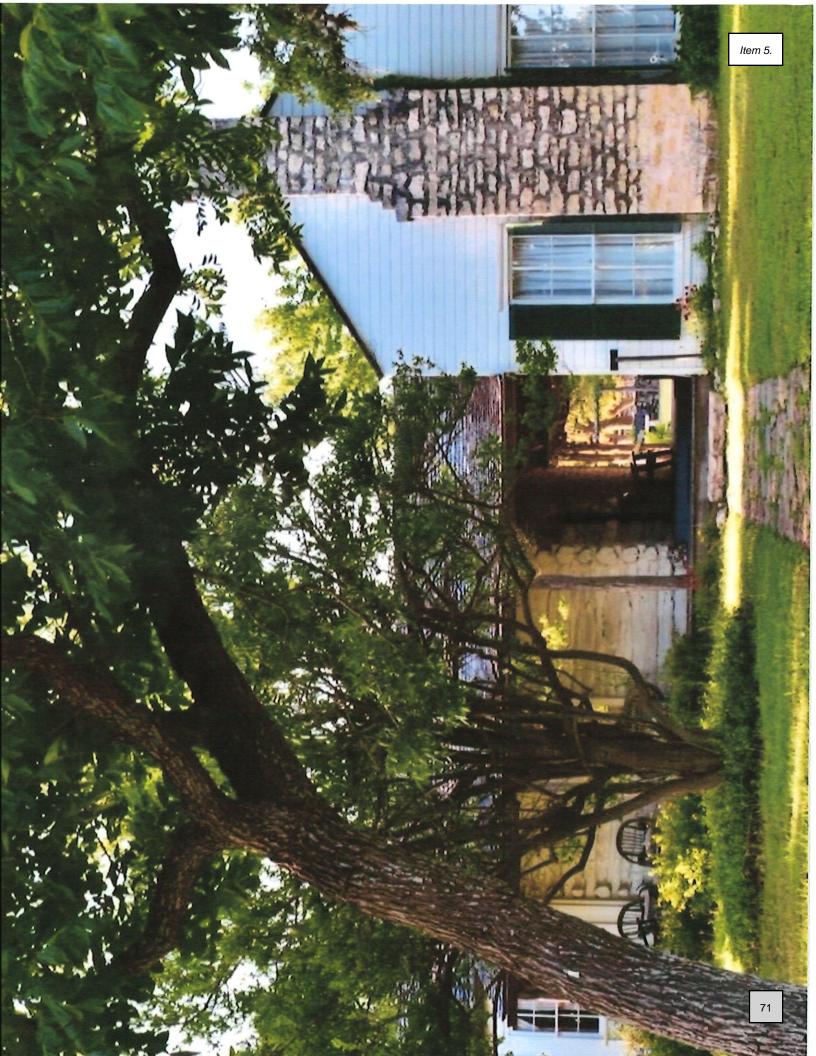
holl & Botter Black antique Style hinge opto

Black strup hinge aption (Left Shutter)

= Gap between shullers varies 12"-2" B/c the distance between the vertical window

· Each shorter side to be a single solid piece of Solid oak \$45 (Sanded all 4 sides regimed edges), or Rough out codor (ces selected by Round House) \$152E(Smooth one side, Rough out office) appared edges)

□ = 2" ×2."



Item 6.

A Restaurant Remodel for Short Mama's House 101 College Street (Corner of College & Wallace Streets) Dripping Springs, Texas

Table of Contents

- 1. Cover Sheet
- 2. Site Photo NE Corner
- 3. Site Photo SE Corner
- 4. Site Photo SW Corner
- 5. Site Photo SW Corner
- 6. Site Photo NW Corner
 - 7. Existing Site Plan
- 8. Existing First Floor Plan
- 9. Existing Second Floor Plan
- 10. Existing Exterior Elevations
- **11. Existing Exterior Elevations**
 - 12. Proposed Site Plan
 - 13. Proposed First Floor Plan
- 14. Proposed Second Floor Plan
- 15. Proposed Exterior Elevations
- **16. Proposed Exterior Elevations**
 - 17. 3D View NE Corner
 - 18. 3D View SE Corner
 - 19. 3D View SW Corner
- 20. 3D View West Property Line
 - 21. 3D View NW Corner
 - 22. Materials & Color Board

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

Site Photo taken from NE corner



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

Site Photo taken from SE corner



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

Site Photo taken from SW corner inside fence looking at Short Mama's house



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

Site Photo taken from SW corner inside fence looking at remodeled Garage



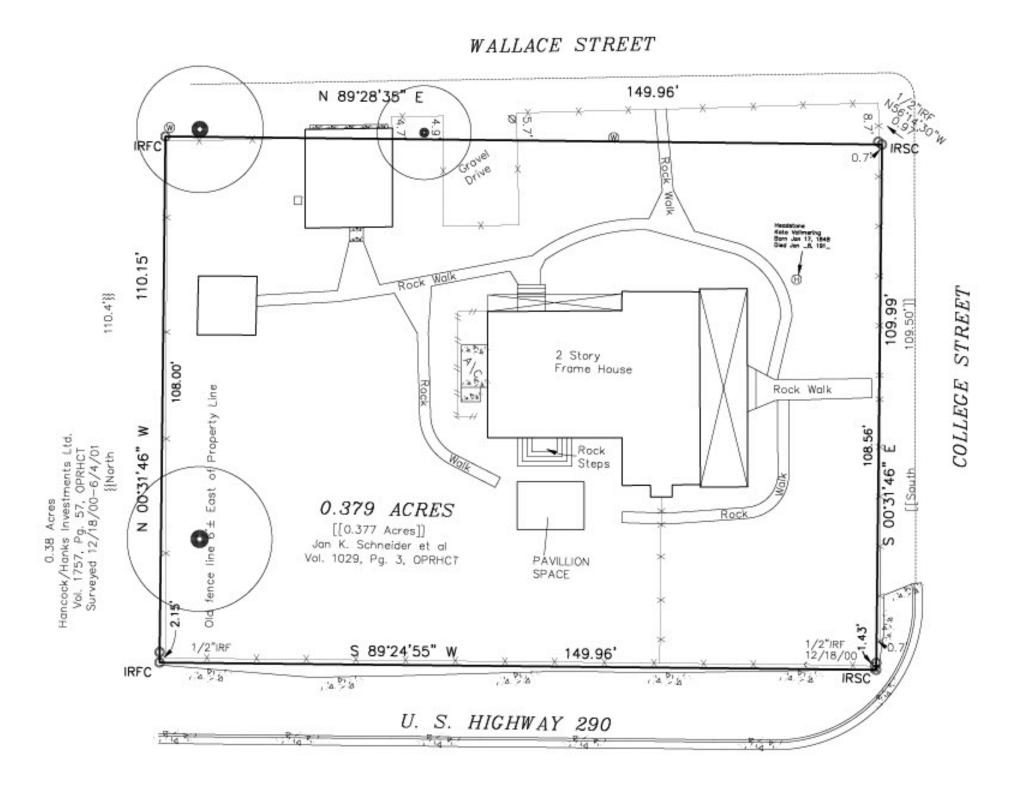
Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

Site Photo taken from NW corner



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

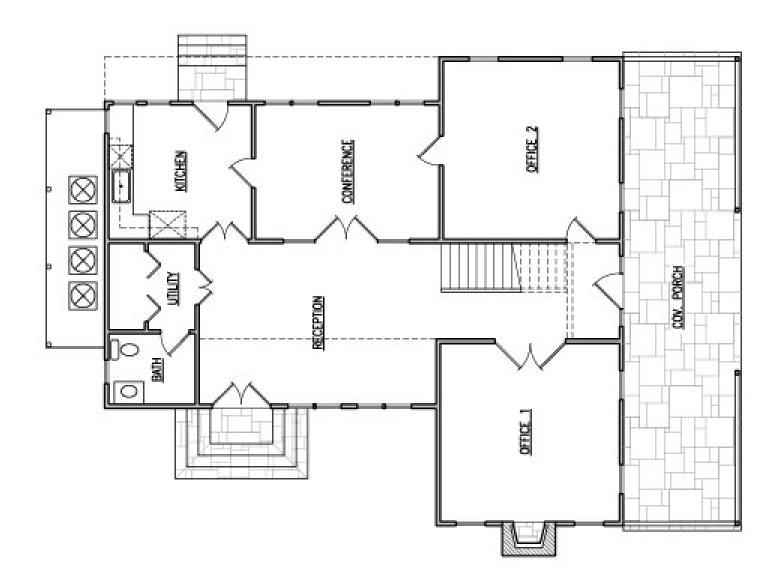
Existing Site Plan



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

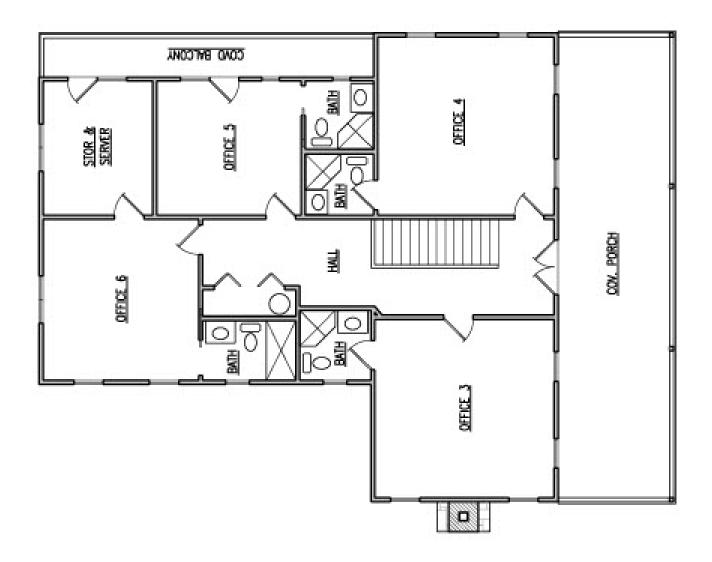
A Restaurant Remodel for Short Mama's House 101 College Street (Corner of College & Wallace Streets) Dripping Springs, Texas

Existing First Floor Plan



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

Existing Second Floor Plan

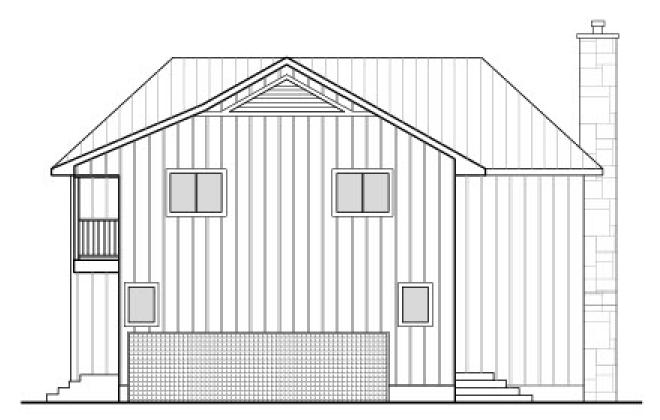


Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

Existing Front & Rear Elevations



Front Elevation facing College Street



Rear Elevation facing West Property Line

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Existing Left & Right Elevations



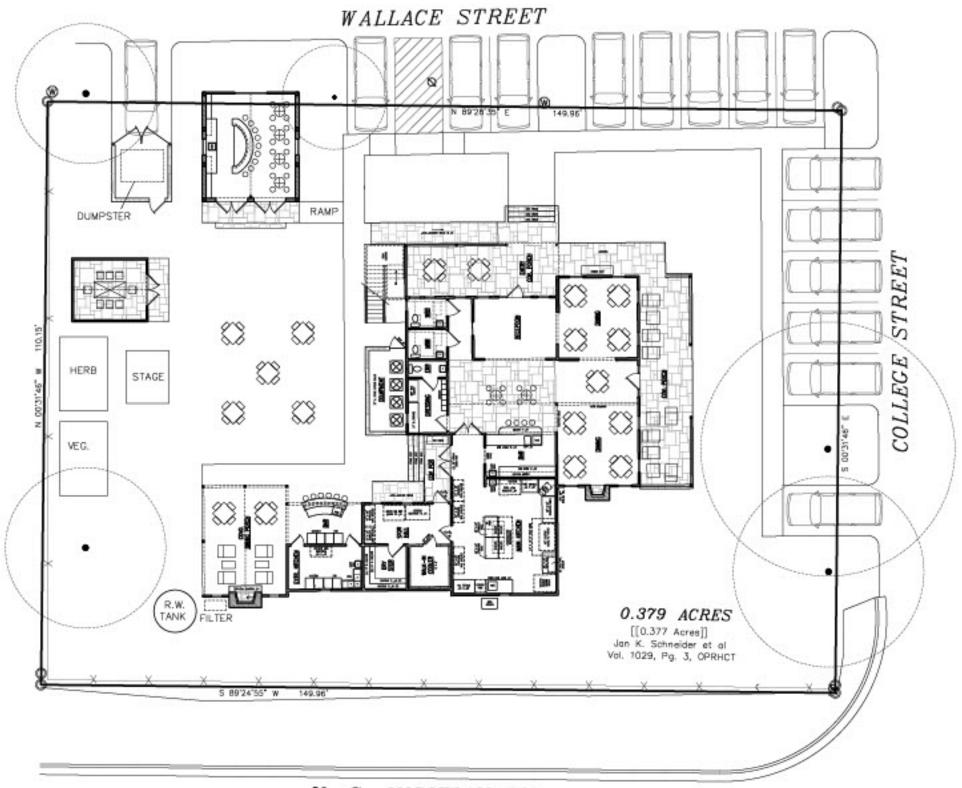
Left Elevation facing Highway 290



Right Elevation facing Wallace Street

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

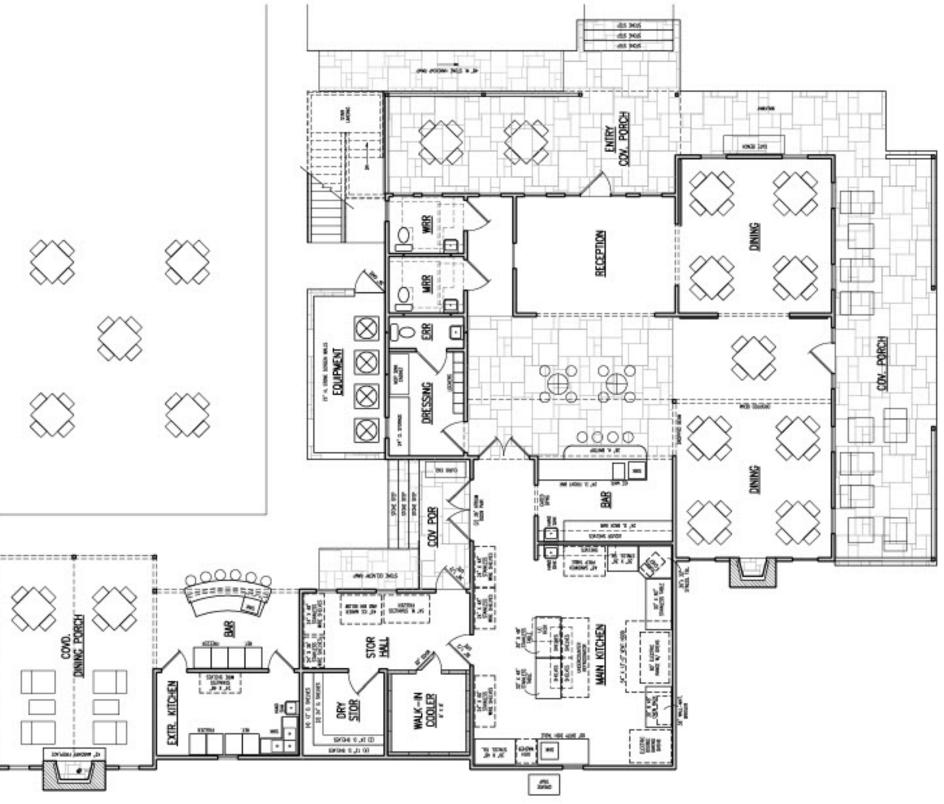
Proposed Site Plan



U. S. HIGHWAY 290

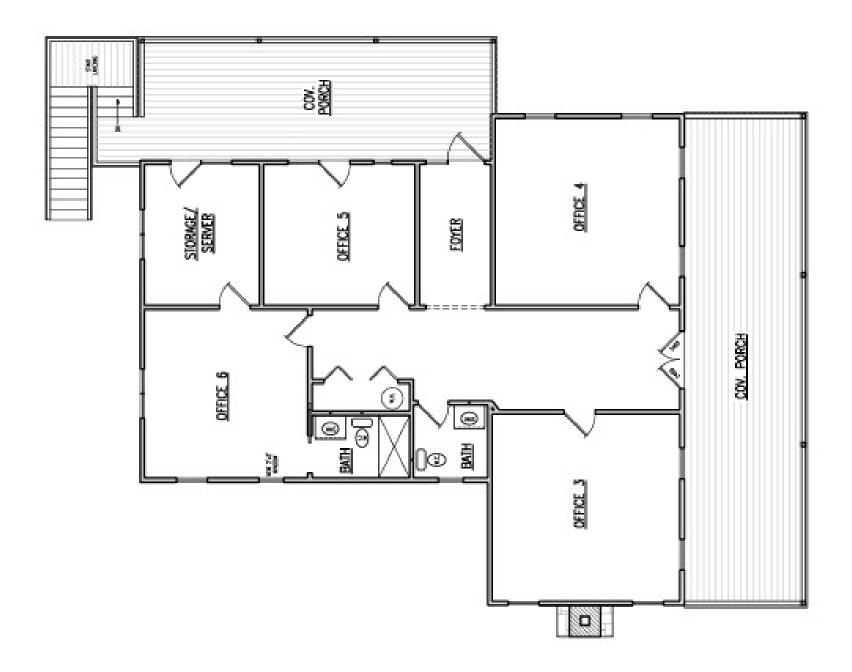
Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

Proposed First Floor Plan



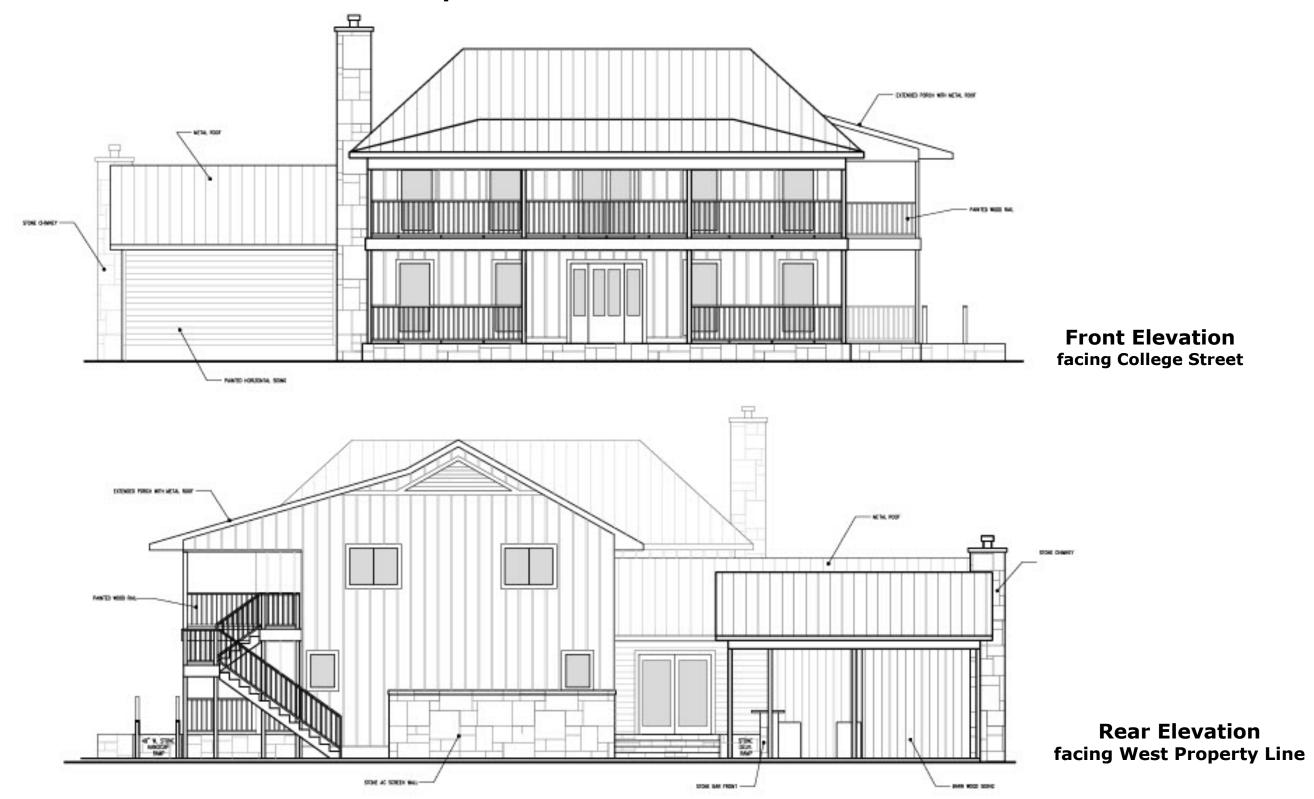
Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

Proposed Second Floor Plan



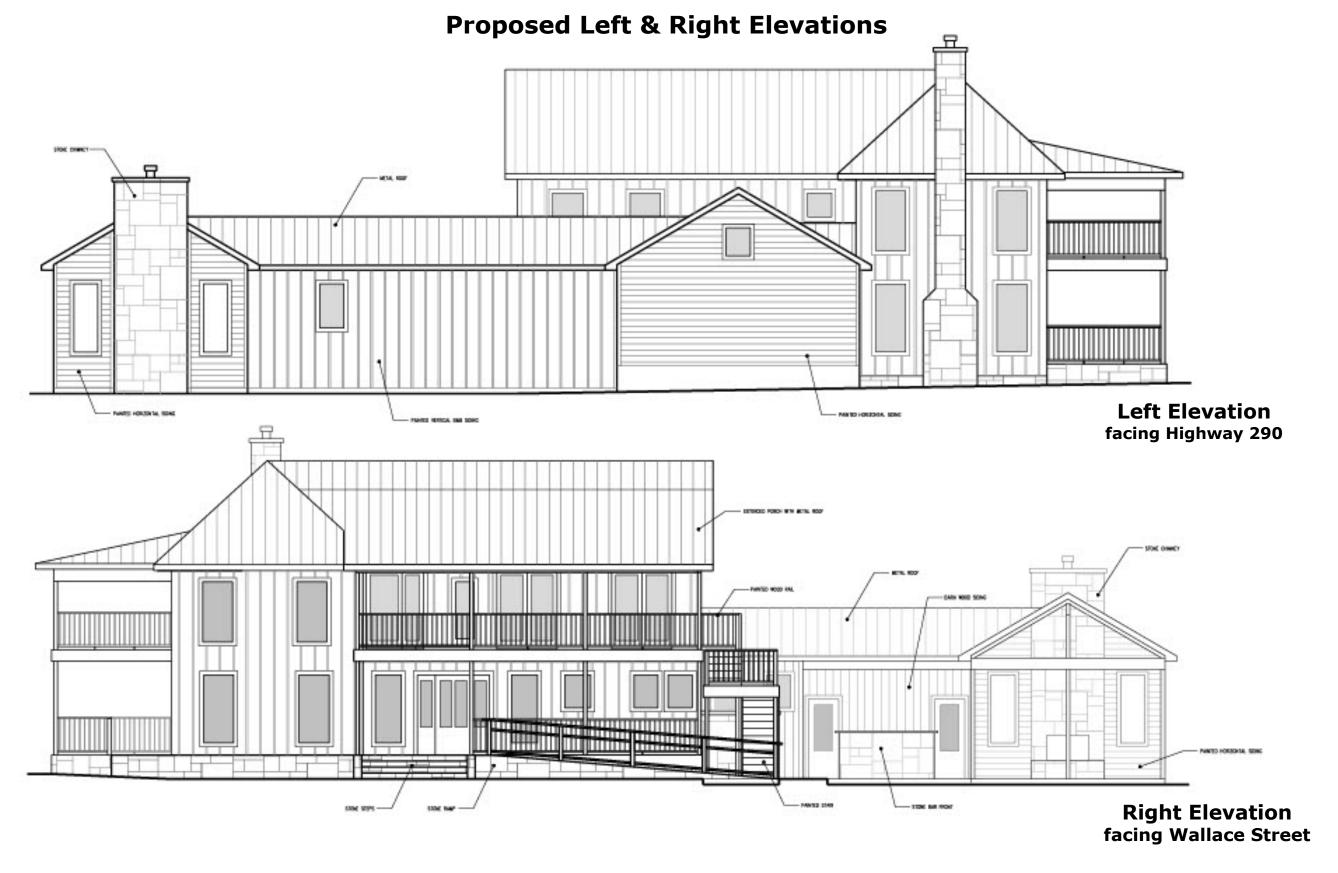
Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

Proposed Front & Rear Elevations



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

Item 6.



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

3D View of Proposed Elevation from NE Corner



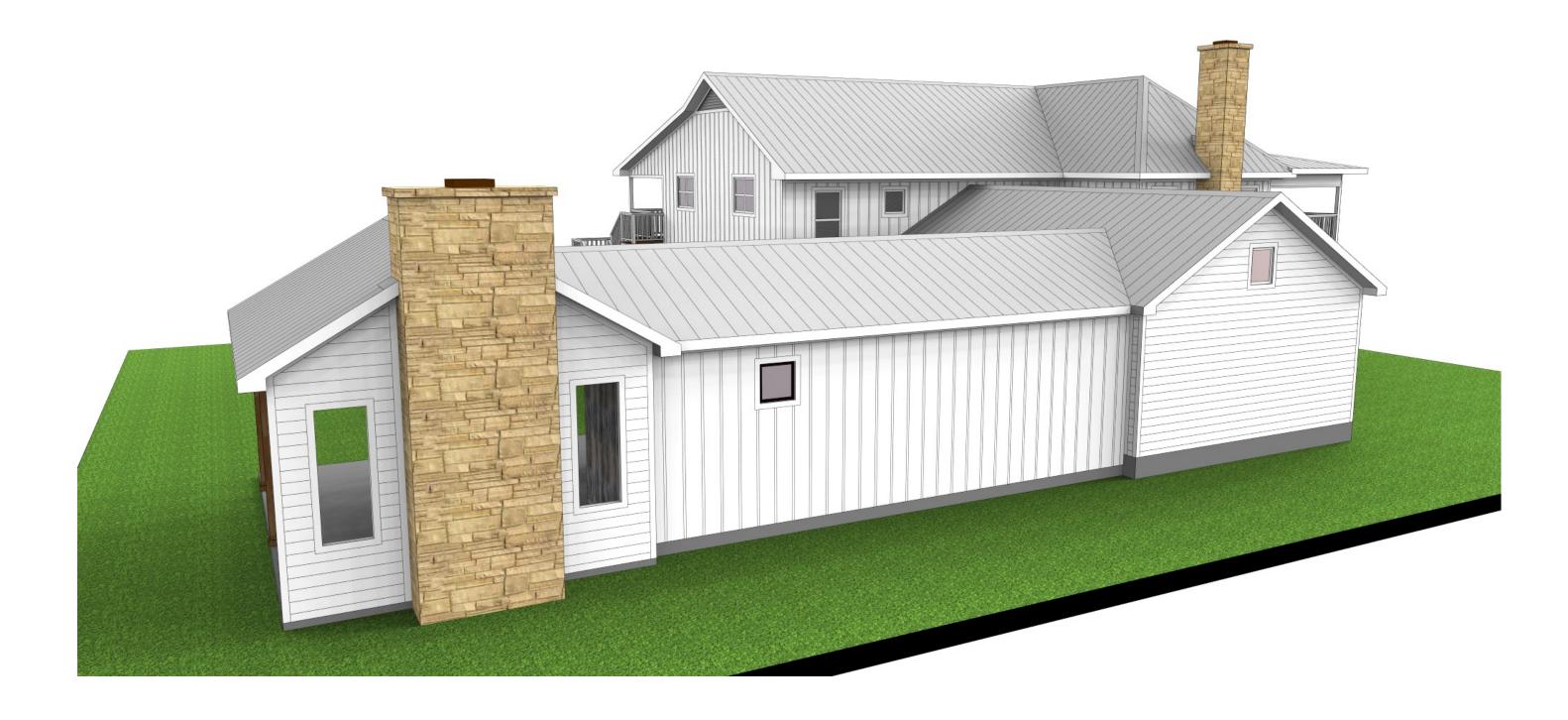
Herron Design Studio, architecture 101 Hays Street, Suite 409 Dripping Springs, Texas 78620 512.858.9889

3D View of Proposed Elevation from SE Corner



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

3D View of Proposed Elevation from SW Corner



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

3D View of Proposed Elevation from West Property Line



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

3D View of Proposed Elevation from NW Corner



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

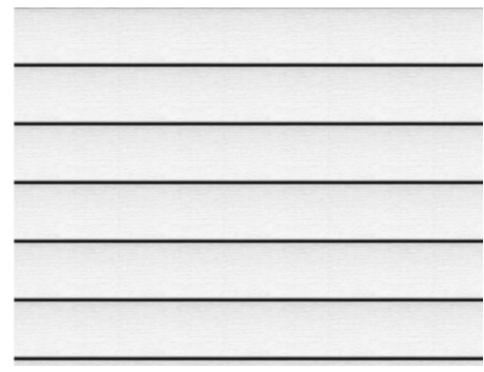
Exterior Materials & Colors



Painted Vertical Board and Batten Siding on new addition to be similar to Short Mama's house (painted White to match)



Pre-Weathered Galvalume Standing Seam Roofing Panels installed on new additions



Painted Horizontal Lap Siding on new Kitchen addition (painted White to match)



Sealed Weathered Wood Vertical Board and Batten Siding on new Kitchen addition (similar to existing shed out-building)

A Restaurant Remodel for Short Mama's House 101 College Street (Corner of College & Wallace Streets) Dripping Springs, Texas

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



Native Limestone Veneer at New Porches, HVAC Screen Wall and Dumpster Wall to be similar to Short Mama's house and Garage out-building



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date:	May 13th, 2024
Project:	101 College Street, Dripping Springs, TX 78620
Applicant:	Patrick Fox
Historic Distric	et: Mercer Street Historic District
Base Zoning: Proposed Use:	CS Restaurant and office lease space
Submittals:	Current Photograph Concept Plan Exterior Elevations Color & Materials Samples Sign Permit Application
with the City of I	eview has been conducted for the City of Dripping Springs to determine compliance and consistency Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT S, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section TERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."
Project Type &	& Description:
This proposal	will include the addition of a kitchen, ada ramp, and new porch elements.
-	ise; Promote Revitalization " The creation of a new restaurant within the Mercer Historic District will help cultivate a focal point within the community.
Review Summ	ary, General Findings: "Approved as submitted"
Genera	al Compliance Determination- Compliant Non-Compliant N/A
Staff Recomm	endations / Conditions of Approval:
	City of Dripping Springs P.O. Box 384

Dripping Springs, Texas 78620 512-858-4725

Page 1 of 7

1. Approval as submitted

The submitted renderings and construction plans appear to follow the guidelines of the Mercer Street Historic District.

Case History / Findings of Fact:

101 College Street currently contains a two story dwelling and a small garage on property. Referred to as "Short Mama's", this home was built shortly after the land had been purchased in 1899 by W.G. McKellar. The two story structure is clad in board and batten siding. The front facade has a five bay porch arrangement that was altered in 1929. The alteration saw the change from a two story gabled front porch and balcony to a two story full facade porch that stretches the length of the front facade.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background / Survey Information:

101 College Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 101 College Street Reuse

The applicant is requesting approval for new additions to the property. These include a kitchen, ADA ramp and new porch elements. The kitchen addition will match the colors of the existing structure as well as matching the board and batten siding.

The new porch element will be a sloped metal roof on the side facade of the building facing Wallace Street.

* * *

Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Historic Main Street; Foster a Community Focal Point -; Adaptive ReUse / Appropriate Rehab Mixed Use" - The proposed design revitalizes the district.

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character" - The revitalization of the property retains pedestrian scale as well as helps "Foster a Community Focal Point".

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

96

Preferred Uses: "Family-Friendly uses / activities" - This project is encouraging of a family friendly environment. Encouraging community engagement and business.

Site Planning & Building Placement: "Sides: 0 'Setback; Rear 10 'Setback" - The proposed construction builds to Mercer St and possesses the correct setback requirements.

Parking Arrangement: "Street Parking / Onsite Lots @ Rear of Property" - Parking will be created and expanded along both College Street and Wallace Street.

Building Footprint / Massing / Scale: The two story dwelling complies with the Mercer St guidelines. "2 sty - 2 ½ sty height limit".

Street Frontage / Articulation: "40 'Max storefront width or 40 'max articulation increments" Building complies with storefront width and articulation requirements.

Porches: "Porches / Awnings @ street across min 50% of frontage"

Roofs: "Flat Parapet or Sloped Metal Roofing" The proposed sloped roofing adheres to the Mercer St Historic Guidelines.

Materials: "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed building additions will match the board and batten sides of the existing structure as well as use weathered wood, weathered metal roofing panels, and native limestone.

Color Palette: "Muted, Rustic Earth Tone Hues" The new additions will match the current and existing color palette.

Tree Preservation: "Preserve Heritage Trees over 24"".

Landscape Features: N/A

<u>CRITERIA FOR CERTIFICATE OF APPROPRIATENESS</u> (SECTION 24.07.014)

object site & environment.

(a)	STANDARDS & DESIGN GUIDELINES OBSERVED: Project is guided by applicable Historic Preservation Standards and Design Guidelines.			
	Compliant	Non-Compliant	☐ Not Applicable	
(b)	MINIMAL ALTER Reasonable efforts made to a	ATION: dapt property requiring minimal altera	ation of building, structure,	

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

Page 3 of 7

	Compliant	☐ Non-Compliant	Not Applicable	
	ODYGDYAY OYAY IMYEG			
(c)		PRESERVED: characteristics not destroyed. Removalishing architectural features avoided.	al or alteration of	
	Compliant	☐ Non-Compliant	☐ Not Applicable	
(d)		ENESS: ecognized as products of their own tire earlier appearance discouraged.	me. Alterations without	
	Compliant	☐ Non-Compliant	Not Applicable	
(e)	CUMULATIVE & ACQU Cumulative changes with acquired a Compliant	IRED SIGNIFICANCE: nd contributing significance are recog Non-Compliant	gnized and respected. Not Applicable	
(f)	Distinctive stylistic and characteristic where possible.	IC FEATURES & CRAFTSMANS of features and examples of skilled cra	aftsmanship are retained	
	Compliant	☐ Non-Compliant	Not Applicable	
(g)	Deteriorated architectural features re	ITECTURAL FEATURES: epaired rather than replaced. Necessa or replacement based on historical evi		
	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 RES Reasonable efforts made to protect a to project.	OURCES PRESERVED: and preserve archeological resources a	affected by, or adjacent	
	Compliant	☐ Non-Compliant	Not Applicable	

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

Page 4 of 7

97

(j)	Contemporary alterations & a cultural material and a	DESIGN- CONTEXT SENSITIVE dditions do not destroy significant hare compatible with the size, scale, or shood or environment.	istorical, architectural, or
	Compliant	Non-Compliant	☐ Not Applicable
(k)	Future removal of new addition	ESSENTIAL FORM & INTEGR ons & alterations will leave the essentiation of the control of the cont	
	Compliant	Non-Compliant	Not Applicable
(l)		HISTORICAL BASIS: ions or sustained by historical, phys	sical or pictorial evidence, not
	Compliant	☐ Non-Compliant	Not Applicable
(m)		CT CONTEXT- OVERALL CONtible with surrounding buildings and n.	
	Compliant	☐ Non-Compliant	Not Applicable
APPL	EXPEDITED PROCESS FO	TE OF APPROPRIATENESS (SECTION OF SMALL PROJECTS: ELIGIENTS Small projects (cumulative costs <	BILITY = " Not Eligible"
	Building Footprint Expansion Façade Alterations facing Po Color Scheme Modifications Substantive/Harmful Revision	ublic Street or ROW?	Yes No Yes No Yes No Yes No
		* * *	
Please	contact (512) 659-5062 if you l	have any questions regarding this re	view.
By:	Meredith Johnson MSHP		
	City Dripp	of Dripping Spring P.O. Box 384 ing Springs, Texas 7862 512-858-4725	

Page 5 of 7



101 College St: "Current Condition". Images from Google Maps, 2019.

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

Page 6 of 7



101 College St: / Side view of the property from SW corner. Images from Herron Design Studio.

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Patricle Fox
Mailing Address: 3868 Bell Savings None, D.S., Tx. 78620
Phone Number: 214.435.2463 Email Address: p2+fox 10egwail.com
Name of Owner (if different than Applicant): See > \
Mailing Address:
Phone Number:
Address of Property Where Structure/Site Located: 101 College Street
(shoot mame's house)
District Located or Landmark: X Mercer Street X Old Fitzhugh Road □ Hays Street
☐ Individual Landmark (Not in an Historic District)
Zoning Classification of Property:
Proposed Use of Property (reference Land Use Chart in Zoning Ordinance): CS - Restaurant and office lease space
Description of Proposed Work: Apl: fion of Park elements to Newth
face of building (Wollsce Street) Similar to front porch on
College Street, addition of Kitellen Wing on South fore
of building (Huy 290), creation of outdoor diving mees,
rehabillitation of 2 out-buildings for use at restaurant

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:
will have similar achitectural styling and colour to bind
will have similar achitectural styling and colous to bind welli-building project into a cohesive whole. Moving win
entry to new restaurant to free Mercer street to bird
project to downtown happenings
Estimated Cost of Proposed Work: # 1.35 m: (1:04
Intended Starting Date of Proposed Work: ASAP
Intended Completion Date of Proposed Work: 6-8 wouths followry zpprous
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)
Signature of Applicant Date
5/9/24
Signature of Property Owner Authorizing the Proposed Work Date

102



215 Old Fitzhugh

Certificate of Appropriateness Review June 6th, 2024





Small blue structure with stained cedar wood and limestone foundation trim

104

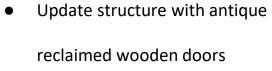
Item 7.

Applicant Request





 Construct a pergola at the front of the existing structure



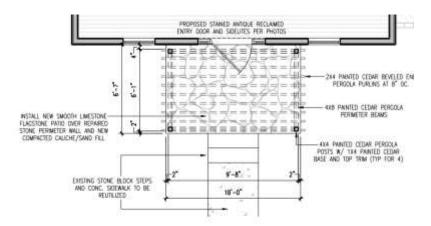








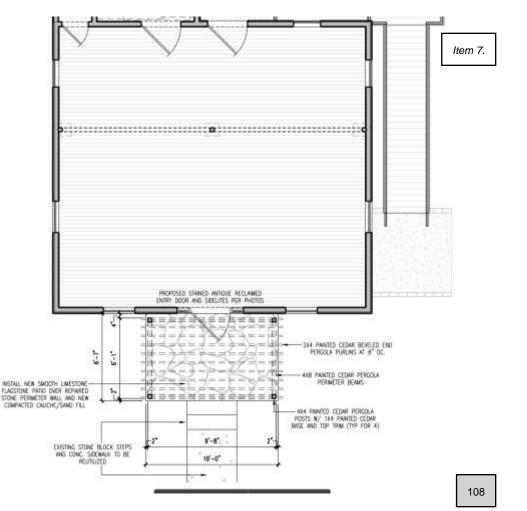
Proposed Site Plan





DRIPPING SPRINGS

Texas



	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character.			5 2 3 3	Tell W
Vision	Freserve & Ernance Haction Character & Theocures / Took Heritage Ernoscope Horitabactor Fosce & Einsare Complementary New Uses	Historic Main Street Foster a Community Focal Point Preserve Historic Resources - Rehab & Adapt vs No-Obe Persone Revisionalists	Historic Strail Flamsteads Eclectic Floristication rewinds Adaptive file-flam / Appropriate Rehab Mised Use Historic Horseston & Landscape Preservotorn	Hesturo Represent Recordorated: Neighborhood: Adaptive Re-Use / Spreadive Intil Landpood / Sheetacope / Tree Preservation:
Design Principles / Guidelines & Regulations	Fed implementation (Sanual / CDA (exitting critishs is apparatuments) Francis Alternative Design (a new provision, route 8 process) Create Consistency w/ Exittion Design Ordinance (new provisions)	Protect Historic Pedestrian Scale & Mein Speet Chlusters Promote Walkate Scale & Balewalk Activity Junes Previos Pedestrian Shatting Devices ® Schwale Frodlage New Constitution shall be competitive with summings.	Protect Historic Farmelead Scale & Character Precide Fuels LoodFeel of CPT Limit Gathering Spaces Februar Decker Cochyaltar Facebons & Foss of Proportios New Construction shall be competible with subdundings	 Project Historia Neighborhood Scale & Character Alow Shakin Scale Rehabilitation of Challing Historia Dwelfing Alow Scale Sunative mill & Vecunt Properties & Hey 280 New Constitution shall be compatible with surroundings
Preferred Uses	 Zaning Review Verify Consistency with O or Identify / Use Change (new recurrent) 	Pedestrien Oriented Family Friendly uses / activities Full May of Uses allowed	Niked Use Rehab. OFR Retal / Constantial – RR 12 Residental Rehab or Infili	Residential Renablish I Haye St. Retail / Commercial Mixed Use—Hay 290
Site Planning & Building Placement	Site Plan Concept Hwww Inswirequirements	Build-To Mercer St Frontage C serback Scient C settack Fear 10 settack	Site Burdings within Excelling Trees & Landscape Factures Front / Roar 10 Setback Salas 5 withink	Size Buildings Facing Local Streets & Hwy 250 Facilit / Hear, 10 Instituce Sides, 5 settace
Parking Arrangement	Site Plan Concept Players—prew requirement)	Street Parking Onsize Lobs in Fleet Other Identity Lobs	Orade Lots © Hear of Property Off Street Spaces @ Fronts (Amided & must protect thesis)	Presidential Garages Desite Lots & Rear of Property Small Lots & Size Yards
Building Footprint Massing / Scale	Date Plan Concept Flavorer OOU / Ambridge Designs grew regularitants Provide Alternative Design strew provision & process?	10,000 of mak contiguous forsprint 2500 of mak massing incomeds. 2 Bly to 2-12-29 (legter Line).	5 000 of max configure in forepart 2 500 of max making increments 2 50y to 2-1/2 50y height Limit	B.000 of make configurate Scotomet B.000 of make making increasers Into Sty to 2 Sty Lingte Lane.
Street Frontage	COA / Architectural Pleidew (new requirement)	KO max atomitors with or SO max artiful also resembles.	45 max 80 max 8 RR 12 45 max affoliation represents:	40 max 50 max 8 Hwy 290 40 max artistication increments
Porches	COA / Incohectual Festew grew requirement)	Principe I Asinings iff Street across min. 60% of frontage.	 First Frechet / Ayrings & Fintees min 50% of trottage 	 Faint Precises / Carrings of Entries our 50% of fromage
Roofs	OCA / Architectural Review (revised requirements)	Flat Parispets or Sloped Metal Fools (Standing Seam or other approved type & finan)	 Biopos Metal Roofs, cr36 yr. Composition Shingles (Must be of an approved type & finally) 	 Sloped Metal Boots, or 30 yr. Composition Shingles (Must be of an approved type fi finish)
Materials	 ODA / Acontectural Pleasew (several requirements) 	Maintain Heldoric Native Stress or Wood At water 76% and of Wood Forch Structures & Terr	Merchan Friebric Netwell from in Wood oil water 75% net of Wood Porch Structures & York	Maintain Hattoric Status Stone or Wood all waits Tittle ret area of Wood Posch Structures & Tittle
Color Palette	COA Receive (noveled requirements)	Multid Hustic Earth Tone Huses Entry Doors, full range of huses	 Full Range of Hues shower. Goor Patertos to be approved. 	Mused rustic Earth Tone Hues Entry Dears full range of hues
Tree Preservation	Tree Replacement Ord Bits Plan Review (new equal)	Feplace Trees over 6 Preserve horitage Trees (24" +	Freserve Hersage Trees 24" +	Proplace Tires over 3" Proson or Hostogo Tires 24" +
Landscape Features	Diss Plan Concent Review OOA / Design Review (new)	Preserve Frietoric Walts, Garen, Fences, Duttweepigs, Casterns, and notative landscaps features	 Freezewe Historic Waller Gades: Fercons Guttu-klings: Goderns, and notable sundscape features 	 Preserve Fletors Walle, Grove, Fersore, Dutturiongs, Cisterns, and mutable lendscape levource



Review Findings

Approve as submitted

	All Districts	Old Fitzhugh Road
Character	The same	
Vision	Preserve & Enhance Historic Character & Resources / Town Heritage Eracurage Revitalization Foster & Ensure Complementary New Uses	Historic Small Farmsteads Eclectic Revitalization- newfold Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	Per Implementation Manual / COA (existing criteria & requirements) Provide Attendative Design (a new provision, route & process) Create Consistency w/ Extensir Design Ordinance (new provisions)	Protect Historic Farmsthead Scale & Character Promote Rustic Look/Feel of DFR, with Gathering Spooner (Patios) Decks / Courtyards / Gardens @ Fiser of Properties New Construction shall be compatible with surroundings.
Preferred Uses	Zoning Review- Verify Consistency wiHO or Identify / Use Change (new requirement)	Mored-Use Rehab: OFR Retail / Commercial = RR.12 Residential Rehab or Intil
Site Planning & Building Placement	Site Plan Concept Review (new requirement)	Site Buildings within Existing Trees & Landscape Features Front / Rear 10' setback Sides 5' setback
Parking Arrangement	Site Plan Concept Review- (new requirement)	Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (Imited & must protect trees)
Building Footprint Massing / Scale	Site Plan Concept Review COA / Architectural Review (new requirement) Provide Attentitive Design (new provision & process)	5,000 of max contiguous footprint 2,500 of max massing increments Sty to 2-1/2 Sty Height Limit
Street Frontage	COA / Architectural Review (new requirement)	45 max 60 max @ RR 12 45 max articulation increments
Porches	COA / Architectural Review (new requirement)	 Front Porches / Awrings @ Entries min. 50% of hontage
Roofs	COA / Architectural Review (revised requirements)	 Sloped Metal Roofs or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	 COA / Architectural Review (revised requirements) 	Maintain Historic Native Stone or Wood all walls- 75% net of Wood Porch Structures & Trim
Color Palette	COA Review (revised regularments)	 Full Range of Hues allowed- Color Palettes to be approved:
Tree Preservation	Tree Replacement Ord. Site Plan Review (new reg/mt)	Replace Trees over 8' Preserve Heritage Trees 24"+
Landscape Features	Site Plan Concept Review COA / Design Review (new)	 Preserve Historic Wells, Gates, Fences, Outbuildings, Cisterns, and notable landscape features











Texas

Commissioner Options



- 1. Approve as submitted.
- 2. Approval with conditions.
- 3. Deny as submitted.
- 4. Postpone the decision.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date:	May 21st, 2024
Project:	215 Old Fitzhugh Rd, Dripping Springs, TX 78620
Applicant:	Carole Crumley
Historic Distric	t: Old Fitzhugh Road Historic District
Base Zoning: Proposed Use:	CS Commercial, office, retail
Submittals:	Current Photograph Concept Plan Exterior Elevations Color & Materials Samples Sign Permit Application
with the City of I REGULATIONS	view has been conducted for the City of Dripping Springs to determine compliance and consistency Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT S, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section TERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."
Project Type &	& Description:
	includes the installation of an antique door and the addition of a pergola over the g entry way
	ric Farmstead Scale and Character" The inclusion of the pergola is intended to the existing entryway elements.
Review Summ	ary, General Findings: "Approved as submitted"
Genera	al Compliance Determination— Compliant Non-Compliant N/A
	City of Dripping Springs

Dripping Springs, Texas 78620 512-858-4725

Page 1 of 7

112

Staff Recommendations / Conditions of Approval:

1. Approval as submitted

The submitted proposal and construction meet the Historic Guidelines of the Old Fitzhugh Road District.

Case History / Findings of Fact:

This structure came to the HPC in December 2022 to receive permission for a complete restoration. The case was approved with conditions, the conditions being related to obtaining the appropriate permits from the City (Building, Site Development, etc) and coordination with City utilities.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

215 Old Fitzhugh Road

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" Low

Project Overview: 215 Crumley Cabin

The applicant is requesting approval for a new antique door and a new pergola addition to the entryway.

The antique door has been sourced from an antique dealer in Texas. The door is detailed with stained glass on the top half and two carved panels on the lower half.

The proposed pergola is a simple four post structure, set approximately 4 inches off of the structure. The roof is flat and will utilize slats across the top to increase protection from wind and rain.

* * *

Design Standards Consistency: "Old Fitzhugh Road Design and Development Standards"

Character/Vision: "Historic Small Farmsteads; Eclectic Revitalization;" - The proposed pergola design contributes to the eclectic revitalization the guideline calls for.

Design Principles: "Protect Historic Farmstead Scale & Character; New Construction shall be compatible with surroundings." - The addition will protect the historic elements on the existing structure.

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

Page 2 of 7

Preferred Uses: - N/A **Site Planning & Building Placement: N/A Parking Arrangement: N/A Building Footprint / Massing / Scale: N/A Street Frontage / Articulation:** N/A **Porches:** "Porches / Awnings @ street across min 50% of frontage" **Roofs:** N/A Materials: "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed addition will match the material of the structure. Will include new limestone along the base of the pergola. Color Palette: "Muted, Rustic Earth Tone Hues" The new additions will match the current and existing color palette. **Tree Preservation:** N/A **Landscape Features:** N/A CRITERIA FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.014) STANDARDS & DESIGN GUIDELINES OBSERVED: (a) 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. Non-Compliant ☐ Not Applicable Compliant ORIGINAL QUALITIES PRESERVED: (c) Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

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

City of Dripping Springs

Page 3 of 7

	Compliant	Non-Compliant	Not Applicable
(d)		RIATENESS: s, sites recognized as products of their string an earlier appearance discouraged	
	Compliant	Non-Compliant	Not Applicable
(e)		ACQUIRED SIGNIFICANCE: quired and contributing significance ar Non-Compliant	e recognized and respected. Not Applicable
(f)	Distinctive stylistic and char where possible.	YLISTIC FEATURES & CRAFTSN acteristic features and examples of skill	
	Compliant	Non-Compliant	Not Applicable
(g)	Deteriorated architectural fe	ARCHITECTURAL FEATURES: atures repaired rather than replaced. Nepair or replacement based on historical	
	Compliant	Non-Compliant	Not Applicable
(h)		SURFACE CLEANING METHOD rescribed are as gentle as possible. No nethods	
	Compliant	Non-Compliant	Not Applicable
(i)		AL RESOURCES PRESERVED: protect and preserve archeological reso	urces affected by, or adjacent
	Compliant	Non-Compliant	Not Applicable
(j)	Contemporary alterations & cultural material and	Y DESIGN- CONTEXT SENSITIVE additions do not destroy significant his are compatible with the size, scale, corhood or environment.	storical, architectural, or
	Compliant	Non-Compliant	Not Applicable
(k)	Future removal of new addit	- ESSENTIAL FORM & INTEGRIZATIONS & alterations will leave the essent object or site unimpaired.	
	Cit	y of Dripping Springs P.O. Box 384	

Dripping Springs, Texas 78620 512-858-4725

age 4 of 7

	Compliant	Non-Compliant	Not Applicable
(1)	PAINT COLORS- HISTO Paint colors based on duplications o conjecture.	r sustained by historical,	
	Compliant	Non-Compliant	Not Applicable
(m)	Construction plans are compatible was volume and proportion.	= :	
	Compliant	Non-Compliant	Not Applicable
APPL	ICATION FOR CERTIFICATE OF EXPEDITED PROCESS FOR SM Expedited process for small	MALL PROJECTS: EL	
	Building Footprint Expansion/Rec Façade Alterations facing Public S Color Scheme Modifications? Substantive/Harmful Revisions to	Street or ROW?	Yes No Yes No Yes No Yes No
		* * *	
Please	contact (512) 659-5062 if you have a	ny questions regarding th	is review.
By:	Meredith Johnson MSHP		

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

Page 5 of 7



215 Old Fitzhugh Road: "Current Condition". 2024

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

Page 6 of 7

117

118



215 Fitzhugh Road / Front Facade

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

Page 7 of 7

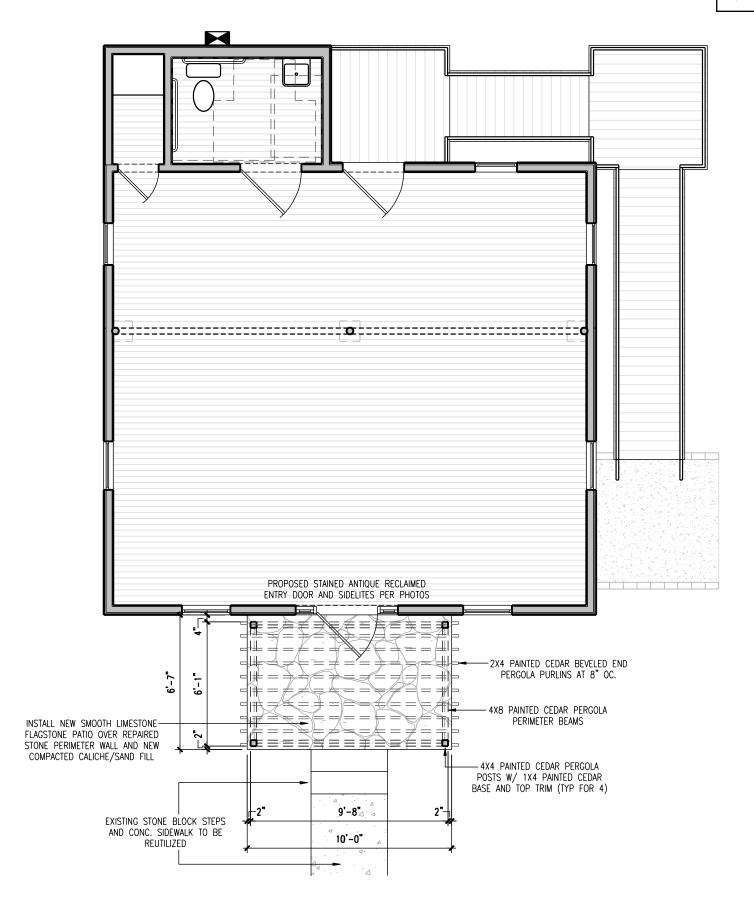


APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Cavole Cvum ley				
Mailing Address: 350 Dripping Springs Nauch Nond, D.S., 7x. 78620				
Phone Number: 512.894.0619 Email Address: cghowerd@veyizou.ucf				
Name of Owner (if different than Applicant): 215 Old Fitzlugh Noad Ltd.				
Mailing Address: Same				
Phone Number: Sauce				
Address of Property Where Structure/Site Located: 2/5 Old Fitzhugh Mand				
District Located or Landmark: Mercer Street				
☐ Individual Landmark (Not in an Historic District)				
Zoning Classification of Property:				
Proposed Use of Property (reference Land Use Chart in Zoning Ordinance): Commercial, office, refail - CS zoning				
Description of Proposed Work: alaition of new painted entry				
perçola ou existing front petio jutended to protect				
of cebin without actually touching the structure				
of the calin				

Description of How Prop	osed Wor	k will be in Ch	aracter with	Archited	ctural and	d/or
Historical Aspect of Stru	cture/Site	and the Applic	cable Zoning	Require	ements:	
						,

proposed pergola will be printed to motele trime
on structure causing it to bland justo the Character
of the casin. Will be understated and will add seventhat
to treededic native of the OFN district
Estimated Cost of Proposed Work: \$\\\\ \frac{1}{5,000.00}\$
Intended Starting Date of Proposed Work: As soon as permit is issued
Intended Completion Date of Proposed Work: 6 west he from Start La
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
X 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)
Signature of Applicant Date 5/16/22/
Signature of Applicant Date
1 / supplied 5/16/20
Signature of Property Owner Authorizing the Proposed Work Date



PROPOSED ENTRY PERGOLA PLAN

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



PROPOSED ENTRY PERGOLA FRONT ELEVATION

FACES EAST

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



SCALE : 1/4" = 1'-0" RIGHT ELEVATION SIMILAR













Date, initials



BILLING CONTAC	CT FORM
Project Name: Cabin Nevitalizet	on for Cevole Crowley
Project Address: 215 Old Fitzhugu	Moud, Tract 2 D.S., TX 78626
Project Applicant Name: Carole Crou	ley
Billing Contact Information	
Name: Carole Crumley	
Mailing Address: 350 Dripping Dripping Spri	Springs Deuch Noud ings, Texas 78620
Email: chowerdeverison. net	Phone Number: 512.894.0619 cell
Type of Project/Application (check all that apply):	
☐ Alternative Standard	☐ Special Exception
Certificate of Appropriateness	☐ Street Closure Permit
☐ Conditional Use Permit	☐ Subdivision
☐ Development Agreement	☐ Waiver
☐ Exterior Design	Wastewater Service
☐ Landscape Plan	☐ Variance
☐ Lighting Plan	□ Zoning
☐ Site Development Permit	☐ Other
Applicants are required to pay all associated costs assepermit, plan, certificate, special exception, waiver, var regardless of City approval. Associated costs may income and outside professional services provided to the City inspectors, landscape consultants, lighting consultants consultants, and others, as required. Associated costs the City's additional administrative costs. Please see to details. By signing below, I am acknowledging that the accountable for the payment and responsibility of these Signature of Applicant	riance, alternative standard, or agreement, lude, but are not limited to, public notices by engineers, attorneys, surveyors, s, architects, historic preservation will be billed at cost plus 20% to cover the online Master Fee Schedule for more above listed party is financially
Signature of Applicant	Date



101 San Marcos

Certificate of Appropriateness Review May 2nd, 2024

Existing Conditions

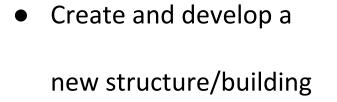




101 San Marcos currently contains a one story dwelling retains a low, side gabled composition with a shingle roof. A shedroofed porch stretches the length of the front facade. Porch posts, windows, and entry door have been replaced.

Google Earth, 2023

Applicant Request



Develop a parking lot on site

- Demolish the current structure
- Create an enclosure for an onsite dumpster







Hip Hop Design Studio



Architectural Details Cont:



Hip Hop Design Studio

Material s





Reclaimed wood

Rubble limestone with heavy mortar smear







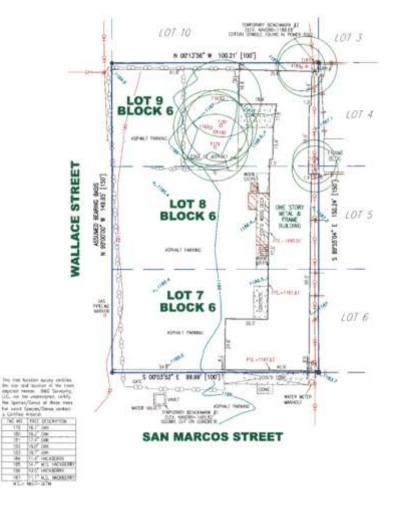
Accent tile at planters

Reclaimed metal panel from existing wood

136



Proposed Site Plan



DRIPPING SPRINGS
Texas

Item 8.

Item	8.
------	----

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character			2 2 3	TO W
Vision	Freserve & Errance Haction Character & Resources / Toon Hardage Encourage Hardabacter Factor & Ername Complementary New Uses	Historia Main Street Foster a Community Focal Point Preserve Historia Resources-Renab & Adoption Re-Doc Persone Heydracations	Historic British Farmsteads Eclectic Premisionary reworld Adaptive Mis-July Appropriate Rehab Mised Use Historic Herwootom & Landscape Preservotom	Hebrito Represent Neighborhadd Weighborhadd Presentadors Adaphie Nei-Deal Formative Intil Landpoope / Sheetacade / Tree Preservators
Design Principles / Guidelines & Regulations	Per implementation (Sanual / CDA (existing critishs is approximated) Premide Alternative Design (a new provision, route 8 processa) Create Consistency of Existing Design Ordinando (new provisions)	Protect Historic Pedestrian Scale & Main Speet Chauster Protect Walkater Scale & Balewalk Activity Junes Provide Pedestrian Shating Denices ® Schwalle Frodage New Constitution Shall be competitive with surroundings.	 Protest Historis Fahrested Scale & Character Premote Fuels LoodFeel of CFT, with Gathering Spaces Februar Decker Computer Tourbris & Foes of Proportion New Construction shall be competible with surroundings 	 Prosect Historic Neighborhood Scale & Character Alow Shall acide Rehabilitation of Control ministro Developer Alow Scale Sunsitive milit @ Vicorit Proporties Hey 280 You Constitution of ell be compatible with surroundings
Preferred Uses	 Zaning Review Verify Consistency with Over Identify / Use Change (new recainment) 	Padestrian Oriented Family Franchy steel / activities Full Mix of Uses allowed	Nileot Use Rohab, OFR Retal / Communicial – RR 12 Residental Rehab or Infil	Residential Renat/Antil Hays St. Rata I r Commercial Missell Use-Hay 290
Site Planning & Building Placement	Site Plan Concept Review Inswirequirements	Build-To Mercer St Prontago C serback Scienc O vertace Fear 10 settace	Ste Burdings within Excelling Times & Landscape Frankline Front / Real 10 setback Balas 5 withink	Site Buildings Facing Local Streets & Hwy 290 Food / Hear, 10 Instituce Sides 5 serback
Parking Arrangement	title Plan Concept Plavies- trew requirement)	Street harking Onsire Lots in Fleet Othice (Secret Lots)	Oresis Lots © Pleas of Property OR Street Spaces @ Prorise (Amided & must protect thosas)	Presidential Garagne Create Lots & Rear of Property Small Lots & Side Vards
Building Footprint Massing / Scale	Date Plant Concept Fleview COUT / instrumentual Fleview grow map / instrum? Proude Alternative Design snew prouteon 6 process?	10,000 of mak contiguous forcents 2000 of mak massing intermedia 20th to 2-12-22y legter time:	f. 500 of reax configurus forces: 2 500 of max making increments 2 5by to 2-1/2 bby height Limit	5,000 of may configurate to open it 5,000 of max making increasests 1-10 Sty to 2 Sty t legist Limb
Street Frontage	COA / Architectural Fleriew (new less, remark)	40 max aborition with or 50 max artistation regenerits.	45 max 60 max 6 RR 12 45 max afcolation recovered.	40 max 50 max 0 Hwy 290 40 max stringgalor movements
Porches	COX / furchiscount Festiva grew requirement)	Principal J Asonings of Street across man Street of frontage	 First Frechet / Awrings & Entires min 50% of tromage 	Faint Precise / Carrings & Entries our 50% of forcage
Roofs	COA / Aistrifectural Review (revised requirements)	Flat Parapots or Stoppd Metal Roots (Standing Seam or other approved type & finance)	 Eloped Metal Roofs, cr 38-yr. Composition Shirtges (Med be of an approved type & final); 	Scped Metal Boots, or 20 yr. Composition Shingles (Must be of an approved type fill finely)
Materials	 COA / Acontectural Pleasew gravited requirements; 	Maintain Historic Native Stores or Writin At Addit 76% not of Wood From Structures & Titre	Mechan Faithric Native Stone or Wood of water 75% net of Wood Poots Structures & York	Manifest Halton Status Stone or Wood all water 75% rat area of Wood Posch Disubuse & Tran
Color Palette	COA Rentw (novisied requestrents)	Muted rustic Earth Tone Hues Entry Doors full range of hues	 Full Range of Hues shower. Goor Palettes to be approved. 	Mused rusts Sorts Tone Huse Entry Dears full range of huse
Tree Preservation	Tree Replacement Ord Bits Plan Review (new regist)	Feplace Trees over 6 Process theritage Trees (24" +	Flepace Trees over 6' Freservo Herbage Trees 24' +	Personal Hadage Trees 24" +
Landscape Features	Gills Plan Contest Review COA / Design Review (new)	Preserve Friedom: Wale, Game, Fencee, Dudhardlege, Californi, and notative landscape, features	 Pressurys Historic Walls: Gades: Fergins: Cuth-lidegs: Coderns; and notable wickcape feetures 	 Preserve Fletoric Walle, Gazee, Farcee, Duffsvildings, Cisterns, and mitible landscape features



Review

Approve as submitted

All Districts Mercer Street Character Preserve & Enhance Historic Character & Historic Main Street Vision Resources / Town Heritage Foster a Community Focal Point Encourage Revitalization Preserve Historic Resources-Rehab & Foster & Ensure Complementary New Uses Adaptive Re-Use Promote Revitalization Protect Historic Pedestrian Scale & Main Per Implementation Manual / COA (existing) Design Street Character criberia & requirements): Principles / Provide Alternative Design (a new provision). Promote Walkable Scale & Sidewalk Activity Guidelines & route & process) Create Consistency w/ Exterior Design Provide Pedestrian Shading Devices @ Regulations Cirdinance (new provisions) Sidewalk Frontage . New Construction shall be compatible with **Surroundings** . Zoning Review- Verify Consistency wHO or Pedestran-Oriented Preferred Uses Identify / Use Change (new requirement) Family-Friendly uses / activities Full Mix of Uses allowed. Site Planning & Site Plan Concept Review (new requirement) "Build-To" Mercer St. Frontage 0" setback Sides 0' setback Building Rear: 10' setback Placement Site Plan Concept Review- (new Street Parking Parking requirement) Onsite Lots in Rear Arrangement Offsite Remote Lots Site Plan Concept Review 10,000 sf max contiguous footprint Building COA / Architectural Review (new 2,500 sf max massing increments. Footprint requirement) 2 Sty to 2-1/2 Sty Height Limit Massing / Scale Provide Alternative Design (new provision & COA / Architectural Review (New 40 max storefront width or Street Frontage requirement) 40' max, articulation increments. COA / Architectural Review (new Porches / Awnings @ Street across min. 50% Porches requirement) of frontage COA / Architectural Review (revised) . Flat Parapets or Sloped Metal Roofs (Standing Roots Seam or other approved type & finish): (idnements) Maintain Historic Native Stone or Wood all Materials COA / Architectural Review (revised) requirements) walls-75% net st. Wood Porch Structures & Trim COA Review (revised requirements) Muted, rustic Earth Tone Huss. Color Palette . Entry Doors-full range of hues. Tree Replacement Ord. Replace Trees over 8" Tree Site Plan Review (new reg mt) Preserve Heritage Trees 24" + Preservation Site Plan Corpect Review Preserve Historic Walts, Gates, Fences, Landscape COA / Design Review (new) Outbuildings, Cisterns, and notable landscape Features

features.

City of Dripping Springs

Design & Development Standards

Historic Districts

Findings



139

Commissioner Options



- 1. Approve as submitted.
- 2. Approval with conditions.
- 3. Deny as submitted.
- 4. Postpone the decision.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date:	April 19th, 2024		
Project:	101 San Marcos Street, Dripping Springs, TX 78620		
Applicant:	Brandy Wolf		
Historic Distric	et: Mercer Street Historic District		
Base Zoning: Proposed Use:	CS Restaurant		
Submittals:	Current Photograph Concept Plan Exterior Elevations Color & Materials Samples Sign Permit Application		
with the City of I REGULATIONS	view has been conducted for the City of Dripping Springs to determine compliance and consistency Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT S, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section TERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."		
Project Type &	& Description:		
	ise; Promote Revitalization "The creation of a new restaurant within the Mercer Historic District will help cultivate a focal point within the community.		
engage curren	aims to create a new business and restaurant that will increase community ement and help create a family-friendly environment. Using reclaimed materials that the exist on site, the new project will blend seamlessly with the surrounding ares in the Mercer St Historic District.		
Review Summ	ary, General Findings: "Approved as submitted"		
Genera	al Compliance Determination- Compliant Non-Compliant N/A		
	City of Dripping Springs P.O. Box 384 Dripping Springs, Texas 78620 512-858-4725		

Page 1 of 7

142

Staff Recommendations / Conditions of Approval:

1. Approval as submitted

The submitted renderings and construction plans appear to follow the guidelines of the Mercer Street Historic District.

Case History / Findings of Fact:

101 San Marcos currently contains a one story dwelling that was constructed in 1965. It retains a low, side gabled composition with a shingle roof. A shed-roofed porch stretches the length of the front facade. Porch posts, windows, and entry door have been replaced. Due to its construction being after the period of significance, it possesses no contribution to the Mercer Street Historic District.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background / Survey Information:

101 San Marcos Street

Historic District Contribution Status: "Non-Contributing."

Historic Resource "Priority Rating:" N/A

Project Overview: 101 San Marcos Revitalization

The applicant is requesting approval for demolition of the current structure as well as a new construction at 101 San Marcos.

The applicant is also requesting approval for the construction of an enclosure for a dumpster.

* * *

Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Historic Main Street; Foster a Community Focal Point -; Adaptive ReUse / Appropriate Rehab Mixed Use" - The proposed design revitalizes the district

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character" - The revitalization of the property retains pedestrian scale as well as helps "Foster a Community Focal Point".

Preferred Uses: "Family-Friendly uses / activities" - This project is encouraging of a family friendly environment. Encouraging community and local business.

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

Page 2 of 7

Site Planning & Building Placement: "Sides: 0' Setback; Rear 10' Setback" - The proposed construction builds to Mercer St and possesses the correct setback requirements.

Parking Arrangement: "Street Parking / Onsite Lots @ Rear of Property" - No parking will be created alongside the street, however a parking lot will be placed towards the rear of the property as directed by the Mercer St Historic Guidelines.

Building Footprint / Massing / Scale: The one story construction complies with the guidelines as do the scale and building footprints.

Street Frontage / Articulation: "40' Max storefront width or 40' max articulation increments" Building complies with storefront width and articulation requirements.

Porches: "Porches / Awnings @ street across min 50% of frontage" The proposed awning appears to meet the required length,

Roofs: "Flat Parapet" The construction plan shows the new building will possess a flat parapet roofing.

Materials: "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed building uses reclaimed wood and metal paneling from the existing shed. The rest of the building will be constructed using rubble limestone with heavy mortar smear

Color Palette: "Muted, Rustic Earth Tone Hues" The brick, wood, and metal used in the design of the building all fit comfortably into the muted and rustic earth tone palette much of the Mercer St district retains.

Tree Preservation: None of the trees on site are smaller than 6' or exceeding 24'.

Landscape Features: N/A

<u>CRITERIA FOR CERTIFICATE OF APPROPRIATENESS</u> (SECTION 24.07.014)

(a)	STANDARDS & DESIGN GUIDELINES OBSERVED: Project is guided by applicable Historic Preservation Standards and Design Guidelines		
(b)	Compliant MINIMAL ALTER Reasonable efforts made to a object site & environ	dapt property requiring minimal alterat	Not Applicable ion of building, structure,
	Compliant	☐ Non-Compliant	Not Applicable

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
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Page 3 of 7

(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)		ACQUIRED SIGNIFICANCE: uired and contributing significance are Non-Compliant	e recognized and respected. Not Applicable		
(f)	DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP: Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.				
(g)	Compliant DETERIORATED	Non-Compliant ARCHITECTURAL FEATURES:	Not Applicable		
	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)		SURFACE CLEANING METHOD escribed are as gentle as possible. No methods. Non-Compliant			
(i)	ARCHEOLOGICAL RESOURCES PRESERVED: Reasonable efforts made to protect and preserve archeological resources affected by, or act to project.				
(j)	Compliant Non-Compliant Not Applicable 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		

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P.O. Box 384
Pringing Springs Texas 78620

Dripping Springs, Texas 78620 512-858-4725

Page 4 of 7

145

(k)	Future removal of new addition	ETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED: noval of new additions & alterations will leave the essential form & integrity of hilding, structure, object or site unimpaired.			
	Compliant	☐ Non-Compliant	☐ Not Applicable		
(l)		HISTORICAL BASIS: tions or sustained by historical, phys	sical or pictorial evidence, not Not Applicable		
(m)	HISTORIC DISTRI	ICT CONTEXT- OVERALL CO	MPATIBILITY:		
	Compliant	☐ Non-Compliant	☐ Not Applicable		
<u>APPI</u> (g)	EXPEDITED PROCESS FO	TE OF APPROPRIATENESS (SOR SMALL PROJECTS: ELIGIDES small projects (cumulative costs <	BILITY = " Not Eligible"		
	Building Footprint Expansion Façade Alterations facing P Color Scheme Modification Substantive/Harmful Revision	on/Reduction? ublic Street or ROW?	Yes No Yes No Yes No Yes No		

* * *

City of Dripping Springs
P.O. Box 384
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Page 5 of 7



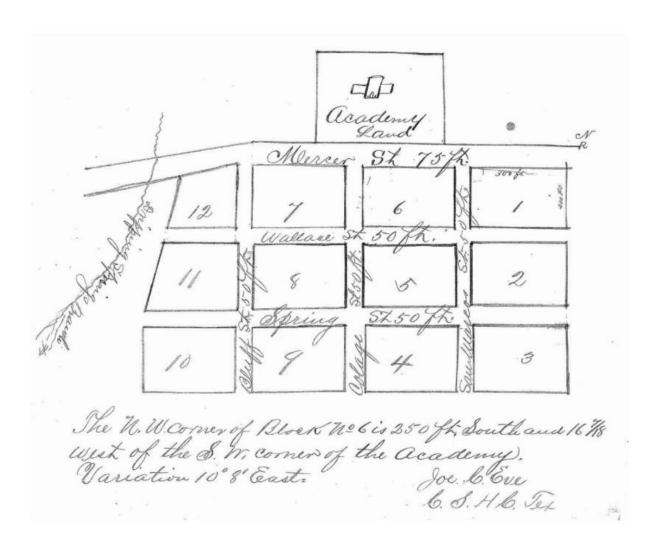
101 San Marcos St: "Current Condition". Images from Google Maps, 2023.

City of Dripping Springs P.O. Box 384

Dripping Springs, Texas 78620 512-858-4725

Page 6 of 7

147



"1881 Plat". Dripping Springs 1881 Plat map from the Mercer Street National Register District nomination.

City of Dripping Springs
P.O. Box 384

Page 7 of 7





PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

STREET ADDRESS: 3006 Bee Caves Rd, Suite A-330, Austin, TX 78746 PHONE:	CERTIFICATE OF APPROPRIATENESS APPLICATION	
CONTACT INFORMATION APPLICANT NAME: Brandy Wolf STREET ADDRESS: 3006 Bee Caves Rd, Suite A-330, Austin, TX 78746 PHONE: EMAIL: wieldedwolf@gmail.com PROPERTY OWNER NAME (if different than Applicant): STREET ADDRESS: PHONE: EMAIL: PROJECT INFORMATION Address of Property (Structure/Site Location): 101 San Marcos Street, Dripping Springs, TX 78620 Zoning Classification of Property: CS Description of Proposed Use of Property/ Proposed Work: The proposed property use is Restaurant. New construction restaurant, with covered front porch and outdoor covered dining. Site work includes new parking lot, dumpster enclosure and landscaping. An open air pavilion will be constructed as part of this proproposed work includes new parking lot, dumpster enclosure and landscaping. An open air pavilion will be constructed as part of this proproposed work includes demolition of existing, non-contributing residential building and demolition of existing, non-contributing shed structures. Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of	,	
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Structure/Site and the Applicable Zoning Requirements: See attached	·	
	See attached	
	Structure/Site and the Applicable Zoning Requirements:	
	Structure/Site and the Applicable Zoning Requirements:	_
	Structure/Site and the Applicable Zoning Requirements:	_
	Structure/Site and the Applicable Zoning Requirements:	- - -

Intended Start Date of Work: January 2025 Intended Completion Date of Work: December 2025

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

	CHECKLIST				
Staff	Applicant				
	X	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			
	100	Elevation drawings/sketches of the proposed changes to the structure/site			
		Samples of materials to be used			
	133	Color chips of the colors which will be used on the structure (if applicable)			
		Sign Permit Application (if applicable)			
	0	Building Permit Application (if applicable)			
		Application for alternative exterior design standards and approach (If applicable)			
		Supplemental Design Information (as applicable)			
	X	Billing Contact Form			
	K	Proof of Ownership-Tax Certificate or Deed			

SIGNATURE OF APPLICANT

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date

Date

**************************************	ITY STAFF**************
Date Received: Received	ed 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:	
Date Appeal Considered by Planning & Zoning Commission (if requ	uired):
☐ Approved ☐ Denied	
☐ Approved with the following Modifications:	
Planning & Zoning Commission Decision Appealed by Applicant: □	l Yes
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.

Project Number: ______ Only filled out by staff



DRIPPING SPRINGS

Texas

	BILLING CO	ONTACT	FORM	
Projec	1 Name: 1008 16 10+	uc		
Projec	roject Address: 3006 Bee Coves Rd Site A-330 H			
Projec	t Applicant Name: Blandel	holf		
Billing	Contact Information			
	Name: Branch Wit	1-	· · · · · · · · · · · · · · · · · · ·	
	Mailing Address: 3906 B	ee Ca	ves Kd Lite A-330	
	ALSON	XF.	78-146	
	Email: Wieldla woffegmail. Com Phone Number:			
Туре	of Project/Application (check all that app	oly):		
П	Alternative Standard	. 0	Special Exception	
W	Certificate of Appropriateness	U	Street Closure Permit	
П	Conditional Use Permit	П	Subdivision	
П	Development Agreement	U	Waiver	
П	Exterior Design	П	Wastewater Service	
П	Landscape Plan		Variance	
	Lighting Plan	D	Zoning	
	Site Development Permit	LI.	Other	

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

ignature of Applicant

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

The site contains a collection of wood framed structures that served a lumber yard. The buildings are clad in wood and metal panel siding. The site is predominantly paved, except for a grouping of oak trees in the back of the site.

The proposed design seeks to revitalize this corner. The pedestrian experience will be enhanced to promote a walkable scale through the use of stone knee walls, plantings and activated pedestrian zones along San Marcos Street. The front entry canopy provides ample shade for guests and rocking chars. Landscape zones will be created to provide a buffer between the sidewalk and the street.

The stone knee walls that shield the parking lot also double as a seating area for guests. This zone adjacent to the entry will be shaded using shade trees and other furniture elements to promote flexibility in use.

The architectural design makes use of a rubble limestone texture with heavy mortar smear. This technique is strongly rooted in the local Dripping Springs vernacular and the greater central Texas region. The rustic stone texture is complemented using wood storefront and a wood coffered canopy which gives nod to the site's previous use as a lumber yard. The planters that flank the entry are clad in hand-painted tiles that brand the façade.

Towards the back of the site, an event pavilion takes advantage of the site's natural amenity: a large cluster of oak trees at the back of the property and provides a space for diners to enjoy the natural amenity on the site. The event pavilion is clad in wood and reclaimed corrugated metal panels that again give nod to the site's previous use.

The structure's signature element is the rooftop garden that will provide produce for the restaurant and nourishment for the greater Dripping Springs community. The flat parapet is enhanced by the arched trellis that provides an armature for the rooftop garden and becomes a signature element within the community that connects residents and guests to the local growing seasons.

101 San Marcos Street

May 29, 2024



Existing structure from San Marcos Street



Existing structure from corner of San Marcos Street and Wallace Street





Existing structure from corner of Mercer Street and San Marcos Street

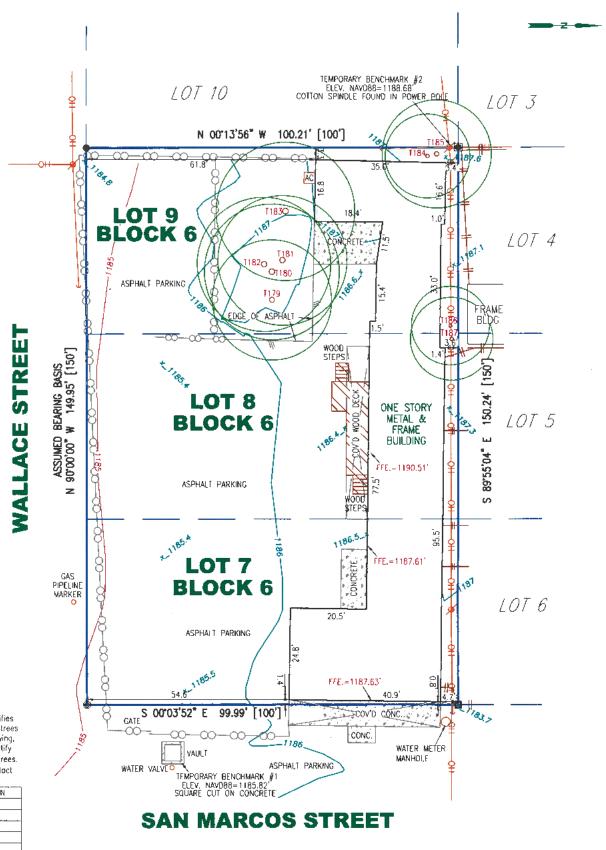








Existing Site Plan

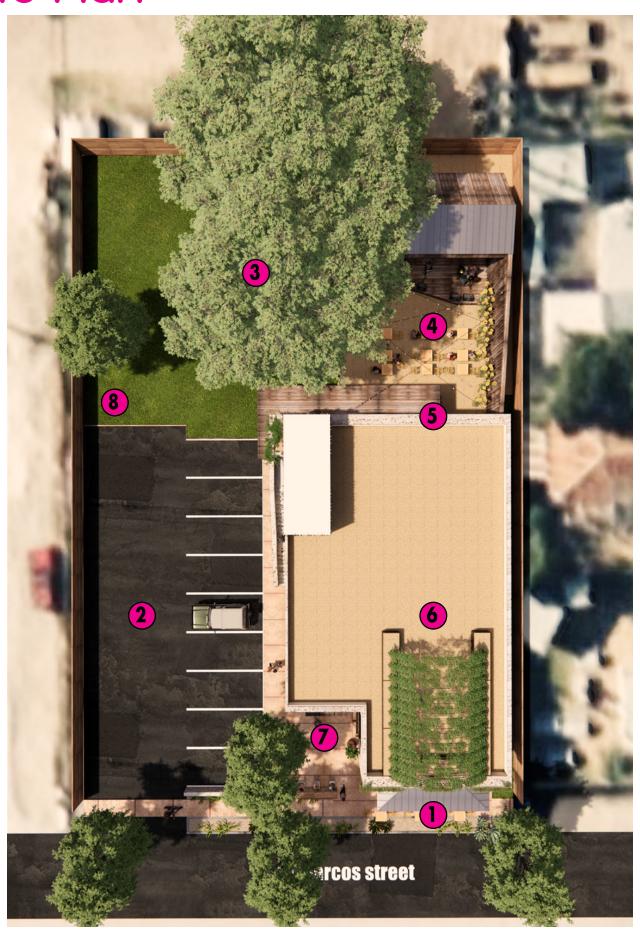


This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LtC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

TAG NO.	TREE DESCRIPTION			
179	16.1" OAK			
180	18.2" OAK			
181	17.4" OAK			
182	18.0" OAK			
183	18.7° OAK			
184	11.4" HACKBERRY			
185	14.7" M.S. HACKBERRY			
186	10.5 HACKBERRY			
187	11.1 M.S. HACKBERRY			
M.S.= MULTI-SETM				



New Construction Site Plan



- 1. Entry/ Covered porch
- 2. Parking lot
- **3.** Gathering space in existing tree canopy
- **4.** Outdoor music/event pavilion
- **5.** Covered dining
- **6.** Rooftop garden
- **7.** Walk-up window
- **8.** Dumpster enclosure



New Construction Site Plan



- 1. Entry/ Covered porch
- 2. Parking lot
- **3.** Gathering space in existing tree canopy
- 4. Outdoor music/event pavilion
- **5.** Covered dining
- **6.** Rooftop garden
- **7.** Walk-up window
- **8.** Dumpster enclosure



Concept Design









12 of 19



13 of 19















Rubble limestone with heavy mortar smear



Accent tile at planters

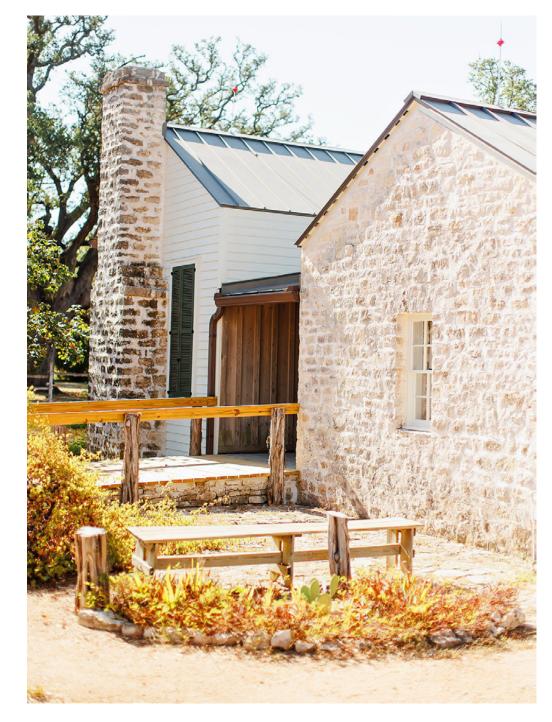


Reclaimed metal panel from existing wood shed



Item 8.

Reference Imagery- Heavy Mortar Smear in Dripping Springs





Willie Mae's Cottage at the Homestead

The Pound House Museum

