



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 Gieselmann
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, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, 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

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.

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*

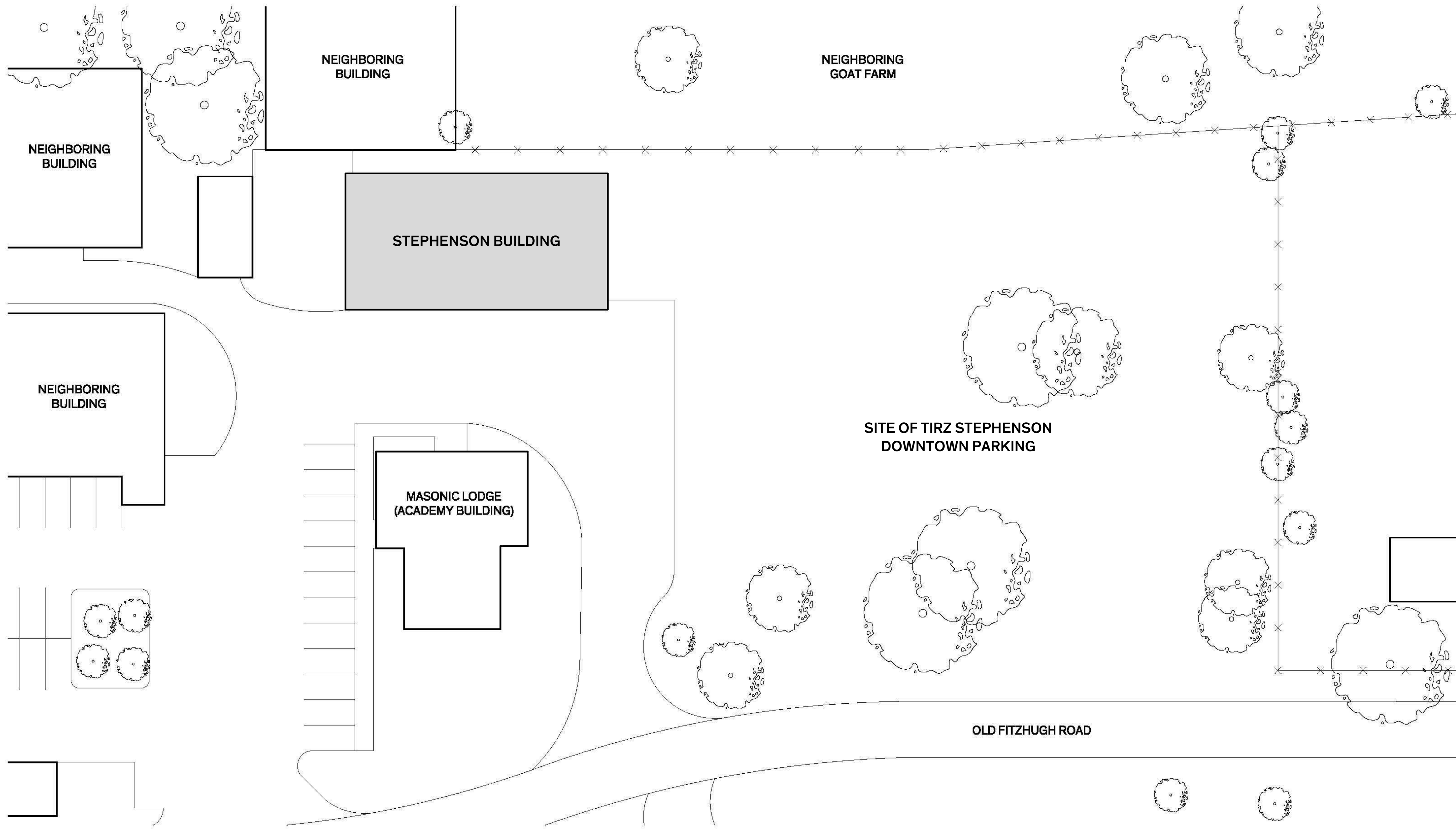
UPDATE SUMMARY



- 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*



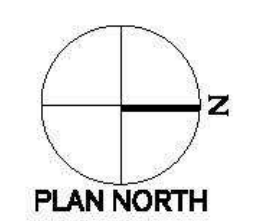
*Contingent upon Construction Funding

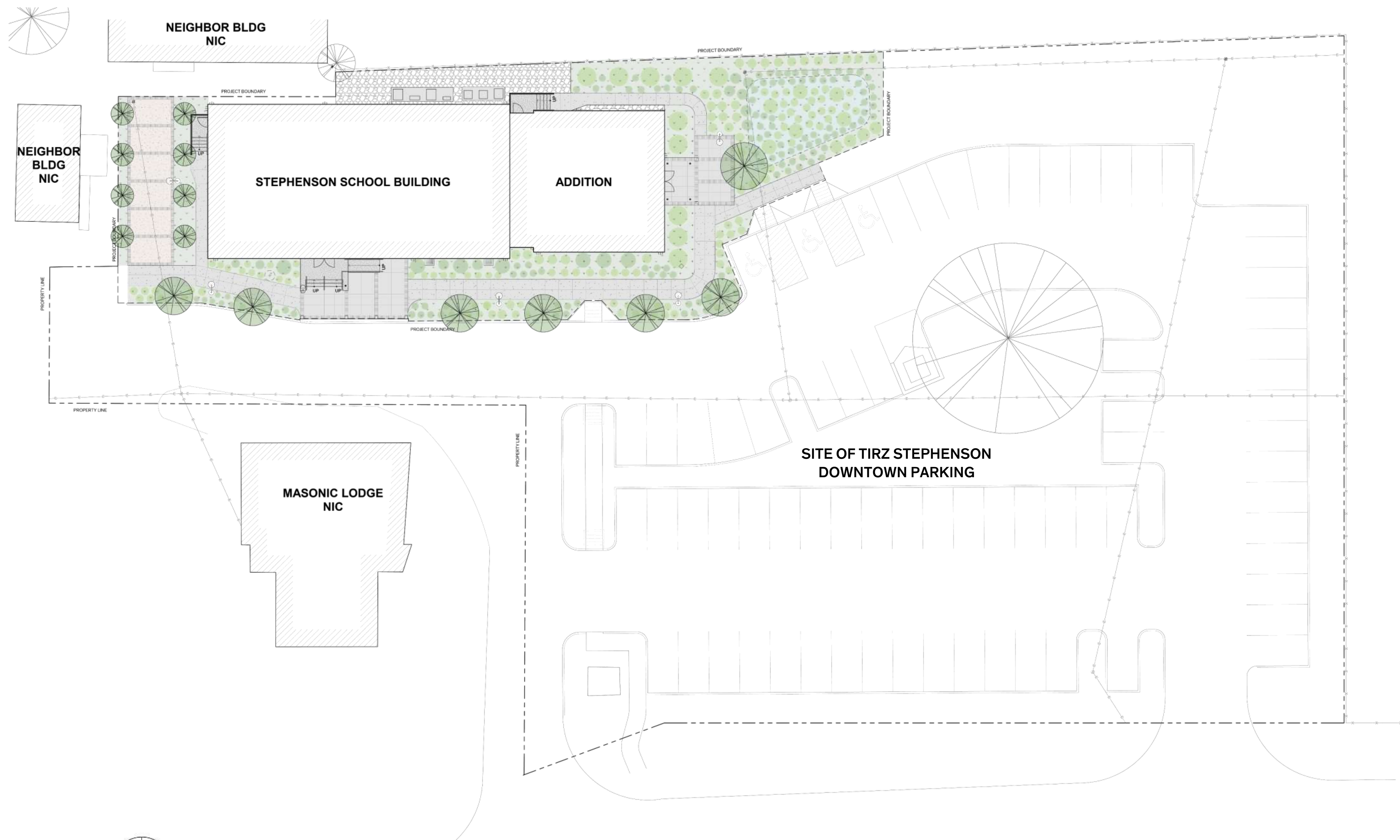


Existing Site Plan

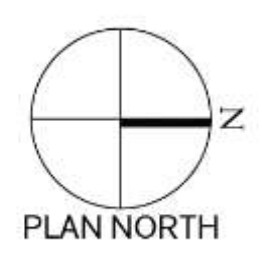
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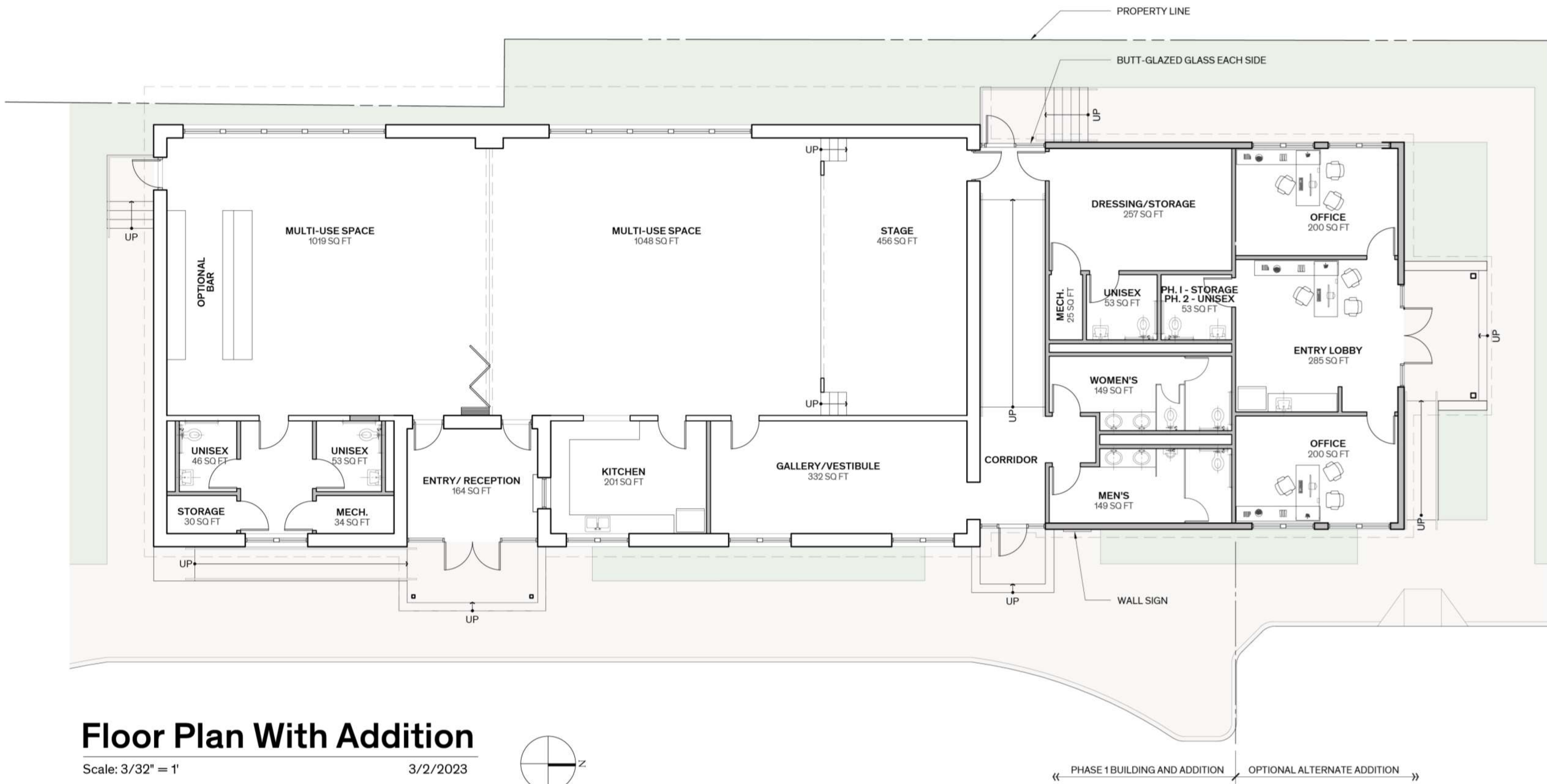
04/01/2020

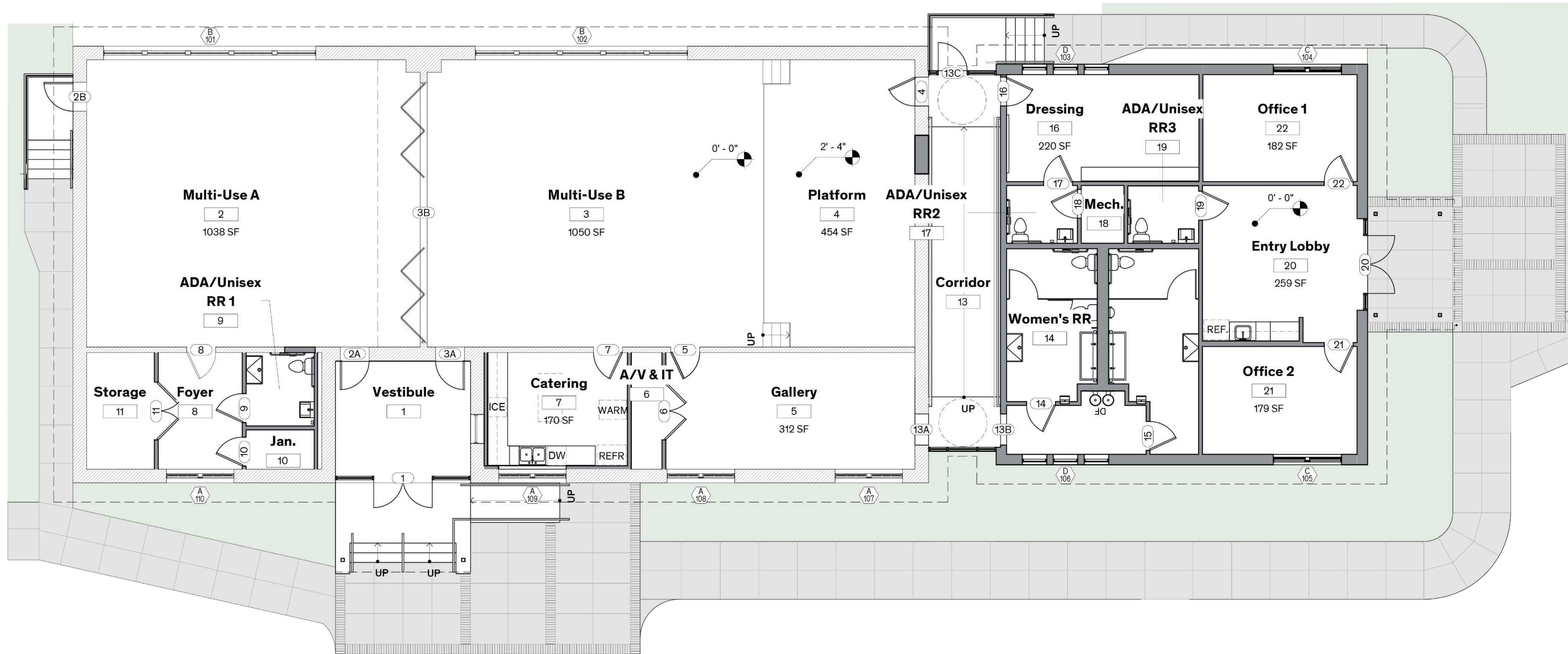




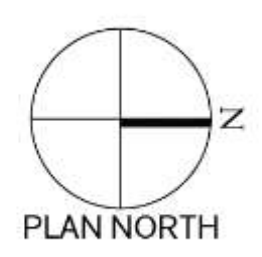
Site Plan

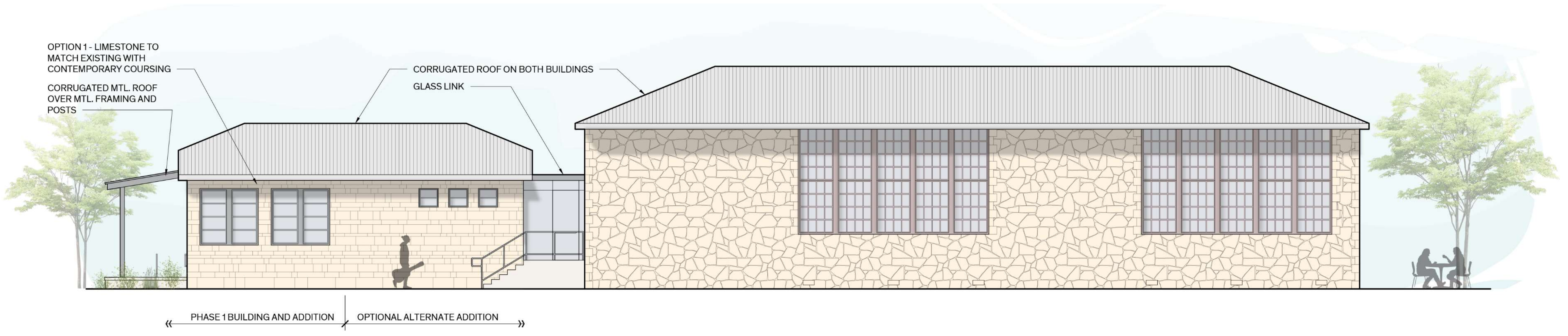






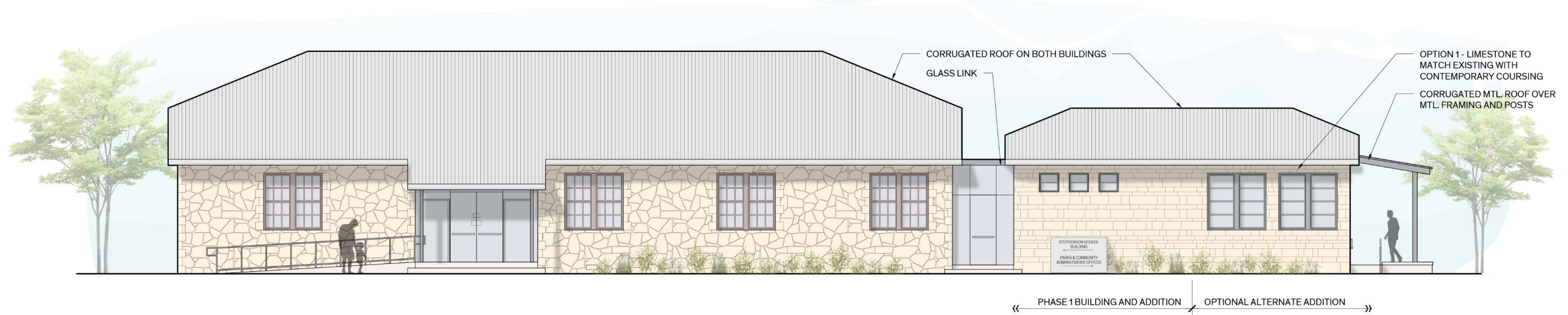
Floor Plan





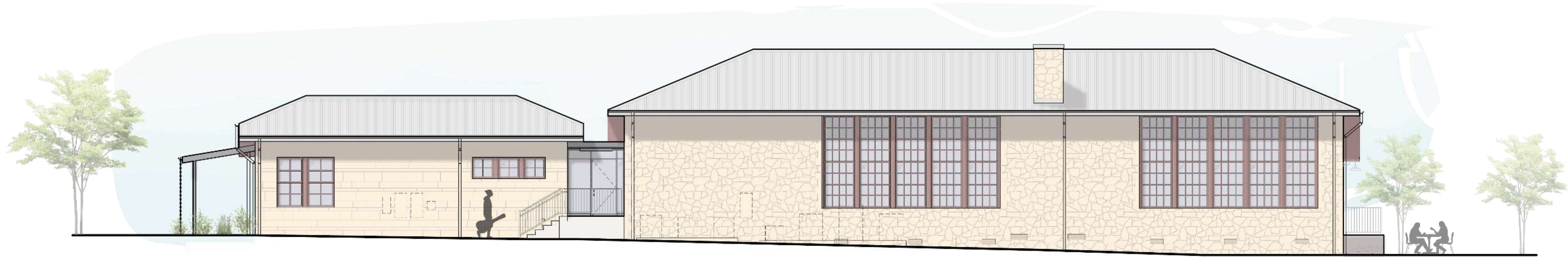
Option 1 - West Elevation

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



Option 1 - East Elevation

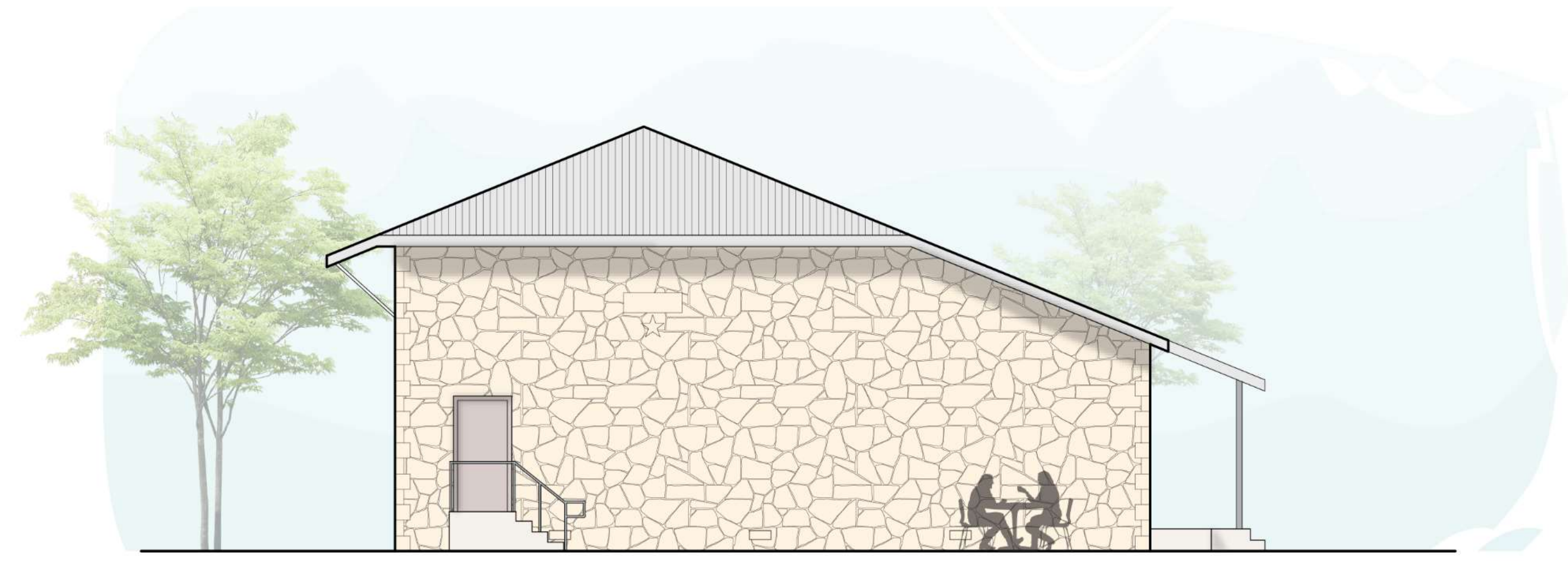
Scale: 3/32" = 1' 3/15/2023



West Elevation



East Elevation



Option 1 - South Elevation

Scale: 3/32" = 1'

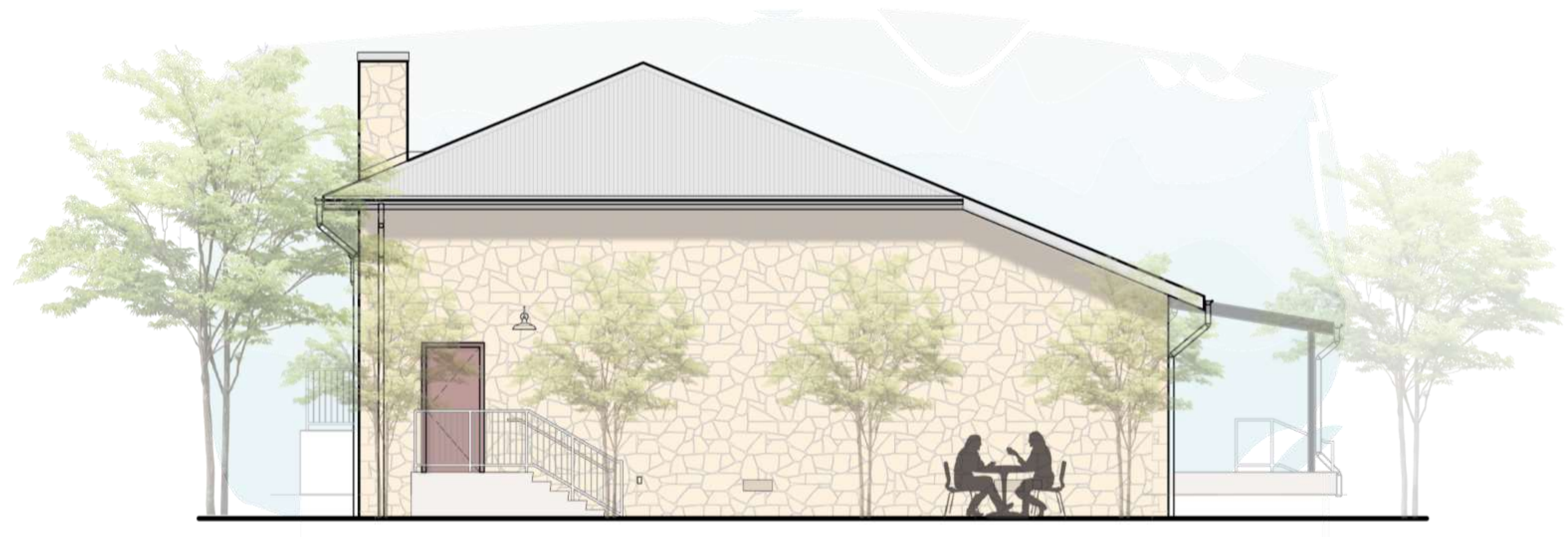
3/15/2023



Option 1 - North Elevation

Scale: 3/32" = 1'

3/15/2023



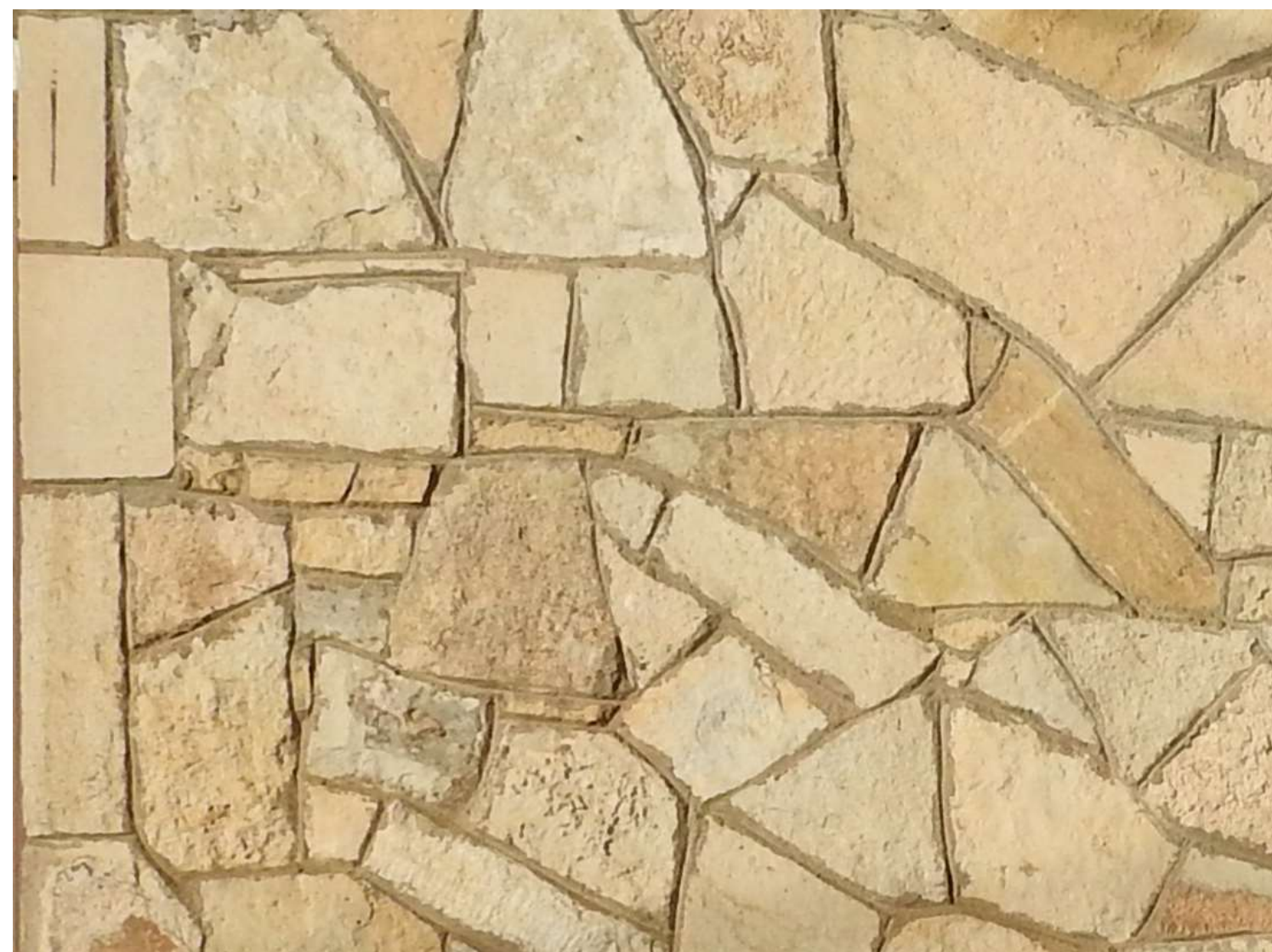
South Elevation



North Elevation

MATERIALS

Existing Limestone



Matching Cordova cream limestone in ashlar pattern



Galvanized Corrugated Metal





**Questions?
Thank You!!!**

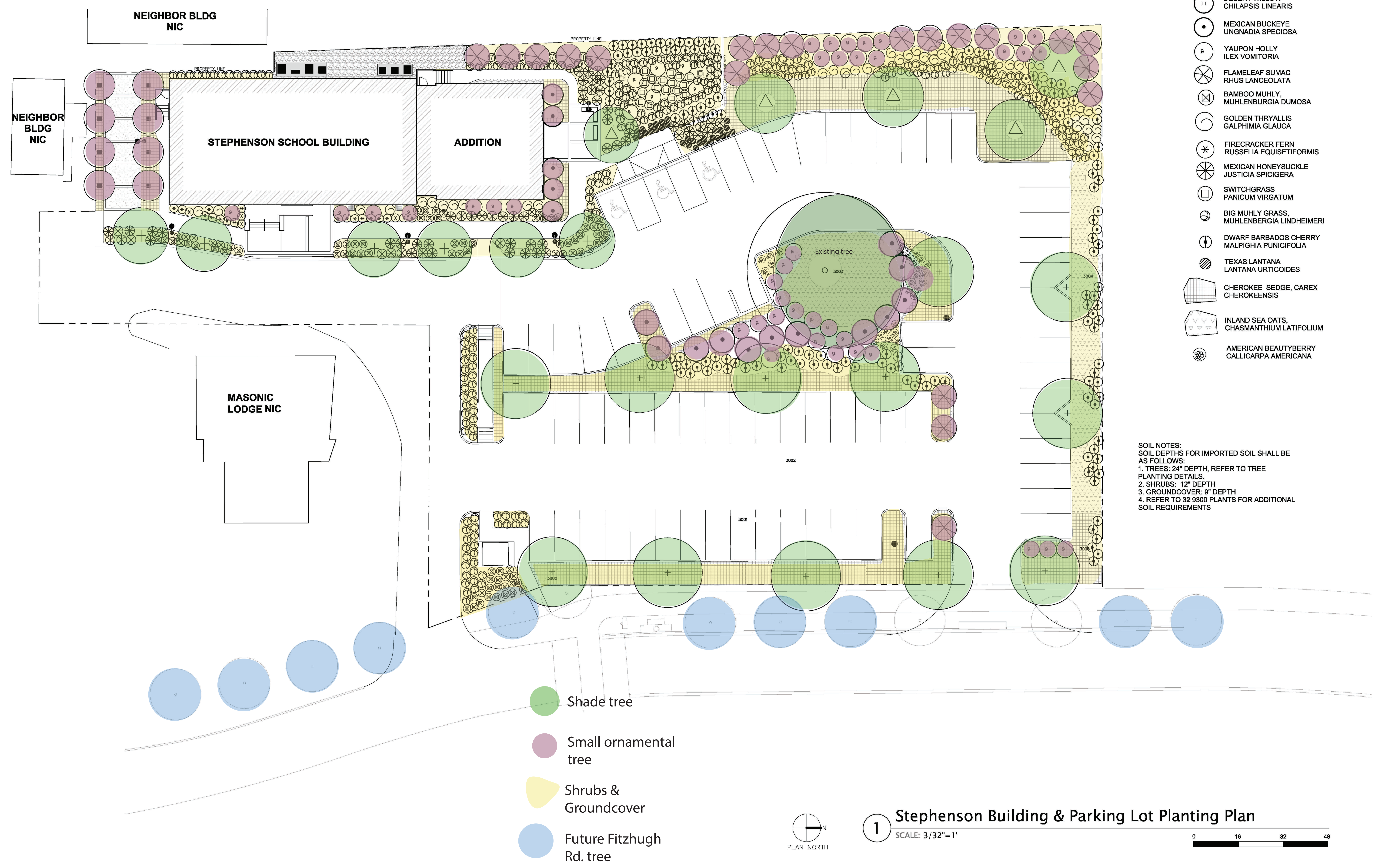


CO'DESIGN, LLC
1200 Yaupon Valley Rd.
Austin, TX 78746
512-423-1298
www.codesignaustin.co

PLANTING LEGEND

- CHINQUAPIN OAK, QUERCUS MUHLENBERGII
- CEDAR ELM, ULMUS CRASSIFOLIA
- DESERT WILLOW CHILAPIS LINEARIS
- MEXICAN BUCKEYE UNGNADIA SPECIOSA
- YAUPON HOLLY ILEX VOMITORIA
- FLAMELEAF SUMAC RHUS LANCEOLATA
- BAMBOO MUHLY, MUHLENBURGIA DUMOSA
- GOLDEN THRYALLIS GALPHIMIA GLAUCA
- FIRECRACKER FERN RUSSELLIA EQUISETIFORMIS
- MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
- SWITCHGRASS PANICUM VIRGATUM
- BIG MUHLY GRASS, MUHLENBURGIA LINDHEIMERI
- DWARF BARBADOS CHERRY MALPIGHIA PUNICIFOLIA
- TEXAS LANTANA LANTANA URTICOIDES
- CHEROKEE SEDGE, CAREX CHEROKEENSIS
- INLAND SEA OATS, CHASMANTHIUM LATIFOLIUM
- AMERICAN BEAUTYBERRY CALLICARPA AMERICANA

SOIL NOTES:
SOIL DEPTHS FOR IMPORTED SOIL SHALL BE AS FOLLOWS:
1. TREES: 24" DEPTH, REFER TO TREE PLANTING DETAILS.
2. SHRUBS: 12" DEPTH
3. GROUNDCOVER: 9" DEPTH
4. REFER TO 32 9300 PLANTS FOR ADDITIONAL SOIL REQUIREMENTS



- Shade tree
- Small ornamental tree
- Shrubs & Groundcover
- Future Fitzhugh Rd. tree



1 Stephenson Building & Parking Lot Planting Plan

SCALE: 3/32"=1'



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	Date XXXX XX, 2024
Sheet Name Planting Plan	
Sheet Number L1.01	

Site trees



Chinkapin Oak



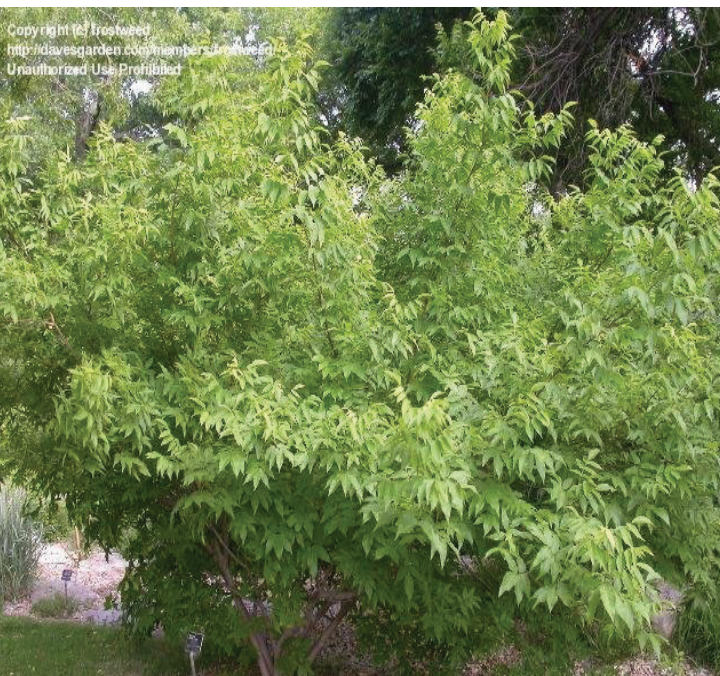
Chinkapin Oak fall color



Yaupon Holly



Cedar Elm



Mexican Buckeye



Mexican Buckeye bloom



Flameleaf Sumac



golden thryallis



barbados cherry



Texas lantana



inland sea oats



lindheimer's muhly



switchgrass (in bioswale)



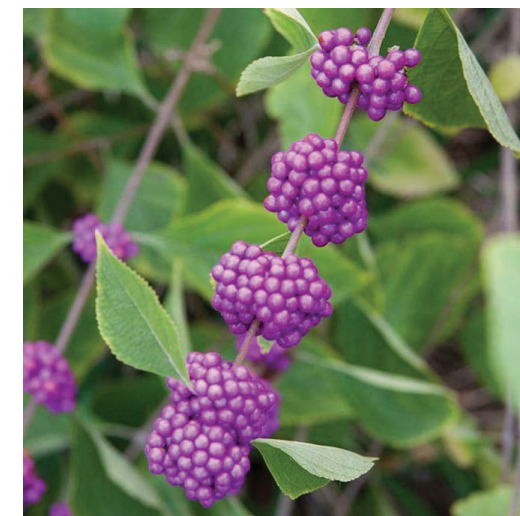
mexican honeysuckle



cherokee sedge



american beautyberry





DRIPPING SPRINGS
Texas

Stephenson Way

Certificate of Appropriateness Review
June 6th, 2024



Google Earth, 2022

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

*Existing
Conditions*

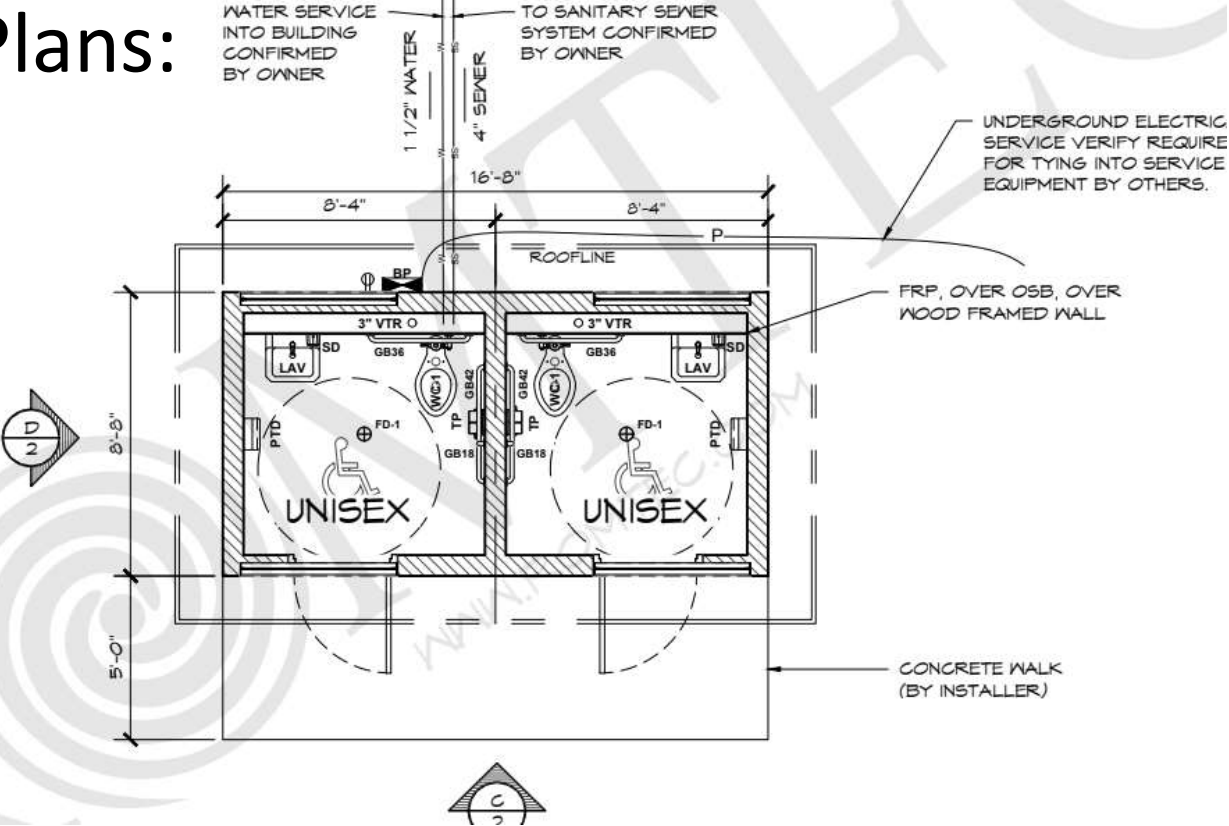
Site Concept



“Stephenson Way” Civic / Pedestrian Improvements:

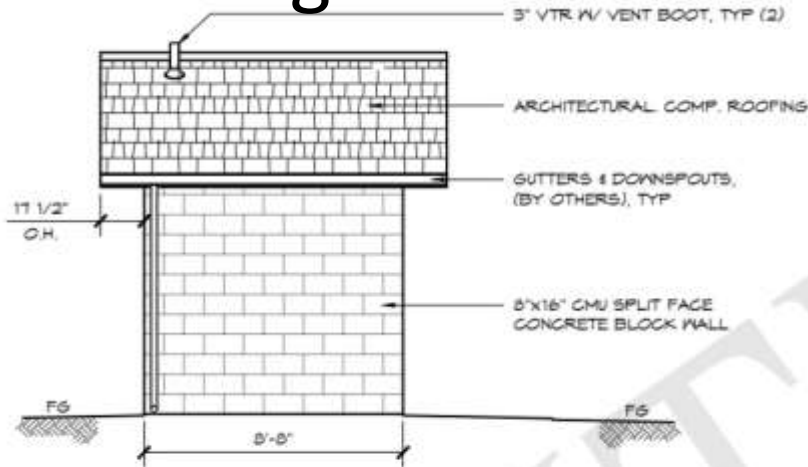
- Pedestrian Amenities
- Lighting
- Landscaping
- Pervious Pavers
- Downtown Restrooms

Generic Modular Restroom Plans:

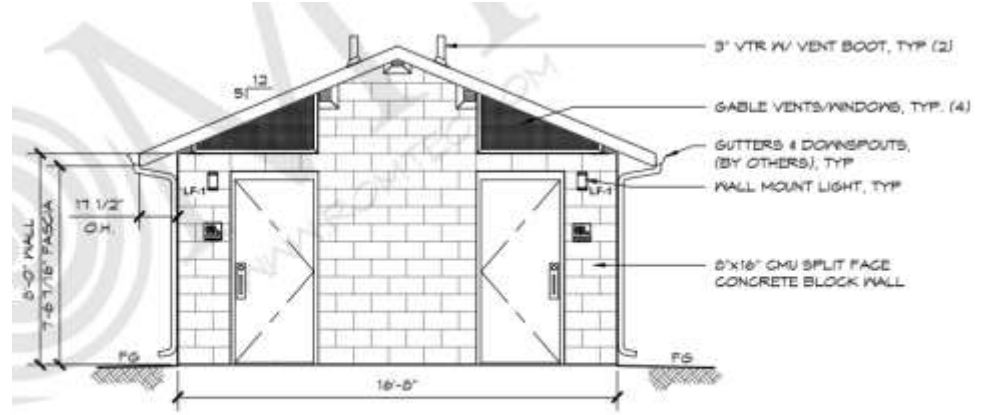


Generic Modular Restroom Buildings:

Item 4.



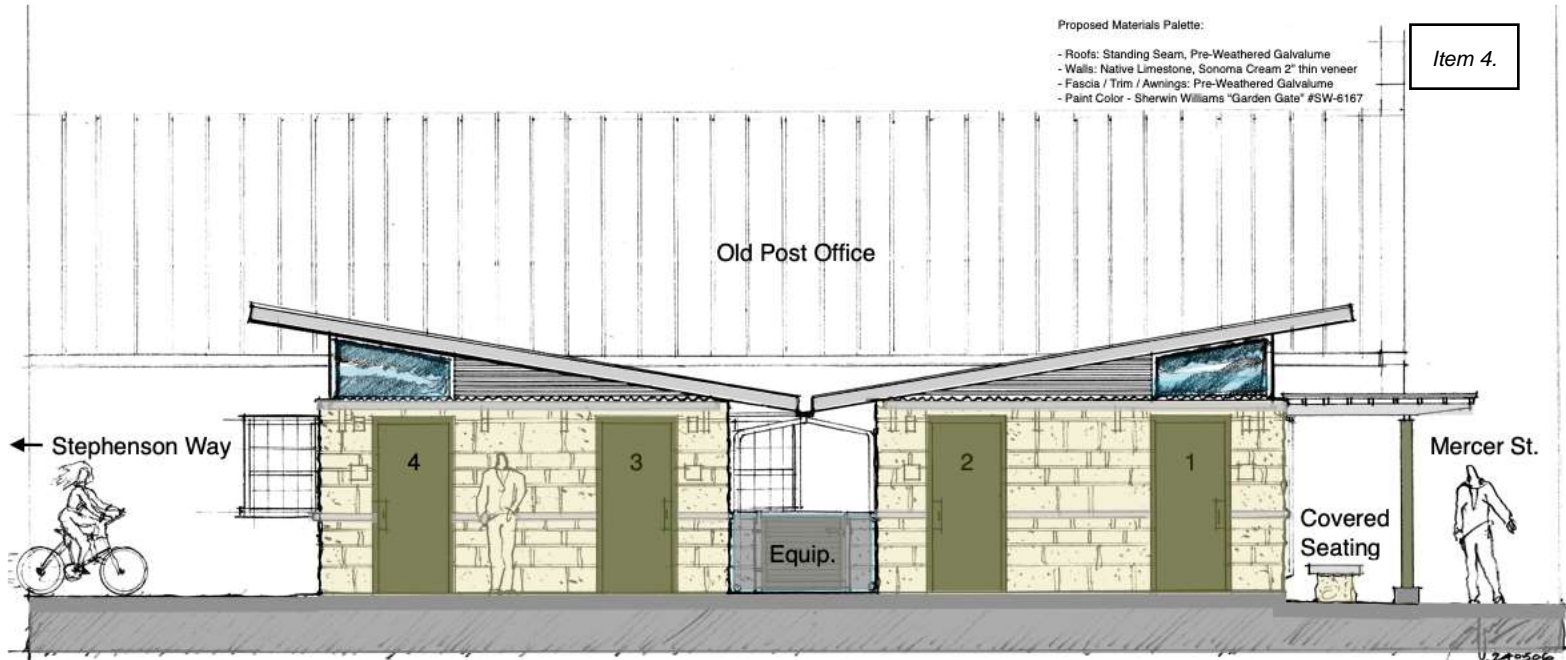
C ELEVATION VIEW
SCALE: 1/4" = 1'-0"



D ELEVATION VIEW
SCALE: 1/4" = 1'-0"



Applicant Request



Item 4.

City of Dripping Springs

"Downtown Restrooms"

240516 - KS

Hill Country Contemporary - Butterfly Inspiration
Concept Sketch

- Construct public restrooms facilities within the alleyway



Applicant Request



Hill Country Contemporary - Butterfly Inspiration
Concept Sketch

- Construct public restrooms facilities within the alleyway

Materials

Cordova Cream Limestone
by Salado Stone,
or equal....

MATERIALS Item 4.

Existing Limestone



Matching Cordova cream limestone in ashlar pattern



Galvanized Corrugated Metal



East Elevation



DRIPPING SPRINGS
Texas



STEPHENSON TRACT BASE MAP

Stephenson Civic District
Illustrative Plan

© 2020 Prepared by WCCare Architects Studio for the City of Dripping Springs



Stephenson Item 4. Civic District Vision Plan:

- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road
- Downtown Restrooms

Character	All Districts 	Mercer Street 	Old Fitzhugh Road 	Hays Street 
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Rehabilitation Foster & Encourage Complimentary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focus Point Preserve Historic Resources- Rehab & Adapt w/ Re-Use Promote Revitalization 	<ul style="list-style-type: none"> Historic Small Farmsteads Encourage Rehabilitation /revital Adaptive Re-Use / Appropriate Mixed Use Historic Horticulture & Landscape Preservation 	<ul style="list-style-type: none"> Historic Residential Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> For Implementation Manual / CDA (existing criteria & requirements) Promote Alternative Design (a new provision, rule & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Promote Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Retic Loss / Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Combined Sensitive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian-Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hwy St Retail / Commercial Mixed Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Build-To Mercer St. Frontage 0' setback Side: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Side: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Side: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Drivse Lots in Rear White Bicycle Lots 	<ul style="list-style-type: none"> On-Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages On-Street Spaces @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review CDA / Architectural Review (new requirement) Promote Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2-3y to 2-1/2-3y Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2-3y to 2-1/2-3y Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2-2y to 2-3y Height Limit
Street Frontage	<ul style="list-style-type: none"> CDA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max articulation increments 	<ul style="list-style-type: none"> 45' max, 90' max @ RR 12 45' max articulation increments 	<ul style="list-style-type: none"> 40' max, 50' max @ Hwy 290 40' max articulation increments
Porches	<ul style="list-style-type: none"> CDA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Porches / Awnings @ Street across min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> CDA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Rat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shing as (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> CDA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 70% net of Wood Patch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 70% net of Wood Patch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 70% net area of Wood Patch Structures & Trim
Color Palette	<ul style="list-style-type: none"> CDA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- Full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palette to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- Full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req/mt) 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review CDA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



**City of Dripping Springs
Historic Districts
Design & Development Standards**

	All Districts	Mercer Street
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> • Protect Historic Pedestrian Scale & Main Street Character • Promote Walkable Scale & Sidewalk Activity Zones • Provide Pedestrian Shading Devices @ Sidewalk Frontage • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Pedestrian-Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • 'Build-To' Meter Bl. Frontage 0' setback • Side: 0' setback • Rear: 10' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Street Parking • Onsite Lots in Rear • Offsite Remote Lots
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 40' max storefront width or • 40' max articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Porches / Awnings @ Street across min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood all walls- 75% net sf • Wood Porch Structures & Trim • Muted, rustic Earth Tone Hues • Entry Doors- full range of hues
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Replace Trees over 8" • Preserve Heritage Trees: 24" +
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req mt) 	
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Review Findings

Approve as submitted

Commissioner Options

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



DRIPPING SPRINGS
Texas



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **May 21st, 2024**
Project: **Stephenson Way, Dripping Springs, TX 78620**
Applicant: **City of Dripping Springs**
Historic District: **Mercer Street Historic District**
Base Zoning: **CS**
Proposed Use: **Pedestrian Improvements**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

"Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones"

This proposed development in an alley owned by the City of Dripping Springs aims to further develop the Mercer Street Historic District as well as provide a shaded rest stop and public restrooms. This small development encourages walkability within the district and helps retain the pedestrian scale for downtown Dripping Springs.

Review Summary, General Findings: "Approve as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

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

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.

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512-858-4725

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

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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) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant Non-Compliant Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant Non-Compliant Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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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) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

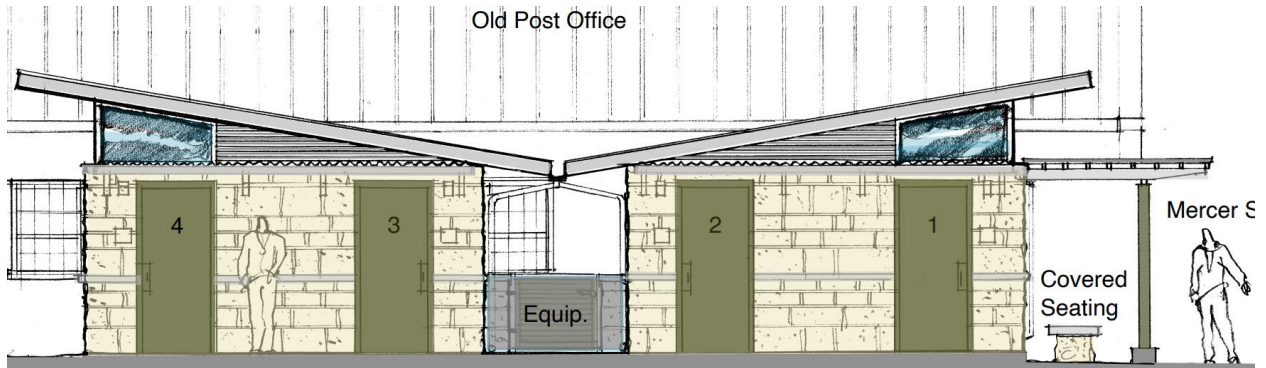
(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “ Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

* * *

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

By: Meredith Johnson MSHP



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

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

Way
Images
2024

Stephenson
Site Plan
Concept:
from
Dripping
Springs



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



DRIPPING SPRINGS
Texas

Item 4.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

 Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: City of Dripping Springs
STREET ADDRESS: 511 Mercer Street Dripping Springs, Texas
PHONE: 512-858-4725 EMAIL: mfischer@cityofdrippingsprings.com

PROPERTY OWNER NAME (if different 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: Commercial Services
Description of Proposed Use of Property/ Proposed Work: Public Single User Bathrooms.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: The structures will be made of limestone and a standing seam steel roof. It will support the businesses in the Mercer Street Historic District.

~~Government Buildings are a permitted 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

Michelle Fischer, City Admin.
SIGNATURE OF APPLICANT

05/20/2024
Date

Michelle Fischer, City Admin.
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

05/20/2024
Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Downtown Restrooms

Project Address: former alleyway between 300 + 302 Mercer St.

Project Applicant Name: Michelle Fischer

Billing Contact Information

Name: Michelle Fischer

Mailing Address: 511 Mercer St. / PO Box 384
Dripping Springs, TX 78620

Email: mfischer@cityofdripping springs.com Phone Number: 612-858-4725

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- 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.

Michelle Fischer
Signature of Applicant

05/20/2024
Date



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.



DRIPPING SPRINGS
Texas

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

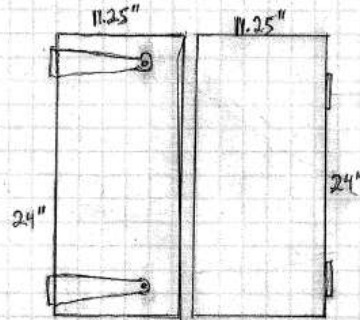


Proposed Shutters

Architectural Details

Item 5.

Historic Pound House Shutter Design



Hinge Options

Black strap hinge option
(Left Shutter)

Gap between shutters varies: $\frac{1}{2}$ " - 2" B/c the distance between the vertical window trims varies slightly at each window

- Each shutter side to be a single solid piece of solid oak S4S (Sanded all 4 sides + squared edges), or Rough cut cedar (as selected by Pound House) S1S2E (Smooth one side, Rough cut other side, squared edges)

□ = 2" x 2"



Contractor Details

Item 5.

Pages	Cost	Scope Notes
		Custom Build & Install Period Style Interior Shutters for the Pound House
		<i>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. <u>1x12 will be 11.25" wide each side</u> 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 reconciled. Shutters to be banded with wood or metal at the top & bottom to minimize warping. Metal period style hinges to be selected by owner. Allowance for hinges is included. <u>Hinge style to be selected by owner and final amount to be reconciled.</u> Labor cost includes 2 on site design meetings, material ordering and gathering, custom build, installation, site clean up, and refuse disposal</i>
	\$ 2,250	Custom Shutter Build Labor
	\$ 150	Materials
	\$ 980	<u>MATERIAL ALLOWANCE FOR HARDWOOD TO BUILD SHUTTERS</u> : \$70 per shutter side x 2 sides x 7 windows. Will cover S4S Oak, or S1S2E Cedar smooth on one face and rough cut on the other face at \$50 per side, or knotty pine. Owner to select.
	\$ 400	<u>MATERIAL ALLOWANCE FOR SHUTTER HINGES</u> : \$50 per pair X 7 windows = \$350 + shipping. Black antique style meta. Lull & porter style to match the exterior shutter hinges, or strap hinges, or non-mortise wrap around hinges. Owner to select.
	\$ 300	<u>LABOR & MATERIAL ALLOWANCE FOR SHUTTER LATCHING SYSTEM</u> . 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



Character	All Districts	Mercer Street	Old Pflugh Road	Hays Street
Vision	 <ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Team Heritage • Encourage Rehabilitation • Foster & Encourage Outstanding New Uses 	 <ul style="list-style-type: none"> • Historic Main Street • Foster a Community-Focal Point • Preserve Historic Resources, Rehab & Adaptive Re-Use / Appropriate Mixed Use • Preserve Rehabilitation 	 <ul style="list-style-type: none"> • Historic Small Farmsteads • Encourage Rehabilitation / Rebuild • Adaptive Re-Use / Appropriate Mixed Use • Historic Preservation & Landscape Preservation 	 <ul style="list-style-type: none"> • Historic Premium Neighborhood • Neighborhood Preservation • Adaptive Re-Use / Sensible Re-Use • Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / ODC (existing criteria & requirements) • Provide Alternative Design (as new provision, code & process) • Create Consistency of Exterior Design: Color, etc. (new provision) 	<ul style="list-style-type: none"> • Protect Historic Pedestrian Scale & Main Street Character • Preserve Washable Scale & Sidewalk Activity Zone • Focus on Pedestrian Shading Devices @ Sidewalk / Frontage • New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> • Protect Historic Farmstead Scale & Character • Preserve Public Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> • Protect Historic Neighborhood Scale & Character • Allow Small-scale Rehabilitation @ Existing Historic Dwellings • Allow Medium-Scale Rehabilitation @ Vacant Properties @ Hwy 290 • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review: Verify Consistency w/O or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Pedestrian Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed 	<ul style="list-style-type: none"> • Mixed Use / Retail / OFR • Retail / Commercial - RR 12 • Residential Rehab or Infill 	<ul style="list-style-type: none"> • Residential Rehabilitation Hwy 290 • Retail / Commercial Mixed Use Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • "Build-To" Minimum 33' Heritage 0' setback • Side: 0' setback • Rear: 10' setback 	<ul style="list-style-type: none"> • Site Setbacks within existing Trees & Landscape Features • Front / Rear: 10' setback • Side: 0' setback 	<ul style="list-style-type: none"> • Site Buildings Facing Local Streets @ Hwy 290 • Front / Rear: 10' setback • Side: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Street Parking • Drive Lanes in Rear • Drive / Service Lanes 	<ul style="list-style-type: none"> • Create Lots @ Rear of Property • Off Street Spaces @ / Front/Back & in-use: protect Trees 	<ul style="list-style-type: none"> • Residential Garages • Onsite Lots @ Rear of Property • Street Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • OCA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 5,000 of max contiguous footprint • 3,000 of max existing footprints • 2.5y to 2-10.5y Height Limit 	<ul style="list-style-type: none"> • 5,000 of max contiguous footprint • 3,000 of max existing footprints • 2.5y to 2-10.5y Height Limit 	<ul style="list-style-type: none"> • 5,000 of max contiguous footprint • 3,000 of max existing footprints • 4-10.5y to 2.5y Height Limit
Street Frontage	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 40' max storefront width or • 40' max architectural ornament 	<ul style="list-style-type: none"> • 40' max 60' max @ RR 12 • 40' max architectural ornament 	<ul style="list-style-type: none"> • 40' max 60' max @ Hwy 290 • 40' max architectural ornament
Porches	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Flat Porches or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls 75% not of • Wood Frame Structures & Trim 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls 75% not of • Wood Frame Structures & Trim 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls 75% not of • Wood Frame Structures & Trim
Color Palette	<ul style="list-style-type: none"> • OCA Review (new requirement) 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Pauses • Entry Doors: full range of hues 	<ul style="list-style-type: none"> • Full Range of Hues allowed - Color Palettes to be approved 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Pauses • Entry Doors: full range of hues
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req't) 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees: 24" +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • OCA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features



City of Dripping Springs
 Historic Districts
 Design & Development Standards

	All Districts
Character	
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (if new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review - Verify Consistency w/HO or Identify / Use Change (new requirement)
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement)
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement)
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement)
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements)
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements)
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req't)
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new)



Review Findings

Approve with conditions:
 1. Staff to confirm color prior to installation.

Commissioner Options

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



DRIPPING SPRINGS
Texas



**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 District: **N/A Individual Landmark**
Base Zoning: **GUI**
Proposed Use: **Museum**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

The applicant is requesting permission to install new shutters.

Review Summary, General Findings: "Approved as submitted"

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

Staff Recommendations / Conditions of Approval:

- 1. **Approval with conditions**
 - a. **Condition: Staff to verify color before installation.**

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

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

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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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant Non-Compliant Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**
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

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(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
 Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
 Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

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512-858-4725

Compliant

Non-Compliant

Not Applicable

(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:

Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant

Non-Compliant

Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = "Not Eligible"

Expedited process for small projects (cumulative costs < \$10,000); must be "No" to all:

Building Footprint Expansion/Reduction?

Yes

No

Facade Alterations facing Public Street or ROW?

Yes

No

Color Scheme Modifications?

Yes

No

Substantive/Harmful Revisions to Historic District?

Yes

No

* * *

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

By: Meredith Johnson MSHP



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, aka Pound House Farmstead

Mailing Address: PO Box 1150, Dripping Springs, TX 78620

Phone Number: 512-858-2030 Email Address: poundhousefarmstead@gmail.com

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 farmstead 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 attached exhibit, the proposed work will be in character with the historical aspect of the site

Estimated Cost of Proposed Work: 94,480.00

Intended Starting Date of Proposed Work: Upon approval of Commission

Intended Completion Date of Proposed Work: W less 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)

Sarah Hermann, Treasurer
Signature of Applicant

4/22/2024
Date

Betty Meyer, President
Signature of Property Owner Authorizing the Proposed Work

4/22/2024
Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

Signature of Historic Preservation Officer _____

Date _____

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

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.

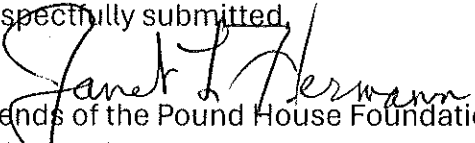
Attached is a copy of the Estimate for the Custom Build & Install Period Style Interior Shutters.

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

Final Bid/Proposal

for the Friends of the Pound House, LLC

111 Maple Street Pound House

10000 Highway 100, Pound, VA 22626

2017-2018

Pages

Cost	Scope Notes
	Custom Build & Install Period Style Interior Shutters for the Pound House
	<i>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 reconciled. Shutters to be banded with wood or metal at the top & bottom to minimize warping. Metal period style 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.</i>
\$ 2,250	Custom Shutter Build Labor
\$ 150	Materials
\$ 980	MATERIAL ALLOWANCE FOR HARDWOOD TO BUILD SHUTTERS: \$70 per shutter side x 2 sides x 7 windows. Will cover S4S Oak, or S1S2E Cedar smooth on one face and rough cut on the other face at \$50 per side, or knolly pine. Owner to select.
\$ 400	MATERIAL ALLOWANCE FOR SHUTTER HINGES: \$50 per pair X 7 windows = \$350 + shipping. Black antique style meta. Lull & porter style to match the exterior shutter hinges, or strap hinges, or non-mortise wrap around hinges. Owner to select.
\$ 300	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

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 :

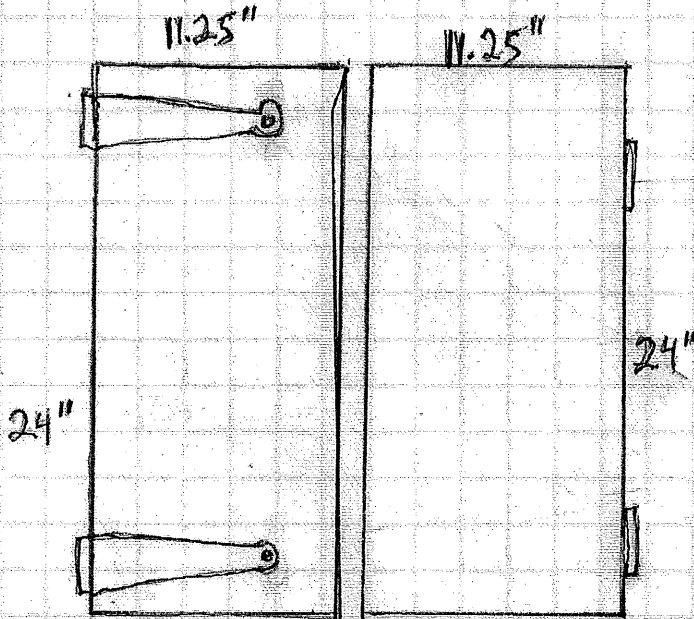
Signature _____

Printed Name & Title _____

Date _____

Categories

Historic Pound House Shutter Design



Hinge Options

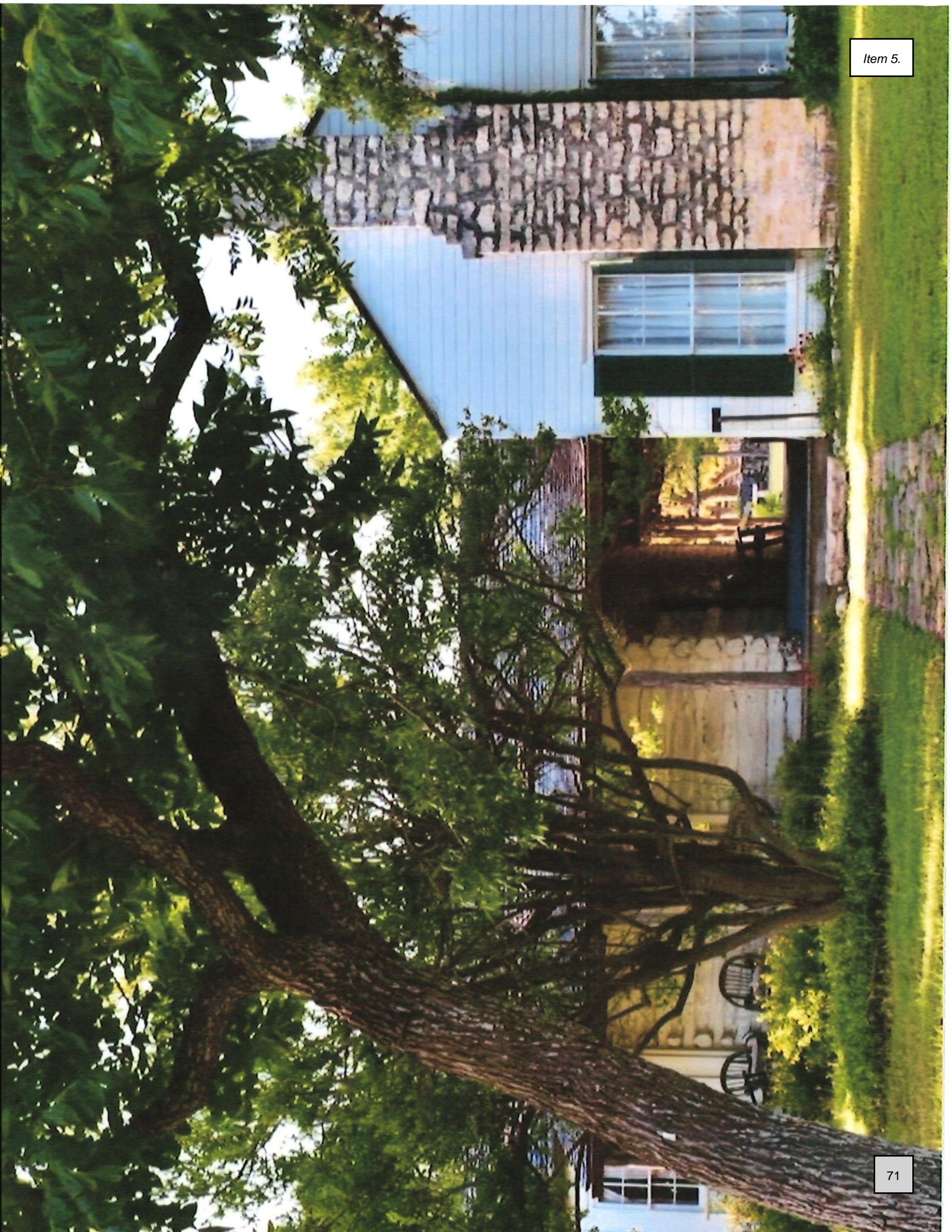
1/4" x Porter Black antique style hinge option
(Right shutter)

Black strap hinge option
(Left shutter)

Gap between shutters varies 1/2" - 2" b/c the distance between the vertical window trims varies slightly at each window

- Each shutter side to be a single solid piece of solid oak S4S (sanded all 4 sides & squared edges), or
Rough cut cedar (as selected by Pound House) S1S2E (smooth one side, rough cut other side, squared edges)

□ = 2" x 2"



Item 5.

**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

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

Site Photo taken from SE corner



**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**

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



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101 Hays Street, Suite 409
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A Restaurant Remodel for Short Mama's House
101 College Street (Corner of College & Wallace Streets)
Dripping Springs, Texas

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



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

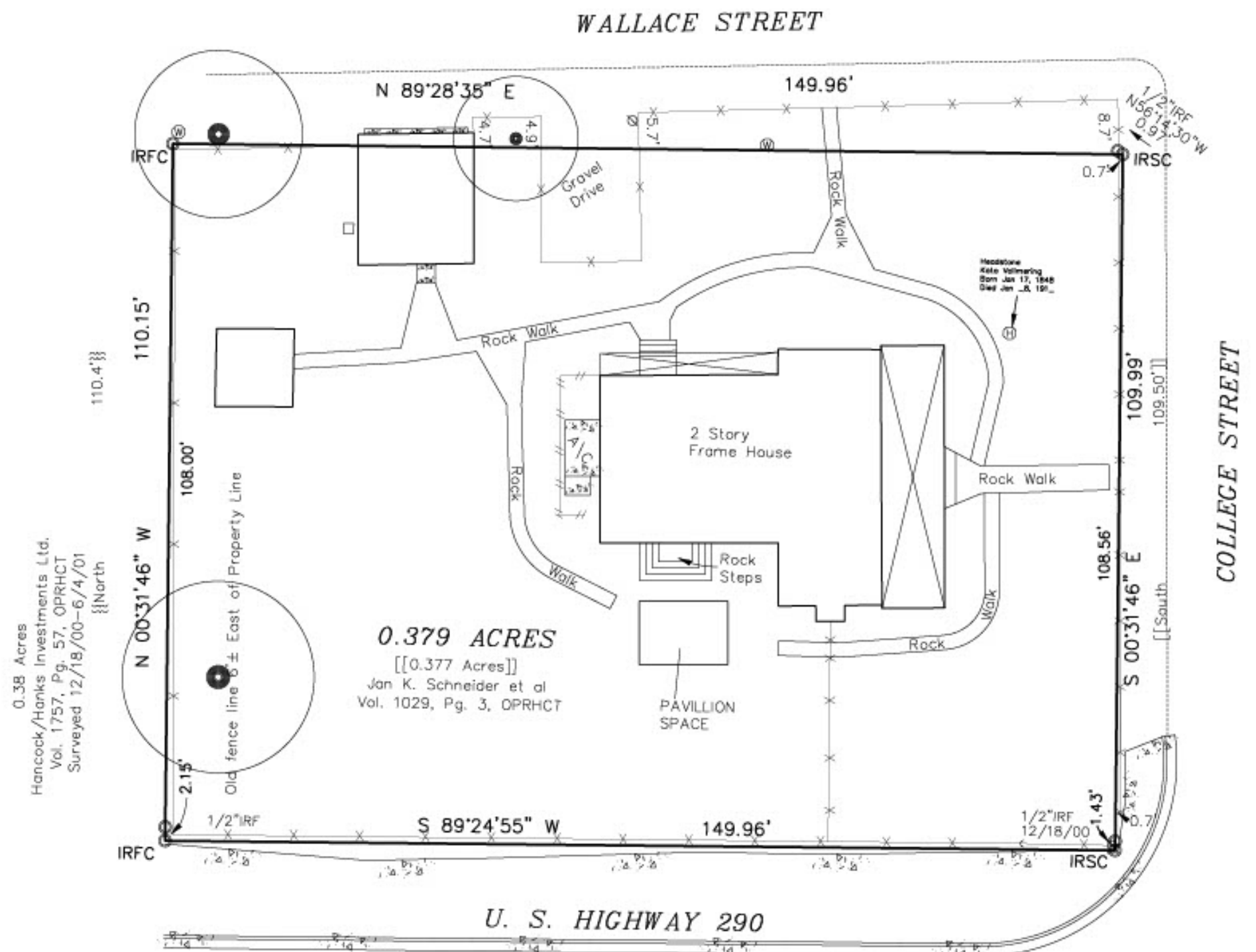
Site Photo taken from NW corner



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101 Hays Street, Suite 409
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512.858.9889**

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

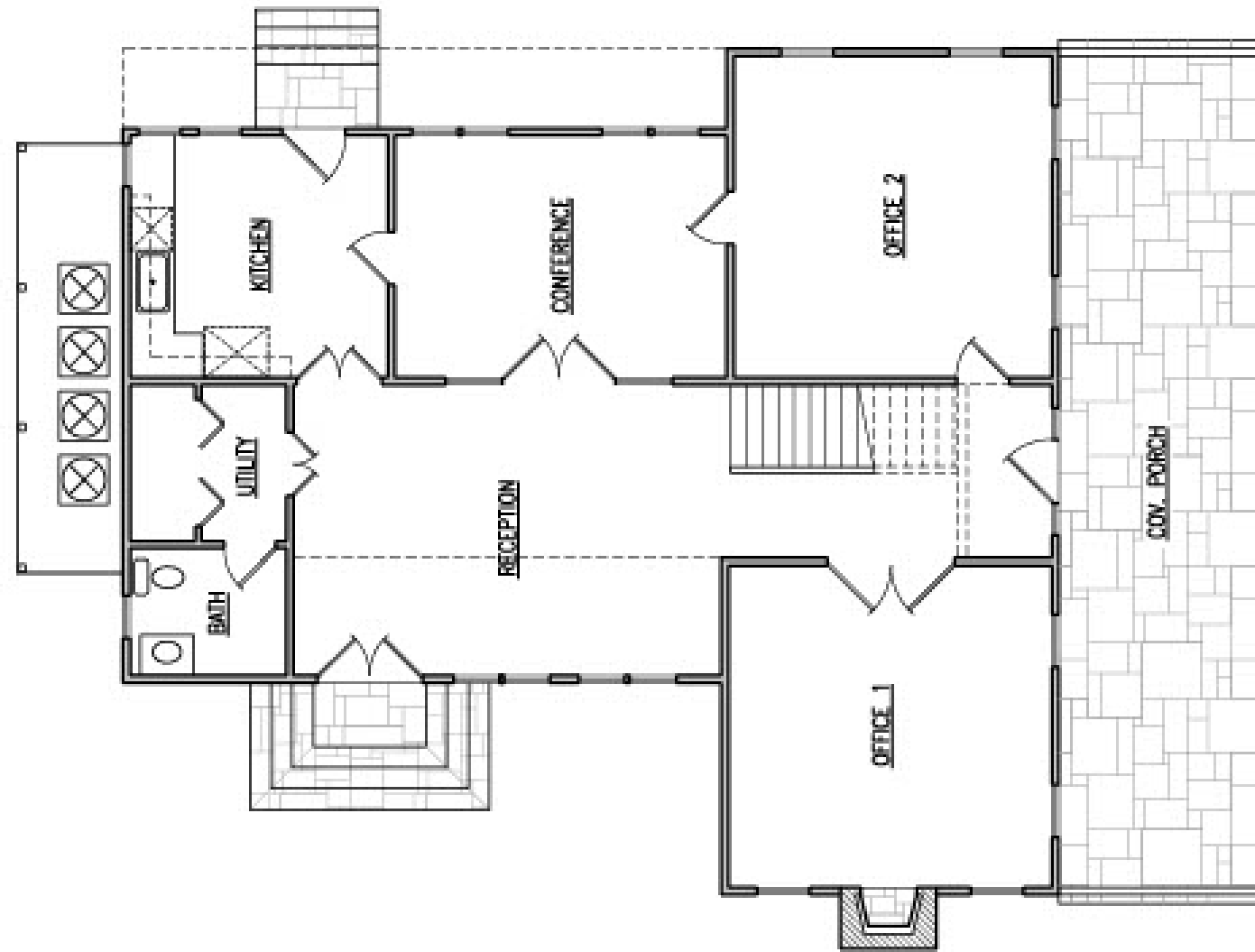
Existing Site Plan



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

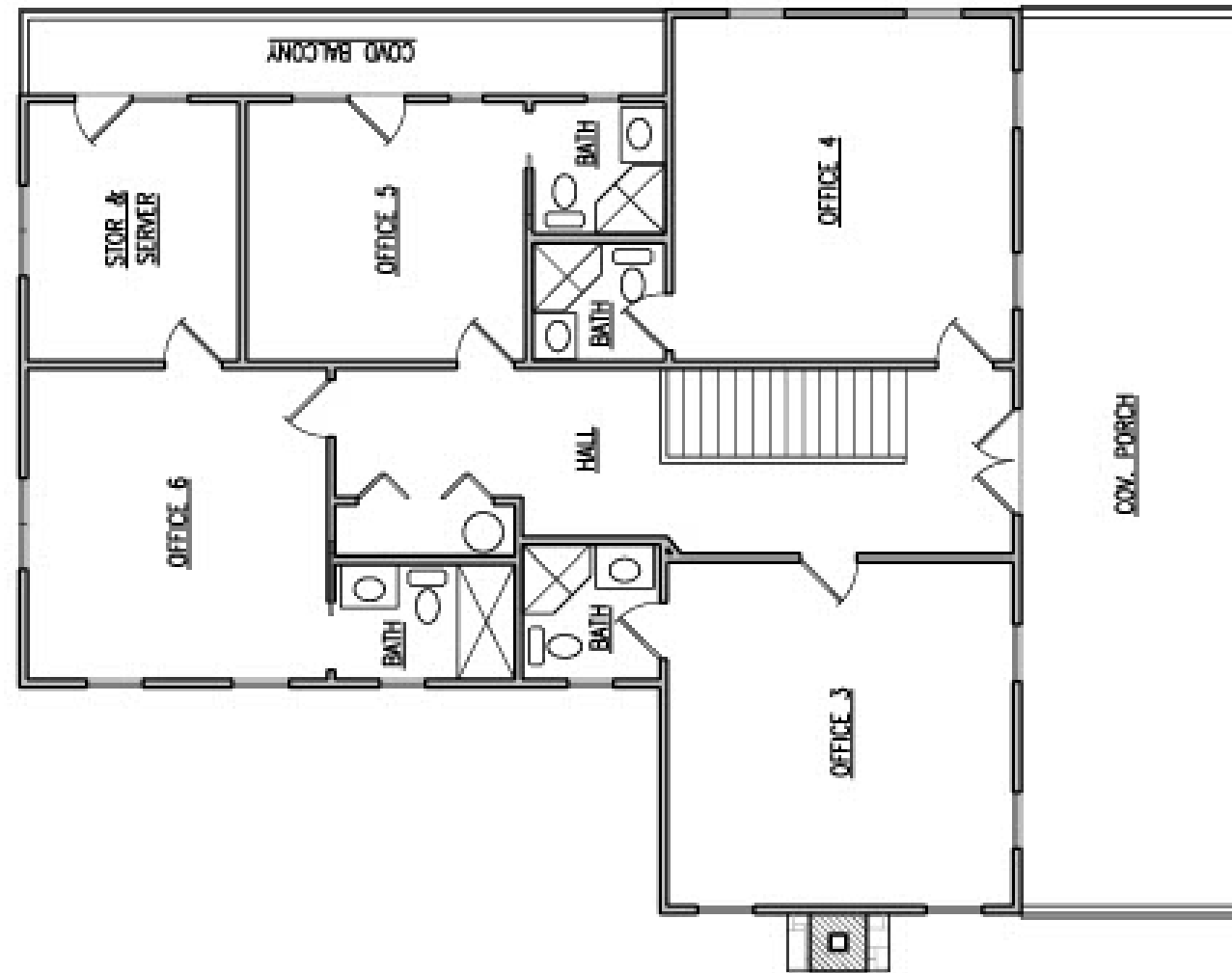
Existing First Floor Plan



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

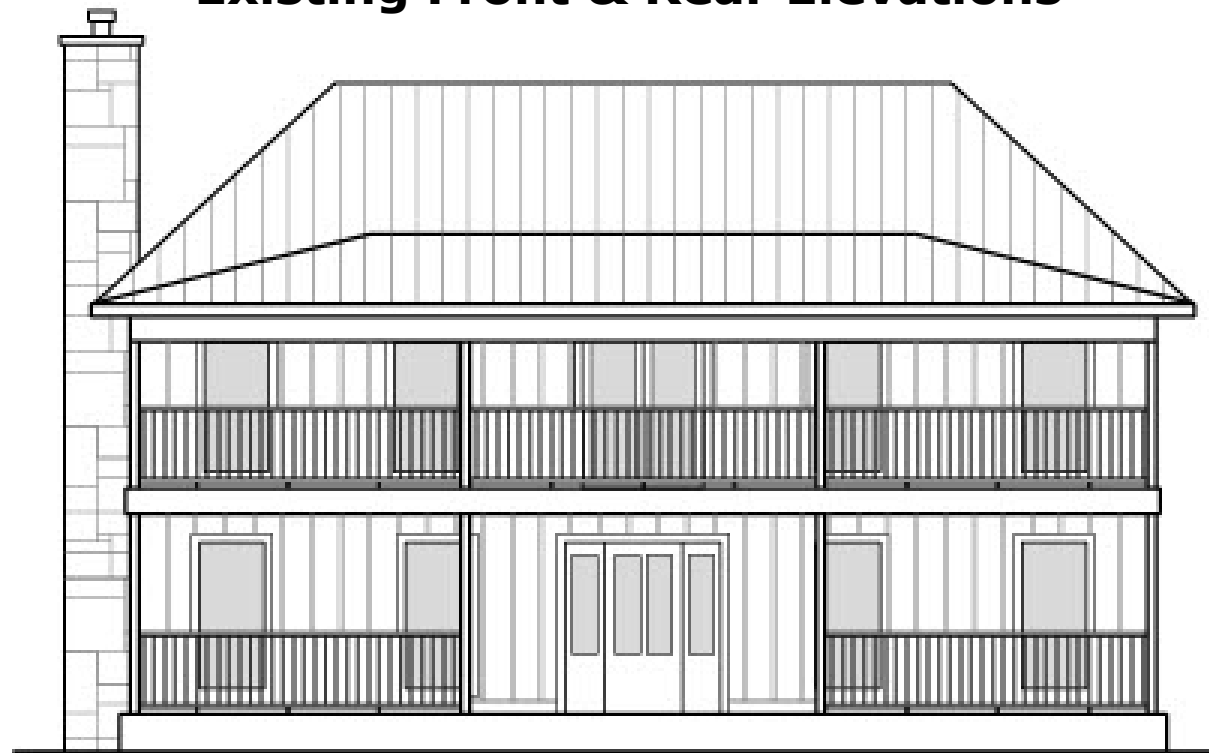
Existing Second Floor Plan



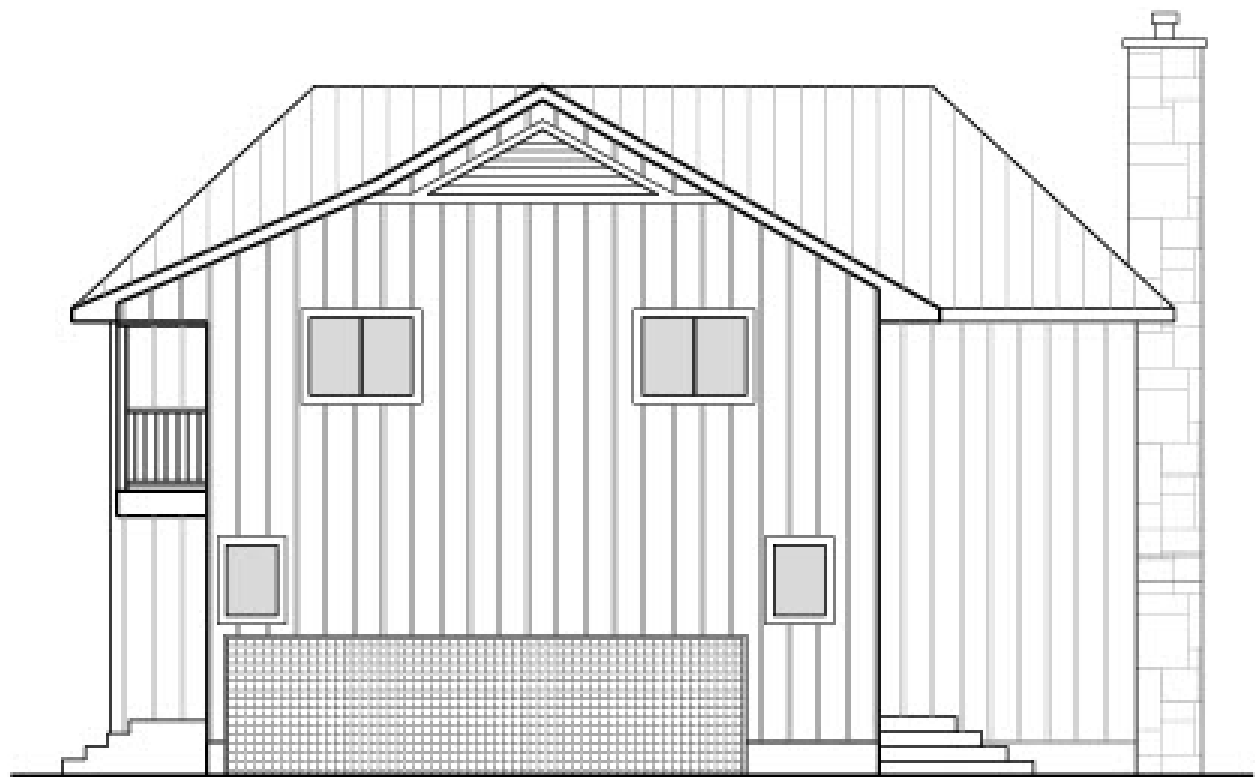
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512.858.9889

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

Existing Front & Rear Elevations



Front Elevation
facing College Street



Rear Elevation
facing West Property Line

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

Existing Left & Right Elevations



Left Elevation
facing Highway 290

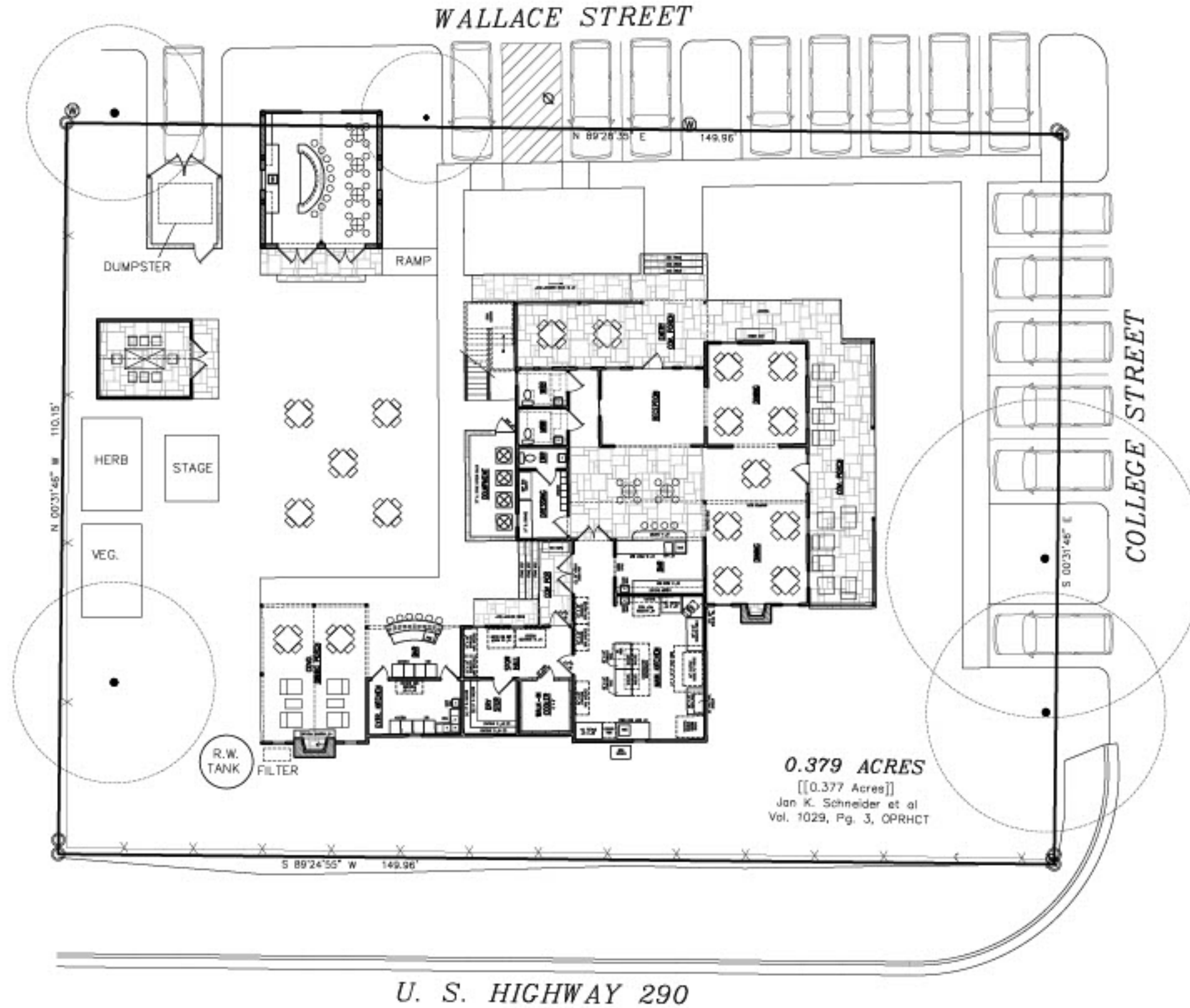


Right Elevation
facing Wallace Street

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

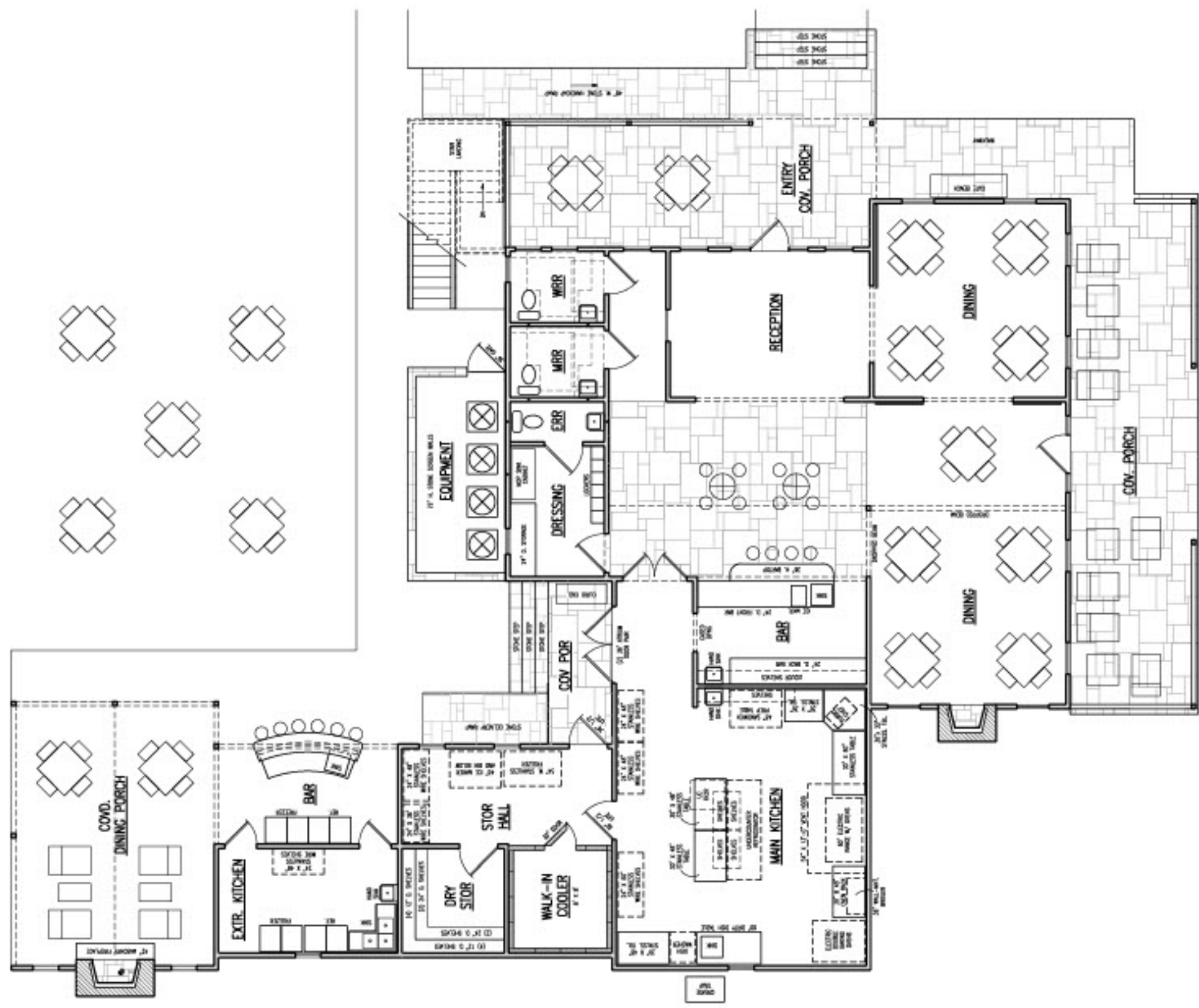
Proposed Site Plan



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

Proposed First Floor 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

Proposed Second Floor 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

Proposed Front & Rear Elevations



Front Elevation
facing College Street

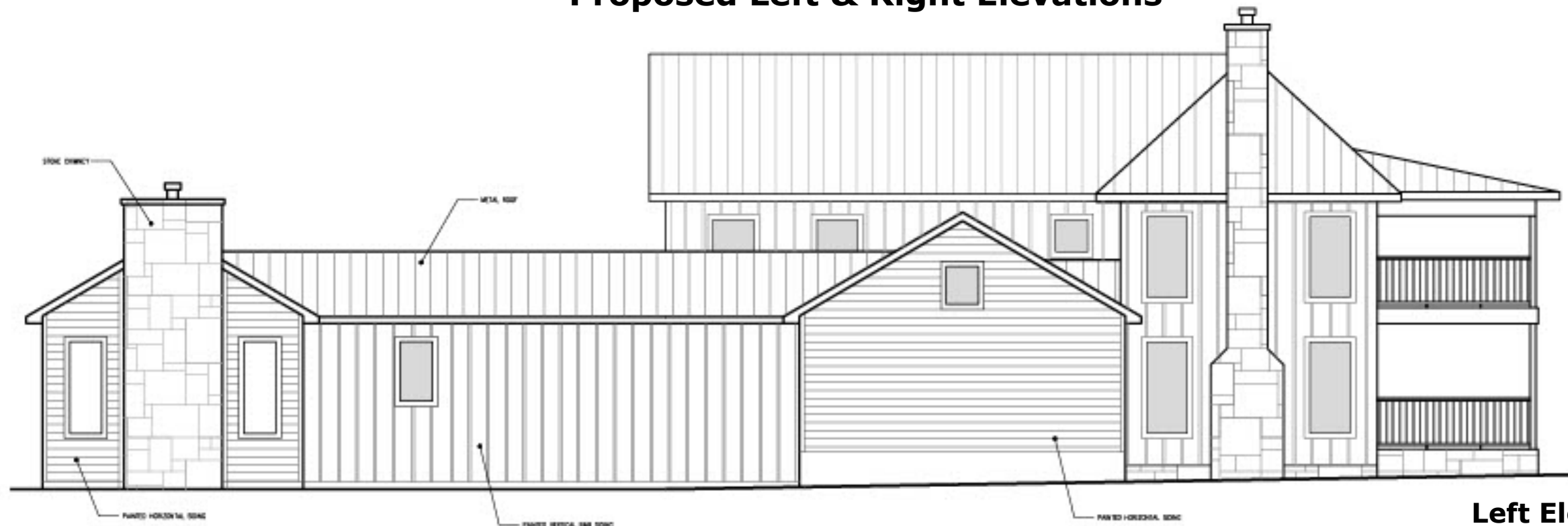


Rear Elevation
facing West Property Line

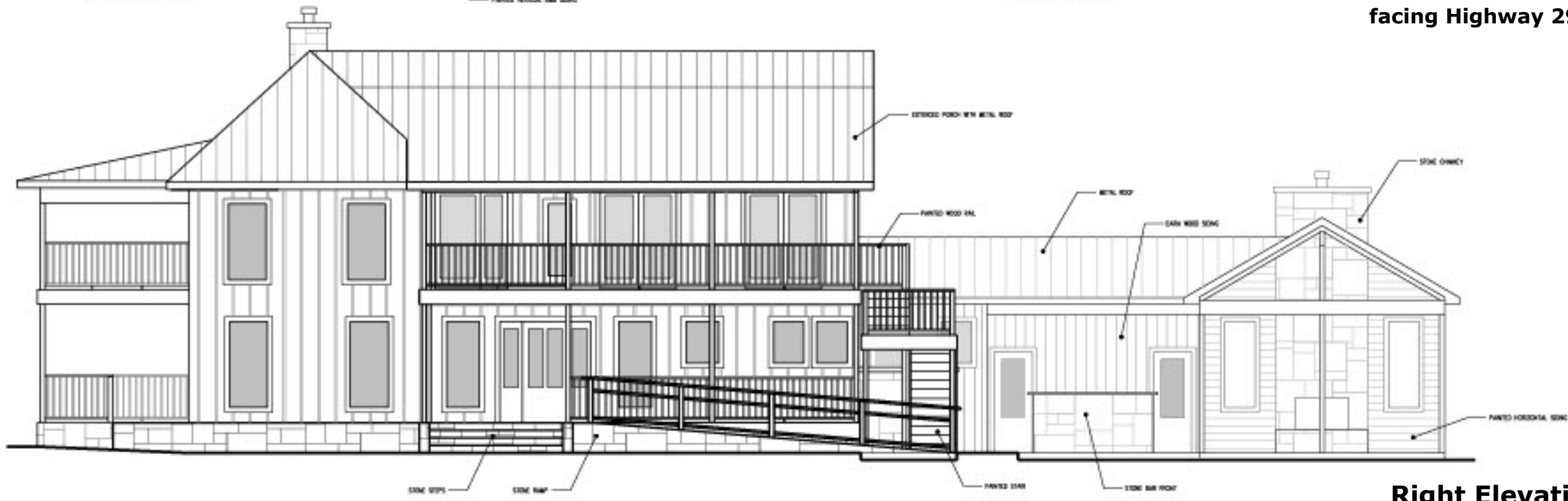
Herron Design Studio, architecture
101 Hays Street, Suite 409
Dripping Springs, Texas 78620
512.858.9889

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

Proposed Left & Right Elevations



Left Elevation
facing Highway 290



Right Elevation
facing Wallace Street

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

3D View of Proposed Elevation from NE Corner



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

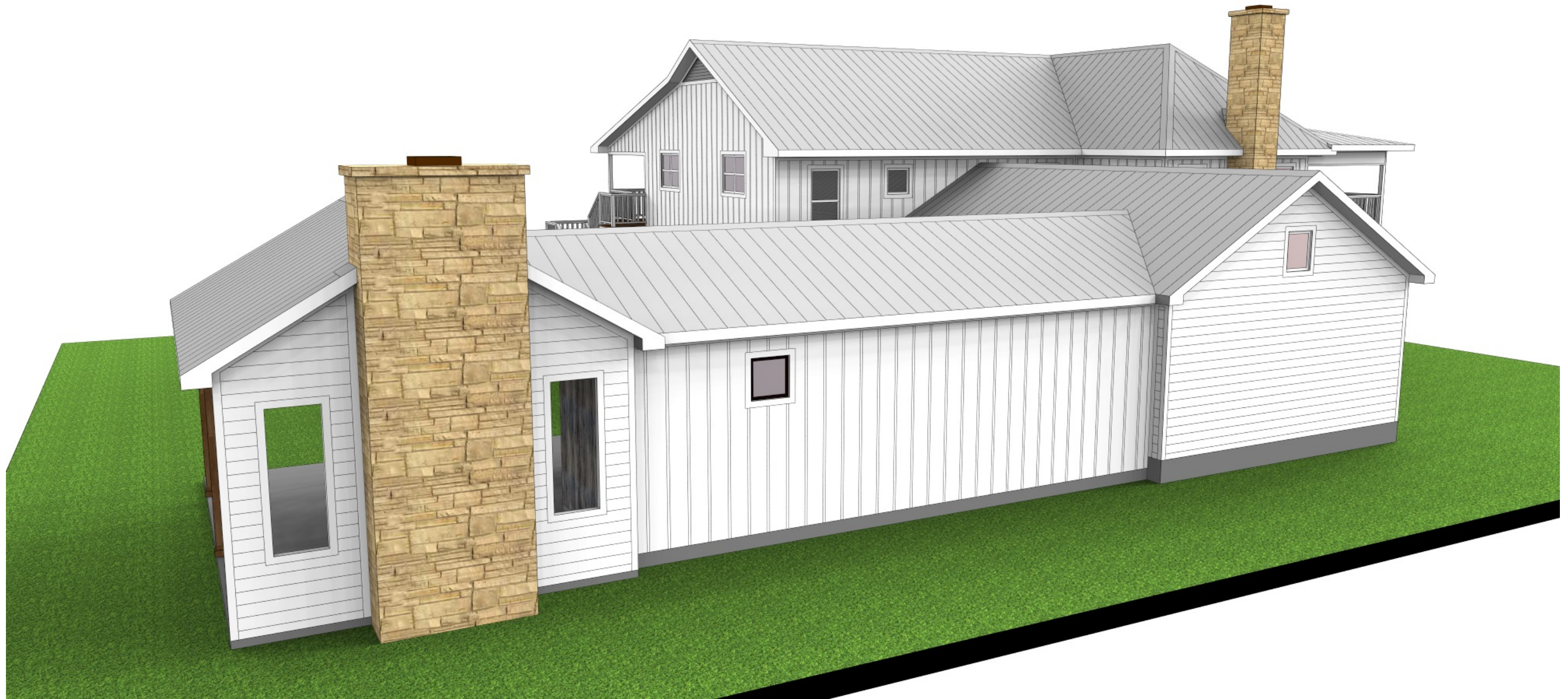
3D View of Proposed Elevation from SE Corner



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

3D View of Proposed Elevation from SW Corner



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

3D View of Proposed Elevation from West Property Line



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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

3D View of Proposed Elevation from NW Corner



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

Exterior Materials & Colors

Item 6.



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 District: **Mercer Street Historic District**
Base Zoning: **CS**
Proposed Use: **Restaurant and office lease space**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

This proposal will include the addition of a kitchen, ada ramp, and new porch elements.

"Adaptive Reuse; Promote Revitalization " The creation of a new restaurant within the Mercer Street Historic District will help cultivate a focal point within the community.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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

1. **Approval as submitted**

The submitted renderings and construction plans appear to follow the guidelines of the 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”.

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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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS

(SECTION 24.07.014)

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

Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

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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) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant Non-Compliant Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant Non-Compliant Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

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(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

* * *

Please contact (512) 659-5062 if you 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



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

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Dripping Springs, Texas 78620
512-858-4725



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: Patrick Fox

Mailing Address: 3868 Bell Springs Road, D.S., TX. 78620

Phone Number: 214-435-2463 Email Address: p2tfox10@gmail.com

Name of Owner (if different than Applicant): See above

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 101 College Street
(shout name's house)

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

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
CS - Restaurant and office lease space

Description of Proposed Work: Addition of Porch elements to North
face of building (Wallace Street) similar to front porch on
College Street, addition of Kitchen wing on South face
of building (Hwy 290), creation of outdoor dining areas,
rehabilitation 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 architectural styling and colour to blend
multi-building project into a cohesive whole. Moving main
entry to new restaurant to face Mercer street to blend
project to downtown landscape

Estimated Cost of Proposed Work: \$1.35 million

Intended Starting Date of Proposed Work: ASAP

Intended Completion Date of Proposed Work: 6-8 months following approval

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]
Signature of Applicant

5/9/24
Date

[Signature]
Signature of Property Owner Authorizing the Proposed Work

5/9/24
Date



DRIPPING SPRINGS
Texas

215 Old Fitzhugh

Certificate of Appropriateness
Review
June 6th, 2024

*Existing
Conditions*



Item 7.

Small blue structure with stained cedar wood
and limestone foundation trim

*Applicant
Request*



- Construct a pergola at the front of the existing structure



Item 7.

- Update structure with antique reclaimed wooden doors

Architectural Details

Item 7.

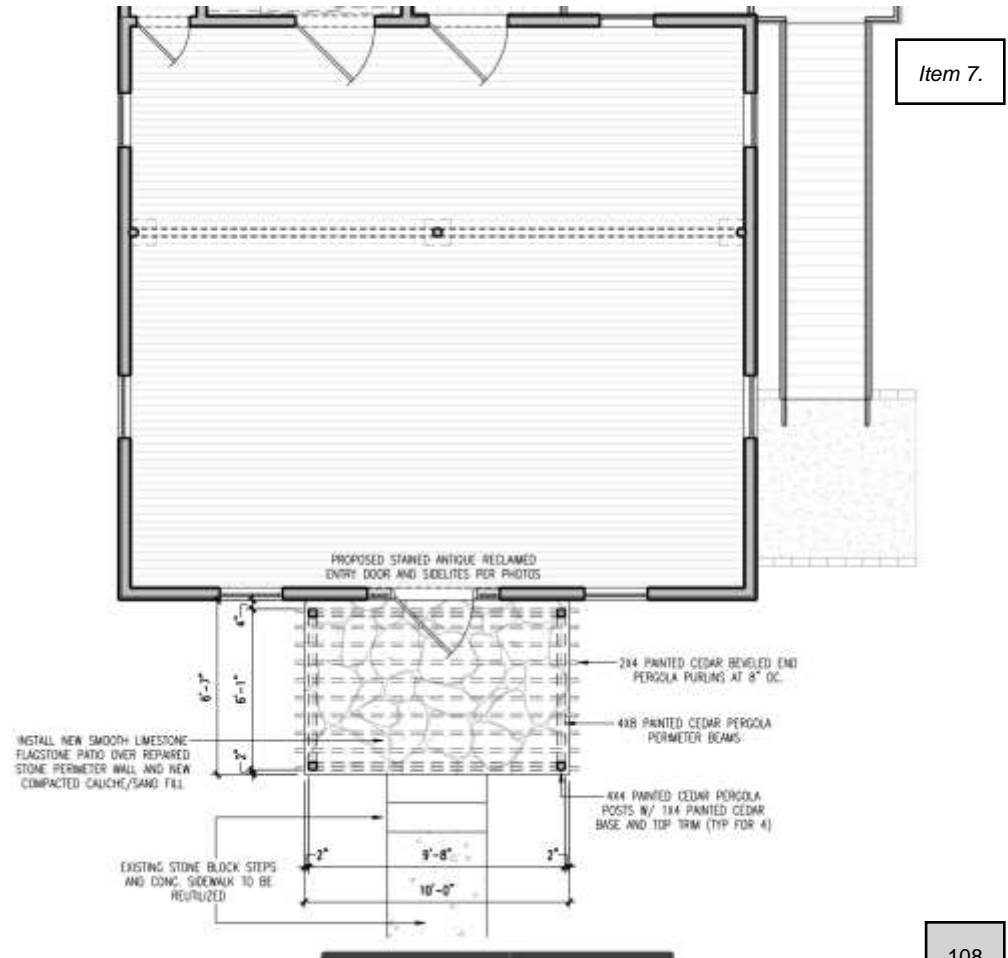
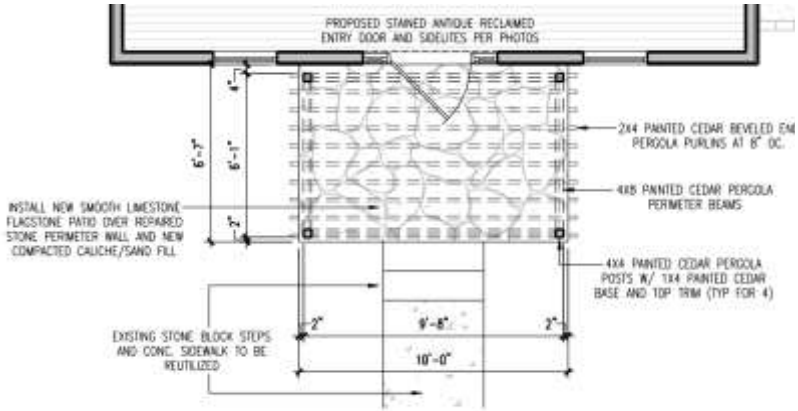


Architectural Details Cont:

Item 7.



Proposed Site Plan




Character	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Rehabilitation Foster & Encourage Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adapt vs Re-Use Preserve Rehabilitation 	<ul style="list-style-type: none"> Historic Small Farmsteads Encourage Rehabilitation- new build Adaptive Re-Use / Appropriate Mixed Use Historic Homestead & Landscape Preservation 	<ul style="list-style-type: none"> Historic Restored Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, rule & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Fluid Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Combed-Constructive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/O or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed Use Rehab- OFR Retail / Commercial - RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hwy St Retail / Commercial Mixed Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Build-To Mercer St Frontage 0' setback Sides: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 3,000 sf max massing increments 3-Story to 3-1/2-Story Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,000 sf max massing increments 2-Story to 2-1/2-Story Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,000 sf max massing increments 1-1/2-Story to 2-Story Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max articulation increments 	<ul style="list-style-type: none"> 45' max, 80' max @ RR 12 45' max articulation increments 	<ul style="list-style-type: none"> 40' max, 60' max @ Hwy 290 40' max articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls: 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls: 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls: 70% net area of Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord Site Plan Review (new req't) 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



**City of Dripping Springs
Historic Districts
Design & Development Standards**

Item 7.

	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Small Farmssteads • Eclectic Revitalization- new/old • Adaptive Re-Use / Appropriate Rehab Mixed Use • Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision: route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> • Protect Historic Farmsstead Scale & Character • Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings.
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Mixed-Use Rehab- OFR • Retail / Commercial – RR 12 • Residential Rehab or Infill
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> • Onsite Lots @ Rear of Property • Off Street Spaces @ Fronts (limited & must protect trees)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 45' max; 60' max @ RR 12 • 45' max. articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood all walls- 75% net sf • Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req mt) 	<ul style="list-style-type: none"> • Replace Trees over 8" • Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Review Findings

Approve as submitted



Commissioner Options

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



DRIPPING SPRINGS
Texas



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **May 21st, 2024**
Project: **215 Old Fitzhugh Rd, Dripping Springs, TX 78620**
Applicant: **Carole Crumley**
Historic District: **Old Fitzhugh Road Historic District**
Base Zoning: **CS**
Proposed Use: **Commercial, office, retail**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

This proposal includes the installation of an antique door and the addition of a pergola over the existing entry way

"Protect Historic Farmstead Scale and Character" The inclusion of the pergola is intended to protect the existing entryway elements.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination Compliant Non-Compliant N/A

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

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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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)

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

Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant Non-Compliant Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

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Compliant Non-Compliant Not Applicable

(d) PERIOD APPROPRIATENESS:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant Non-Compliant Not Applicable

(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) DETERIORATED ARCHITECTURAL FEATURES:
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) ARCHEOLOGICAL RESOURCES PRESERVED:
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(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.

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Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

* * *

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

By: Meredith Johnson MSHP



215 Old Fitzhugh Road: "Current Condition". 2024

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



215 Fitzhugh Road / Front Facade

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



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Carole Crumley

Mailing Address: 350 Dripping Springs Ranch Road, D.S., TX. 78620

Phone Number: 512-894-0619 Email Address: cghoward@verizon.net

Name of Owner (if different than Applicant): 215 Old Fitzhugh Road Ltd. Partnership

Mailing Address: Same

Phone Number: Same

Address of Property Where Structure/Site Located: 215 Old Fitzhugh Road

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):

Commercial, office, retail - CS zoning

Description of Proposed Work: addition of new painted entry

pergola on existing front patio intended to protect
antique reclaimed door and side lites @ front entry
of cabin without actually touching the structure
of the cabin

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

proposed pergola will be painted to match trim
on structure causing it to blend into the character
of the cabin. Will be understated and will add somewhat
to the eclectic nature of the OFN district

Estimated Cost of Proposed Work: \$15,000.00

Intended Starting Date of Proposed Work: As soon as permit is issued


Intended Completion Date of Proposed Work: 6 months ~~later~~ from start date

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

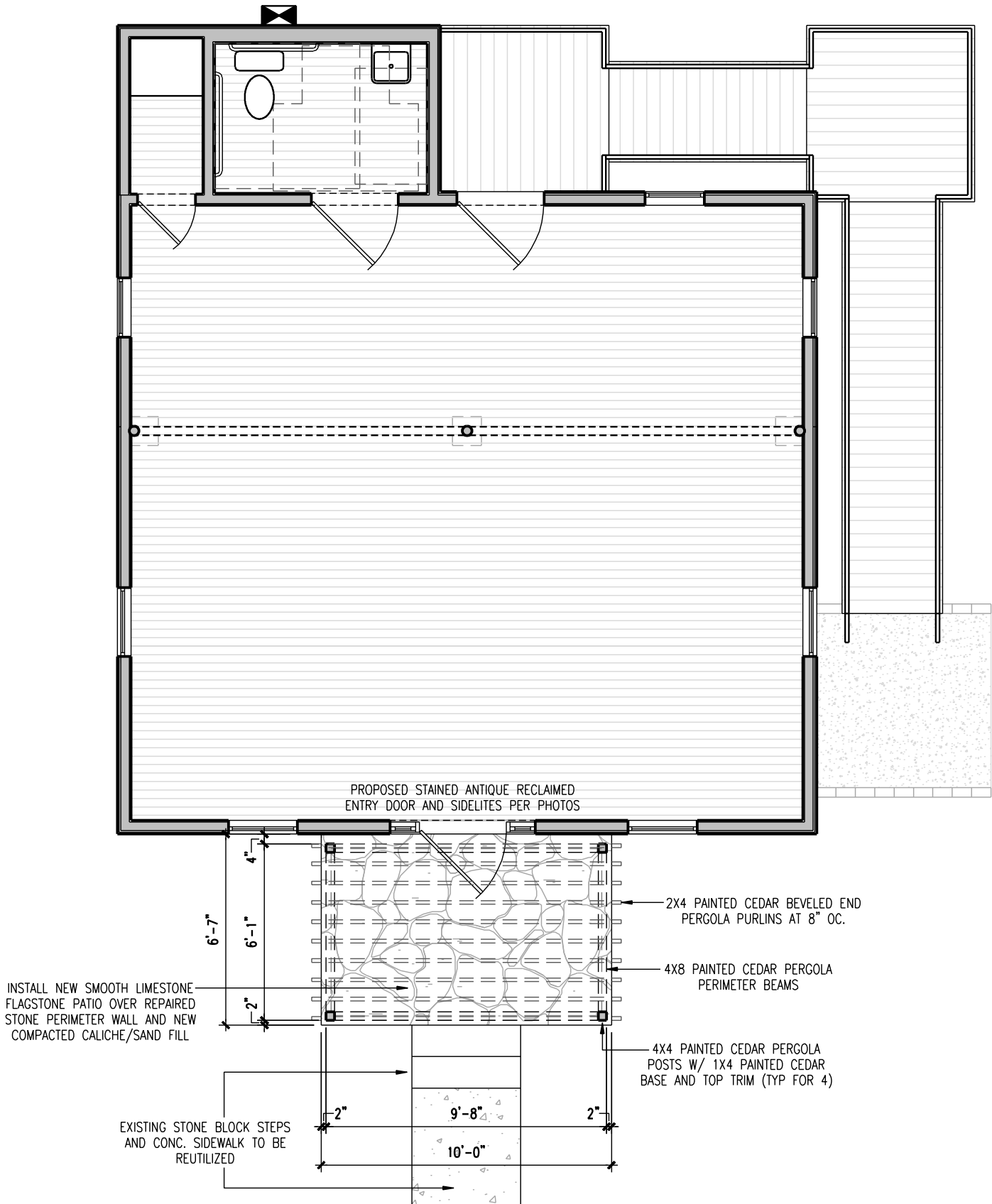
- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation 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)


Signature of Applicant

3/16/2011
Date


Signature of Property Owner Authorizing the Proposed Work

3/16/2011
Date



PROPOSED ENTRY PERGOLA PLAN

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



PROPOSED STAINED ANTIQUE RECLAIMED
ENTRY DOOR AND SIDELITES PER PHOTOS

ALIGN BOTTOM OF PERGOLA PERIMETER
BEAMS W/ TOP OF ENTRY DOOR TRIM

PROPOSED ENTRY PERGOLA FRONT ELEVATION

FACES EAST

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



PROPOSED ENTRY PERGOLA LEFT ELEVATION

FACES SOUTH

RIGHT ELEVATION SIMILAR

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













Received on/by:

Date, initials



BILLING CONTACT FORM

Project Name: Cabin Revitalization for Carole Crowley

Project Address: 215 Old Fitzhugh Road, Tract 2 D.S., TX 78620

Project Applicant Name: Carole Crowley

Billing Contact Information

Name: Carole Crowley

Mailing Address: 350 Dripping Springs Ranch Road
Dripping Springs, Texas 78620

Email: cghoward@verizon.net Phone Number: 512.894.0619 cell

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- 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.

Carole Crowley
Signature of Applicant

5/14/23
Date



DRIPPING SPRINGS
Texas

101 San Marcos

Certificate of Appropriateness
Review
May 2nd, 2024

*Existing
Conditions*



Item 8.

101 San Marcos currently contains a one story dwelling 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.

Google Earth, 2023

*Applicant
Request*

- Create and develop a new structure/building
- Develop a parking lot on site
- Demolish the current structure
- Create an enclosure for an onsite dumpster

Architectural Details

Item 8.



Hip Hop Design Studio

Architectural Details

Item 8.

Cont:



Hip Hop Design Studio

Material s



Reclaimed wood



Rubble limestone with heavy mortar smear



Accent tile at planters

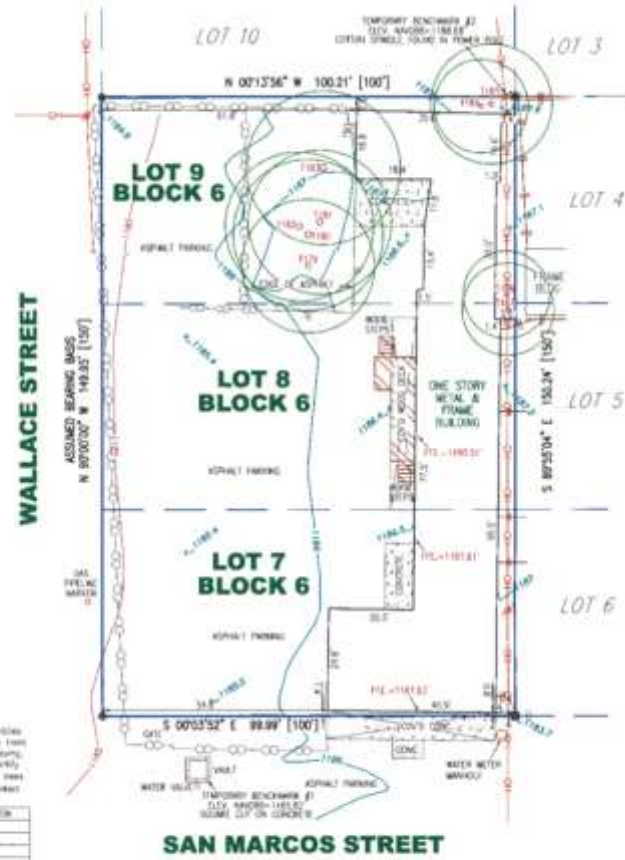


Reclaimed metal panel from existing wood

Item 8.

Proposed Site Plan

Item 8.



The tree location survey reflects the size and location of the trees depicted herein. SAC Surveying, LLC, has the responsibility to verify the quantity/condition of these trees. For exact Species/Caliper contact a Certified arborist.

TRE ID	TREE DESCRIPTION
T18	18" C. OAK
T19	18" C. OAK
T20	12" C. OAK
T21	12" C. OAK
T22	12" C. OAK
T23	12" C. OAK
T24	12" C. OAK
T25	12" C. OAK
T26	12" C. OAK
T27	12" C. OAK
T28	12" C. OAK
T29	12" C. OAK
T30	12" C. OAK
T31	12" C. OAK
T32	12" C. OAK
T33	12" C. OAK
T34	12" C. OAK
T35	12" C. OAK
T36	12" C. OAK
T37	12" C. OAK
T38	12" C. OAK
T39	12" C. OAK
T40	12" C. OAK
T41	12" C. OAK
T42	12" C. OAK
T43	12" C. OAK
T44	12" C. OAK
T45	12" C. OAK
T46	12" C. OAK
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T90	12" C. OAK
T91	12" C. OAK
T92	12" C. OAK
T93	12" C. OAK
T94	12" C. OAK
T95	12" C. OAK
T96	12" C. OAK
T97	12" C. OAK
T98	12" C. OAK
T99	12" C. OAK
T100	12" C. OAK




DRIPPING SPRINGS
Texas

Character	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Rehabilitation Foster & Encourage Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adapt vs Re-Use Protect Restoration 	<ul style="list-style-type: none"> Historic Small Farmsteads Encourage Rehabilitation- new build Adaptive Re-Use / Appropriate Mixed Use Historic Homestead & Landscape Preservation 	<ul style="list-style-type: none"> Historic Restored Neighborhoods Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, rule & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Fluid Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Combed-Constructive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed Use Rehab- OFR Retail / Commercial - RR-12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hwy St Retail / Commercial Mixed Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Build-To- Mercer St Frontage 0' setback Sides: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 3,000 sf max massing increments 3-Story to 3-1/2-Story Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,000 sf max massing increments 2-Story to 2-1/2-Story Height Limit 	<ul style="list-style-type: none"> 3,000 sf max contiguous footprint 3,000 sf max massing increments 1-1/2 Story to 2-Story Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max articulation increments 	<ul style="list-style-type: none"> 45' max, 80' max @ RR-12 45' max articulation increments 	<ul style="list-style-type: none"> 40' max, 60' max @ Hwy 290 40' max articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 20% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Porches or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 36-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood as walls- 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood as walls- 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood as walls- 70% net area of Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord Site Plan Review (new req/rt) 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



**City of Dripping Springs
Historic Districts
Design & Development Standards**

	All Districts	Mercer Street
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> • Protect Historic Pedestrian Scale & Main Street Character • Promote Walkable Scale & Sidewalk Activity Zones • Provide Pedestrian Shading Devices @ Sidewalk Frontage • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Pedestrian-Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • "Build-To" Mercer St Frontage @ setback • Sides: 0' setback • Rear: 10' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> • Street Parking • Onsite Lots in Rear • Offsite Remote Lots
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 40' max storefront width or • 40' max articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Porches / Awnings @ Street across min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood all walls- 75% net sf • Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Hues • Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req mt) 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees 24' +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Review Findings

Approve as submitted



Commissioner Options

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



DRIPPING SPRINGS
Texas



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **April 19th, 2024**

Project: **101 San Marcos Street, Dripping Springs, TX 78620**

Applicant: **Brandy Wolf**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Restaurant**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

"Adaptive Reuse; Promote Revitalization " The creation of a new restaurant within the Mercer Street Historic District will help cultivate a focal point within the community.

The applicant aims to create a new business and restaurant that will increase community engagement and help create a family-friendly environment. Using reclaimed materials that currently exist on site, the new project will blend seamlessly with the surrounding structures in the Mercer St Historic District.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

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

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
Dripping Springs, Texas 78620
512-858-4725

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant Non-Compliant Not Applicable

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- (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) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
 Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “ Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

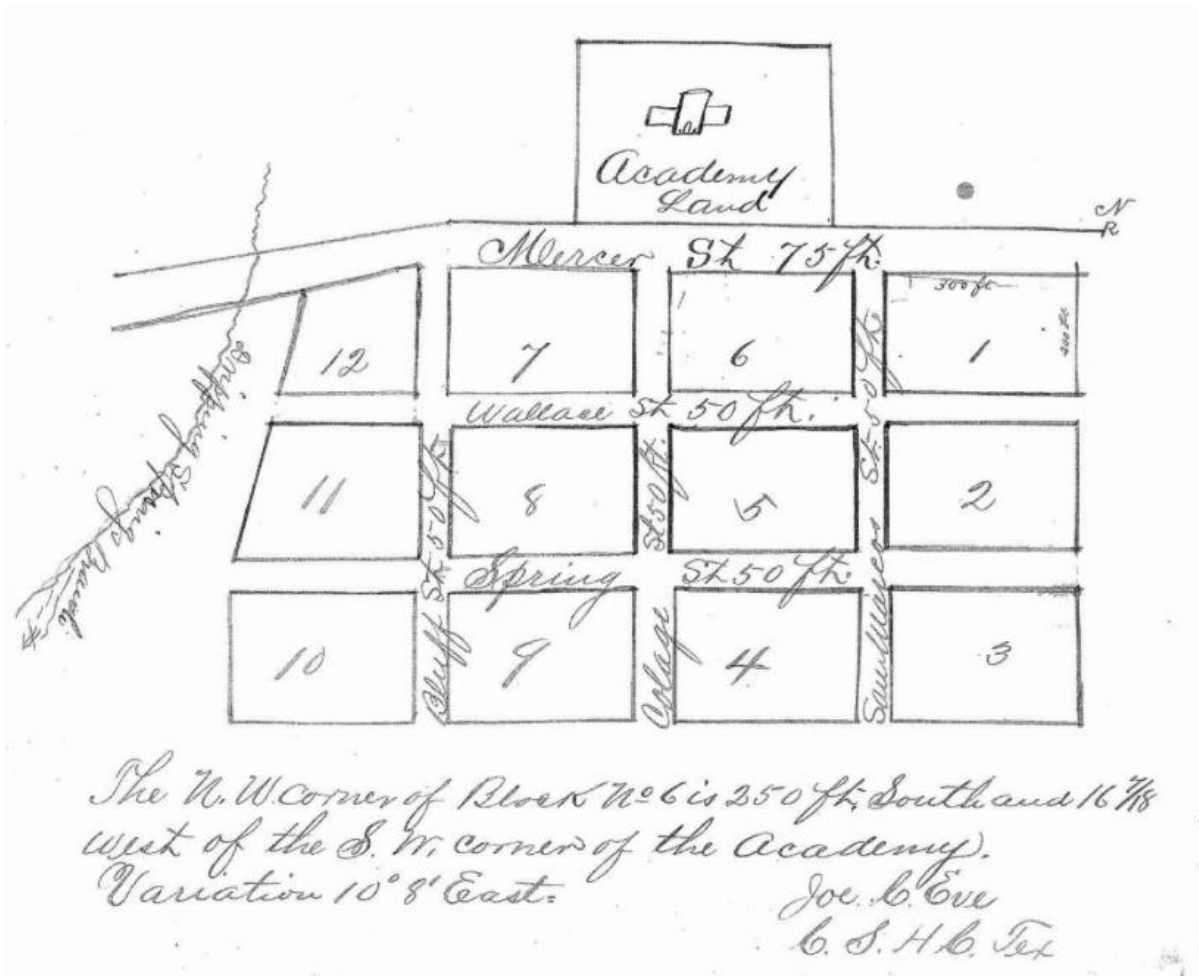
Building Footprint Expansion/Reduction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input type="checkbox"/>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

* * *



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

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Dripping Springs, Texas 78620
512-858-4725



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

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



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 8.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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

CONTACT INFORMATION

APPLICANT NAME: 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 project.
Proposed 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

Structure/Site and the Applicable Zoning Requirements: See attached

Estimated Cost of Proposed Work: 1.6M

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

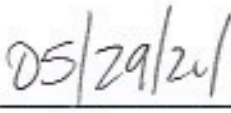
CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

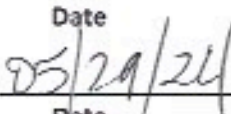
CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



 SIGNATURE OF APPLICANT


 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK



 Date


 Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Project Number: _____
 Only filled out by staff



BILLING CONTACT FORM

Project Name: Woodshed Wolf LLC
 Project Address: 3006 Bee Caves Rd Suite A-330 Austin, TX
 Project Applicant Name: Brandy Wolf 78746

Billing Contact Information

Name: Brandy Wolf
 Mailing Address: 3006 Bee Caves Rd Suite A-330
Austin, TX 78746
 Email: wieldedwolf@gmail.com Phone Number: _____

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> 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.*

Brandy Wolf
 Signature of Applicant

05/29/24
 Date

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 chairs. 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

Site photos



Existing structure from San Marcos Street

Site photos



Existing structure from corner of San Marcos Street and Wallace Street

Site photos



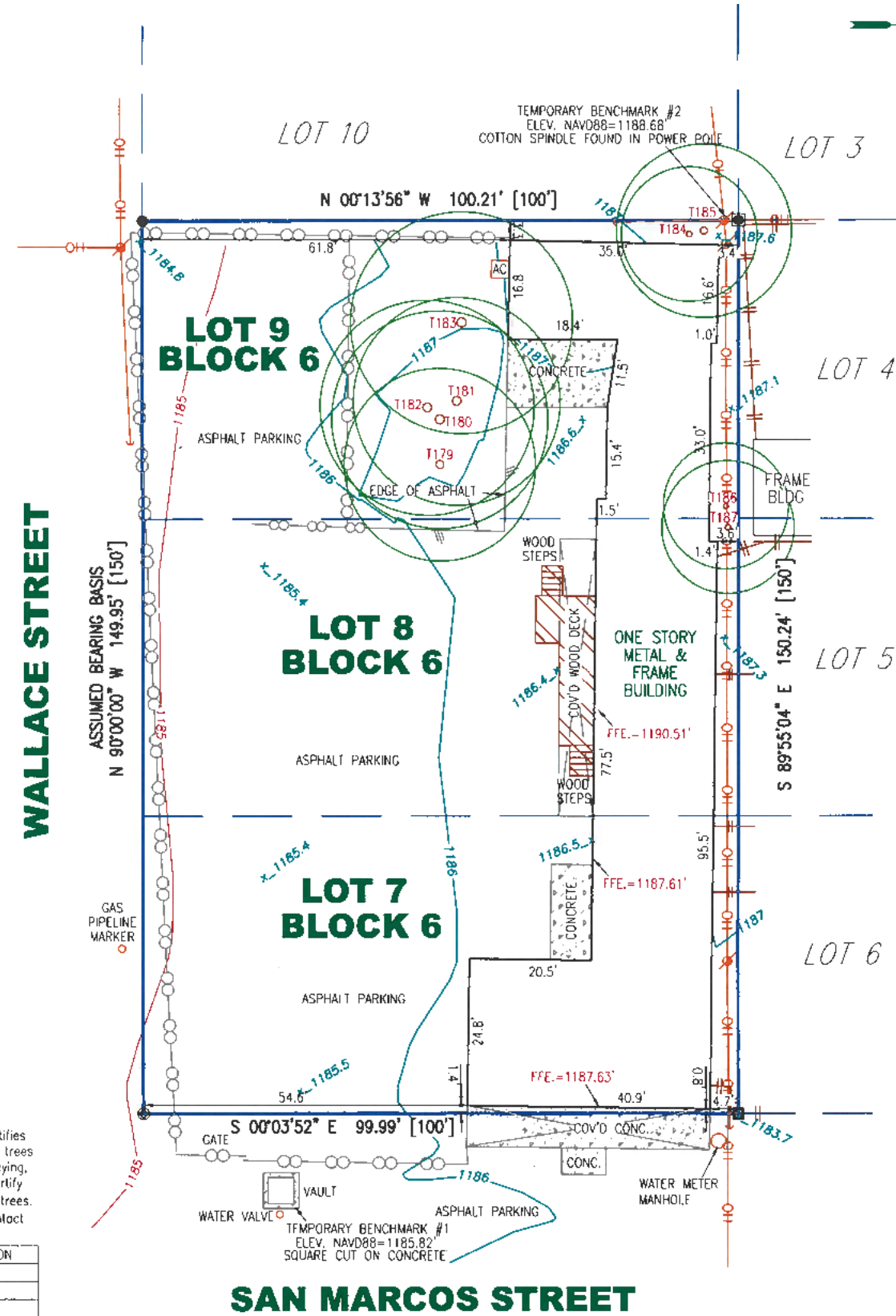
Existing structure from corner of Mercer Street and San Marcos Street

Site photos



Wells Fargo across San Marcos Street

Existing Site Plan



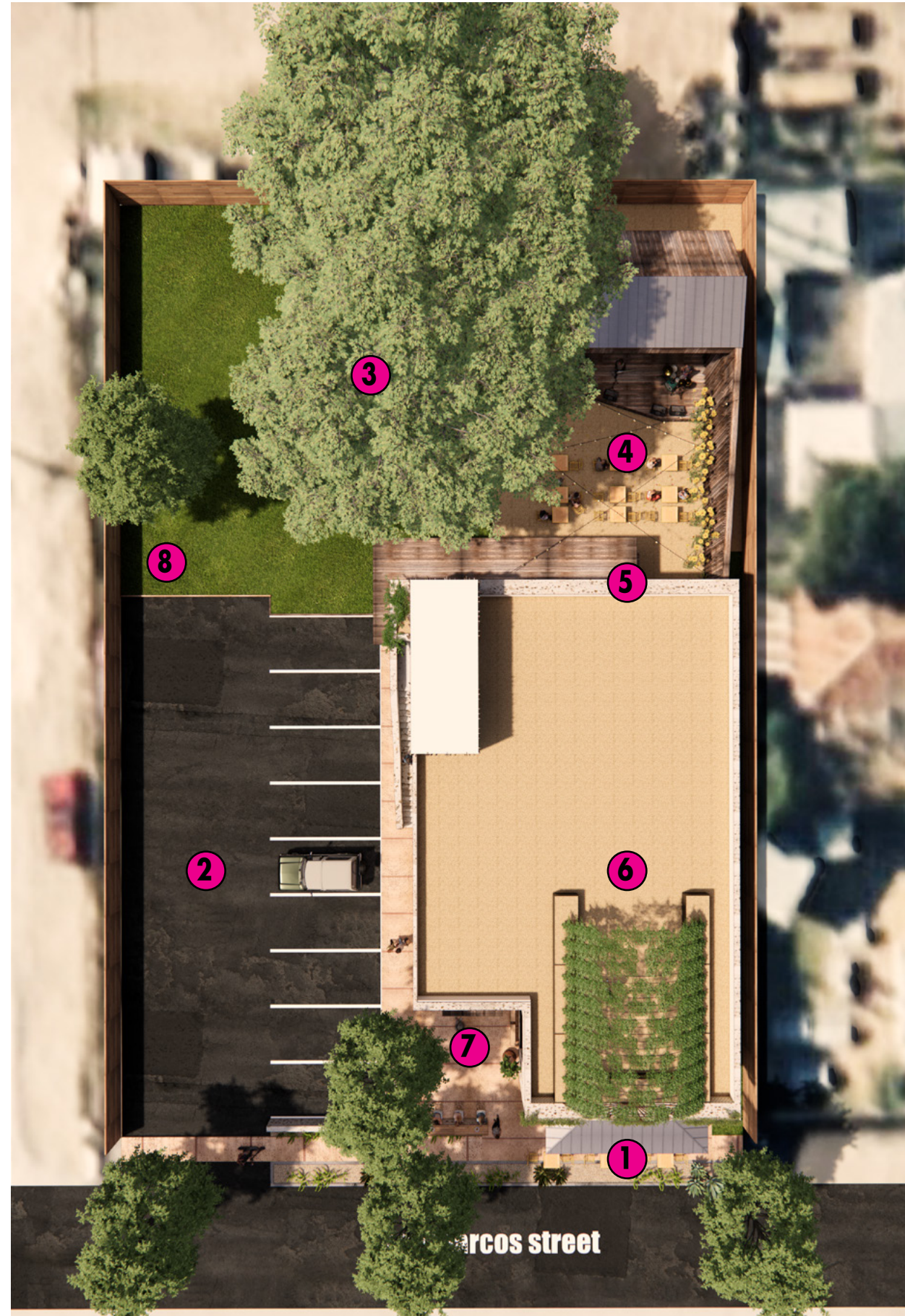
This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

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

Item 8.



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
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7. Walk-up window
8. Dumpster enclosure

Concept Design



















Material Board



Reclaimed wood



Rubble limestone with heavy mortar smear



Accent tile at planters



Reclaimed metal panel from existing wood shed

Reference Imagery- Heavy Mortar Smear in Dripping Springs



The Pound House Museum



Willie Mae's Cottage at the Homestead