



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 06, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson Needham
Haley Hunt
Steve Mallett
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Tory Carpenter
City Planner Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

MINUTES

- 1. Discuss and consider approval of the September 1, 2022, Historic Preservation Commission regular meeting minutes with corrections as recommended by the Commission.**

BUSINESS

- 2. Public hearing and consideration of approval of COA2022-0005: Application for Certificate of Appropriateness for the building remodel and addition for a restaurant and bar on property located in the Mercer Street Historic District at 299 Mercer Street, Dripping Springs, Texas. Applicant: Roxie's, LLC**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2022-0005

COMMITTEE REPORTS

- 3. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 4. Parking Lot Improvements Committee**
Commissioner Dean Erickson

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

DSRP Board Meetings

November 3, 2022 at 4:00 p.m.
December 1, 2022, at 4:00 p.m.

City Council Meetings

October 18, 2022, at 6:00 p.m.
November 1, 2022, at 6:00 p.m.
November 15, 2022, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **September 30, 2022, at 10:00 a.m.***

Michelle Fischer for 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 St, Dripping Springs, TX

Thursday, September 01, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:18 p.m.

Commission Members present were:

Dean Erickson, Chair
Haley Hunt
Steve Mallett
Nichole Prescott

Commission Members absent were:

Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson Needham

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

No one spoke during Presentation of Citizens.

MINUTES

Via unanimous consent, the Commission considered items 1 and 2 together.

1. **Discuss and consider approval of the May 5, 2022, Historic Preservation Commission regular meeting minutes.**
2. **Discuss and consider approval of the August 4, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Prescott to approve the May 5, 2022, and August 4, 2022, Historic Preservation Commission regular meeting minutes. Commissioner XX seconded the motion which carried unanimously 4 to 0.

BUSINESS

3. **Public hearing and consideration of approval of COA2022-0003: Application for Certificate of Appropriateness to repaint an existing non-contributing residence in the Hays Street Historic District, located a 435 Hays Street, Dripping Springs, Texas. Applicant: Steve Mallett**

Commissioner Mallett recused from the item and exited the dais. A conflict of interest affidavit is on file in the City Secretary's Office.

- a. **Applicant Presentation** – Applicant Steve Mallett presented the item.
- b. **Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **COA2022-0003** – A motion was made by Commissioner Prescott to approve COA2022-0003: Application for Certificate of Appropriateness to repaint an existing non-contributing residence in the Hays Street Historic District, located a 435 Hays Street, Dripping Springs, Texas. Commissioner Hunt seconded the motion which carried unanimously 3 to 0 to 1, with Commissioner Mallett recused.

Commissioner Mallett returned to the dais.

4. **Public hearing and consideration of approval of COA2022-0004: Application for Certificate of Appropriateness for the remodel of a structure located in the Mercer Street Historic District, legal description Springs Provisions Plaza Condominiums Unit 4 (Hays CAD Reference ID# R168897), and commonly known as the Rinkey Dink Domino Hall. Applicant: Dean Erickson**

Chair Erickson recused from this item and exited the dais. A conflict of interest affidavit is on file in the City Secretary's Office.

- a. **Applicant Presentation** – Applicant Dean Erickson presented the item.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval with the following conditions:

- (1) Applicant obtain necessary permits from the city.
- (2) New window and door materials, trim colors, and details to be reviewed and approved by City Staff prior to issuance of Building Permits; colors shall be compatible and consistent with the building's history; and, colors shall be based on **sduplications** or sustained by historical, physical or pictorial evidence.
- (3) Staff review assistant to provide support as needed during discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

c. Public Hearing – No spoke during the Public Hearing.

d. COA2022-0004 – A motion was made by Commissioner Mallett to approve COA2022-0004: Application for Certificate of Appropriateness for the remodel of a structure located in the Mercer Street Historic District, legal description Springs Provisions Plaza Condominiums Unit 4 (Hays CAD Reference ID# R168897), and commonly known as the Rinkey Dink Domino Hall with staff conditions as presented. Commissioner Hunt seconded the motion which carried to 0 to 1, with Chair Erickson recused.

5. Update regarding the Stephenson Building Project.

Keenan Smith presented the staff report which is on file.

No action was taken on this item.

Chair Erickson returned to the dais.

COMMITTEE REPORTS

No reports at this time.

6. Landscape Improvements Committee

Commissioner Minnie Glosson-Needham

7. Parking Lot Improvements Committee

Commissioner Dean Erickson

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation

Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission

October 6, 2022, at 4:00 p.m.

November 3, 2022, at 4:00 p.m.

December 1, 2022, at 4:00 p.m.

City Council Meetings

September 6, 2022, at 6:00 p.m.

September 13, 2022, at 5:30 p.m.

September 20, 2022, at 6:00 p.m.

September 27, 2022 at 5:30 p.m.

ADJOURN

A motion was made by Commissioner Prescott to adjourn the meeting, Commissioner Mallett seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:50 p.m.



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **September 29, 2022**
Project: **Roxie’s (aka Haydon Central Garage- c.1937)
299 Mercer St., Dripping Springs, TX 78620**
Applicant: **Roxies, LLC c/o Silver Garza (512) 917-8899**
Historic District: **Mercer Street Historic District**
Base Zoning: **CS-HO**
Proposed Use: **Restaurant & Bar**

Submittals: Current Photograph Concept Site Plan Exterior Elevations Renderings
 Color & Materials Samples (Colors not submitted, see Conditions of Approval)
 Sign Permit Application (if applicable) N/A
 Building Permit Application N/A
 Alternative Design Standards (if applicable) N/A

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 w/New Additions” with rehabilitation and improvements to **Haydon Central Garage (ca. 1937)** being a **Contributing Resource** and **High Preservation Priority** in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: “Approval in Concept w/Conditions Recommended”

General Compliance Determination- **Compliant** Non-Compliant Incomplete

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Staff Recommendations / Conditions of Approval:

“Approval in Concept with Conditions”

1. **Permits & City Ordinances:** Obtain necessary Permits from the City of Dripping Springs and comply with all applicable Ordinances, including, but not limited to:
 - a. **Site Development Permit**
 - b. **Building Permit**
 - c. **Lightning Ordinance**
 - d. **Landscape Ordinance**
 - e. **Signage Ordinance**

2. **Conditions for Approval in Concept:**
 - a. **Colors and Materials Palette @ Building Additions-** needs additional design information and shall be reviewed with Staff during Design Development prior to Building Permits. They shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards (muted, rustic earth tone hues for walls, with a full range of hues allowed for doors, windows, and trim).
 - b. **Roofs and Equipment Screening @ Building Additions-** Flat roofs behind parapets are allowed at the proposed new additions. All rooftop equipment shall be screened from view from any adjacent property line.
 - c. **Proposed Storage Container-** needs additional design information and is not a part of this COA. Auxiliary Storage Buildings, if proposed, shall be site-built structures designed to be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.
 - d. **New window and door materials, trim colors, and details-** shall be reviewed & approved by City Staff prior to issuance of Building Permits. New building elements shall be compatible, consistent, and complementary to the building’s history.

3. **Staff Review and Assistance:** Staff review, and assistance is recommended to provide support as needed during the discovery process, design development, permitting and building rehabilitation, to review found conditions and make supportive recommendations which are consistent with the City’s Historic Preservation Program, goals, and Implementation Manual.

* * *

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**Historic Resource Background /Survey Information:**

(Resource No. 26) #299 Mercer Street. Haydon Central Garage (FKA- Dripping Springs Rental Center), ca. 1937 with 1954 addition. Contributing Element and a “High” Historic Preservation Priority in the Mercer St. (NRHP) Historic District.

“This garage building is located at the southeast corner of Mercer and College Streets. It is a front-gabled stone building with a pyramidal-roofed front porte cochere. The building is clad in a variety of rock types including limestone, crystallized rock, and petrified wood. The result is colorful and highly textured. The porte cochere is supported by three battered stone piers and topped with a jagged decorative stone parapet. Under the porte cochere is the building entrance, which has a central double entry door and four storefront windows. The west, College Street, elevation has two single-width entry doors. Approximately two-thirds of the way down this side elevation is a rectangular garage bay that passes through the width of the building and out the other side. About 1954, a cinder-block addition was built onto the side of the original building to shelter those working on cars. The parking bay has its original pressed-tin ceiling. The decorative rustic construction with limestone, crystalized rocks, and petrified wood stands out even in a town known for its stone buildings. The Haydon Garage is exceptional for its architecture and is a contributing element in the historic district.”

“Charlie C. Haydon bought the lot in 1925. An old wooden building on the site served hamburgers and had a barber shop. Haydon first moved the roof to the site and then built the building around the roof, beginning about 1935. Haydon’s goal was to build the rock building that occupies the lot now. Rocks from nearby cities Llano and Marble Falls, and petrified wood from McDade, were collected for the construction. Masons Wimberley and Hughs completed the rockwork which was finished in 1937. Called the Central Garage, the building was a Magnolia (Mobil) Gas station and garage. Leroy Roberts ran the service station, and his wife ran a café in the east end of the station. The business had a good truck trade along Mercer Street. At one time, the station operated 24 hours a day. After the highway bypassed Mercer Street, Alva Haydon realized that he needed to move his business to Highway 290 and did so in 1964. In 1967, Jake Spears leased the garage building for his repair shop. (‘Until recently’- ed.) ... it (‘housed’) the Dripping Springs Rental Center.”

(US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

* * *

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“Roxie’s- Rehabilitation, Adaptive Reuse and new Additions:”

This strategically located project seeks to faithfully preserve and important part of Dripping Springs’ history while injecting a desired new restaurant use and bringing significant revitalization potential to Mercer St Historic District and Downtown Dripping Springs.

The concept proposes an appropriately scaled, sensitive adaptive re-use of one of Dripping Springs’ historic architectural gems. It seeks to preserve, feature, and activate the former gas canopy as a covered outdoor dining patio, oriented to the street, while maintaining and showcasing the distinctive stonework, notable masonry craftsmanship and details of its main street façade. The Master Site Plan calls for an future new, expansive covered patio dining area with a metal roof, extending along the west (College Street) façade. The exemplary stonework craftsmanship which continues along that elevation will also be preserved and becomes a showcase feature of that space while remaining visible to the street.

As a sizable new restaurant in Downtown Dripping Springs, this project will preserve and adaptively re-use an important historic resource and promote revitalization in the very heart of the Mercer St. Historic District. It will foster a community focal point, protect the main street scale and character, promote walkable scale and sidewalk activity zones, provide shading devices at sidewalk frontages, and blend new and old structures in a compatible way. In short, the proposed concept satisfies nearly all the vision and design principles, guidelines and regulations set forth in the Mercer Street Historic District Design and Development Standards, and if implemented, has great potential to become a “game-changing” new use, pedestrian draw and economic activator for the Mercer Street District and Downtown.

New Additions and exterior renovations include a new Main Entry Trellis fronting Mercer Street, the Covered Patio Dining mentioned along College Street, and Kitchen and Bathroom additions tucked and wrapped around the southeast and east elevations. Housing these “back of house” functional elements in new construction additions facilitates code compliance and leaves the historic structure’s rooflines clean and clutter-free from the considerable mechanical equipment associated with a restaurant of this size.

The black-and-white architectural renderings provided supply character clues to the architectural formulation of the overall design and are enough to evaluate the approach and validate the concept. More information will be needed during design development phase, to ensure colors and materials proposed for these simple new building elements are compatible with the historic resource and comply with applicable Design and Development Standards (Conditions of Approval #2a).

In this concept, the “back of house” service components appear appropriately scaled and respectful of the historic resource, in terms of their schematic size, form and strategic location. More design information and review are needed during design development, to ensure that the “new and old” elements will work together well, and all rooftop equipment meets screening requirements (**Condition of Approval #2b**).

This project’s intent, to preserve and reenergize one of Dripping Springs most centrally located, highly visible and notable examples of historic architecture is both harmonious and fully supportive of the Mercer St. Historic District preservation vision and guidelines.

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Due the location, historic importance and high preservation priority of this structure, it is recommended that Staff be directed to provide support to the Applicant as needed during the discovery process and throughout building rehab, to review found conditions, assist the Applicant and City Staff, and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual. **(Condition of Approval #3).**

Approval in Concept is recommended, with Conditions of Approval as noted above.

“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and “Approval in Concept with Conditions” is recommended.

Character/Vision: Consistent: “Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization. Foster a Community Focal Point.”

Design Principles: Consistent: “Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; Provide Pedestrian Shading Devices @ Sidewalk Frontages; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Pedestrian- Oriented.” Building contributes to pedestrian activity on tow streets (Mercer & College Sts). “Family-friendly uses / activities” (dining).

Site Planning & Building Placement: Consistent: (Existing) Building Placement not affected. New Additions appear to comply with setbacks (0’ Front & Sides, 10’ Rear).

Parking Arrangement: Consistent: Parking Arrangement @ rear of lot complies; Parking supply requirements (per Downtown Parking Ordinance 2020) to be verified by Planning Dept. at Site Development.

Building Footprint / Massing / Scale: Consistent: (Existing) Building Footprint complies; New Additions & Massing Increments also comply.

Street Frontage / Articulation: Consistent: (Existing) Building (with proposed additions) complies with storefront width and articulation requirements.

Porches: Consistent: (Existing) Building Gas Canopy (with proposed Entry Trellis and Covered Patio additions) complies with Porch & Awning requirements.

Roofs: Consistent: (Existing) Building metal Roofs (with proposed metal roofs at Covered Patio additions) complies with Roof Requirements. Flat Roofs behind parapets at Kitchen and Restrooms additions also comply. Rooftop Equipment Screening requirements shall be reviewed by Staff at Design Development **(Condition of Approval #2b).**

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Materials: Conditional Approval Recommended. (Existing) Building Materials shall remain and be sensitively refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building’s history. New Addition materials shall be reviewed by Staff at Design Development. **(Condition of Approval #2a).**

Color Palette: Conditional Approval Recommended. Exterior Color Palette at proposed Additions shall be compatible and consistent with the building’s history. Colors shall be reviewed by Staff at Design Development and comply with Design and Development Standards. **(Condition of Approval #2a).**

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected. However, project must comply with City’s Landscape Ordinance **(Condition of Approval #1).**

* * *

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.

See detailed summary above. 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. **Must Comply. Staff verify during rehabilitation.**
 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. **Must Comply. Staff verify during rehabilitation.**
 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 with Conditions of Approval.”**
 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:** “Compliant with Conditions of Approval.”
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? Color info needed.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

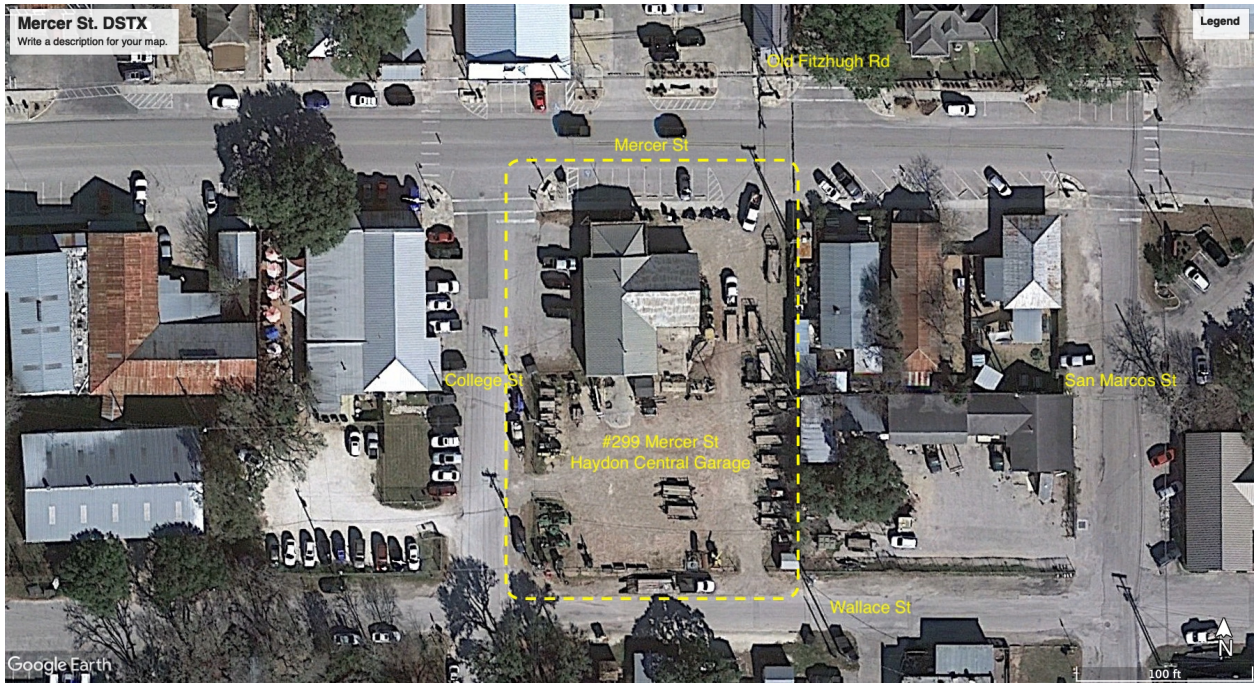
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Please contact (512) 659-5062 if you have any questions regarding this review.



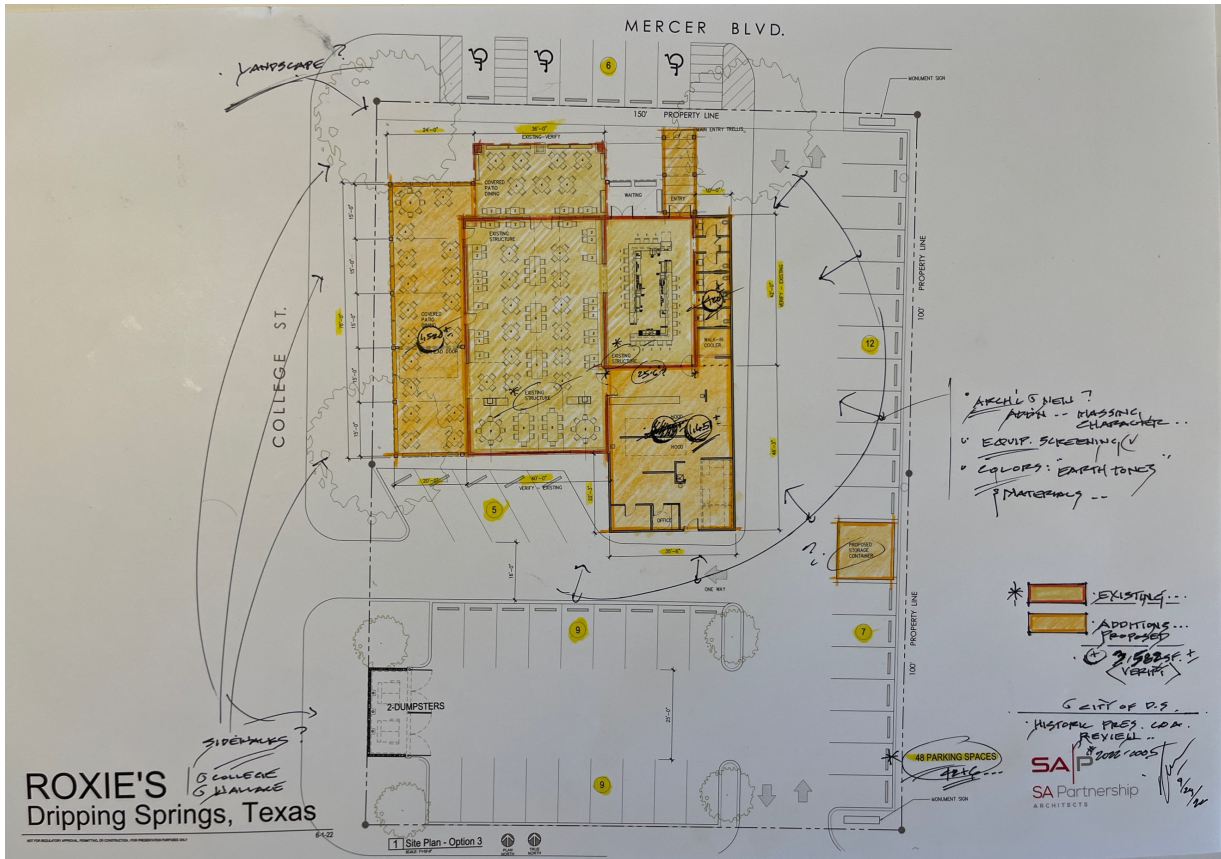
By: **Keenan E. Smith, AIA**

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Roxie's / #299 Mercer St- Haydon Central Garage: Location Map (Google Earth)

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Roxie's / #299 Mercer St- Haydon Central Garage: Preliminary COA Review / Existing + Additions

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Item 2.

Item 2.









DRIPPING SPRINGS
Texas

Item 2.

City of Dripping Springs

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: Roxies, LLC
STREET ADDRESS: 17900 FM 1826, DRIFTWOOD, TX 78619
PHONE: 512-917-8899 EMAIL: SILVERGARZA@SBCGLOBAL.NET

PROPERTY OWNER NAME (if different than Applicant): CHARLES HAYDON
STREET ADDRESS: 601 GATLIN CREEK Rd., DRIPPING SPRINGS, TX 78620
PHONE: (512) 924-7328 EMAIL: 601CHARLIESHERRY@GMAIL.COM

PROJECT INFORMATION

Address of Property (Structure/Site Location): 299 MERCER STREET

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work: RESTAURANT AND BAR

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: THE ORIGINAL STONE FACADE WILL BE LEFT UNTOUCHED.

Estimated Cost of Proposed Work: \$ 400,000.00

*****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.

Intended Start Date of Work: _____ Intended Completion Date of Work: _____

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



 SIGNATURE OF APPLICANT

9-22-2022

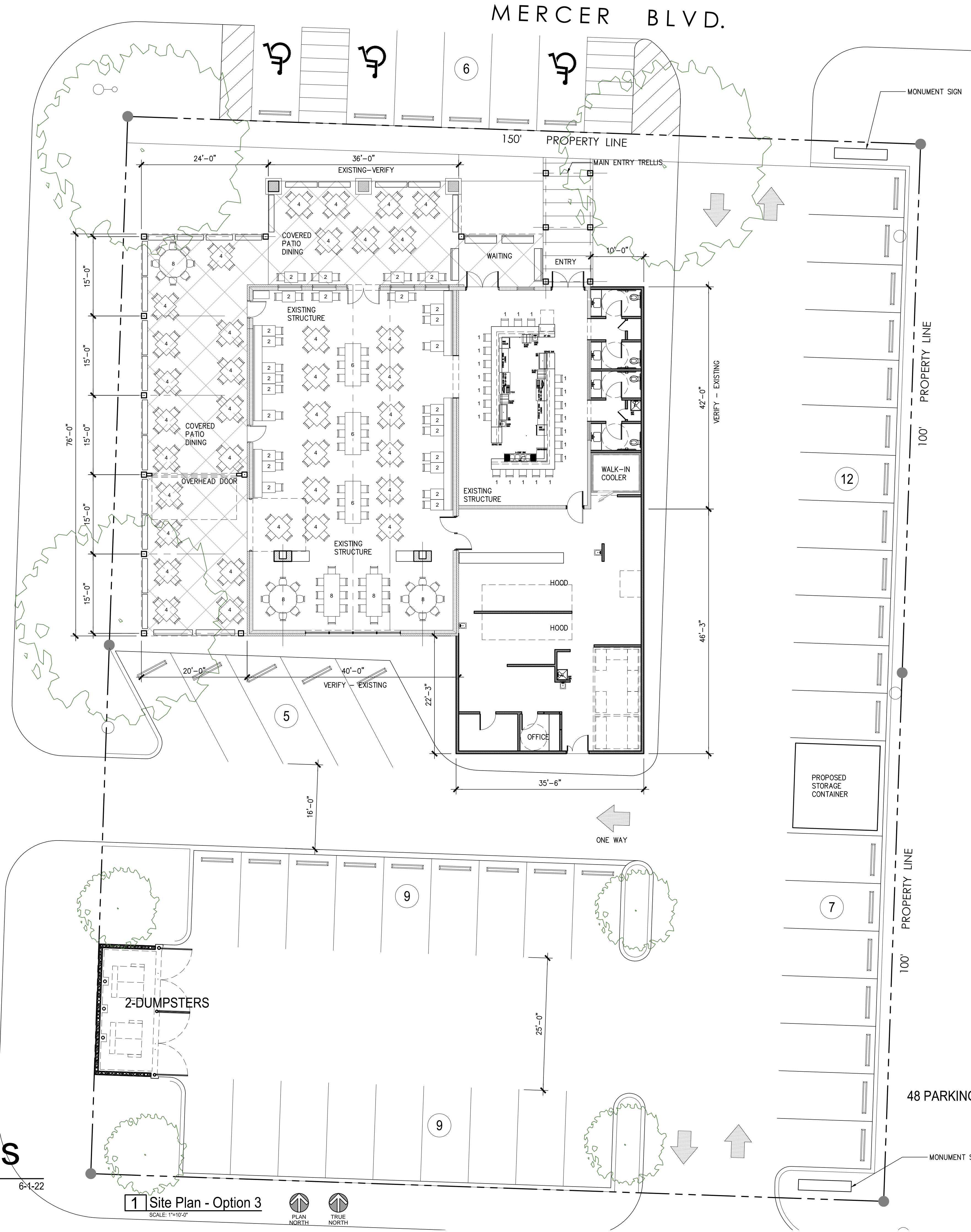
 Date

 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

 Date

MERCER BLVD.

COLLEGE ST.



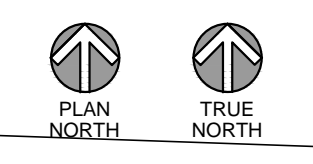
ROXIE'S

Dripping Springs, Texas

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. / FOR PRESENTATION PURPOSES ONLY

6-4-22

1 Site Plan - Option 3
SCALE: 1"=10'-0"



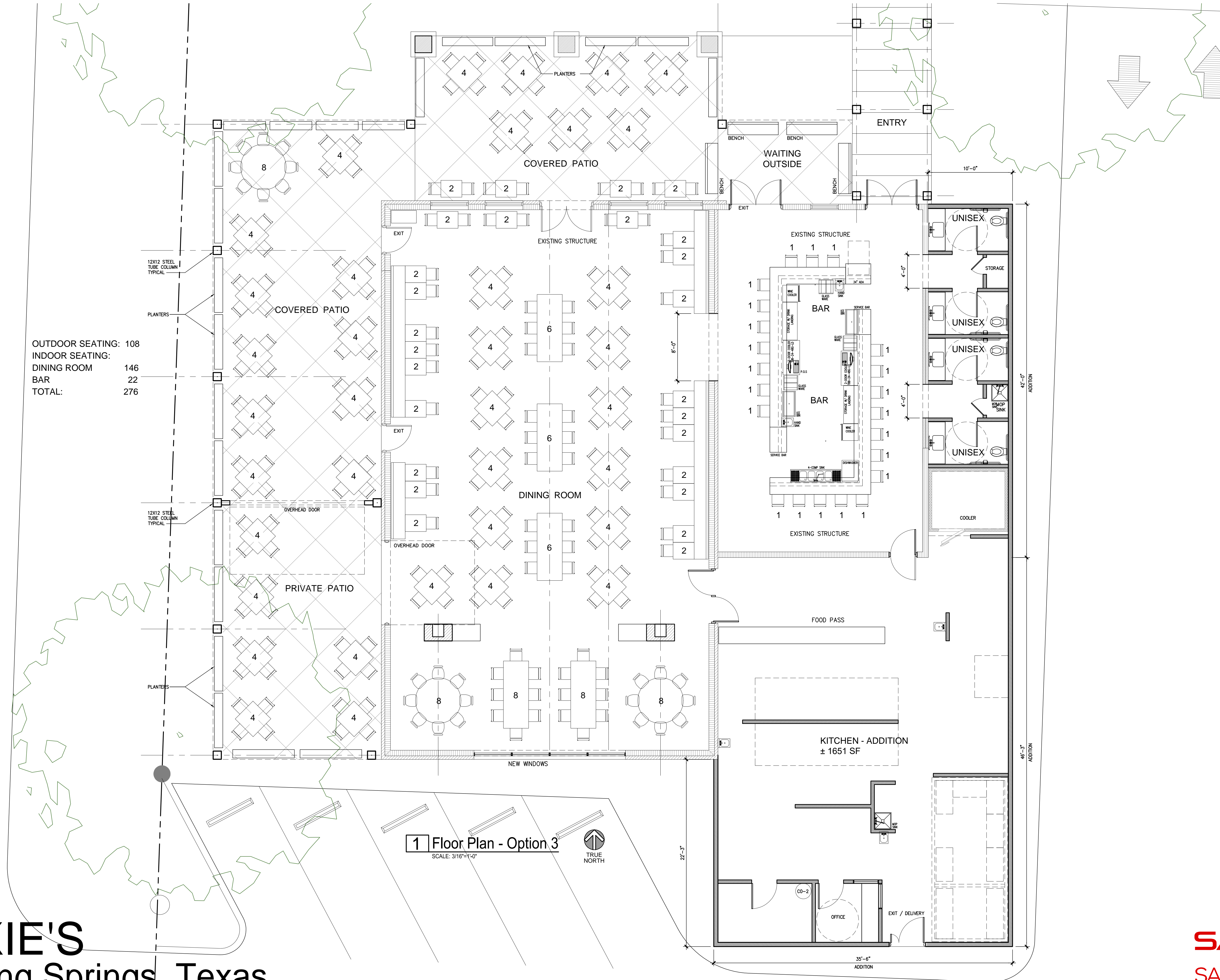
48 PARKING SPACES



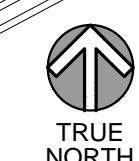
COLLEGE ST.

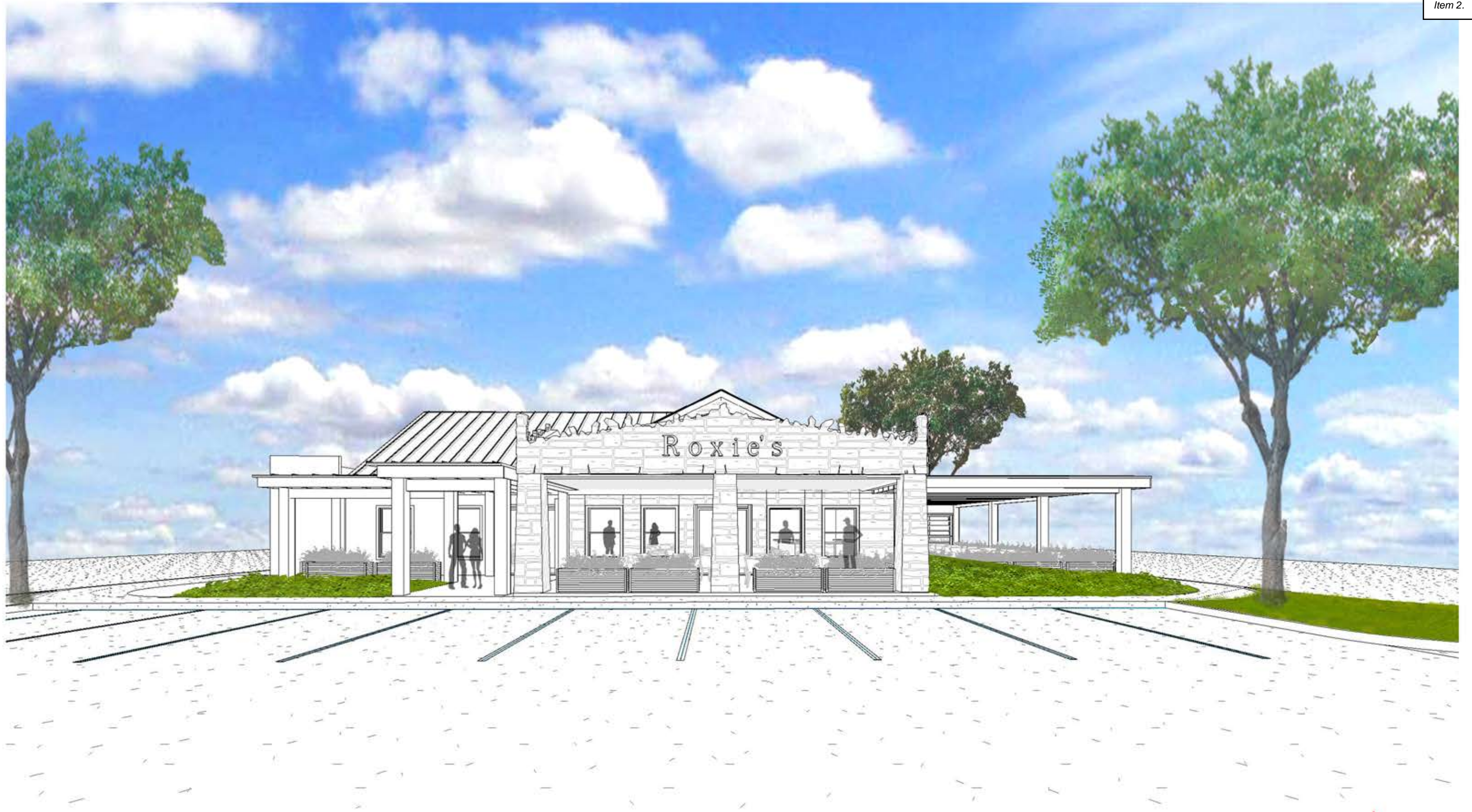
ROXIE'S
Dripping Springs, Texas

OUTDOOR SEATING: 108
INDOOR SEATING:
DINING ROOM 146
BAR 22
TOTAL: 276



1 Floor Plan - Option 3
SCALE: 3/16"=1'-0"





PROPOSED ROXIE'S

DRIPPING SPRINGS, TEXAS

OPTION-2



PROPOSED ROXIE'S
DRIPPING SPRINGS, TEXAS

OPTION-2