



DRIPPING SPRINGS
Texas

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, September 27, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Committee Members

Kim Fernea, Chair
Susan Kimball, Vice Chair
Becky Atkins
Robert Avera
Rex Baker
Russell Collins
Melanie Fenelon
Whit Hanks
John Kroll
Holly Morris-Kuentz
Sherrie Parks

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
DSRP Manager Emily Nelson

AGENDA

- 1. Presentation regarding the Dripping Springs Ranch Park Ice Skating Rink.**
Emily Nelson, DSRP Manager
- 2. Overview of Dripping Springs Historic Districts.**
Planning Director Tory Carpenter and City Administrator Michelle Fischer.
- 3. Discuss and consider approval of the 2024 Economic Development Committee meeting calendar.**
- 4. Discuss and consider possible action regarding the Duties of the Economic Development Committee.**

AGENDA

- 5. Chair Report**
Chair Kim Fernea

6. **City Council Monthly Report**
Council Member Sherrie Parks
7. **TIRZ Projects Report**
Vice Chair Susan Kimball
8. **Dripping Springs ISD Report**
Committee Member Holly Morris-Kuentz
9. **Emergency Services District Report**
Committee Member Robert Avera
10. **Chamber of Commerce Report**
Vice Chair Susan Kimball
11. **Community Activities Report**
12. **Planning Department Report**

UPCOMING MEETINGS

Economic Development Committee Meetings

October 25, 2023, at 4:00 p.m.

December 6, 2023, at 4:00 p.m.

City Council Meetings

October 3, 2023, at 6:00 p.m.

October 17, 2023, at 6:00 p.m.

November 7, 2023, at 6:00 p.m.

November 21, 2023, at 6:00 p.m.

ADJOURN

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.



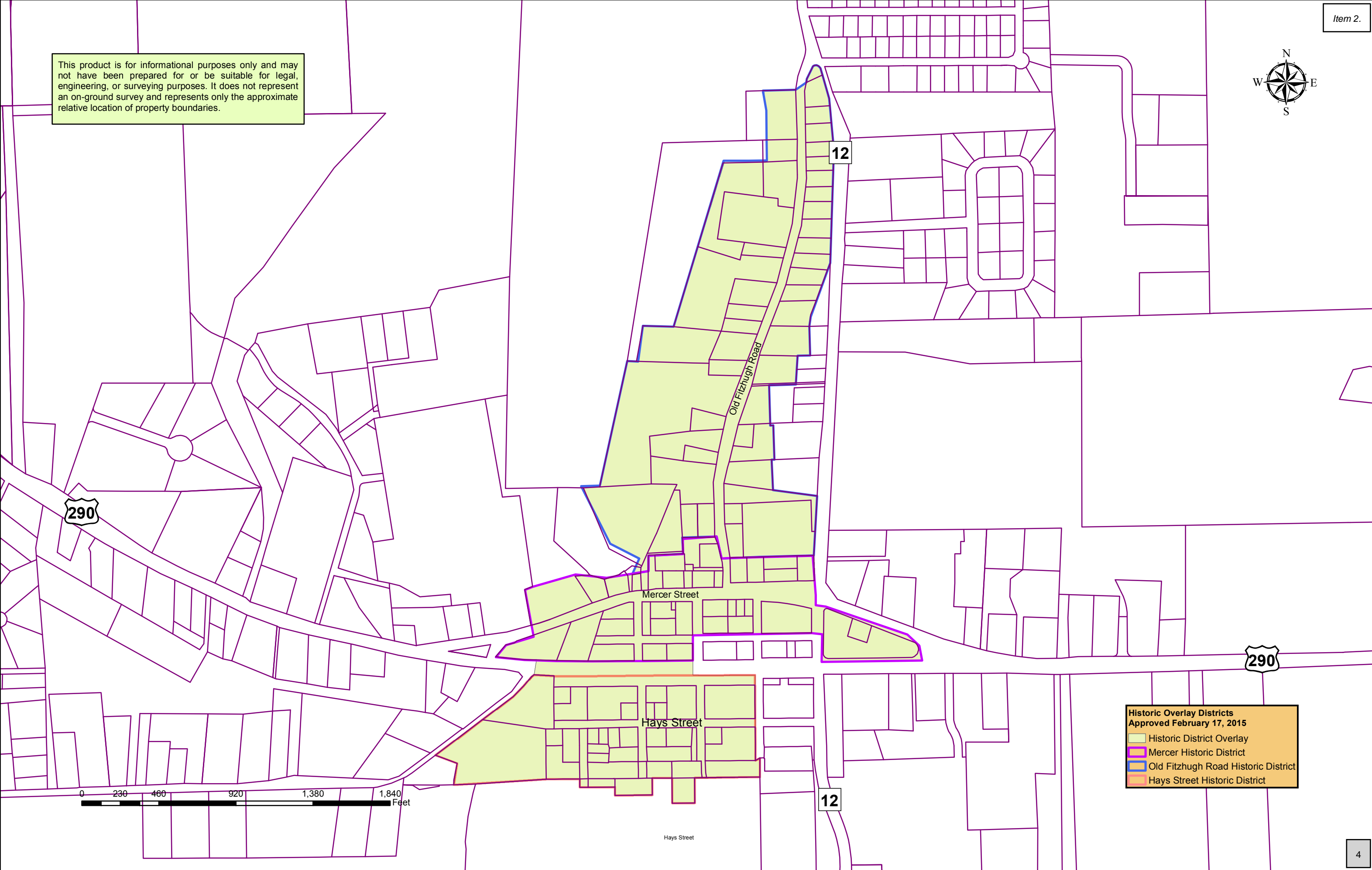
OVERVIEW OF DRIPPING SPRINGS HISTORIC DISTRICTS

Documents Uploaded to Municode 09/27/2023 Economic Development Committee Meeting:

1. Map of Historic Districts
2. Chapter 30 Zoning, Division 2. Historic Preservation & Division 3. Historic Districts, Code of Ordinances
3. Appendix E. Zoning Use Regulations (Chart), Code of Ordinances
4. Historic Preservation Program Implementation Manual
5. Vision Statements & addendum to Implementation Standards & Guidelines for Historic Districts
6. Historic District & Landmark Incentives
7. Certificate of Appropriateness Application
8. Certificate of Appropriateness Application Review Checklist
9. Historic Preservation Initiatives
10. Benefits of Local Historic Districts
11. Explore Historic Dripping Springs Brochure
12. "Economic Impact of Historic Preservation in Texas" Executive Summary, The University of Texas at Austin and Rutgers, Update 2015.

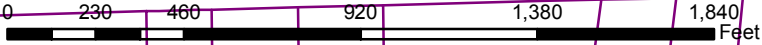


This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.



**Historic Overlay Districts
Approved February 17, 2015**

- Historic District Overlay
- Mercer Historic District
- Old Fitzhugh Road Historic District
- Hays Street Historic District



Division 2. Historic Preservation

4.2.1. Title.

This division shall be commonly cited as the historic preservation ordinance.

4.2.2. Purpose :

- (a) This division sets out standards and procedures for the protection, enhancement, designation and preservation of landmarks or districts of historical and cultural importance and significance.
- (b) The city council hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the city represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage. This act is intended to:
 - (1) Protect and enhance the landmarks and districts which represent distinctive elements of the city's historic, architectural, and cultural heritage;
 - (2) Foster civic pride in the accomplishments of the past;
 - (3) Protect and enhance the city's attractiveness to visitors and the support and stimulus to the economy thereby provided;
 - (4) Ensure the harmonious, orderly, and efficient growth and development of the city;
 - (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city;
 - (6) Encourage stabilization, restoration, and improvements of such properties and their values.

4.2.3. Scope :

This division applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ). This division applies to actions done after November 14, 2006 (enactment date of the ordinance).

4.2.4. Burden of proof :

An applicant for a certificate of appropriateness under this division must establish that the application complies with the requirements of this division.

4.2.5. Definitions :

- (a) Rules of interpretation : Words and phrases used in this division shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions :

Alteration : A physical change in or to a building.

Architectural control : Regulations governing the appearance or architectural style of buildings or structures. Architectural control is a form of aesthetic zoning.

Building : A building such as a house, barn, church, hotel, or similar construction that is created to shelter any form of human activity. "Building" also may be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Certificate of appropriateness : A signed and dated document evidencing the approval of the commission of historic structures, sites, or areas that are identified with the lives of historical personages or with important events in national, state, regional, or local history. Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form and architectural details.

Comprehensive historic preservation plan : A document that integrates the various preservation activities and gives them coherence and direction, as well as relates the community's preservation efforts to community development planning as a whole.

Comprehensive plan : A document or series of documents prepared by a planning commission or department setting forth policies for the future of a community. Enabling statutes in many states require zoning to be in accordance with a comprehensive plan. A comprehensive plan may also be called a master plan.

Concept site plan : A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map which generally shows the anticipated plan of development, and which serves as a working base for noting and incorporating suggestions of the city's administrative officers and consultants, the commission, the P&Z, and the city council.

Design review : The decision-making process conducted by an established review committee of a local government that is guided by the terms set in the historic preservation ordinance.

Design review guidelines : The set of guidelines adopted by the commission that details acceptable alterations of designated properties.

District : An area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Exterior features : Features which include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, walls, roofs, light fixtures, signs, other appurtenant features and significant trees.

Historic preservation commission : The citizens' advisory group appointed by the city council to oversee historic matters within the city. The term may be referenced in this division with the word "commission."

Historic property : A district, site, building, structure, or object significant in history, architecture, engineering, archeology, or culture at the national, state, or local level.

Historic resource : This generally is the same as a historic property. It includes architectural, historical, and archeological properties as well as landscape features.

Integrity : The authenticity of a property's historic identity evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

Intensive survey : A systematic detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

Inventory : A list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

Landmark : This refers to any individual building, structure, or object that is significant for historical, architectural, or archeological reasons.

Object : The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, such as statuary in designed landscape.

Officer : The historic preservation officer appointed by the mayor to administer the historic preservation ordinance and advise the commission on matters submitted to it.

Ordinary repairs or maintenance : Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage, and by using where possible original material. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress. The term also omits changes in exterior paint color.

Overlay zones : A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Person : A human individual, trust, association, group, partnership, company, corporation or government entity.

Preservation : The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration : The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Site : A site is the location of a significant event, prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing structure.

Special district : A district established to accommodate a narrow or special set of uses or for special purposes. The term can signify any district beyond the conventional residential, commercial, industrial, and agricultural districts. Examples include open space districts, hotel/motel districts, or historic preservation districts. The establishment of special districts must have an appropriate police power basis.

Structure : The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating shelter.

Zoning : A police power measure enacted primarily by general purpose units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

4.2.6. Enforcement; penalties :

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- (a) Enforcement: The city shall have the power to administer and enforce the provisions of this division as may be required by governing law. Any person violating any provision of this division is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this division is hereby declared to be a nuisance.
- (b) Criminal penalty: It shall be a violation of this ordinance to violate any provision of this division. Any person violating any provision of this division shall, upon conviction, be fined a sum not to exceeding \$2,000.00 if the violation governs fire safety, zoning, public health, or sanitation. Each day that a provision of this division is violated shall and may constitute a separate offense. An offense under this division is a misdemeanor.
- (c) Civil remedies: Nothing in this division shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this division and to seek remedies as allowed by law, including but not limited to the following:
- (1) Injunctive relief to prevent specific conduct that violates this division or to require specific conduct that is necessary for compliance with this division;
 - (2) A civil penalty up to \$500.00 a day when it is shown that the defendant was actually notified of the provisions of this division and after receiving notice committed acts in violation of this division or failed to take action necessary for compliance with this division; and
 - (3) Other available relief.

4.2.7. Fees: Fees for a certificate of appropriateness and other fees that may be associated with this division shall be established by the city council from time to time as set forth in the city's fee schedule ordinance.

4.2.8. Historic preservation commission: The historic preservation commission is described in section 2, Procedures and Administration:

4.2.9. Historic preservation officer:

- (a) The mayor shall appoint a qualified city official, staff person, or appropriate resident of the city to serve as historic preservation officer (hereafter, the "officer"). This officer shall administer this division and advise the commission on matters submitted to it.
- (b) In addition to serving as representative of the commission, the officer is responsible for coordinating the city's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

4.2.10. Procedure for designation of landmarks and districts:

- (a) The city council may designate sites, buildings, structures, landscapes, and objects as landmarks and areas as historic districts and the public right-of-way in and surrounding them by adopting zoning overlay districts designated as "H" on the city's official zoning map pursuant to procedures incorporated into the city's zoning ordinance by the city council. The provisions pertaining to the designation of historic landmarks and historic districts constitute a part of the comprehensive zoning plan of the city.
- (b) A designation request may be initiated by a property owner or the commission. A building or site may not be designated as landmark without the owner's consent.
- (c) Property owners of proposed historic landmarks and property owners within a proposed historic district shall be notified by mail at least 15 days prior to the commission hearing on the recommended designation or the rescinding of a designation. At the commission's public hearing, owners, interested

parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark or proposed historic district.

- (d) The commission may recommend the designation of a landmark or historical district if it meets one or more of the criteria for the designation of a landmark or district.
- (e) Upon recommendation of the commission, the proposed historic landmark or historic district shall be submitted to the planning and zoning commission within 30 days from the date of the submittal of the designation request. The planning and zoning commission shall give notice and conduct its hearing on the proposed designation within 45 days of receipt of such recommendation from the commission. Notice of the public hearing shall be provided to all property owners within 200 feet of the affected property at least ten days prior to the public hearing, and also published in the official local newspaper at least ten days prior to the public hearing.
- (f) The city council shall schedule a hearing on the planning and zoning commission's recommendation to be held within 45 days of receipt of the recommendation of the planning and zoning commission. Notice of the public hearing shall be provided to all property owners within 200 feet of the affected property at least ten days prior to the public hearing, and also published in the official local newspaper at least ten days prior to the public hearing. Notice of the hearing before the city council may be provided simultaneously with notice of the P&Z hearing.
- (g) Upon designation of a building, object, site, or structure as a historic landmark or district, the city council shall cause the designation to be recorded in the official public records of real property of the county, the tax records of the city, and the Hays County Appraisal District, as well as the official zoning map of the city.

4.2.11. Criteria for designation of landmarks and districts : A historic landmark or historic district may be designated if it:

- (a) Possesses significance in history, architecture, archeology, or culture;
- (b) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- (c) Is associated with the lives of persons significant in our past;
- (d) Embodies the distinctive characteristics of a type, period, or method of construction;
- (e) Represents the work of a master designer, builder, or craftsman; and/or
- (f) Represents an established and familiar visual feature of the city.

4.2.12. Implementation standards; incentives :

- (a) Implementation manual :
 - (1) The city council is hereby authorized to enact by resolution implementation standards and guidelines.
 - (2) No person shall violate historic implementation standards or guidelines adopted by the city council under this section.
- (b) Incentives :

- (1) The city council is hereby authorized to approve by resolution financial and/or regulatory incentives for historic preservation, at the city council's discretion.
- (2) Incentives shall be designed to achieve the purposes and objectives of this division.
- (3) Applicants that obtain a certificate of appropriateness for an alternative exterior design standard are eligible for incentives under this division.

4.2.13. Certificate of appropriateness required; expiration :

- (a) Certificate required : No person shall carry out any construction, reconstruction, alteration, restoration, or relocation of any historic landmark or any property within a historic district, nor shall any person make any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district, without a certificate of appropriateness. Painting of unpainted stone or masonry is prohibited.
- (b) Expiration : A certificate of appropriateness expires one year from the date it is issued if the approved work has not commenced, and it expires two years from the date it is issued if the approved work has not been completed.
- (c) Extension : A certificate of appropriateness may be extended by the city council for up to six months upon request of the applicant and upon showing of good cause.
- (d) Exemption for ordinary repairs and maintenance : A certificate of appropriateness is not required for ordinary repairs and maintenance for which the cumulative cost of construction is less than \$10,000.00. There is an expedited process for projects that for which the cumulative construction costs are less than \$10,000.00 but involve more than ordinary repairs and maintenance.

4.2.14. Criteria for issuance of certificate of appropriateness; rehabilitation standards:

- (a) In considering an application for a certificate of appropriateness, the commission shall be guided by design guidelines adopted by the city, and, where applicable, the following from the Secretary of the Interior's standards for rehabilitation of historic buildings. Any adopted design guidelines and Secretary of the Interior's standards shall be made available to the property owners of historic landmarks or within historic districts.
- (b) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (c) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (d) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (e) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (f) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.

- (g) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, sustained by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (i) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (j) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (k) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would not be impaired.
- (l) Paint color shall be based on duplication of paint color, sustained by historical, physical, or pictorial evidence, when available, rather than on conjectural designs.
- (m) The commission shall review all construction plans and concept site plans for construction in the historic district in order to insure compatibility with the zoning requirements and the surrounding buildings and environment in relation to height, gross volume, and proportion.

4.2.15. Application for certificate of appropriateness; application for alternative exterior design standards; review procedure; appeals :

- (a) Application : Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the commission. The application shall contain:
 - (1) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work with a concept site plan; and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site and the applicable zoning requirements;
 - (2) Location and photograph of the property and adjacent properties;
 - (3) Elevation drawings of the proposed changes, if available;
 - (4) Samples of materials to be used;
 - (5) If the proposal includes signs or lettering, a sign permit application in conformance with the sign ordinance (chapter 26 of this code), a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property;
 - (6) The intended and desired starting date and completion date of the alterations to be made;
 - (7) Color chips of the colors which will be used on the structure;
 - (8) Payment of the applicable fees as required by the fee schedule ordinance. The application will not be deemed complete nor will it be processed until such fee is paid in full;

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- (9) Any other information which the commission may deem necessary in order to visualize the proposed work; and
- (10) Property owner's signed authorization of the proposed work.
- (b) Application for alternative exterior design standards : Alternative exterior design standards for any new construction in a historic district may be submitted, along with all application requirements in subsection (a) of this section, for consideration by the commission when site conditions make strict compliance with the certificate of appropriateness requirements undesirable or impractical.
- (1) Considerations : The alternative standards shall, as a whole, meet or exceed the standards of the implementation manual adopted by the city council, as amended. When a provision is reduced, the alternative standards shall increase other provisions to offset any noncompliance. For instance, if exterior materials do not meet the guidelines of the implementation manual, the architectural features, landscape features or other enhancements may be accentuated to balance the building's overall historic impact.
- (2) Review and appeal process : The commission shall consider the alternative exterior design standards for issuance or denial. An applicant for an alternative exterior design standard dissatisfied with the action of the commission relating to the issuance or denial of an alternative exterior design standard shall have the right to appeal in accordance with the appeals process for the certificate of appropriateness in subsections (f) and (g) of this section.
- (3) Waivers : A waiver can be applied for if the exterior redesign of a redevelopment project cannot be done without damaging existing utilities, curbs, or sidewalks.
- (c) Building permit : No building permit, if required, shall be issued for such proposed work until a certificate of appropriateness has first been issued by the commission. The certificate of appropriateness required by this division shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city.
- (d) Time for action by commission : The commission shall review the application at a regularly scheduled meeting within 60 days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the permit within 45 days after the review meeting. In the event the commission does not act within 90 days of the receipt of the application, a permit shall be deemed granted by operation of law.
- (e) Form of decision : All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property.
- (f) Appeal to city council : An applicant for a certificate of appropriateness dissatisfied with the action of the commission relating to the issuance or denial of a certificate of appropriateness shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall conduct a hearing within 30 days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within 30 days of the hearing.
- (g) Unanimously denied by commission : If commission unanimously recommends denial, approval by the city council shall require an affirmative vote by a two-thirds majority of those present and voting.
- (h) Expedited process for small projects : There shall be an expedited process for obtaining a certificate of appropriateness for small projects, the cumulative costs of which are less than \$10,000.00. This

process is available for projects that involve more than just ordinary repairs and maintenance. The historic preservation officer is hereby authorized to administratively approve the applications without public notice or a hearing. Administratively complete applications shall be evaluated and decisions rendered within 15 business days of submittal. To be eligible, the project must not involve:

- (1) Expansion or reduction of the building's footprint;
- (2) Alterations to the building facade facing a public street or street right-of-way;
- (3) Modifications of the building's color scheme; or
- (4) Any substantive revisions that in the historic preservation officer's judgment are contrary to the spirit of this division and harmful to the integrity of the historic landmark or, if the building is not a landmark, the historic district.

4.2.16. Certificate of appropriateness for demolition : A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the city without the review and approval of a completed application for a certificate of appropriateness by the city, as provided in sections 24.07.013 [4.2.13], 24.07.014 [4.2.14], and 24.07.015 [4.2.15] of this division.

4.2.17. Economic hardship :

- (a) Hardship process : After receiving written notification from the commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process. No building permit, demolition permit, or certificate of appropriateness shall be issued unless the commission makes a finding that hardship exists, and an economic hardship letter is issued by the city.
- (b) Criteria for claim of hardship : When a claim of hardship is made due to the effect of this division, the owner must prove that:
 - (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- (c) Effort to seek alternative : The applicant shall consult in good faith with the commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be documented to the commission.
- (d) Action by commission : The commission shall hold a public hearing on the application within 60 days from the date the application is received by the officer. Following the hearing, the commission has 30 days in which to prepare a written recommendation to the building official or other official. In the event that the commission does not act within 90 days of the receipt of the application, a letter may be issued.
- (e) Form of decision : All decisions of the commission shall be in the form of a written letter. A copy of the letter shall be delivered to the applicant in person or by registered mail and a copy filed with the city secretary's office for public inspection. The commission's decision shall state the reasons for granting or denying the economic hardship application.
- (f) Appeal to planning and zoning commission : An applicant for a economic hardship letter dissatisfied with the action of the commission relating to the issuance or denial of a economic hardship letter shall

have the right to appeal to the planning and zoning commission within 30 days after receipt of notification of such action. The planning and zoning commission shall conduct a hearing within 30 days of receipt of a written letter of appeal. The planning and zoning commission shall give notice to the applicant by mail. The planning and zoning commission shall make its decision within 30 days of the hearing.

- (g) Appeal to city council : An applicant for a economic hardship letter dissatisfied with the action of the planning and zoning commission relating to the issuance or denial of a economic hardship letter shall have the right to appeal to the city council within 30 days after receipt of notification of such action. The city council shall conduct a hearing within 30 days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within 30 days of the hearing.

4.2.18. Compliance with certificate of appropriateness; inspections; stop-work order : All work performed pursuant to a certificate of appropriateness issued under this division shall conform to any requirements included therein. It shall be the duty of the city inspector or the officer to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, the city inspector or the officer shall issue a stop-work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

4.2.19. Ordinary maintenance and insignificant alterations : Nothing in this division shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, or outward appearance. In-kind replacement or repair is included in this definition of ordinary maintenance. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress.

4.2.20. Demolition by neglect : No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the commission, produce a detrimental effect upon the character of the historical district as a whole or the life and character of the property itself. Examples of such deterioration include:

- (a) Deterioration of exterior walls or other vertical supports;
- (b) Deterioration of roofs or other horizontal members;
- (c) Deterioration of exterior chimneys;
- (d) Deterioration or crumbling of exterior stucco or mortar;
- (e) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors; and/or
- (f) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

(Ord. No. 2021-17 , § 2, 5-11-2021)

Division 3. Historic Districts

4.3.1. Title : This division shall be commonly cited as the "historic district ordinance."

4.3.2. Boundaries established :

- (a) The boundaries of the Mercer Street historic district are hereby established as being in accordance with the borders delineated on the map attached to Ordinance No. 1295.1 as exhibit B, which is incorporated into this division.
- (b) The boundaries of the Old Fitzhugh Road historic district are hereby established as being in accordance with the borders delineated on the map attached to Ordinance No. 1295.11 as exhibit 1, which is incorporated into this division.
- (c) The boundaries of the Hays Street historic district are hereby established as being in accordance with the borders delineated on the map attached to Ordinance No. 1295.12 as exhibit 1, which is incorporated into this division.

4.3.3. Compliance required :

The historic district implementation manual is adopted as appendix A to Ordinance No. 2019-51. All persons, buildings, properties, sites and structures located within the historic districts shall comply with the historic preservation ordinance and the design guidelines included in the implementation manual adopted by this ordinance. In the case where another ordinance of this code, including chapter 30, zoning ordinance, and this section or implementation manual conflict, this section and implementation manual shall control.

4.3.4. Incentives :

All buildings, properties, sites and structures located within the historic districts are eligible for consideration for the provision of incentives pursuant to the implementation manual adopted by the city council.

4.3.5. Enforcement and penalty :

It shall be a violation of this ordinance to alter, demolish, or remove any exterior feature of any designated historic landmark or any included structure within an historic district that is named as a "resource" in the Dripping Springs Historic Preservation Program Implementation Manual, no matter their listed priority. Any person violating this ordinance is subject to the following:

- (a) Civil and criminal penalties : The city shall have the power to administer and enforce the provisions of this ordinance and to seek civil and criminal penalties. Any violation of this division is hereby declared to be a nuisance.
- (b) Criminal prosecution : Any person violating any provision of this division shall, upon conviction, be fined a sum not to exceeding \$500.00, or \$2,000.00 if the violation governs fire safety, zoning, public health, or sanitation. Each day that a provision of this division is violated shall and may constitute a separate offense. An offense under this division is a misdemeanor.
- (c) Civil remedies : Nothing in this division shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this division, and to seek remedies as allowed by law, including, but not limited to the following:
 - (1) Any person violating this division is subject to suit for injunctive relief as well as prosecution for civil and criminal violations.

(Ordinance 2020-26, adopted 6/9/20)

APPENDIX E. ZONING USE REGULATIONS (CHARTS)

E.1. Use regulations (charts).

E.1.1. The use of land or buildings shall be in accordance with those listed in the following use charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located.

(a) The legend for interpreting the permitted uses in the use charts is:

- | | |
|----|--|
| P | Designates that the use is permitted in the zoning district indicated. |
| C | Designates that the use is prohibited in the zoning district indicated. |
| C | Designates that the use may be permitted in the zoning district only pursuant to issuance of a conditional use permit. |
| ** | Designates that the use is defined in this chapter. |

(b) Definitions : See definitions in section 1.6 of this chapter for further description of uses.

(c) Uses not listed : If a use is not listed in the use charts, it is not allowed in any zoning district.

(d) Use chart organization : The following use categories are listed in the use charts:

Agricultural uses.

Residential uses.

Office uses.

Personal and business service uses.

Retail uses.

Transportation and auto service uses.

Amusement and recreational service uses.

Institutional/governmental uses.

Commercial and wholesale trade uses.

Manufacturing and light industrial uses.

E.1.2. Standards for new and unlisted uses : Standards for new and unlisted uses may be interpreted by the city administrator as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined below (in subsection E.1.3) shall be followed for determination of the appropriate district. The decision of the city administrator or city administrator's designee may be appealed by the applicant according to the process for appeals for zoning change requests outlined herein.

E.1.3. Classification of new and unlisted uses : It is recognized that new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the City of Dripping Springs. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the use charts shall be made as follows:

(a) Initiation : A person, city department, the P&Z, or the city council may propose zoning amendments to regulate new and previously unlisted uses.

-
- (b) A person requesting the addition of a new or unlisted use, in writing, shall submit to the city administrator all information necessary for the classification of the use including, but not limited to, the following:
1. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 2. The type of product sold or produced under the use;
 3. Whether the use has enclosed or open storage and the amount and nature of the storage;
 4. Anticipated employment typically anticipated with the use;
 5. Transportation requirements;
 6. The nature and time of occupancy and operation of the premises;
 7. The off-street parking and loading requirements;
 8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and
 9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
- (c) Recommendation of zoning classification : The city administrator shall refer the question concerning any new or unlisted use to the P&Z requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts.
- (d) Consideration by the P&Z : The P&Z shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted. The P&Z shall submit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use.
- (e) Consideration by the city council : The city council shall approve or disapprove the recommendation of the P&Z or make such determination concerning the classification of such use as is determined appropriate based upon its findings.

Use Chart
 Adopted February 17, 2015

Permitted Uses "P"

Conditional Uses "C"

AGRICULTURE	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Bulk Grain and/or Feed Storage	P										X	P				
Farms, General (Crops), Commercial	P	C	C								X					
Greenhouse (Non-Retail)	P	P	P	P							P					
Livestock Sales	P										X					
Orchard/Crop Propagation	P	P	C	C	C	C	C	C	C	C	P	C				
Plant Nursery (Commercial)	P								P	P	X	C				
Small Scale Farm	P	C	C			C	C	C	C	C	P					
Stable, Commercial	P	C									X					
Stables (Private, accessory use)	P	C	C								P					
Stables (Private, principal use)	P	C									X					
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Farm Animals (Exempt - FFA, 4H)	P	C	C	C	C	C	C	C	C	C	C	P	C			
Farm Animals (Non-Exempt)	P	C	C	C	C	C	C	C	C	C	C	P	C			

	Residential Uses						Nonresidential Uses									
RESIDENTIAL	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Accessory Bldg./Structure (Nonresidential)							P	P	P	P	P	P	P			
Accessory Bldg./Structure (Residential)	P	P	P	P	P	P					P					
Accessory Dwelling Unit	P	P	P								P		P			
Caretaker's/Guard Residence	P	P	P								P					
Community or Group Home	C	C	C	C	C						P					
Duplex/Two- Family				P	P	P	P	P	P		P					
Garage Residential Conversion	P	P	C	C							P					
Garden Home/Townhome					P	P	P	P	P		P					

Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

	Residential Uses						Nonresidential Uses								
OFFICE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Armed Services Recruiting Center							P	P	P	P	P				
Bank										C	X				

Check Cashing Service								P	P	P	X				
Credit Agency							P	P	P	P	X				
Insurance Agency Offices							P	P	P	P	P				
Offices, General/Professional							P	P	P	P	P				
Office, Brokerage Services							P	P	P	P	P				
Offices, Health Services							P	P	P	P	P				
Offices, Legal Services							P	P	P	P	P				
Offices, Parole/Probation											X		P		
Offices, Professional							P	P	P	P	P				
Offices, Real Estate Office							P	P	P	P	P				
Saving and Loan										C	X				
Security Monitoring Company							P	P	P	P	X				
Telemarketing Center							P	P	P	P	X				

	Residential Uses						Nonresidential Uses									
PERSONAL AND BUSINESS SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO*	I	GUI	PR	PP	

All-Terrain Vehicle									P	P	X				
Dealer (Sales Only)											X				
Ambulance Service (Private)										P	X				
Antique Shop								P	P	P	P				
Appliance Repair								P	P	P	X				
Art Dealer/Gallery								P	P	P	P				
Artisan's Shop	P							P	P	P	P				
Artist Studio	P	P	P	P	P	P	P	P	P	P	P				
Auto Sales (New and Used)									C	P	X				
Auto Supply Store									P	P	X				
Bakery or Confectionary (Retail)								P	P	P	P				
Bar								C	C	C	C				
Barbershop								P	P	P	P				
Beauty Shop								P	P	P	P				
Bed and Breakfast Inn or Facility	C	C	C					P	P	P	P				
Bicycle Sales and Repair								P	P	P	P				
Book Store								P	P	P	P				
Building Materials Sales									C	P	X				
Cabinet/Counter/Woodworking Shop (Custom) Retail										C	X	P			
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale											X	P			
Cafeteria							C	C	P	P	P				

Communication Equipment Repair										P	X				
Computer Sales								P	P	P	P				
Consignment Shop								P	P	P	P				
Convenience Store (With Gas Sales)									P	P	X				
Convenience Store (Without Gas Sales)								C	P	P	P				
Cooking School								P	P	P	P				
Dance/Drama/Music Studio or School								P	P	P	P				
Department Store									P	P	P				
Drapery, Blind Upholstery Store								P	P	P	P				
Exterminator Services										P	X				
Financial Services								P	P	P	P				
Florist Shop								P	P	P	P				
Food or Grocery Store (General)									P	P	P				
Food or Grocery Store (Limited)								P	P	P	P				
Funeral Home or Mortuary										P	X				
Furniture Store (New and/or Used)								P	P	P	X				
Garden Shop (Inside Storage)								P	P	P	P				
General or Community Retail Store									P	P	P				
Gravestone/Tombstone Sales										P	X				

Hardware Store								P	P	P	P				
Home Improvement Center									P	P	X				
Laundry/Dry Cleaning										P	X				
Lawnmower Sales & Repair									P	P	X				
Live-in Security Quarters							P	P	P	P	P				
Locksmith								P	P	P	X				
Major Appliance Sales									P	P	X				
Market (Public)								P	P	P	P				
Mini-Warehouse - Self Storage										C	X				
Mobile food vendor - 10 days or less							P	P	P	P	P	P	P	P	P
Mobile food vendor - longer than 10 days							C	C	C	C	C	C	C		
Mobile food vendor court							C	C	C	C	C	C	C		
Motorcycle Dealer (Sales, Repair)									P	P	X				
Motel or Hotel									P	P	P				
Needlework Shop								P	P	P	P				
Pet Shop/Supplies								P	P	P	P				
Pharmacy								P	P	P	P				
Photocopying/Duplicating								P	P	P	P				
Photography Studio								P	P	P	P				
Plant Nursery (Retail Sales, Outdoors)									P	P	X				
Radio or Television Studio									P	P	X				
Recycling Center										C	X	P			
Restaurant (No Drive-Through Service)								P	P	P	P				

Restaurant (With Drive-Through)									P	P	X				
Security Systems Installation Company									C	P	X				
Sexually Oriented Business										C	X	C			
Shoe Repair								P	P	P	P				
Special Event Facilities									C	C	C				
Studio, Tattoo or Body Piercing								C	C	C	P				
Tailor Shop								P	P	P	P				
Tool and Machinery Rental (Indoor Storage)								P	P	P	X				
Tool and Machinery Rental (Outdoor Storage)										P	X				
Travel Agency							P	P	P	P	P				
Temporary Outdoor Sales/Promotion							C	P	P	P	P				
Upholstery Shop									P	P	P				
Used Merchandise/Furniture								P	P	P	P				
Vacuum Cleaner Sales and Repair								P	P	P	X				
Veterinarian Clinic (Indoor Kennels)								P	P	P	P				
Woodworking Shop (Ornamental, Handmade)								P	P	P	P				

*Permitted in HO district per requirements of chapter 30, article 30.05, Mobile Food Vendors.

	Residential Uses	Nonresidential Uses
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TRANSPORTATION AND AUTO SERVICES	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Antique Vehicle Restoration										P	X				
Auto Body Repair										P	X				
Auto Financing and Leasing								P	P	P	X				
Auto Muffler Shop										P	X				
Auto Paint Shop										P	X				
Auto Tire Sales and Repair									P	P	X				
Auto Upholstery Shop										P	X				
Auto Washing Facility, Attended									P	P	X				
Auto Washing Facility, Unattended									P	P	X				
Auto Wrecker Service										P	X				
Automobile Repair, Major										P	X				
Automobile Repair, Minor								C	C	P	X				
Heliport												P	P		
Helistop												P	P		

Limousine/Taxi Service										P	X				
Oil Change and Inspection									P	P	X				
Parking Lot, Commercial										C					
Parking Structure, Commercial							C	C	C	P	P				
Tire Dealer, Indoor Storage								P	P	P	X				

AMUSEMENT/ RECREATION	Residential Uses						Nonresidential Uses									
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Amusement Arcade (Four or more devices)									P	P	P					
Amusement Services (Indoor)									P	P	P					
Amusement Services (Outdoor)									P	P	X					
Billiard/Pool Facility									P	P	P					
Bingo Hall										P	P	P		P		
Bowling Center										P	P	P		P		
Broadcast Station (With Tower)											X	P				
Country Club (Private)									P		X					
Dance Hall									P	P	P			P		

Day Camp for Children	C	C					C		P	P					
Civic/Conference Center											P		P		
Dinner Theater									P	P	P				
Driving Range														P	
Fairgrounds/Exhibition Area	C													P	
Gaming Club (private)								C	C	C					
Golf Course (Miniature)									P	P				P	
Golf Course (Public, Private)	C								P	P				P	
Health Club							C	P	P	P	P			P	
Motion-Picture Studio, Commercial										P		P			
Motion-Picture Theater									P	P	P				
Museum								P	P	P	P				
Park accessory uses															P
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P				P
Psychic Reading Services								P	P	P	P				
Rodeo Grounds	C									C		C			
Skating Rink										P				P	
Tennis Court	P	P	P	P	P	P					P			P	

Theater (Stage)									P	P	P			P	
Video Rentals/Sales								P	P	P	P				

	Residential Uses						Nonresidential Uses								
INSTITUTIONAL/ GOVERNMENT	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Assisted Living Facility						C		C	C	C	P				
Broadcast Tower (Commercial)												C			
Cemetery or Mausoleum	C												P		
Child Day-Care Facility	C	C	C	C	C	C	C	P	P	P	P				
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P		P		
Civic Club							P	P	P	P	P				
Community Center (Municipal)											P		P		
Electrical Generating Plant												P	P		
Electrical Substation												P	P		
Emergency Care Clinic									P	P					
Fire Station	P	P	P	P	P	P	P	P	P	P			P		
Fraternal Lodge or Union							P	P	P	P	P				

Government Building (Mun., St., Fed.)										P	P		P		
Group Day-Care Home	C	C	C	C	C	C	C	P	P	P					
Medical Clinic or Office							P	P	P	P	P				
Wireless Communications Tower	C	C	C			C	C	C	C	C		C			
Heliport													P		
Home for the Aged, Residential	C	C	C	C	C	C	C	C	P	P	P				
Hospice								C	P	P	P				
Hospital (Acute Care, General)							C	C	P	P					
Library							P	P	P	P	P		P		
Maternity Home							C	C	P	P	P				
Nursing/Convalescent Home							C	C	P	P					
Orphanage						C	C	C	P	P	P				
Philanthropic Organization							P	P	P	P	P				
Post Office	P	P	P	P	P	P	P	P	P	P	P		P		
Radio, Television, Microwave Tower									C	C		C			
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P		P		

Sewage Pumping Station	C	C	C	C	C	C	C	C	C	C	P	P	P		
Telephone Switching/Exchange Bldg.							C	C	C	P	P		P		
Wastewater Treatment Plant	C	C	C	C	C	C	C	C	C	C		C	P		
Water Supply (Elevated Storage Tank)	C	C	C	C	C	C	C	C	C	C	P	C	P		
Water Supply Facility (Private)	P	P	P	P	P	P		C	C	C		C	P		

	Residential Uses						Nonresidential Uses								
COMM. AND WHOLESALE TRADE	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Book Bindery										P	P				
Feed and Grain Store									P	P					
Furniture Manufacture												P			
Heating and Air-Conditioning Sales/Service									P	P					
Pawnshop									C	C					
Propane Sales (Retail)										P					

Taxidermist											P					
Transfer Station/Refuse Pickup													P			
Veterinarian (Outdoor Kennels or Pens)	C											P				
Warehouse/Office											C		P			
Welding Shop											C		P			

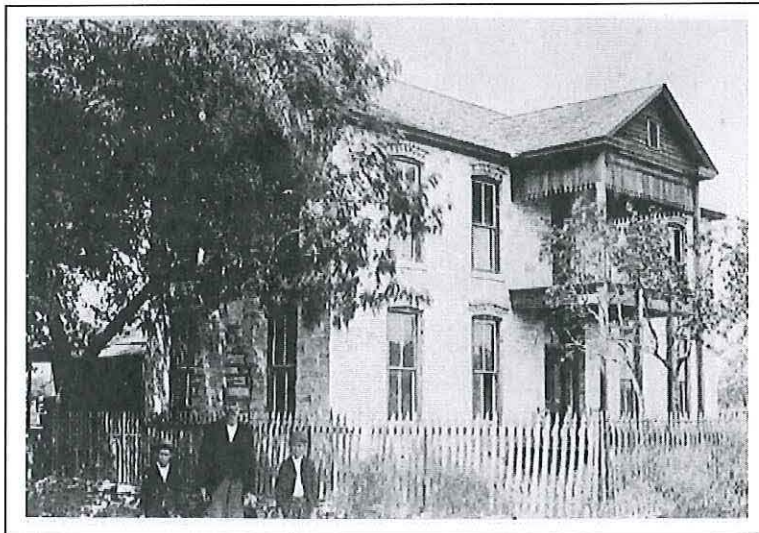
	Residential Uses						Nonresidential Uses									
LIGHT INDUSTRIAL/ MFG.	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP	
Contractor's Office (No Outside Storage)								P	P	P	P	P				
Contractor's Office (With Outside Storage)										C		P				
Contractor's Temporary On-site Office	C	C	C	C	C	C	C	C	C	C	P	C				
Electronic Assembly										C		P				
Engine Repair or Manufacture												P				

Laboratory Equipment Manufacture												P			
Machine Shop												P			
Maintenance and Repair Services for Bldgs.										P					
Open Storage/Outside Storage	C									C		P			
Plumbing Shop									P	P					
Research Lab (Nonhazardous)									C	C		P			
Sand/Gravel/Stone Sales or Storage	C									C		P			
Sand/Gravel Quarrying												C			
Sign Manufacturing										C	P	P			
Stone/Clay/Glass Manufacturing										C		P			

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1220.99, adopted 2/17/15; Ordinance 1220.140, att. B, adopted 4/11/17; Ordinance 1220.149, adopted 11/14/17; Ordinance 1220.151, adopted 12/12/17; Ordinance 2018-09, adopted 4/10/18; Ordinance 2019-44, adopted 12/10/19; Ordinance 2020-01, adopted 1/14/20; Ord. No. 2021-01 , § 2, 1-12-2021; Ord. No. 2022-08 , § 2, 4-5-2022; Ord. No. 2022-18 , § 2, 6-7-2022)

City of Dripping Springs
Historic Preservation Program
IMPLEMENTATION MANUAL

Adopted September 11, 2007



The City of Dripping Springs
Historic Preservation Commission



This document was produced by the
Dripping Springs Historic Preservation Commission

Current & Former Members:

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June Baumoel

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Sharon Conner

Eugene Foster (Vice Chair)

Whit Hanks (Chair)

Ted Lehr

Craig Neumeyer

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With the Assistance of
City Hall Solutions

Alan Bojorquez, City Attorney
Walter Brown, Consulting Planner

Dedicated to the memory of Walter Brown, who passed away on October 7, 2005.



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Acknowledgments

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SPECIAL THANKS TO:

City Planning Consultant WALTER BROWN

I. The Benefits of Historic Preservation

Active municipal historic preservation programs have been demonstrated to be effective in promoting and preserving a community's sense of identity, contributing to its economic development, and enhancing the quality of life for residents and visitors.

The information contained in this Manual will provide the user with a demonstration of how these objectives are accomplished through historic preservation, as well as an explanation of how the City of Dripping Springs Historic Preservation Ordinance works.

A Sense of Community Identity

Local historic districts and historic landmarks protect and embody a community's origins and distinct characteristics. As a community grows, the importance of this record of its unique past becomes more and more important. Older residents take pride in seeing the landmarks they have known all of their lives preserved. Newcomers appreciate a community's historic preservation efforts and take pleasure in learning about their new environment. Understanding the important aspects of a town's history, through the study of its preserved landmarks, provides its citizens with a shared sense of place and a broader vision to apply in planning for their town's future.

Economic Benefits of Preservation

Studies by State Historical Commissions and private non-profit Historical Trust Foundations have shown that an active local program of protecting historic districts and historic landmarks can be an important part of local economic development and add significant value to historic areas and to the community as a whole.

A historic district that is carefully preserved raises property values in both the district and in surrounding areas by providing stability and aesthetic enhancement. Such areas attract tourists and businesses thus contributing to a town's general economic growth and viability.

Quality of Life

In survey after survey asking why they live and work where they do, people refer most often to “quality of life.” While job security and income are important, quality of life is cited most often as the top criterion.

An active historic preservation program can be an important part of a community’s quality of life ranking. Along with high quality schools, affordable housing, and pleasant environmental surroundings, historic districts lend an attractive authenticity to a community and its overall livability.

In Texas, the central Hill Country is one region that boasts a rich and well-preserved history. Many of the region’s towns and cities have their own unique places within this Hill Country history, having been settled in the mid-Nineteenth Century by immigrants from a wide array of countries and ethnicities. Daily life in a community, in close proximity to the preserved evidence of this rich history, is enhanced by the appreciation of historic landmarks and districts.



Patterson Building (1895)

Demonstrated Benefits of Local Historic Districts:

- Preserve properties that possess significance in history, architecture, archeology, or culture.
- Preserve properties that embody the distinctive characteristics of a type, period, or method of construction.
- Preserve properties that represent the work of a master designer, builder, or craftsman.
- Preserve properties that represent an established and familiar visual feature of the City.
- Are eligible for state and federal grants.
- Maintain the integrity of the community's historic areas and significant properties.
- Local designation of districts and landmarks offers the best protection to historic properties in that property owners benefit from the preservation expertise of the landmark commission.
- Inclusion in a locally designated historic district may make the property eligible for incentives such as local sales tax relief, local property tax relief, fee waivers, and more flexible development regulations.
- Buildings within historic districts may be recognized as historic landmarks by a small plaque placed on the building.
- Historic districts may be included in tourism publications.
- Historic preservation districts and the preservation of historic landmarks strengthen civil and cultural pride among the members of a community.
- Historic preservation ordinances and their implementation provide a systematic review process for the ongoing preservation of historic landmarks and for appropriate development of a city's historic resources.

According to the National Trust for Historic Preservation:

- Local districts protect the investment of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
- Local districts encourage better design. It has been shown through comparative studies that there is a great sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.
- A local district can result in positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.
- The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
- The education benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

According to the Texas Historical Commission:

- Historic designations improve property values. Cities with active historic preservation programs indicate that historical designations can increase property values by as much as 20 percent.
- Incentives for historic properties attract reinvestment. Property owners reinvest in historic properties in many cases because of incentive programs offered by state and local governments. More than 30 Texas cities offer property tax incentive programs resulting in millions of reinvestment dollars. This reinvestment, in turn, generates thousands of in-state jobs and millions of dollars of income and state wealth.

- Texas' heritage attracts tourists. More than 11 percent of all travelers to Texas are *heritage travelers*, and that number continues to rise. Heritage tourism in Texas contributes about \$1.42 billion annually to local economies, with approximately \$1.2 billion resulting from overnight stays and about \$230 million from day trips.
- Historic building rehabilitation rebuilds Texas communities. Private property owners invest more than \$172 million in historic building rehabilitation annually which averages more than 4 percent of all building rehabilitation activity. Public entities add another \$20 million for a total annual historic rehabilitation investment in Texas of more than \$192 million.
- Preservation of historic properties creates jobs. Rehabilitation of historic properties alone created more than 4,200 jobs in Texas in 1997 in diverse areas such as construction, manufacturing, transportation, utilities, retail and services. Overall, historic preservation activities created more than 40,000 jobs that year.



Dripping Springs Academy (1881/1920)

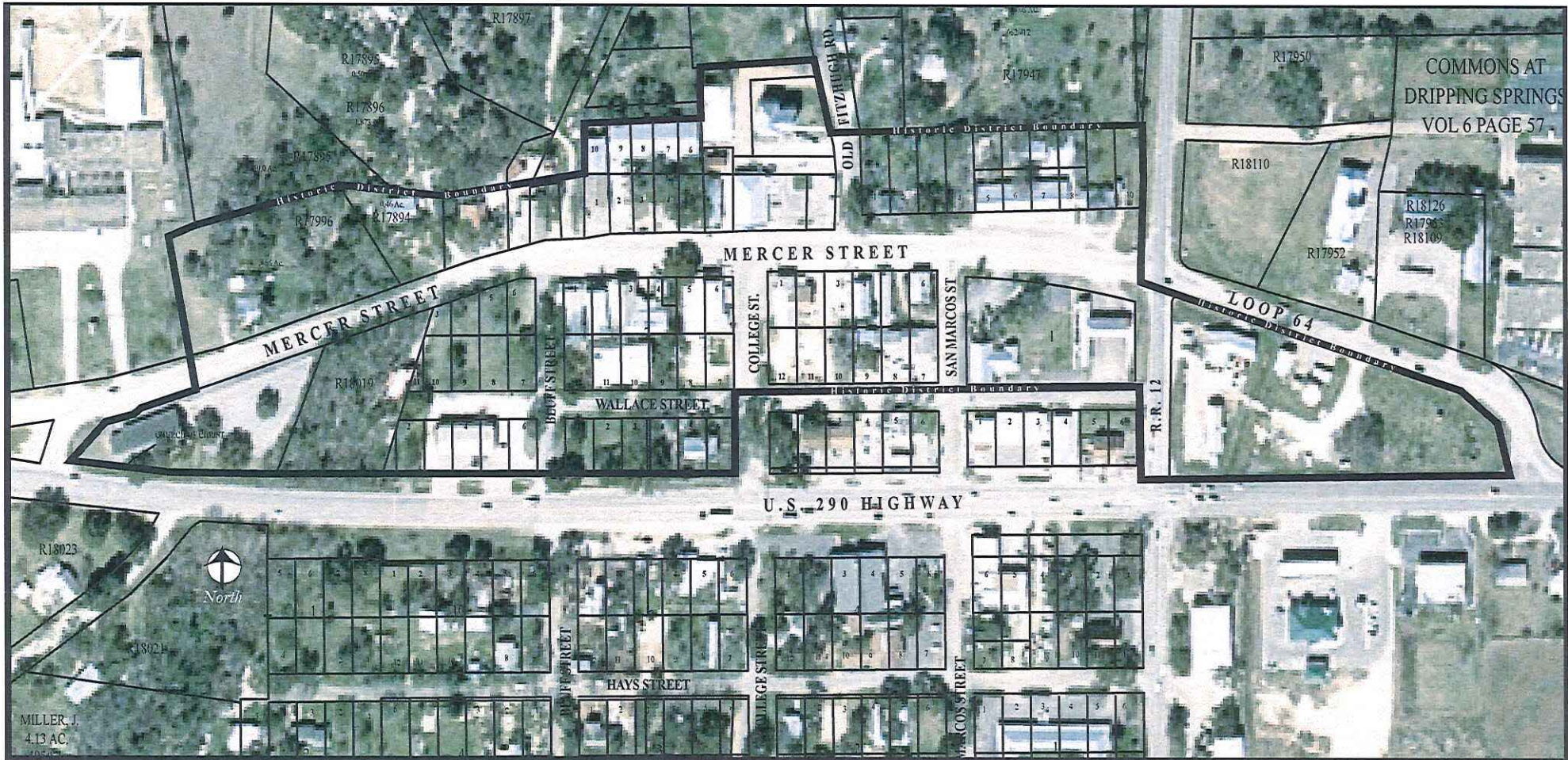
II. Dripping Springs Historic Preservation Ordinance

This section contains the following information:

- Map of Dripping Springs Historic District
- List of In-District and Out-of-District Historic Resources
- Map of Historic Resources
- Prioritization of Historic Sites
- The adopted Dripping Springs Historic Preservation Ordinance, including establishment of the Historic Preservation Commission

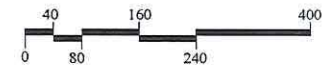
The Dripping Springs Historic Preservation Ordinance was originally adopted by the City Council in April of 2004. The map of Historical Landmarks in the City was generated from a 1988 study by Hardy Heck Moore.

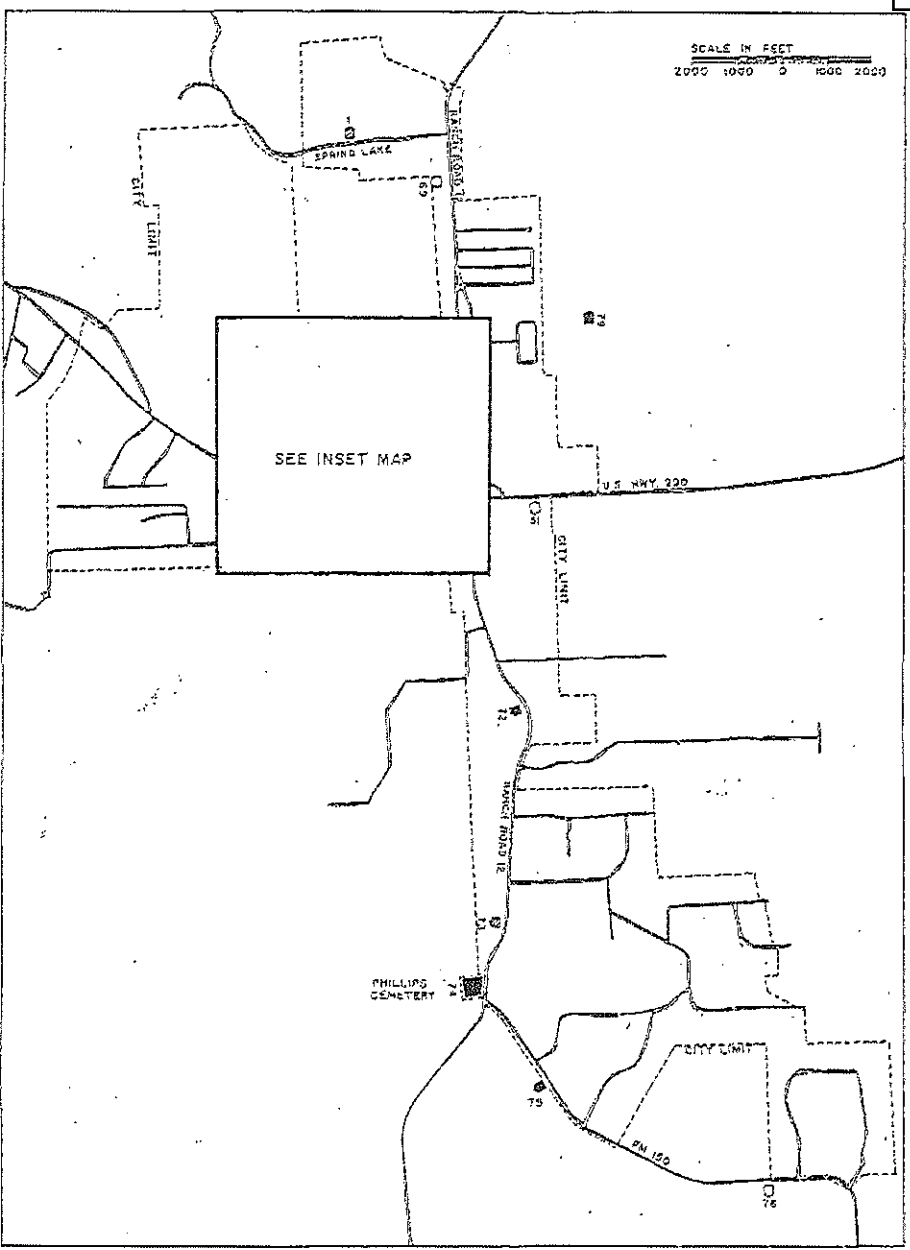
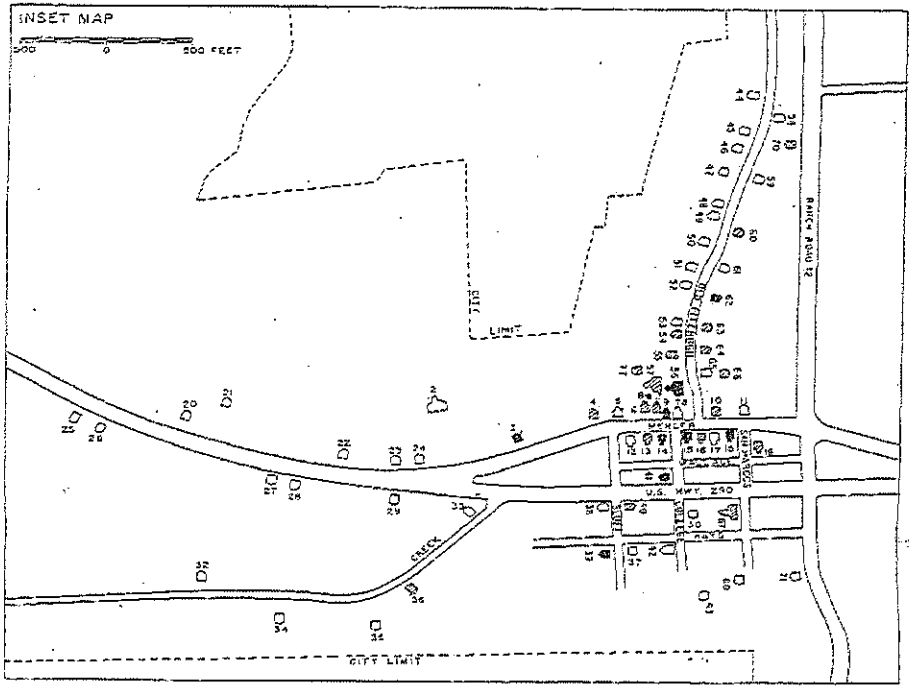
An amended Historic Preservation Ordinance was adopted on November 14, 2006.



CITY OF DRIPPING SPRINGS
HISTORIC DISTRICT MAP (v.4.0)

May 2006





HISTORIC RESOURCES OF DRIPPING SPRINGS

MAP KEY

PRESERVATION PRIORITIES:

HIGH	MEDIUM	LOW

RESOURCE TYPE:

	DWELLING
	COMMERCIAL BLDG.
	INSTITUTIONAL BLDG.

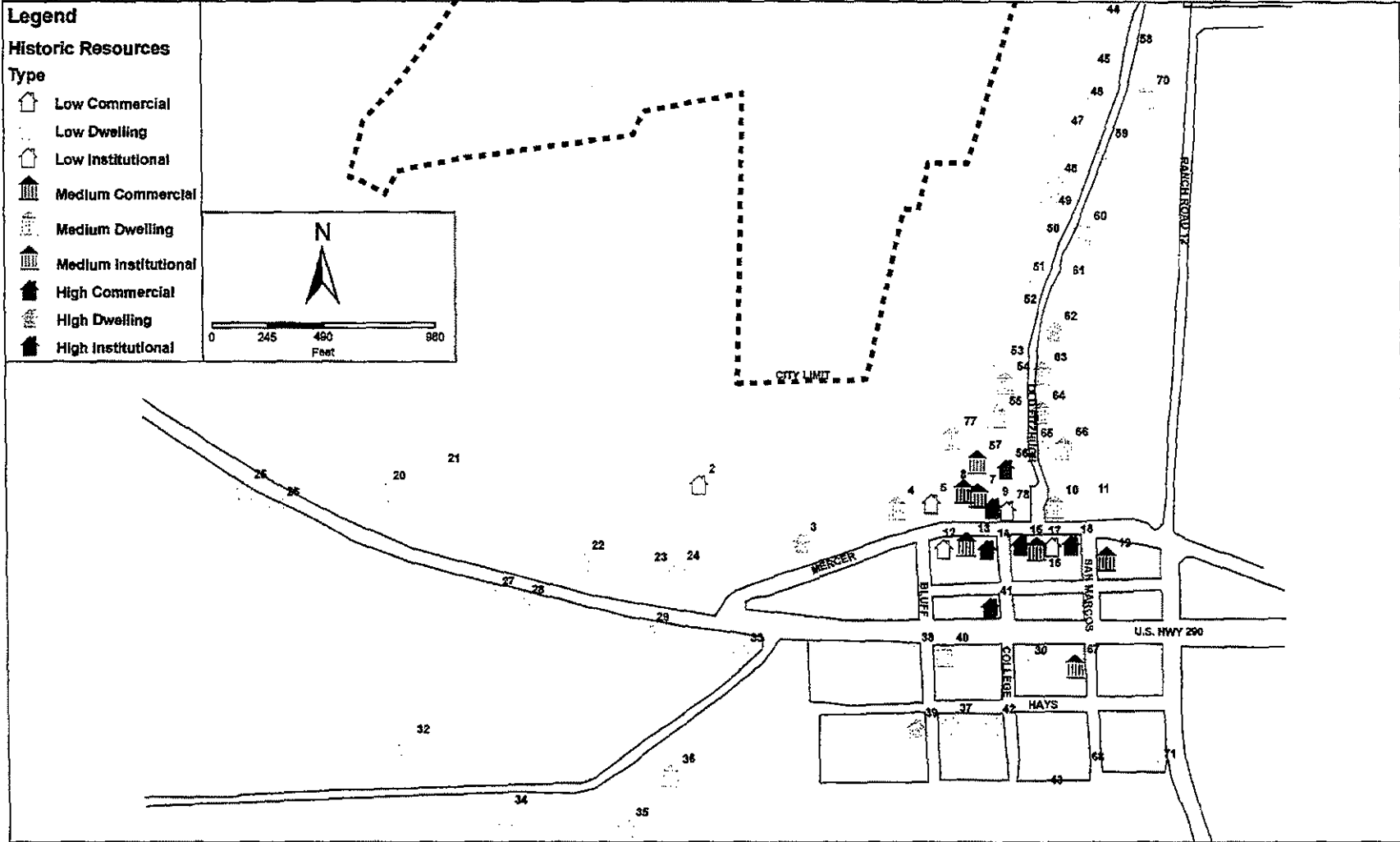
SITES 1 - 79 MAPPED

PREPARED BY HARDY HECK-HOORE APRIL 1988

Historic Resources

Historic Resources

Historic Resources of Dripping Springs, Sites 1 - 79



This map was produced by Absolute Mapping Solutions in association with City Hall Solutions of Austin, Texas. It is intended for planning purposes only and is not intended to depict, nor is it warranted to represent, an accurate survey of the land or parcels of land. MAY 2008



Historic Resources in District

High Priority:

Number	Name	Street	Type	Date Constructed (circa)
3	Marshall-Chapman House	Mercer	Dwelling	1871
8	Rinky Dink Domino Hall	Mercer	Commercial	1934
9	Patterson Building	Mercer	Commercial	1905
14	Davis-Chapman Building	Mercer	Commercial	1891
15	Old Central Garage	Mercer	Commercial	1935
18	Service Station	Mercer	Commercial	1938
41	Breed-Haydon House	College	Dwelling	1880
56	DS Academy	Old Fitzh.	Institutional	1881

Medium Priority:

Number	Name	Street	Type	Date Constructed (cira)
4	House	Mercer	Dwelling	1925
6	Miller Building/Serv. Station	Mercer	Commercial	1940
7	Miller Building	Mercer	Commercial	1940
10	Chase House	Mercer	Dwelling	1925
13	Spaw's Barber Shop	Mercer	Commercial	1937
16	Commercial building	Mercer	Commercial	1900
19	Old Community Center	Mercer	Commercial	1935
57	Stephenson Memorial Bldg.	Old Fitzh.	Institutional	1939



Historic Resources in District

Low Priority:

Number	Name	Street	Type	Date Constructed (circa)
5	DS Butane	Mercer	Commercial	1945
11	House	Mercer	Dwelling	1940
12	Rippy Ranch Supply	Mercer	Commercial	1940
17	Bassett Building	Mercer	Commercial	1950
78	US Post Office	Mercer	Commercial	1945

The Hardy Heck & Moore Survey identified 79 sites in the Dripping Springs area eligible for historic landmark designation.



Historic Resources

Within the City Limits, not within the Historic Preservation District:

High Priority:

Number	Name	Street	Type	Date Constructed (circa)
1	House in Springlake	Springlake	House	1925
39	Jones House	S. Bluff	Dwelling	1880
43	Champion House	College	Dwelling	1900
62	McClendon House	Old Fitzh.	Dwelling	1900
72	Patterson House	RR 12	Dwelling	1886
74	Phillips Cemetery	RR 12	Cemetery	1880
75	Farm Complex	FM 150	Farm Complex	1915
79	Dr. Pound Homestead	RR 12	Farm Complex	1852



Historic Resources

Within the City Limits, not within the Historic Preservation District:

Medium Priority:

Number	Name	Street	Type	Date Constructed (cira)
36	Will Crow House	Creek Rd.	Dwelling	1938
40	Chapman/Mercer House	S. Bluff	Dwelling	1900
54		Old Fitzh.	Dwelling	1930
55		Old Fitzh.	Dwelling	1900
60	John T. Spaw House	Old Fitzh.	Dwelling	1900
63	Dr. Shelton House	Old Fitzh.	Dwelling	1890
64	Arthur Patton House	Old Fitzh.	Dwelling	1890
66	Dye/Logan House	Old Fitzh.	Dwelling	1930
67	First Baptist Church	San Marcos	Dwelling	1901
68		San Marcos	Dwelling	1940
70		RR 12	Dwelling	1925
73		RR 12	Dwelling	1890
77		Old Fitzh.	Dwelling	1920



Historic Resources

Within the City Limits, not within the Historic Preservation District:

Low Priority:

Number	Name	Street	Type	Date Constructed (circa)
2	Old DS High School	Mercer	Institutional	1948
20		Hwy 290	Dwelling	1940
21		Hwy 290	Dwelling	1945
22		Hwy 290	Dwelling	1945
23		Hwy 290	Dwelling	1935
24		Hwy 290	Dwelling	1935
25		Hwy 290	Dwelling	1945
26		Hwy 290	Dwelling	1945
27		Hwy 290	Dwelling	1940
28		Hwy 290	Dwelling	1930
29		Hwy 290	Dwelling	1940
30		Hwy 290	Dwelling	1940
31		Hwy 290	Dwelling	1940
32		Creek Rd.	Dwelling	1935
33		Creek Rd.	Dwelling	1945
34		Creek Rd.	Dwelling	1940
35		Creek Rd.	Dwelling	1930
37		Hays	Dwelling	1930
38		S. Bluff	Dwelling	1940



Historic Resources

Within the City Limits, not within the Historic Preservation District:

Low Priority:

Number	Name	Street	Type	Date Constructed (circa)
42		College	Dwelling	1940
43	Champion House	College	Dwelling	1900
44		Old Fitzh.	Dwelling	1935
45		Old Fitzh.	Dwelling	1945
46		Old Fitzh.	Dwelling	1930
47		Old Fitzh.	Dwelling	1935
48		Old Fitzh.	Dwelling	1930
49		Old Fitzh.	Dwelling	1910
50		Old Fitzh.	Dwelling	1925
51		Old Fitzh.	Dwelling	1930
52		Old Fitzh.	Dwelling	1930
53		Old Fitzh.	Dwelling	1940
58		Old Fitzh.	Dwelling	1940
59		Old Fitzh.	Dwelling	1935
61		Old Fitzh.	Dwelling	1920
65		Old Fitzh.	Dwelling	1900
68		San Marcos	Dwelling	1940
69		RR 12	Dwelling	1940
71		RR 12	Dwelling	1940
76		FM 150	Dwelling	1930

CHAPTER 24 BUILDING REGULATIONS

ARTICLE 24.07 HISTORIC PRESERVATION

ARTICLE 24.07 HISTORIC PRESERVATION

Division 1. Generally

Division 1. Generally

Sec. 24.07.001 Title

This article shall be commonly cited as the historic preservation ordinance. (Ordinance 1290.3, sec. 1.1, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.002 Purpose

(a) This article sets out standards and procedures for the protection, enhancement, designation and preservation of landmarks or districts of historical and cultural importance and significance.

(b) The city council hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the city represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage. This act is intended to:

- (1) Protect and enhance the landmarks and districts which represent distinctive elements of the city's historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance the city's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (4) Insure the harmonious, orderly, and efficient growth and development of the city;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city;

(6) Encourage stabilization, restoration, and improvements of such properties and their values.

(Ordinance 1290.3, sec. 1.2, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.003 Scope

This article applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ). This article applies to actions done after November 14, 2006 (enactment date of the ordinance). (Ordinance 1290.3, sec. 1.2, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.004 Burden of proof

An applicant for a certificate of appropriateness under this article must establish that the application complies with the requirements of this article. (Ordinance 1290.3, sec. 1.3, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.005 Definitions

(a) Rules of interpretation. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word “shall” is always mandatory, while the word “may” is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions.

Alteration. A physical change in or to a building.

Architectural control. Regulations governing the appearance or architectural style of buildings or structures. Architectural control is a form of aesthetic zoning.

Building. A building such as a house, barn, church, hotel, or similar construction that is created to shelter any form of human activity. “Building” also may be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Certificate of appropriateness. A signed and dated document evidencing the approval of the commission of historic structures, sites, or areas that are identified with the lives of historical personages or with important events in national, state, regional, or local history. Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form and architectural details.

Comprehensive historic preservation plan. A document that integrates the various preservation activities and gives them coherence and direction, as well as relates the community's preservation efforts to community development planning as a whole.

Comprehensive plan. A document or series of documents prepared by a planning commission or department setting forth policies for the future of a community. Enabling statutes in many states require zoning to be in accordance with a comprehensive plan. A comprehensive plan may also be called a master plan.

Design review. The decision-making process conducted by an established review committee of a local government that is guided by the terms set in the historic preservation ordinance.

Design review guidelines. The set of guidelines adopted by the commission that details acceptable alterations of designated properties.

District. An area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Exterior features. Features which include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, walls, roofs, light fixtures, signs, other appurtenant features and significant trees.

Historic preservation commission. The citizens' advisory group appointed by the city council to oversee historic matters within the city. The term may be referenced in this article with the word "commission."

Historic property. A district, site, building, structure, or object significant in history, architecture, engineering, archeology, or culture at the national, state, or local level.

Historic resource. This generally is the same as a historic property. It includes architectural, historical, and archeological properties as well as landscape features.

Integrity. The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

Intensive survey. A systematic detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

Inventory. A list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

Landmark. This refers to any individual building, structure, or object that is significant for historical, architectural, or archeological reasons.

Object. The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, such as statuary in designed landscape.

Officer. The historic preservation officer appointed by the mayor to administer the historic preservation ordinance and advise the commission on matters submitted to it.

Ordinary repairs or maintenance. Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage, and by using where possible original material. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress. The term also omits changes in exterior paint color.

Overlay zones. A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Person. A human individual, trust, association, group, partnership, company, corporation or government entity.

Preservation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Site. A site is the location of a significant event, prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing structure.

Special district. A district established to accommodate a narrow or special set of uses or for special purposes. The term can signify any district beyond the conventional residential, commercial, industrial, and agricultural districts. Examples include open space districts, hotel/motel districts, or historic preservation districts. The establishment of special districts must have an appropriate police power basis.

Structure. The term “structure” is used to distinguish from buildings those functional constructions made usually for purposes other than creating shelter.

Zoning. A police power measure, enacted primarily by general purpose units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

(Ordinance 1290.3, sec. 1.4, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.006 Enforcement; penalties

(a) Enforcement. The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this article is hereby declared to be a nuisance.

(b) Criminal penalty. Any person violating any provision of this article shall, upon conviction, be fined a sum not exceeding two thousand dollars (\$2000.00). Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a misdemeanor.

(c) Civil remedies. Nothing in this article shall be construed as a waiver of the city’s right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article;
- (2) A civil penalty up to five hundred dollars (\$500.00) a day when it is shown that the defendant was actually notified of the provisions of this article and after receiving notice committed acts in violation of this article or failed to take action necessary for compliance with this article; and
- (3) Other available relief.

(Ordinance 1290.3, sec. 19, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.007 Fees

Fees for a certificate of appropriateness and other fees that may be associated with this article shall be established by the city council from time to time as set forth in the city’s [fee schedule](#) ordinance.
(Ordinance 1290.3, sec. 20, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.008 Historic preservation commission

(a) Membership; organization; meetings. There is hereby created a commission to be known as the city historic preservation commission. The commission members shall serve without pay. The commission shall consist of seven (7) members to be appointed by majority vote of the city council.

- (1) All commission members shall have a demonstrated outstanding interest in the historic traditions of the city and experience in the preservation of the historic character of the city.
- (2) The city council shall endeavor, to the extent reasonably available, to appoint members from the following categories:
 - (A) Architect, planner or design professional;
 - (B) Historian;
 - (C) Licensed real estate broker or appraiser;
 - (D) Attorney at law;
 - (E) Owner of a landmark property or property in a historic district;
 - (F) Member of the Hays County Historical Society;
 - (G) Archaeologist;
 - (H) Geographer;
 - (I) Anthropologist; and/or
 - (J) Member of the planning and zoning commission.
- (3) To the extent possible, the city council shall endeavor to appoint to the commission residents, business owners or property owners from within the city limits or extraterritorial jurisdiction. The commission as a whole shall represent the ethnic makeup of the city to the extent possible.
- (4) Commission members shall serve for a term of two years, with the exception that the initial term of three (3) members shall be one year. The terms shall expire in June. Commission members may be removed by the city council for cause.
- (5) The chair and vice-chair of the commission shall be elected by and from the members of the commission and shall serve for a period of one year.
- (6) The commission shall meet at least monthly, if business is at hand. Special meetings may be called at any time by the chair or on the request of any two commission members. All meetings shall be held in conformance with the Texas Open Meetings Act, Texas Government Code chapter 551.
- (7) A quorum for the transaction of business shall consist of a simple majority of the membership.
- (8) Commission members unable to attend any meeting shall notify the chairperson as soon as possible, in order to assure a quorum will be present. Any member of the commission absent for three regular consecutive meetings or four regular meetings during the preceding twelve-month period of the commission, without having obtained leave of

absence at a regular meeting, unless prevented by sickness, shall be deemed to have automatically vacated his or her office.

(b) Powers and duties. The commission shall be empowered to:

- (1) Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the commission;
- (2) Prepare rules and procedures as necessary to carry out the business of the commission, which shall be ratified by the city council;
- (3) Adopt criteria for the designation of historic, architectural, and cultural landmarks and the delineation of historic districts, which shall be ratified by the city council;
- (4) Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the city;
- (5) Recommend the designation of resources by the city council as landmarks and historic districts;
- (6) Create committees and delegate to these committees responsibilities to carry out the purposes of this article;
- (7) Maintain written minutes which record all proceedings and actions taken by the commission;
- (8) Recommend conferral of recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers;
- (9) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs;
- (10) Make recommendations to the city council concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city;
- (11) Approve or disapprove of applications for certificates of appropriateness pursuant to this article;
- (12) Prepare specific design guidelines to be enacted by the city council for the review of landmarks and districts;
- (13) Recommend the acquisition of a landmark structure by the city where its preservation is essential to the purpose of this article and where private preservation is not feasible;
- (14) Propose tax abatement programs for landmark districts;
- (15) Accept on behalf of the city the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of the city council.

(Ordinance 1290.3, sec. 6, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.009 Historic preservation officer

(a) The mayor shall appoint a qualified city official, staff person, or appropriate resident of the city to serve as historic preservation officer (hereafter, the "officer"). This officer shall administer this article and advise the commission on matters submitted to it.

(b) In addition to serving as representative of the commission, the officer is responsible for coordinating the city's preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

(Ordinance 1290.3, sec. 7, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.010 Procedure for designation of landmarks and districts

(a) The city council may designate sites, buildings, structures, landscapes, and objects as landmarks and areas as historic districts and the public right-of-way in and surrounding them by adopting zoning overlay districts designated as "H" on the city's official zoning map pursuant to procedures incorporated into the city's zoning ordinance by the city council. The provisions pertaining to the designation of historic landmarks and historic districts constitute a part of the comprehensive zoning plan of the city.

(b) A designation request may be initiated by a property owner or the commission. A building or site may not be designated as landmark without the owner's consent.

(c) Property owners of proposed historic landmarks and property owners within a proposed historic district shall be notified by mail at least fifteen (15) days prior to the commission hearing on the recommended designation or the rescinding of a designation. At the commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark or proposed historic district.

(d) The commission may recommend the designation of a landmark or historical district if it meets one or more of the criteria for the designation of a landmark or district.

(e) Upon recommendation of the commission, the proposed historic landmark or historic district shall be submitted to the planning and zoning commission within thirty (30) days from the date of the submittal of the designation request. The planning and zoning commission shall give notice and conduct its hearing on the proposed designation within forty-five (45) days of receipt of such recommendation from the commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public

hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing.

(f) The city council shall schedule a hearing on the planning and zoning commission’s recommendation to be held within forty-five (45) days of receipt of the recommendation of the planning and zoning commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200’) of the affected property at least ten (10) days prior to the public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. Notice of the hearing before the city council may be provided simultaneously with notice of the P&Z hearing.

(g) Upon designation of a building, object, site, or structure as a historic landmark or district, the city council shall cause the designation to be recorded in the official public records of real property of the county, the tax records of the city, and the Hays County Appraisal District, as well as the official zoning map of the city.

(Ordinance 1290.3, sec. 8, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.011 Criteria for designation of landmarks and districts

A historic landmark or historic district may be designated if it:

- (1) Possesses significance in history, architecture, archeology, or culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction;
- (5) Represents the work of a master designer, builder, or craftsman; and/or
- (6) Represents an established and familiar visual feature of the city.

(Ordinance 1290.3, sec. 9, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.012 Implementation standards; incentives

(a) Implementation manual.

- (1) The city council is hereby authorized to enact by resolution implementation standards and guidelines.

(2) No person shall violate historic implementation standards or guidelines adopted by the city council under this section.

(b) Incentives.

(1) The city council is hereby authorized to approve by resolution financial and/or regulatory incentives for historic preservation, at the city council's discretion.

(2) Incentives shall be designed to achieve the purposes and objectives of this article.

(Ordinance 1290.3, sec. 10, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.013 Certificate of appropriateness required; expiration

(a) Certificate required. No person shall carry out any construction, reconstruction, alteration, restoration, or relocation of any historic landmark or any property within a historic district, nor shall any person make any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district, without a certificate of appropriateness. Painting of unpainted stone or masonry is prohibited.

(b) Expiration. A certificate of appropriateness expires one year from the date it is issued if the approved work has not commenced, and it expires two years from the date it is issued if the approved work has not been completed.

(c) Extension. A certificate of appropriateness may be extended by the city council for up to six (6) months upon request of the applicant and upon showing of good cause.

(d) Exemption for ordinary repairs and maintenance. A certificate of appropriateness is not required for ordinary repairs and maintenance for which the cumulative cost of construction is less than ten thousand dollars (\$10,000.00). There is an expedited process for projects that for which the cumulative construction costs are less than ten thousand dollars (\$10,000.00) but involve more than ordinary repairs and maintenance.

(Ordinance 1290.3, sec. 11, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.014 Criteria for issuance of certificate of appropriateness; rehabilitation standards

(a) In considering an application for a certificate of appropriateness, the commission shall be guided by design guidelines adopted by the city, and, where applicable, the following from the Secretary of the Interior's standards for rehabilitation of historic buildings. Any adopted design guidelines and Secretary of the Interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (b) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (c) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (d) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (e) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (f) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (g) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, sustained by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (i) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (j) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (k) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would not be impaired.
- (l) Paint color shall be based on duplication of paint color, sustained by historical, physical, or pictorial evidence, when available, rather than on conjectural designs.
- (m) The commission shall review all construction plans for construction in the historic district in order to insure compatibility with the surrounding buildings and environment in relation to height, gross volume, and proportion.

(Ordinance 1290.3, sec. 12, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.015 Application for certificate of appropriateness; review procedure; appeals

(a) Application. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the commission. The application shall contain:

- (1) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work, and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site;
- (2) Location and photograph of the property and adjacent properties;
- (3) Elevation drawings of the proposed changes, if available;
- (4) Samples of materials to be used;
- (5) If the proposal includes signs or lettering, a sign permit application in conformance with the sign ordinance ([chapter 26](#) of this code), a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property;
- (6) The intended and desired starting date and completion date of the alterations to be made;
- (7) Color chips of the colors which will be used on the structure;
- (8) Payment of the applicable fees as required by the [fee schedule](#) ordinance. The application will not be deemed complete nor will it be processed until such fee is paid in full;
- (9) Any other information which the commission may deem necessary in order to visualize the proposed work; and
- (10) Property owner's signed authorization of the proposed work.

(b) Building permit. No building permit, if required, shall be issued for such proposed work until a certificate of appropriateness has first been issued by the commission. The certificate of appropriateness required by this article shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city.

(c) Time for action by commission. The commission shall review the application at a regularly scheduled meeting within sixty (60) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the permit within forty-five (45) days after the review meeting. In the event the commission does not act within ninety (90) days of the receipt of the application, a permit shall be deemed granted by operation of law.

(d) Form of decision. All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A

copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property.

(e) Appeal to planning and zoning commission. An applicant for a certificate of appropriateness dissatisfied with the action of the commission relating to the issuance or denial of a certificate of appropriateness shall have the right to appeal to the planning and zoning commission within thirty (30) days after receipt of notification of such action. The planning and zoning commission shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The planning and zoning commission shall give notice to the applicant by mail. The planning and zoning commission shall make its decision within thirty (30) days of the hearing.

(f) Appeal to city council. An applicant for a certificate of appropriateness dissatisfied with the action of the planning and zoning commission relating to the issuance or denial of a certificate of appropriateness shall have the right to appeal to the city council within thirty (30) days after receipt of notification of such action. The city council shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within thirty (30) days of the hearing.

(g) Expedited process for small projects. There shall be an expedited process for obtaining a certificate of appropriateness for small projects, the cumulative costs of which are less than ten thousand dollars (\$10,000.00). This process is available for projects that involve more than just ordinary repairs and maintenance. The historic preservation officer is hereby authorized to administratively approve the applications without public notice or a hearing. Administratively complete applications shall be evaluated and decisions rendered within fifteen (15) business days of submittal. To be eligible, the project must not involve:

- (1) Expansion or reduction of the building's footprint;
- (2) Alterations to the building facade facing a public street or street right-of-way;
- (3) Modifications of the building's color scheme; or
- (4) Any substantive revisions that in the historic preservation officer's judgment are contrary to the spirit of this article and harmful to the integrity of the historic landmark or, if the building is not a landmark, the historic district.

(Ordinance 1290.3, sec. 13, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.016 Certificate of appropriateness for demolition

A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the city without the review and approval of a completed application for a certificate of appropriateness by the city, as provided in [sections 24.07.013](#), [24.07.014](#), and [24.07.015](#) of this article. (Ordinance 1290.3, sec. 14, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.017 Economic hardship

- (a) Hardship process. After receiving written notification from the commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process. No building permit, demolition permit, or certificate of appropriateness shall be issued unless the commission makes a finding that hardship exists, and an economic hardship letter is issued by the city.
- (b) Criteria for claim of hardship. When a claim of hardship is made due to the effect of this article, the owner must prove that:
- (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- (c) Effort to seek alternative. The applicant shall consult in good faith with the commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be documented to the commission.
- (d) Action by commission. The commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the officer. Following the hearing, the commission has thirty (30) days in which to prepare a written recommendation to the building official or other official. In the event that the commission does not act within ninety (90) days of the receipt of the application, a letter may be issued.
- (e) Form of decision. All decisions of the commission shall be in the form of a written letter. A copy of the letter shall be delivered to the applicant in person or by registered mail and a copy filed with the city secretary's office for public inspection. The commission's decision shall state the reasons for granting or denying the economic hardship application.
- (f) Appeal to planning and zoning commission. An applicant for a economic hardship letter dissatisfied with the action of the commission relating to the issuance or denial of a economic hardship letter shall have the right to appeal to the planning and zoning commission within thirty (30) days after receipt of notification of such action. The planning and zoning commission shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The planning and zoning commission shall give notice to the applicant by mail. The planning and zoning commission shall make its decision within thirty (30) days of the hearing.
- (g) Appeal to city council. An applicant for a economic hardship letter dissatisfied with the action of the planning and zoning commission relating to the issuance or denial of a economic hardship letter shall have the right to appeal to the city council within thirty (30) days after receipt of notification of such action. The city council shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within thirty (30) days of the hearing.

(Ordinance 1290.3, sec. 15, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.018 Compliance with certificate of appropriateness; inspections; stop work order

All work performed pursuant to a certificate of appropriateness issued under this article shall conform to any requirements included therein. It shall be the duty of the city inspector or the officer to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, the city inspector or the officer shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Ordinance 1290.3, sec. 16, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.019 Ordinary maintenance and insignificant alterations

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, or outward appearance. In-kind replacement or repair is included in this definition of ordinary maintenance. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress. (Ordinance 1290.3, sec. 17, adopted 11/14/06)

Division 1. Generally

Sec. 24.07.020 Demolition by neglect

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the commission, produce a detrimental effect upon the character of the historical district as a whole or the life and character of the property itself. Examples of such deterioration include:

- (1) Deterioration of exterior walls or other vertical supports;
- (2) Deterioration of roofs or other horizontal members;
- (3) Deterioration of exterior chimneys;
- (4) Deterioration or crumbling of exterior stucco or mortar;

(5) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors; and/or

(6) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

(Ordinance 1290.3, sec. 18, adopted 11/14/06)

Division 1. Generally

Secs. 24.07.021–24.07.030 Reserved

ARTICLE 24.07 HISTORIC PRESERVATION

Division 2. Historic District

Division 2. Historic District

Sec. 24.07.031 Title

This division shall be commonly cited as the “historic district ordinance.” (Ordinance 1295.1, ex. A, sec. 1.1, adopted 9/11/07)

Division 2. Historic District

Sec. 24.07.032 Boundaries established

The boundaries of the historic district are hereby established as being in accordance with the borders delineated on the map attached to Ordinance 1295.1 as exhibit B, which is incorporated into this division. (Ordinance 1295.1, ex. A, sec. 1.2, adopted 9/11/07)

Division 2. Historic District

Sec. 24.07.033 Compliance required

All persons, buildings, properties, sites and structures located within the historic district shall comply with the historic preservation ordinance and the design guidelines included in the implementation manual adopted by the city council. (Ordinance 1295.1, ex. A, sec. 1.3, adopted 9/11/07)

Division 2. Historic District

Sec. 24.07.034 Incentives

All buildings, properties, sites and structures located within the historic district are eligible for consideration for the provision of incentives pursuant to the implementation manual adopted by the city council. (Ordinance 1295.1, ex. A, sec. 1.4, adopted 9/11/07)

III. Historic Landmark Designation Process

It shall be the policy of the City of Dripping Springs to encourage and facilitate the preservation and enhancement of Historic Landmark properties in the city. Property owners who wish to apply for historic designation, or who plan restorations or improvements to already-designated properties, will be given every assistance possible by City staff. Applications will be expedited and certain incentives, as outlined in Section IV of this Manual, will be offered.

This section contains the following information:

- Criteria for the Designation of Historic Landmarks and Historic Districts
- Description of application & approval process
- Sample Application Form

CRITERIA FOR THE DESIGNATION OF HISTORIC LANDMARKS & HISTORIC DISTRICTS

A historic landmark or historic district may be designated if it:

- Possesses significance in history, architecture, archeology, or culture;
- Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- Is associated with the lives of persons significant in our past;
- Embodies the distinctive characteristics of a type, period, or method of construction;
- Represents the work of a master designer, builder, or craftsman; and/or
- Represents an established and familiar visual feature of the City.

Summary of Historic Designation Process

The designation of property in the City of Dripping Springs as **Historic** is intended to be a cooperative undertaking, toward the objective of benefiting the community at large by preserving its historical assets. The application of *Historic (H)* zoning classification to properties provides many advantages to the property owner and to the community at-large.

Property owners may request historic designation, or the City's Historic Preservation Commission may initiate the process by recommending it to the City Council.

Owners wishing to have their sites or property classified Historic may obtain an application from the City Administrator. A pre-application conference with the Historic Preservation Commission is recommended.

Once the application is completed and submitted to the City, the Administrator will schedule a public hearing date before the Commission. This provides the applicant a forum for presenting and discussing the merits of historic designation for the property, and provides interested parties—neighbors, owners of similar properties, and the general public—information about what is being proposed in the community.

The Commission will make its recommendation and forward the request to the Planning and Zoning Commission, where another forum for public discussion is provided. The Planning and Zoning Commission's recommendation on the property is forwarded, in the final step of the process, to the Dripping Springs City Council.

If the City Council approves the recommendation, *Historic (H)* zoning will be applied to the property and the owner will be provided with documentation outlining the incentives and obligations which come with Historic zoning and will be required to maintain the property according to the requirements set forth in this Manual and the Dripping Springs Historic Preservation Ordinance.

DESIGNATION OF LANDMARKS & DISTRICTS (From the City's Historic Preservation Ordinance)

The City Council may designate sites, buildings, structures, landscapes, and objects as landmarks, and areas as historic districts, and the public right-of-way in and surrounding them by adopting zoning overlay districts designated as "H" on the City's Official Zoning Map pursuant to procedures incorporated into the City's Zoning Ordinance by the City Council. The provisions pertaining to the designation of historic landmarks and historic districts constitutes a part of the comprehensive zoning plan of the City.

A designation request may be initiated by a property owner or the Historic Preservation Commission.

Property owners of proposed historic landmarks and property owners within a proposed historic district shall be notified by mail at least fifteen (15) days prior to the Historic Preservation Commission hearing on the recommended designation or the rescinding of a designation. At the Commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark or proposed historic district.

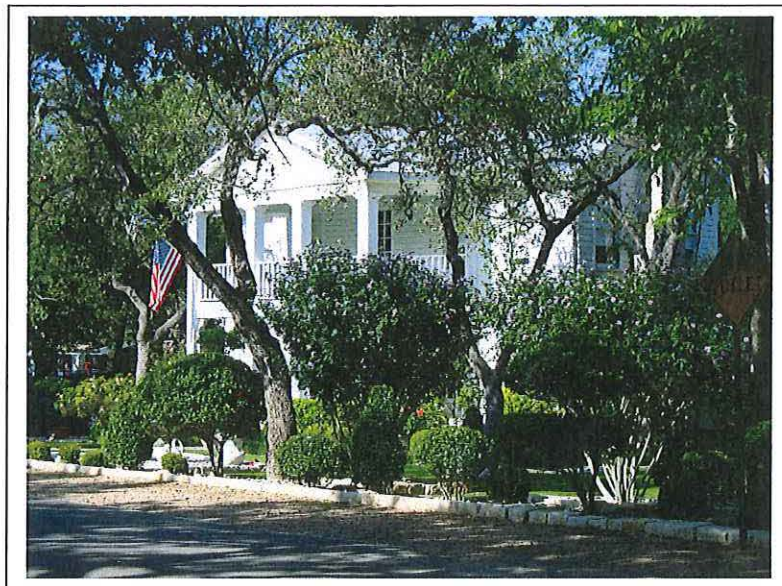
Upon recommendation of the Commission, the proposed historic landmark or historic district shall be submitted to the Planning & Zoning Commission within thirty (30) days from the date of the submittal of designation request. The Planning & Zoning Commission shall give notice and conduct its hearing on the proposed designation within forty-five (45) days of receipt of such recommendation from the Commission.

Notice of public hearings for Historic zoning shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the Planning & Zoning Commission's public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. The Commission may recommend the designation of a landmark or historical district if it meets one or more of the criteria for the designation of a landmark or district.

City of Dripping Springs

The City Council shall schedule a hearing on the Planning & Zoning Commission's recommendation to be held within forty-five (45) days of receipt of the recommendation of the Planning & Zoning Commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. (Notice of the hearing before the City Council may be provided simultaneously with notice of the P&Z hearings.)

Upon designation of a building, object, site, or structure as a historic landmark or district, the City Council shall cause the designation to be recorded in the Official Public Records of Real Property of Hays County, the tax records of the City of Dripping Springs, and the Hays County Appraisal District, as well as the Official Zoning Map of the City.



Jones House 1880

CITY OF DRIPPING SPRINGS
APPLICATION FOR DESIGNATION OF HISTORIC LANDMARK

Please check the appropriate box and provide the requested information.

Date of Application: _____

Designation Request Initiated by: Property Owner; Commission; City Council

Designation of: Site; Building; Structure; Landscape; Object

Description of Proposed Landmark: _____

Name of Current Owner: _____

Mailing Address of Current Owner:

Phone Number of Current Owner: _____

Legal Description of Property Where Located:

Located in City Limits: Yes; No; Unknown

Year Constructed: _____

Current Condition: _____

Original Use: _____

Current Use: _____

Has it been Altered: Yes; No; Unknown

City of Dripping Springs

If so, please describe alterations: _____

Identified in City's Historic Resource Survey: Yes; No; Unknown

If so, what is the Site Number: _____

Please attach a photograph of the proposed landmark taken from the adjacent public right-of-way.

Please attach a description of how the proposed landmark meets the following Criteria for Designation (at least one criteria must be met):

Possesses significance in history, architecture, archeology, or culture;

Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;

Is associated with the lives of persons significant in our past;

Embodies the distinctive characteristics of a type, period, or method of construction;

Represents the work of a master designer, builder, or craftsman;

Represents an established and familiar visual feature of the City.

Please call City Hall at (512)858-4725 if you have questions regarding this application.

*Submit this application to
City Hall at 511 Mercer St., P. O. Box 384, Dripping Springs, TX 78620.*

Signature of Owner

Date _____

Received by (Name & Title)
City of Dripping Springs

Date _____

IV. Incentives for Historic Designation

Historic Preservation Incentive Program

It is the policy of the City of Dripping Springs City Council, Planning and Zoning Commission and Historic Preservation Commission that the designation and rehabilitation of Historic Landmark properties within the City are objectives to be encouraged. Historical preservation merits certain specific incentives in the form of reduction of fees and special handling/processing procedures by the City.

The following list of incentives is the product of collaboration of the elected and appointed members of these three bodies of the government of the City of Dripping Springs.

Qualification for Incentives

Properties meeting either criteria (1) or (2), and meeting criteria (3) of the following conditions will be considered eligible for Historic Preservation incentives:

1. The property lies in the adopted Historic Preservation District and has been granted H-Historic zoning and applied for a building permit for structural and/or architectural restoration work.
2. The property is a designated Historic Landmark, is zoned H-Historic, and the owner has applied for a building permit for structural and/or architectural restoration work.
3. After restoration work, the property and its auxiliary structure(s), if any, are maintained in good condition, as verified by the City's Preservation Officer.

These criteria apply to existing structures, additions, new construction on vacant lots which is compliant with the Historic District Design Standards and signage program, and to the restoration of structures within the adopted Historic Preservation District. They apply as well as to designated Historic Landmark properties elsewhere within the City Limits.

**CITY OF DRIPPING SPRINGS
INCENTIVES FOR HISTORIC DISTRICT AND LANDMARK
DESIGNATION, ZONING, RESTORATION, AND PRESERVATION**
Approved July 13, 2010

- 1. Site Development Incentives**
 - A. Change impervious cover requirement to ninety percent (90%) of site
 - B. Change downstream buffer requirement to 0% of site (unless in a Water Quality Buffer Zone)
 - C. Waiver of Site Development Fees (must reimburse City for costs of professional services)
 - D. Expedited review process

- 2. Infrastructure Incentives**
 - A. Eligible for help with grant requests from outside sources

- 3. Zoning Incentives**
 - A. Front and rear building setbacks reduced to 10'
Side building setback reduced to 0'
 - B. Permissible floor area ratio increased so that second story can be the same size as the first floor
 - C. Waiver of Zoning Fees (must reimburse City for costs of professional services)

- 4. Building Code Incentives**
 - A. Waiver of Building Permit Fees (inspection requirement and fees remain)
 - B. Expedited review process

- 5. Signage Incentives**
 - A. Waiver of Sign Permit Fees in exchange for compliance with Historic District signage standards.
 - B. Expedited review process

- 6. Food Establishment Incentives**
 - A. Waiver of Food Establishment Permit Fees
 - B. Waiver of Establishment Plan Review Fees

- 7. Temporary Public Right-of-Way Usage and Public Street Closure Incentives**
 - A. Waiver of Temporary Public Right-of-Way Usage Permit Fee
 - B. Waiver of Temporary Public Street Closure Permit Fee

V. Site Development & Redevelopment within the Dripping Springs Historic District Overlay

- The Dripping Springs Historic District as Related to Other Chapters in the Dripping Springs Code of Ordinances
- Comparison of development regulations inside and not inside the Historic District

It is the policy of the Dripping Springs City Council to encourage and facilitate preservation, maintenance, or adaptive re-use of historic properties within the Dripping Springs Historic District (DSHD) and elsewhere within the city limits. Accordingly, development and re-development projects that affect designated Dripping Springs Historic Landmark properties will be governed by the Historic Preservation Ordinance, Chapter 10, and the Zoning and Site Development Ordinances, Chapters 23 and 19, of the Dripping Springs Code of Ordinances.

For properties within the DSHD the site development requirements of the Dripping Springs Zoning Ordinance (Chapter 23) Site Development Ordinance (Chapter 19) and the Water Quality Protection Ordinance (Chapter 22), as altered by the Historic District Overlay, will apply.

Goals and incentives for maintaining and preserving the historic qualities and properties of Dripping Springs, as they relate to other Chapters of the Dripping Springs Code of Ordinances, are outlined below.



Phillips Cemetery

Preservation, maintenance and adaptive re-use of historic properties and sites within the City of Dripping Springs are regarded as a positive influence on the cultural and economic life of the community. It is appropriate for the City of Dripping Springs to encourage such preservation activities through the use of incentives and waivers from the strict application of the City’s Zoning, Water Quality Protection and Site Development ordinances.

Property owners who commit to preserving, maintaining and using designated historic properties in an appropriate manner, and those whose property qualifies for H-Historic zoning and Dripping Springs Historic (DSHL) status may also qualify for additional benefits under national and state programs.

Generally speaking, for appropriately planned and completed projects involving qualified H-zoned or Historic District properties, this assistance will be in the form of modified requirements of the referenced chapters of the Dripping Springs Code of Ordinances.

Zoning (Chapter 23)

<i>Minimum Setbacks:</i>	Base Requirement	H-zoned & DSHL Properties
Front Yard	Depends on zoning	Ten (10) feet
Rear Yard	Depends on zoning	Ten (10) feet

Water Quality Protection (Chapter 22)

<i>Impervious Cover:</i>	Base Requirement	H-zoned & DSHL Properties
Uplands Zone	50%	90%
WQ Buffer Zone	25%	25%
100-year Floodplain	15%	15%

Site Development (Chapter 19)

<i>Review Process:</i>	Base Requirement	H-zoned & DSHL Properties
	Standard	Expedited

Sign Ordinance (Chapter 18)

Properties within the DSHD, whether or not they have DSHL designation or H-Historic zoning classification, will comply with the Historic District Uniform Signage Standards.

VI. Preservation Standards & Guidelines

This Section provides the following:

- Historic Preservation Standards and Design Guidelines for Dripping Springs Historic Landmarks and properties within the Dripping Springs Historic District
- Project Planning Recommendations, including Code Compliance and Preservation Planning
- Recommended and Not-Recommended Treatments for locally distinctive architectural materials common to Dripping Springs and the Texas Hill Country
- New Construction Exterior and Design Guidelines
- Certificate of Appropriateness Criteria, Application, and Process

City of Dripping Springs

**Historic Preservation Standards and
Design Guidelines**

For

**Dripping Springs Historic District and
Landmark Properties**

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I. INTRODUCTION

This document was prepared by the Dripping Springs Historic Preservation Commission (the "Commission") for the purpose of establishing historic preservation standards and design guidelines within the framework of the City's Comprehensive Plan. As such, it is one aspect of the City's efforts to appropriately guide property development and land use within the City and its ETJ. The document establishes historic preservation standards and design guidelines for properties located within the City's recently created historic district as well as those individual historic landmark properties located elsewhere within the city limits. It is anticipated that this document will be revised as the City and the Commission mature in their understanding of how historic preservation can help Dripping Springs retain its historical and cultural identity while achieving economic sustainability and property tax stability.

The City's Historic Preservation Ordinance was adopted by the City Council on November 12, 2002. The Ordinance created the Commission and its inaugural members were appointed by the City Council on April 4, 2003. Among the Commission's primary goals was to update a 1988 historical survey of the City (Hardy et al, 1988) and define an historic district encompassing the city's historic center along Mercer Street. As designated by the Commission and approved by the City Council, the Dripping Springs Historic District (the "Historic District") includes a distinctive and locally significant collection of commercial, institutional, and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named. The Commission also recognized other historic buildings and sites located outside the Historic District boundaries as Dripping Springs Historic Landmarks ("Landmarks"). The goal of the Commission and the Historic Preservation Ordinance is to provide a basis for preserving and using those historic buildings and places that are culturally and economically important to Dripping Springs within the context of Dripping Springs' future property development trends.

Under the Historic Preservation Ordinance, all major construction, demolition, rehabilitation or redevelopment work to be done on Historic District and Landmark buildings and sites, except regular maintenance work, requires advance review and approval by the Commission. Some situations may also require review and approval by the City's Planning and Zoning Commission and the City Council. These requirements also apply to all properties within the Historic District, whether or not historic landmark buildings are present on that property. The essential purpose of this document is to inform property owners

City of Dripping Springs

and project sponsors about the City's historic preservation standards and design review processes before significant planning decisions are made or work is undertaken. Thus, this document is intended as a reference for property owners, architects, and builders needing to consider what is, or is not, appropriate *before* bringing the project plans to the Commission for review and approval.

For further information on the Historic Preservation Ordinance and the design review process, see the Historic Preservation Ordinance. It is important to know that the provisions of these historic preservation standards and design review guidelines shall be considered supplementary to all City Codes and Ordinances. No provisions specified herein shall be construed to otherwise amend or nullify any provision of the Building Code or any ordinance or regulation of the City of Dripping Springs (some incentives for historic designation may allow waivers from certain provisions or regulations).

II. HISTORIC PRESERVATION STANDARDS & GUIDELINES

The United States' Secretary of the Interior's (SOI) guidelines and standards for preservation of historic properties have been adopted as a guideline by the Commission for use in reviewing and certifying a range of preservation related activities affecting Dripping Springs historic district and landmark properties. The range of certifiable preservation related activities include preservation, protection, stabilization, rehabilitation, restoration, reconstruction, and maintenance. These activities each have different goals and vary in the degree of effort directed at "preserving" the character-defining elements that convey a sense of the property's historic significance. Although they differ in substantial ways, each of these activities can contribute greatly to the overall preservation of Dripping Springs irreplaceable historic resources, when applied appropriately.

In the review process, each application for a Certificate of Appropriateness (COA) will be considered according to particular standards and guidelines deemed most appropriate by the Commission. The Commission will decide which preservation standard to apply by considering the preservation priority of the property in relation to the specific conditions and goals of each application. Applicants are encouraged to enlist the assistance of design and construction professionals with qualifications and experience completing historic preservation projects. Early coordination with the Commission will help applicants and their professional agents ensure their project is designed and reviewed according to the most relevant SOI standards and guidelines.

The following are specific standards established by the Secretary of the Interior in the following areas and shall be considered in planning and completing all projects requiring a COA.

**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE
PRESERVATION
OF HISTORIC PROPERTIES**

PRESERVATION

Definition. Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. Preservation includes techniques which impede or retard any deterioration through means of ongoing maintenance.

Standards.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken. Where protection and stabilization are necessary during project planning and design, see the standards for Protection and Stabilization below for general guidance and refer to the SOI bulletin for detailed guidance on mothballing historic buildings.
2. The historic character of a property will be retained and preserved. Replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

REHABILITATION

Definition. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

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5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design in color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Previous Alterations. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.

New Additions. New additions shall not be discouraged if the alterations do not destroy the historical integrity of the building, structure, or site; or the significant historical, architectural, or cultural material. Any new construction shall be compatible with, but not replicate, the old in size, scale, color, material, and character in order to insure continuity of the property, its site and its environment. Limited and sensitive addition or upgrading of mechanical,

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electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a rehabilitation project.

Future Effects. Any alterations or additions undertaken shall be executed in such manner that if, in the future, the alteration or addition were removed, it would not effect the essential form or integrity of the building or structure.

RESTORATION

Definition. Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Standards.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires

replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Designs that were never executed historically will not be constructed.

RECONSTRUCTION

Definition. Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historical properties. A reconstructed

property will re-create the appurtenance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Purpose. Reconstruction shall only be undertaken in order to reproduce any significant missing features and when the contemporary design solution is not acceptable. As such, reconstruction shall be based upon accurate duplication of original features documented by historical, physical, or pictorial evidence and shall be produced out of the same material as the original, if feasible.

Appropriateness. Reconstruction shall only be deemed appropriate when it is essential for understanding and interpreting the value of a historic district, or when no other building, structure, or landmark survived which has the same associative value. Reconstruction shall only be done to ensure an accurate depiction of the original.

Investigation. Reconstruction on an original site shall be preceded by a thorough archeological examination to locate and identify all subsurface features and artifacts of historical significance.

Procedures. Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original, surviving elements and features are unimpaired.

PROTECTION & STABILIZATION

Where necessary, historic buildings and landscape features will be protected and stabilized before and during project planning and construction.

Standards For Protection

Definition. Protection safeguards the physical condition of the property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.

Analysis. Prior to the application of protective measures, which are usually temporary in nature and are indicative of future preservation means, an analysis of the actual or anticipated threats to the property shall be made.

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Procedures. Historic properties will be protected from likely threats by providing a secure site perimeter with fencing of appropriate design and construction, development of a weather-tight envelope.

Records and Studies. Removal of any architectural features or historic material shall be recorded and stored for future study or reuse.

Standards For Stabilization

Definition. Stabilization is the reestablishment of the structural stability of a property through the reinforcement of load-bearing members. Stabilization deters material deterioration that may lead to structural failure. In addition, stabilization shall reestablish weather resistant conditions for a property.

Procedure. Any stabilization work done shall not interfere with the physical appearance of the property. If the structural stability is required, every effort shall be made to conceal the work so as not to detract from the aesthetic and historical quality of the property. Concealment is not recommended if it results in the alternation or destruction of a historically significant material or space.

Minimal Alteration. Every effort should be made to provide a compatible use for the building, structure, or site and its environment, so that only minimal alteration shall be required. If possible, the property should be used as originally intended.

Materials and/or Features. There shall be no destruction to any historic materials or distinguishing features that are essential to the historic character of the building, structure, or site and its environment. Any removal or alteration of these materials or features shall be avoided when possible.

Building Evolution. Changes may have occurred that display the history and developmental evolution of the buildings, structures, and/or sires. These changes ate of historical significance in their own right and shall be preserved and protected.

Craftsmanship. The history, origin, and character of a building, structure, or site are found in the stylistic features, finishes, and/or construction techniques. These are all examples of unique craftsmanship and shall be preserved and protected.

Surface Cleaning. If surface cleaning is needed to prevent further deterioration, it shall be undertaken using the gentlest means possible. Sandblasting and other harsh physical or chemical treatments will damage the building or structure and are discouraged.

Mechanical Systems. When installation or reinforcement of protective or code required mechanical systems is necessary, then it shall be concealed as much as possible so that it does not destroy or detract from the property's aesthetic and historical qualities. Concealment is not recommended if it results in the alteration or destruction of a historically significant material or space.

III. PROJECT PLANNING

The Commission recognizes that each project involving historic properties represents a unique set of challenges, and that an appropriate solution may involve a wide range of considerations not clearly addressed in the SOI's general standards. For more detailed guidance beyond the range of possible preservation approaches (e.g. preservation, rehabilitation, restoration, reconstruction, etc.) outlined above, applicants are referred to additional SOI and National Parks Service publications listed in the Reference Materials section of this document. Among these, applicants are encouraged to review **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. These standards emphasize two important goals: 1) the preservation of historic materials, and 2) the preservation of a building's distinguishing character. *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall form or shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Code Compliance

Preservation of historically significant buildings is desirable to the City of Dripping Springs, however there are mandatory city, state, and national codes that all projects must comply with by law. These codes were put into place for the benefit of the health, safety, and welfare of all. It is the responsibility of every person owning a building or site to abide by these codes. The following information provides suggestions for property owners in reference to codes and how to get further information about the required codes for the City of Dripping Springs. To acquire further written information, visit City Hall.

In the effort to balance historic preservation standards with code requirements, the following considerations are recommended.

1. Complying with all code requirements in such a manner that the essential character of the building or structure is preserved

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2. Working with local code officials to investigate alternative life safety measures in order to preserve the architectural integrity of the building
3. Installing the proper fire prevention equipment in a manner that does not diminish the appearance or fabric of the property.
4. Adding stairways and elevators, approved by the federal Americans with Disabilities Act ("ADA"), in such a way that they do not alter important architectural features of the building or structure.
5. Installing ramps and doors that comply with the ADA and thus making historical buildings that are for commercial use accessible.

The following activities are not recommended:

1. Adding new stairways or elevators that alter the significant architectural features of the building.
2. Diminishing the overall historical character of the building with new additions or alterations.
3. Failing to be well informed on the mandatory codes of the City of Dripping Springs.

PRESERVATION PLANNING

Preservation related activities affecting historic buildings and sites are important undertakings that require well thought out processes and plans. The better the initial planning is, the more smoothly the job will go. The following steps are recommended to help in planning the project.

Research as much background information of the property as possible.

Start a collection of original drawings, sketches, maps and/or old photographs of the property to get a good understanding of the building and site's historic condition and character. The history of the property and the sequence of alterations are often important in making other planning decisions involving historic form, materials, and detailing. Carl Waits's history of Dripping Springs; *The Complete History of Dripping Springs, Texas*; and the P.A. Smith Survey, 2003 are good sources for information for many of Dripping Springs' historic residences, civic buildings, and businesses.

Check for all critical maintenance problems or safety issues.

1. Check for structural and infestation damage in the foundation and framework.

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2. Check the plumbing and electrical system for leaks and possible fire hazards.
3. Check for sagging floors and cracked walls and ceilings.
4. Check windows and doors for weather-protecting ability.
5. Check for structural integrity of roof and weather-tight covering.
6. Check site for ancillary facilities (wells, privies, storage tanks, dumps, etc.) that present possible safety hazards.

Evaluate the exterior condition of the building and site from a street perspective.

1. Identify what remains of the original construction and design of the building and its site. If historic construction materials and design features are intact, then consider preservation or rehabilitation combined with repair and maintenance as the most appropriate approach.
2. If some historic materials and design features are intact, but there are some alterations, then consider rehabilitation combined with restoration and repair as the most appropriate approach.
3. If the historic design has been significantly altered, then rehabilitation with reconstruction and compatible new construction may be appropriate.

Consider how the design of the building affects and coordinates with its environment.

1. Make sure the new design or update is compatible to the original design in color, details, materials and style.
2. Make sure the new design or update is compatible in scale, setback, and size of the surrounding buildings, structures, and environment.

Determine your budget and investigate financing options.

Get estimates of construction costs from various contractors and other professionals prior to deciding how to finance the project. Be sure to always get at least two references on any architects, developers, contractors, craftspeople, and suppliers. If preservation related work is being done in the area, find out who the professionals are heading up the project. Otherwise, the Texas Historical Commission may be able to help identify possible vendors.

Determine ongoing maintenance that will be required.

Make a list of seasonal, bi-annual, or annual maintenance procedures that will be required for upkeep on the building such as painting, cleaning gutters, re-caulking, insulation replacement, yard work, etc.

Plan the project in phases and take into account the expected weather for the different seasons.

Determine phases to help in the financing of the project and to minimize the risk of undoing recent work. Plan so that each step builds upon the previous one.

IV. TREATMENT OF HISTORIC ARCHITECTURAL MATERIALS

To find the character of a building, one must go only as far as its detailing and materials. Some of the information that may be found through observation is the building's style, era, and function. One may even think of these intricate details on a building as antiques; a combination of architecture, sculpture and superior craftsmanship that is not readily available today. In order to retain the character of a building or structure, it is essential to properly clean, preserve, and maintain the building's original material and details.

The first step in preserving, rehabilitating, or restoring a structure is to identify the materials used, and then how to properly and sensitively treat them. The National Trust for Historic Preservation recommends the next several steps the property owner should take prior to cleaning the building or structure.

1. Be aware of the weather and climate prior to cleaning; avoid wet cleaning when there is a danger of frost.
2. If undertaking more than one maintenance task at a time, make out a schedule and be sure to plan ahead.
3. Protect all windows and entrances to avoid water entering the structure during the cleaning process.
4. Choose a cleaning method based on three criteria.
 - A. The amount of soil surrounding the building.
 - B. The amount and type of paint to be removed.
 - C. The original composition and current condition of the masonry, wood, metal, glass.

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5. Most importantly, test all cleaning agents prior to applying to the building or structure. Do not hesitate to ask for help at building supply stores or from professionals.

Many times, in efforts to “update” a structure’s facade or to conserve energy, people slip-cover the building, covering up important structural details. Look for hidden historic materials and details behind vinyl and aluminum siding, plywood signs, window covers, or covered up transom windows.

Specific architectural materials require specific methods of repair, cleaning and maintenance. For Dripping Springs, historic building materials include a common array of locally available wood, stone, glass, and metal products. In the historic period, builders and craftsmen who used those materials worked them into sizes and shapes and details that now are often manufactured into readily available “off-the-shelf” products. The craftsmanship that is apparent in some historic architectural materials is another character-defining quality that should be treated with appropriate care to retain and protect.

Proper treatment of architectural materials and workmanship should begin with a visual inspection to identify the material used and any structural or physical problems that are present. This inspection is best done by a professional architect, builder, engineer or preservationist trained in historic materials and their common problems. Notes should be made about the location and extent of the problems for later consideration in planning the appropriate treatment method(s).

METAL PROBLEMS

1. Look for lacerations, erosion, holes, and missing pieces.
2. Look for rust and surface discoloration; these are signs that the problem may be internal.
3. Look for sagging, as in the cornices. This may be due to deterioration in the support framing, or in the anchoring to the wall.

WOOD PROBLEMS

1. Look for soft, dry, or split areas; especially in areas highly exposed to the weather and the elements. Consult a local mill shop for a compatible replacement.
2. Check for pest infestation and treat appropriately.

GLASS

Historic glass elements are among the most distinctive and important to consider as a character-defining historic feature of your property. While glass was historically manufactured and used in a wide array of structural and decorative ways, the most common use of glass in Dripping Springs is as lights in windows, doors and door surrounds. Less commonly glass was used as elements of exterior lamps or signs. Due to its fragility, most original glass lights have been lost or replaced over time, leaving original examples of "rolled" glass window panes with their minute ripples and bubbles as very rare building features that should be retained and protected.

Stained and leaded glass appeared in great numbers, between the Civil War and the Great Depression. These types of products may have been present in some Dripping Springs buildings but no specific examples of original historic stained or leaded glass are known in Dripping Springs Historic Landmark buildings. With the current trading and retail markets for antique building materials, old stained or leaded glass products are often salvaged and reused in building projects. Non-historic materials need not be treated with the same regard as original materials, but the following guidelines may be followed voluntarily.

Recommended

1. Preserving and retaining all original historic decorative and/or structural glass; removal of such features shall be avoided.
2. Recognizing the decorative and structural glass as products of their own era; alterations or removal are discouraged except under an approved rehabilitation or restoration plan.
3. Recognizing that the feature is part of the evolution of the building and is evidence of the history of the building and should be preserved.
4. Repairing any drainage or moisture problem which may cause damage to the glass structure.

Not Recommended

1. Removing any structural or decorative glass feature that is essential in defining the character of the building.
2. Ignoring any moisture or drainage problem that causes damage to the glass features.

Cleaning

Recommended

Decorative glass with the gentlest means possible, such as: soft water, non-ionic detergent, or mineral spirits.

If removal of any pigmented glass is required, the following steps are advised. Remove the glass; clean the substrate of the building by means of a mild solution of water and household ammonia and a soft bristle brush; then re-adhere the panels of glass by means of a mastic adhesive. This procedure is recommended for ceramic or terra-cotta tiles as well.

Not Recommended

Cleaning by harsh or abrasive chemical or physical means.

Repairing or Replacing

Recommended

1. Replacing cracked or missing panels or features with duplicates based upon historical, physical, and/or pictorial evidence.
2. Repairing panels or features, if possible, rather than removing features with repairable damage.
3. Repointing cracked or open joints, particularly at the ground level where glass adjoins the concrete or wood, or caulking of slightly cracked panels to prevent moisture from entering.
4. Patching slightly chipped pigmented structural glass with appropriately colored, flexible caulk.

Not Recommended

1. Removing damaged features that may be repaired.
2. Maintaining caulking or joints that are insufficient and allow for moisture.
3. Failing to patch cracked or chipped features, or not replacing severely damaged features.

Designing & Replicating

Recommended

Using original material to replace severely damaged glass or compatible substitute material if it conveys the same visual appearance as the historic material.

Not Recommended

Replacing features with an incompatible substitute, one that differs in size, color, or that alters the overall visual appearance of the building or structure.

MASONRY

In Dripping Springs masonry construction traditionally consisted of work done by local craftsmen using the local limestone. Other less common masonry materials include brick, concrete block, mortar, and rarely stucco. The majority of the buildings and structures in Dripping Springs' downtown are constructed with local limestone rock as the primary exterior material, although decorative contrast is provided by incorporating other contrasting types of rock into the bonding pattern. Because masonry construction using local limestone is one of the primary character-defining features of Dripping Springs' historic district, historic rock facades should be treated, as brick or block should be, in regard to cleaning, repairing, and repointing.

This type of construction was meant to last forever and can if properly maintained. Some of the most distinctive buildings and architectural details found in Dripping Springs are executed in masonry. As a result, it is vital that these details be preserved and maintained.

Recommended

1. Preserving masonry features that are essential elements in defining the overall historical character of the building or structure. These elements include: walls, brackets, door and window pediments, steps, columns, joint and brick unit size, bonding patterns, railings, cornices, coatings, and colors.
2. Providing proper drainage to protect masonry work from standing water on flat, horizontal surfaces or in decorative features.
3. Providing a drainage system away from the foundation to maximize rising moisture.

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4. Correcting problems that cause mortar joint deterioration such as: weather exposure, roofs, gutters, or differential settlement of the building or structure.

Not Recommended

1. Applying material that was unavailable at the original construction time, such as: brick veneer, artificial cast stone, or brick siding.
2. Removing essential masonry architectural features, thus diminishing the building or structures overall historical integrity and/or character.

Cleaning

Recommended

1. Cleaning masonry only when necessary to halt deterioration or to remove graffiti, stains, or heavy soil.
2. Cleaning with the gentlest method possible, such as: low pressure water cleaning, use of soft, natural bristle brushes, or chemical cleaning (beware: limestone and marble dissolve easily with acidic cleaners).
3. Applying masonry surface cleaning treatments if the treatments are to slow the erosion and/or deterioration process.

Not Recommended

Using harsh chemical agents that will alter or damage the color or finish of the masonry.

Painting

Recommended

1. Retaining original color and texture of masonry surfaces, whenever possible. Brick or stone surfaces may have been whitewashed or painted for aesthetic and practical purposes.
2. Removing damaged or deteriorated paint only to the next sound layer prior to repainting, by the gentlest means available.
3. Investigating the problem of peeling or loose paint that is indicative of a moisture problem, and remedy the source prior to repainting.

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4. Using high quality masonry paint and following the manufacturer's directions when repainting.
5. Painting only that masonry which was historically painted, or to arrest further deterioration of the masonry.
6. Be careful. Much of the paint used historically was lead based.

Not Recommended

1. Removing paint indiscriminately, thus changing the building's appearance and damaging the material.
2. Removing paint that is firmly adhered to the surface, and as such, acting as a protective layer.
3. Removing old paint by abrasive means, such as sandblasting or high pressure water-blasting.
4. Attempting to create a new appearance or false era by painting or applying a coating, such as stucco, to a historically unpainted or treated surface.
5. Failing to follow manufacturer's guidelines when applying paint.

Repointing

Recommended

1. Repointing only those mortar joints where there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint.
2. Duplicating old mortar in composition, strength, color, and texture.
3. Duplicating old mortar joints in size, method of application, and profile.
4. Removing deteriorated mortar gently, by hand-raking the joints to avoid damaging the masonry.

Not Recommended

1. Applying waterproof or repellent coating, or surface treatment, such as stucco, rather than repointing and repairing. (This may cause water to be trapped underneath the coating, thus accelerating deterioration.)
2. Repointing mortar joints that do not need to be, by using electric saws and hammers to remove mortar, which can damage the adjacent brick.
3. Repointing with mortar of high Portland cement content, creating a stronger bond than the actual building material and thus acting as a catalyst for deterioration; or repointing with synthetic caulking agent.
4. Repointing mortar joints of differing size, profile, texture, width, or color.
5. Using electric saws or hammers to remove deteriorated mortar, instead of hand tools.
6. Using a "scrub" technique to repoint, instead of traditional means.

Repairing & Replacing**Recommended**

1. Replacing or repainting only severely deteriorated material with new material that duplicates the old as closely as possible.
2. Replacing significant architectural details and features, such as: cornices, railings, brackets, terra cotta, tiles, etc.
3. Applying water repellent, or the like, surface treatments only after repointing and if masonry repairs prove to be permeable to water problems.
4. Repairing stucco with a mixture duplicate to the original in appearance and texture.

Not Recommended

1. Removing architectural features such as doorway pediments and not replacing them with researched replicas of the original.
2. Replacing an entire masonry architectural feature when simple repair would be sufficient.

V. NEW CONSTRUCTION & EXTERIOR DESIGN GUIDELINES

Definitions. For the purpose of this section, the following definitions shall apply:

Masonry Construction. Shall include all construction of stone material, brick material, or concrete masonry units, which is composed of solid, cavity, faced, or veneered-wall construction.

The standards for masonry construction types are listed below:

1. **Stone Material.** Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.
2. **Brick Material.** Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed. Any color other than buff colored brick will require approval by the Commission.
3. **Concrete Masonry Units.** Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications: ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the Commission. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.

Construction Standards. The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the Historic District or on Landmark Properties.

Residential Construction Standards

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1. All residential buildings and structures shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls above grade level and below the first floor plate line, excluding doors and windows, constructed of brick, stone, granite, marble, hollow clay tile, brick veneer, exterior plasters, including stucco, or cement fiber siding, in accordance with the City's Building and Fire Codes.
2. All principal buildings and structures located in the Historic District or which are Landmark Properties shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls, excluding doors and windows, constructed of brick, stone, granite, marble, hollow clay tile, brick veneer, exterior plasters, including stucco, or cement fiber siding, in accordance with the City's Building and Fire Codes.
3. Concrete or metal exterior construction is not permitted on any residential structure.
4. The exterior color of all residential structures must be in keeping with the "Hill Country look" of the City, and therefore shall be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.
5. Roof materials shall be composition (30 year) or standing seam metal in muted colors. Wood shingle and shake roofing systems are prohibited. Flat pan, standing seam metal roof materials are only allowed with a factory finish of an approved color. Natural metal roofs are not allowed, whether galvanized or metal aluminum.

Exemptions

1. Barns on property of one (1) acre or more, provided that such barns are used solely for agricultural purposes as distinguished from commercial or industrial purposes, shall be exempt from provisions of this Section.
2. Manufactured homes otherwise lawfully existing under the provisions of this article and the City's Zoning Ordinance shall also be excluded from provision of this Section.
3. Historic structures.

Nonresidential Construction Standards

1. All nonresidential structures, including parking structures, shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls above grade level, excluding doors and windows, constructed of masonry or other equivalent material, in accordance with the City's building and fire codes. Strict adherence to this requirement shall not be such as to prevent architectural creativity.
2. The following materials are permitted materials for exterior construction: Limestone; Rustic wood; Painted wood; and other stone, unless listed below. Use of other exterior construction materials may be permitted by the Commission at the time of site plan approval.
3. The following materials for exterior construction require a Certificate of Appropriateness: Brick; Stucco; Concrete; Glass; Synthetic materials; Adobe (brick); Granite; and Marble.
4. Roof materials shall be composition (30 year) or standing seam metal in muted colors. Wood shingle and shake roofing systems are prohibited. Flat pan, standing seam metal roof materials are only allowed with a factory finish of an approved color. Natural metal roofs are not allowed, whether galvanized or metal aluminum.
5. The exterior color of all nonresidential structures must be in keeping with the "Hill Country look" of the City, and therefore shall be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.

Elevated Water Storage Tanks & Pump Stations. All water storage facilities which serve the public shall be designed and painted to compliment natural surroundings. All public water storage facilities shall be placed, to the extent possible, so as to have minimal negative impact on surrounding areas and shall be painted earthtone, natural colors. The Commission shall be authorized to approve alternate color selections if such color(s) are more acceptable with surrounding areas.

Temporary Construction Buildings. Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the

building official and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices or buildings and material storage areas shall be removed at the satisfaction of the City Administrator or other designated building official.

Procedure for Determining Alternative Exterior Materials

1. All written requests for alternative exterior building materials shall be noted and described on the site plan. If requested by the City, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the site plan.
2. The City may approve an alternative exterior material if it is determined to be equivalent or better than the exterior materials cited above as part of the approval of the site plan.
3. Consideration for exceptions to the above requirements shall be based only on the following:
 - (a) Architectural design and creativity
 - (b) Compatibility with surrounding developed properties
4. The request shall be reviewed and shall be approved or disapproved by the Commission.

Exterior Design Standards

The architectural character of the built environment should complement the natural landscape and not dominate it. Building masses shall be broken up to provide, through change in texture and color, horizontal and vertical relief and should relate harmoniously on a pedestrian, human scale. Vertical proportions which exaggerate building height shall be avoided.

The level of detailing and finish of wall facades shall be consistent on all sides of a building. Wall planes visible from any roadway or adjoining properties shall be detailed with architectural elements which provide shadow lines and which provide visual depth unless screened with landscaping.

1. Facade Articulation and Color/Texture Variation. For the purpose of this section, a "break" shall be defined as an interruption of the building wall plane with either a recess or an offset at an angle of

between ninety (90) degrees and forty-five (45) degrees to the wall plane.

2. Horizontal Articulation. No building facade shall extend greater than two (2) times the wall's height without having a minimum "break" and color/texture change of 25% of the wall's height, and such "break" and color/texture change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane. The maximum distance without a break shall not exceed 50 feet.
3. Vertical Articulation. No horizontal wall shall extend for a distance greater than two (2) times the height of the wall without changing height through an articulation, or variation, of the roofline by a minimum of 25% of the wall's height, and such roofline change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane.
4. Street-level storefronts and building entrances should be open and inviting to pedestrians. All in-line buildings shall have a street-to-building zone of at least 25 feet to be used for sidewalks, including a minimum 10 foot landscaped buffer strip and pedestrian spaces including benches and other seating facilities.
5. A minimum of 15 square feet of recessed entryway shall be provided for businesses in buildings less than 15,000 square feet. Buildings over 15,000 square feet shall have a minimum of 100 square feet of recessed doorways to help delineate a building's entrance and add variety to the streetscape.
6. Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan, and shall be submitted for commission review and approval along with the site plan.

Design & Material Requirements for Water Quality & Nonpoint Source Pollution Control Facilities

1. All above-ground facilities used for water quality management and nonpoint pollution control, including retention and detention ponds, shall be designed using natural stone materials consistent with the comprehensive plan.

2. Alternative materials may be used in the design of above ground facilities when approved by the City at the time of site plan approval.

VI. CERTIFICATE OF APPROPRIATENESS

No person shall carry out any construction, reconstruction, alteration, restoration, or relocation of any historic landmark or any property within a historic district, nor shall any person make any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district without a Certificate of Appropriateness. Painting of unpainted stone or masonry is prohibited.

A Certificate of Appropriateness is not required for ordinary repairs and maintenance, for which the cumulative cost of construction is less than ten thousand dollars (\$10,000.00). There is an expedited process for projects that for which the cumulative construction costs are less than ten thousand dollars (\$10,000.00) but involve more than ordinary repairs and maintenance.

Criteria

In considering an application for a Certificate of Appropriateness, the Commission shall be guided by design guidelines adopted by the City of Dripping Springs, and where applicable, the following from The Secretary of the Interior's Standards for rehabilitation of Historic Buildings. Any adopted design guidelines and Secretary of the Interior's Standards shall be made available to the property owners of historic landmarks or within historic districts.

Application

Prior to the commencement of any work requiring a certificate of appropriateness the owner shall file an application for such a certificate with the Commission.

Process

The Commission shall review the application at a regularly scheduled meeting within sixty (60) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The Commission shall approve, deny, or approve with modifications the permit within forty-five (45) days after the review meeting. In the event the Commission does not act within ninety (90) days of the receipt of the application, a permit shall be deemed granted by operation of law. There is an expedited process for obtaining a Certificate of Appropriateness for small projects, the cumulative costs of which are less than ten thousand dollars (\$10,000.00).

CITY OF DRIPPING SPRINGS
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: _____

Mailing Address: _____

Phone Number: _____

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address/Legal Description of Property Where Structure/Site Located: _____

Description of Proposed Work: _____

Description of How Proposed Work will be in Character with Architectural and/or
Historical Aspect of Structure/Site: _____

Estimated Cost of Proposed Work: _____

Intended Starting Date of Proposed Work: _____

Intended Completion Date of Proposed Work: _____

City of Dripping Springs

ATTACH THE FOLLOWING DOCUMENTS:

- Current photograph of the property and adjacent properties
- Elevation drawings of the proposed changes to the structure/site (if available)
- 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)

Signature of Applicant

Date

Signature of Property Owner Authorizing the Proposed Work

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

Action Taken by Historic Preservation Commission (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.

CERTIFICATE OF APPROPRIATENESS

When is a Certificate of Appropriateness Required?

For the preservation, rehabilitation, restoration, reconstruction, or relocation of any historic landmark or any property within a historic district

For any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way

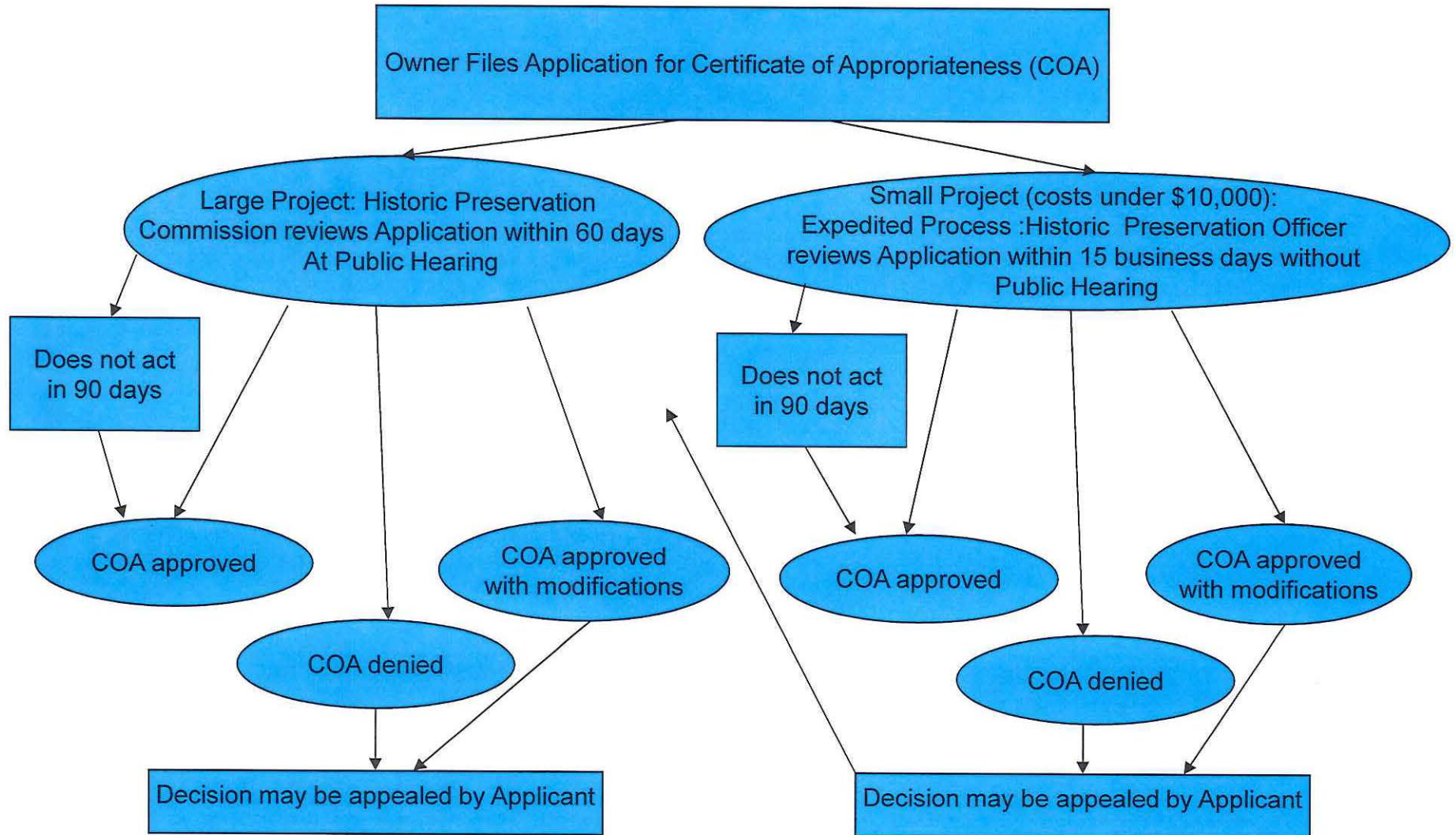
When a structure, accessory building, or historically significant landscape feature is proposed to be demolished

For ordinary repairs and maintenance for which the cumulative cost of construction is over \$10,000

When is a Certificate of Appropriateness Not Required?

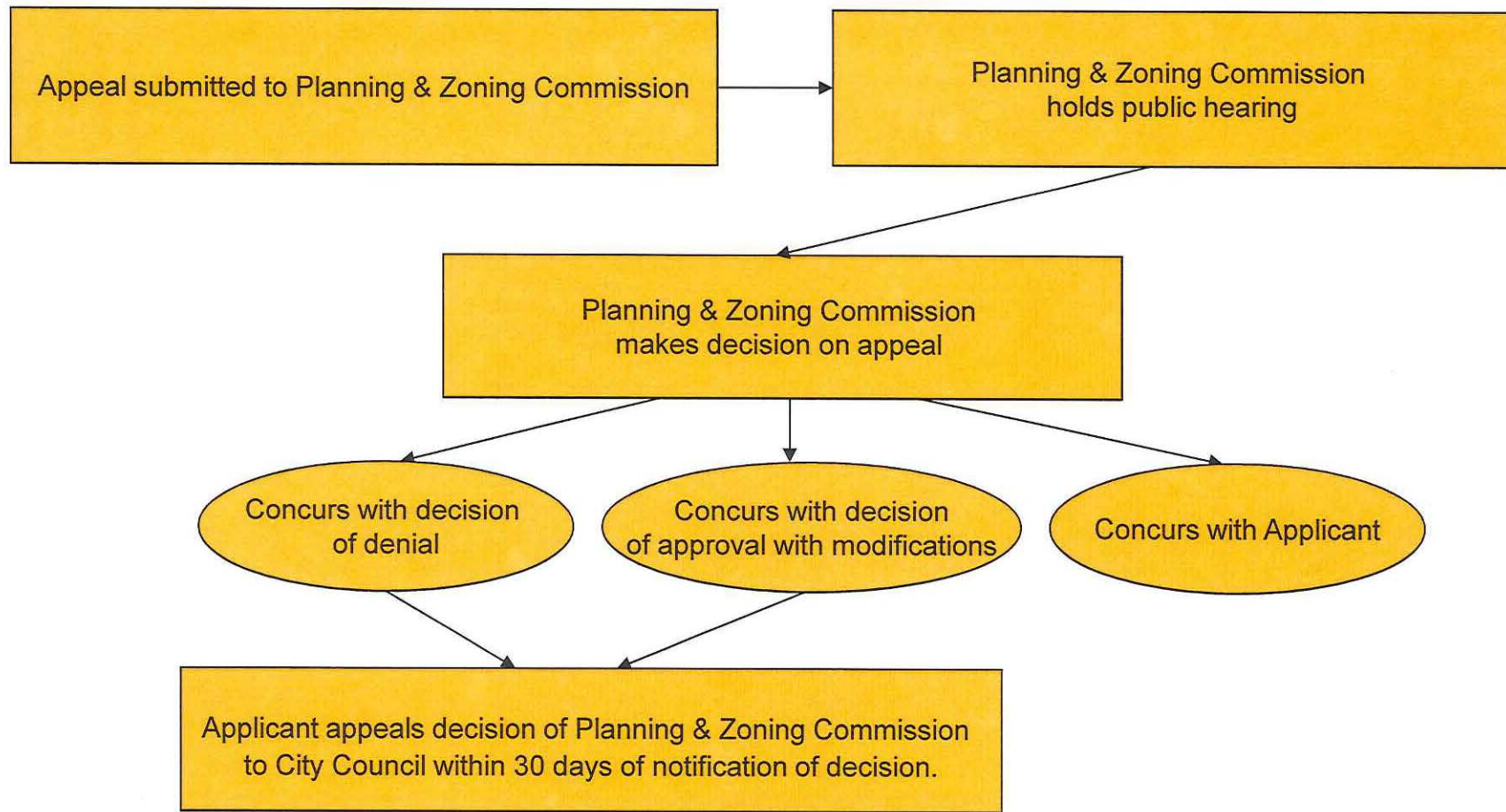
For ordinary repairs and maintenance for which the cumulative cost of construction is less than \$10,000.00

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



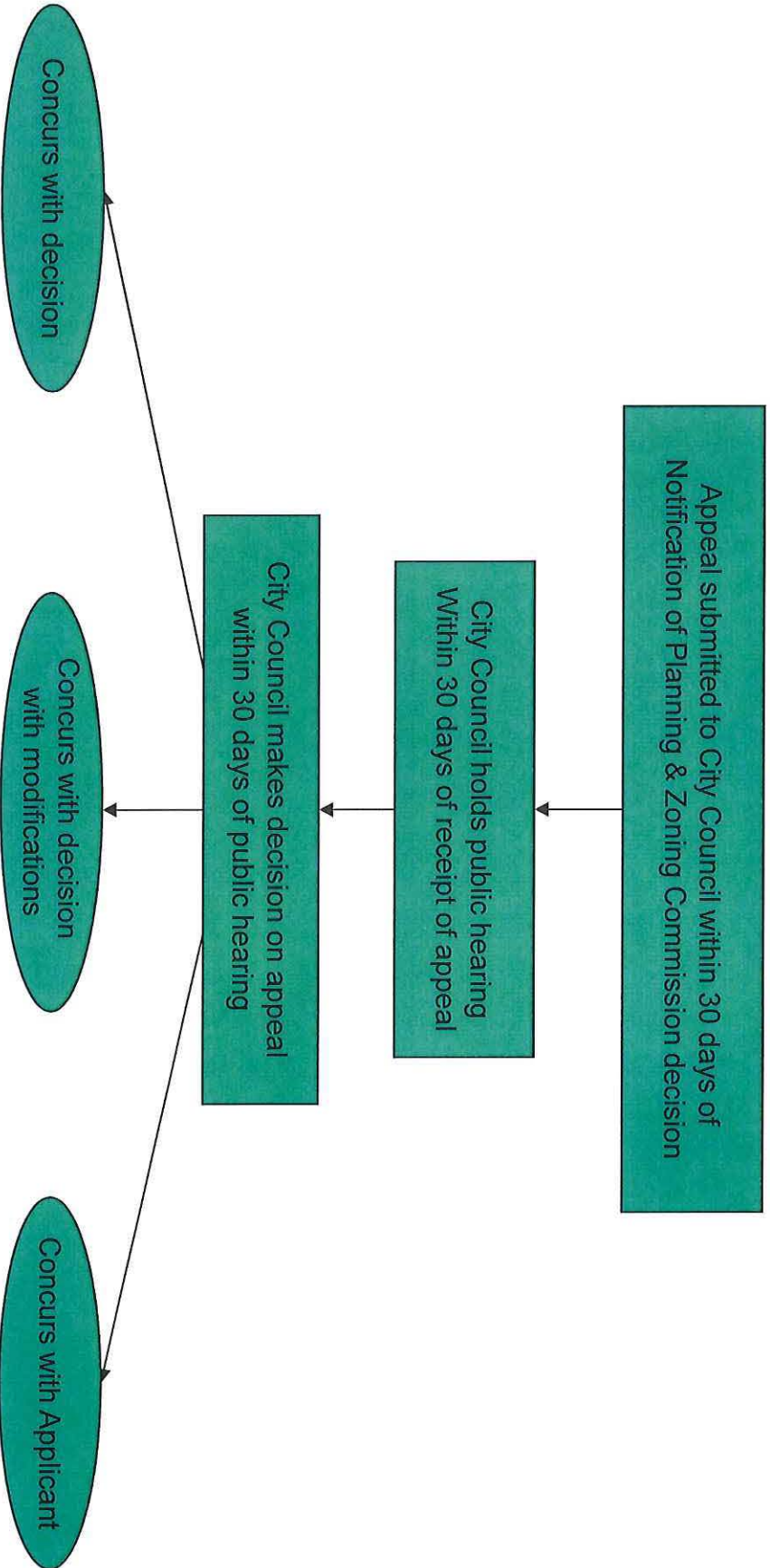


Appeal Process of Historic Preservation Commission Decisions





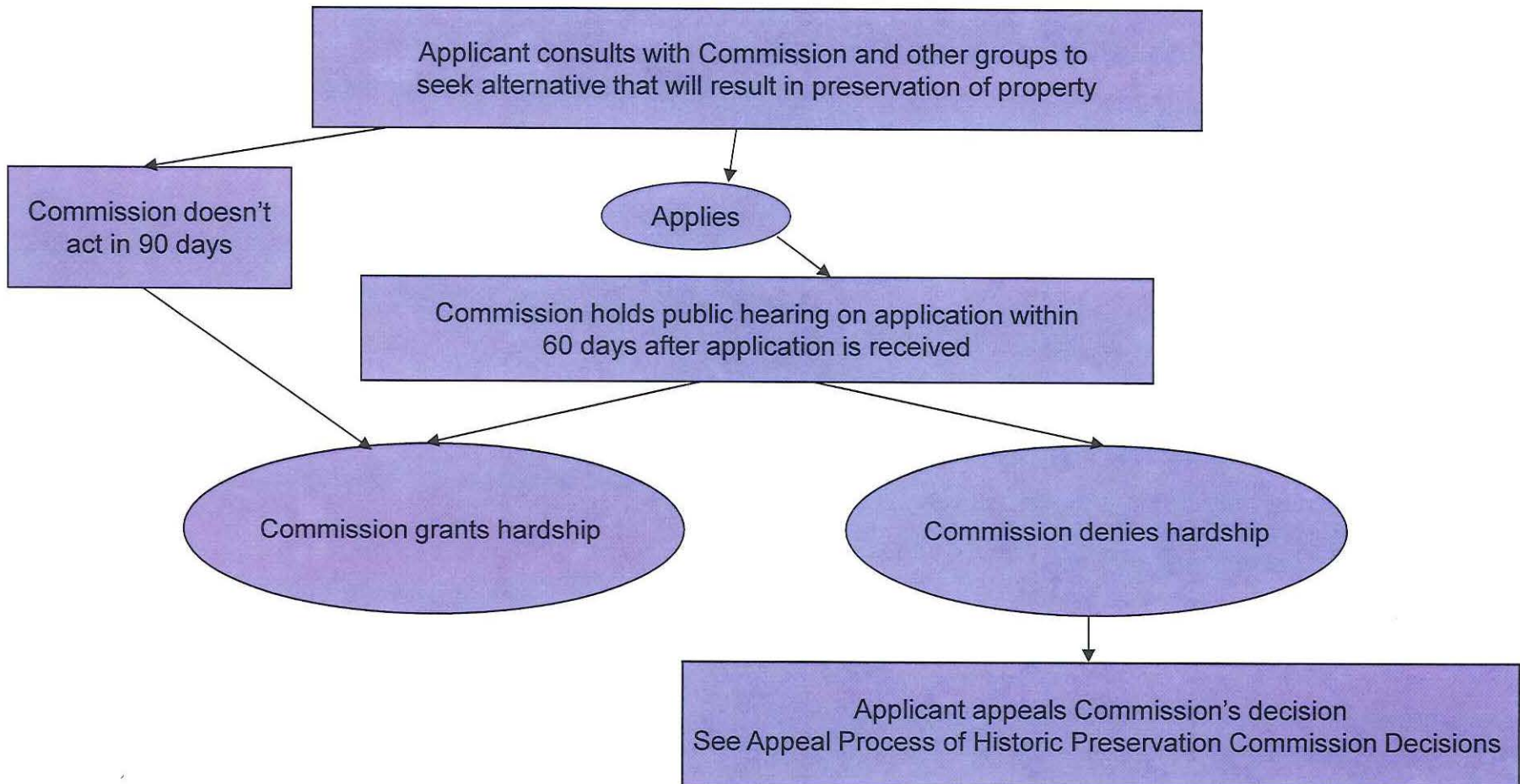
Appeal Process of Planning & Zoning Commission Decisions





Economic Hardship Application

Properties for which conforming to guidelines presents an economic hardship.



VII. Hill Country Architectural Vernacular (1850-1960)

Historic Residential, Civic & Commercial Landmarks

City of Dripping Springs, Texas

Hill Country Vernacular (1850-1960):
An Architectural Context for
Understanding and Preserving
Historic Residential, Civic and
Commercial Properties,
Dripping Springs, Hays County, Texas

Prepared for Dripping Springs Historic Preservation
Commission

by Eugene Foster, DSHPC Vice-Chair, and
Sophie Roark, Architectural Historian

Frontier-Era Anglo Architecture 1850s to 1870s



Dr. Joseph M. Pound House (1850s) - Anglo pioneer homestead with integral fireplace and cistern; began as double-pen log house, later expanded to accommodate subsequent generations. Recently restored as historical landmark.

Marshall-Chapman House (1870s)
Side-gable hall-and-parlor house of limestone masonry construction, with later Victorian-era ornamental porch modifications.



Second-Generation Anglo Settlement and Community Development

Native limestone masonry construction widely used for more refined homes and barns after first generation of pioneer/frontier era settlers.

Hipped roofs with cypress "shake" shingles, later replaced by "standing seam" or pressed tin roof coverings.

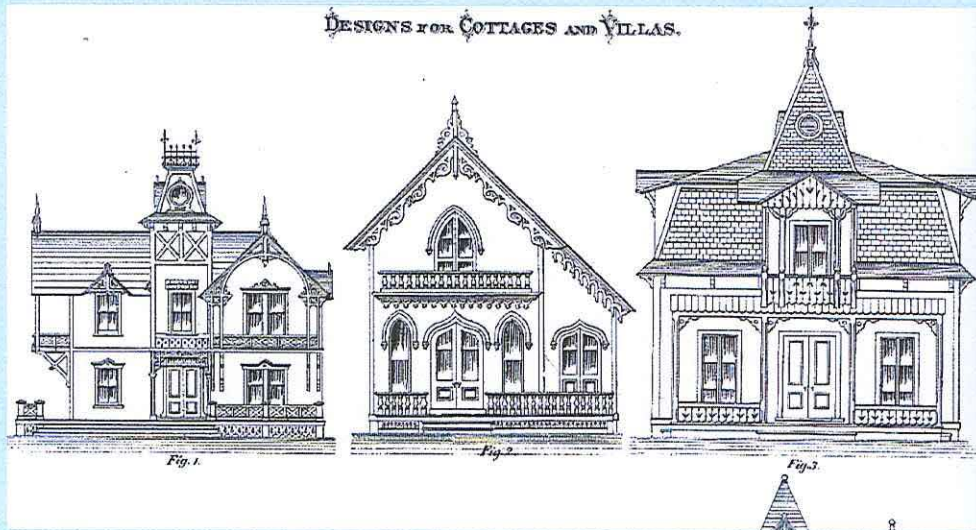


Original two-story "I-house" form of 1880s Dickey-Allen House has been greatly expanded and elaborated over time, most recently with a neo-classical porch addition

Vertically proportioned windows and arched headers reflect Anglo rather than Germanic architectural traditions seen in German Hill Country settlements (Fredericksburg)



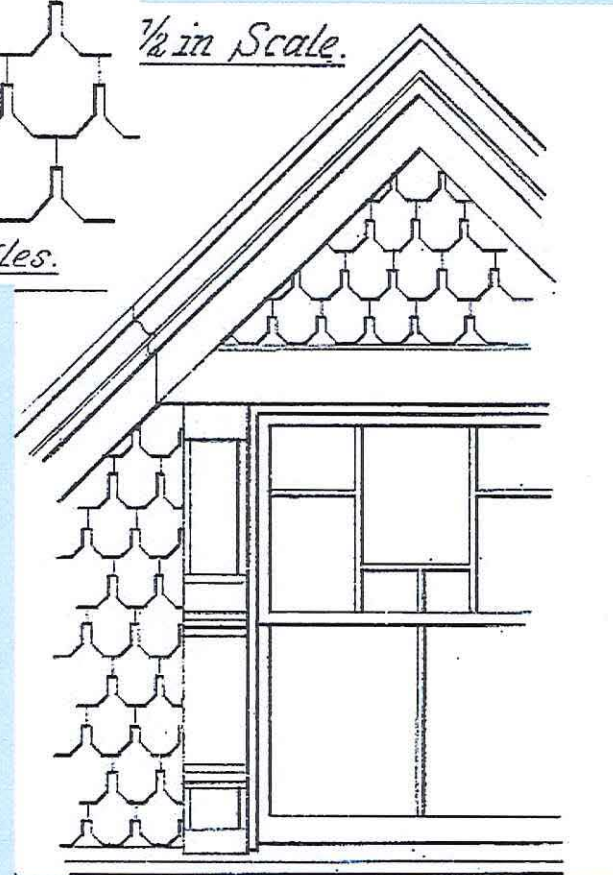
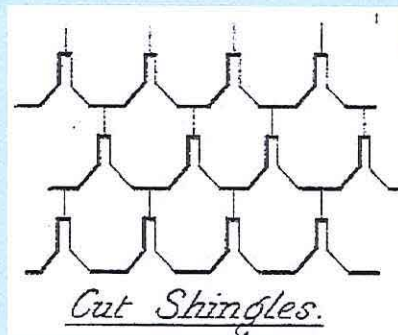
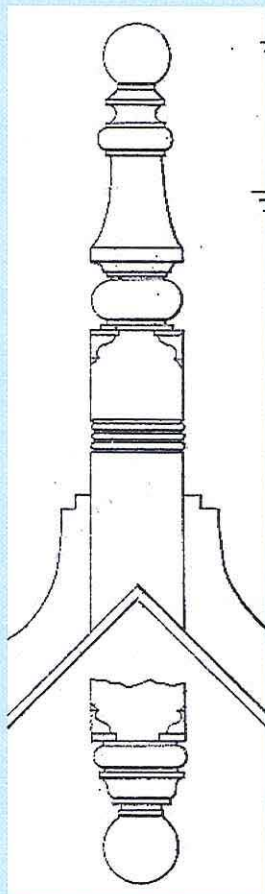
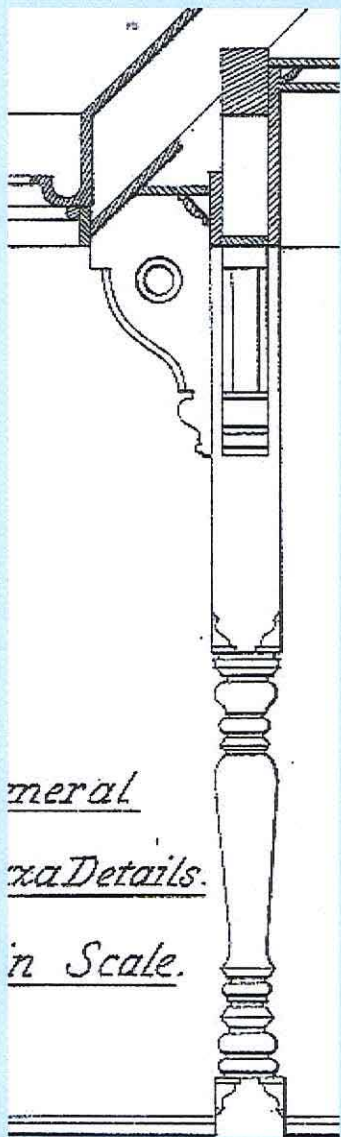
Transition to Post-Railroad “Folk-Victorian” Architecture 1870s to 1900



- Asymmetrical plans
- Steeply pitched roofs
- Cross gable with front gabled ell
- Horizontal wood siding or stone veneer
- 2/2 light or 1/1 light wood frame windows
- Intricate Queen Anne ornamental details -
- turned-lathe porch supports, railings,
brackets
- decorative wood shingles in gable ends

- Rail transportation makes available intricate milled lumber and machine-made ornamentation
- Balloon framing replaces log and stone structural systems
- Transition from classical symmetry of form to asymmetrical plans and complex roof forms
- Hill Country transition from frontier homesteads to rural farmsteads and ranches
- Location along route between Austin and Fredericksburg encourages adoption of new styles seen in urban areas
- Victorian eclectic and historicist stylistic language favored to express increasing wealth and status

Late- Nineteenth Century Details and Ornament

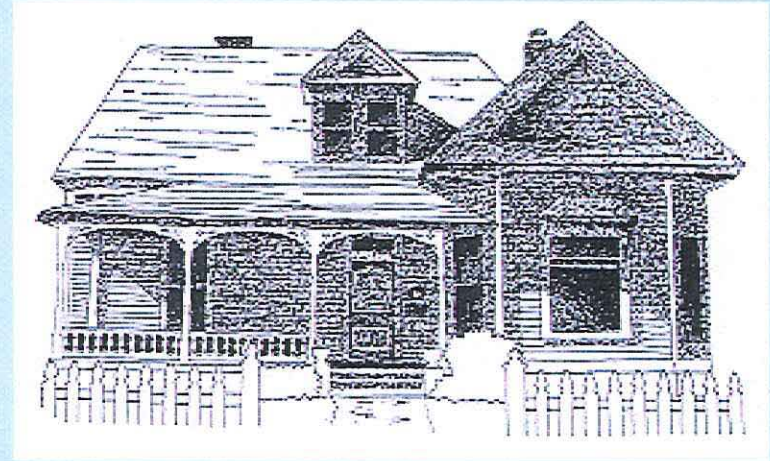


- Turned lathe porch supports, brackets, and balustrades

- Decorative wood shingles

Folk Victorian L-Plan Cottage, 1880 - 1900

- L-plan with wrap-around porch and classical details
- side gable roof with offset front gable ell
- 2/2 light wooden sash windows
- turned-lathe porch supports
- Metal or shingle roofing





1880s

Classical Civic and Commercial Buildings - 1880s to 1900s

Despite differences in age and degrees of alteration, all feature a consistent classically inspired language that favors simplicity, permanence and practicality



1890s

Native limestone construction with classical styling elements: corner quoins, multi-light windows, symmetrical facades, arched window and door openings



1900s

Neo-Classical Harrison-Crosswell House, 1880s



- Two-story I-plan with symmetrical fenestration and end-wall chimneys
- Wood-frame construction with metal roofing and wooden sash windows, frame-and-panel doors
- classical porch detailing (columns, balustrade and pediment)

Twentieth-Century American Bungalow 1910-1930

Craftsman Cottage



Popularized nationwide through magazines and pattern books as a smaller but more comfortable and fashionable dwelling. Widely varied details emphasize hand-craftsmanship of local builders

- Typically one story
- Irregular or rectangular plan
- Open interior floor plan
- Pier and beam foundation
- Primary exterior material horizontal wood siding
- Cross gable roof with main roof over gable porch
- Clipped gable ends
- Exposed structural elements (ridge beams, truss work, rafters, purlins); knees braces
- prominent, battered porch piers
- paired one-over-one light windows with wood frame and sash
- Ornamental geometric detailing on porch supports, decorative window screen frames

American Bungalow 1910-1930

Craftsman Cottage, Old Fitzhugh Road

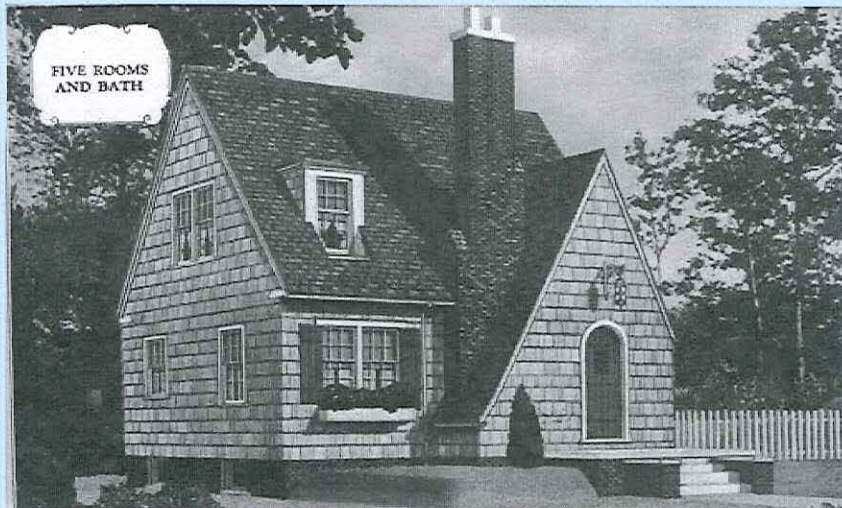


- Front gable roof and porch with clipped gable ends
 - Horizontal wood siding
 - Paired 1/1 wood frame windows
 - Battered porch columns on box bases
 - Exposed rafter tails

American Bungalow 1930s

Tudor Revival Style

- retains bungalow plan with revivalist styling, form and language evocative of rural English medieval cottages



- steeply pitched roof, usually side-gabled
- asymmetrical roof eaves
- wall cladding (stucco, brick, stone or wood)
- tall, narrow windows (commonly in groups with multipane glazing)
- large, elaborate chimneys (commonly crowned with decorative pots)
- decorative half-timbering
- detailed doorways, commonly arched, sometimes recessed

American Bungalow 1930s

Tudor Revival Style



- Steeply pitched cross gable roof with metal covering
- Wood-frame pier-and-beam structure
- Arched masonry porch opening

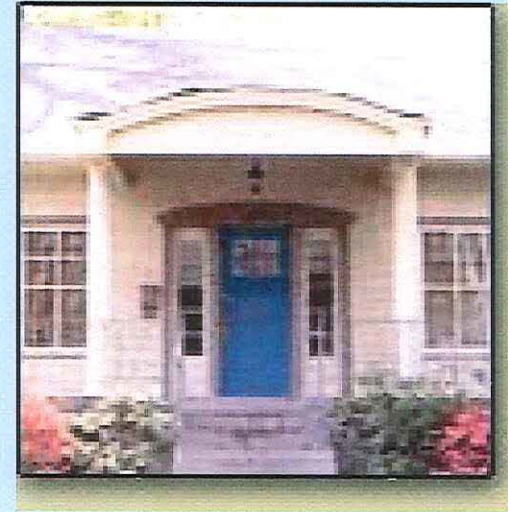


- random "patchwork" fieldstone veneer
- flat concrete lintels
- "beaded" mortar joints

American Bungalow 1930s

Colonial Revival Style

Influenced by the Beaux-Arts revival of symmetry and classically-inspired ornament



- Stripped-down, regular Bungalow plan
- symmetrical façade
- minimal classically-inspired detailing
- Smaller front porch, often with classical column porch supports and pediments

American Bungalow 1930s

Colonial Revival Style



- Symmetrical facade
- Shallow eaves
- Boxed soffits
- Paired windows
- horizontal wood siding or “patchwork” stone veneer

Small front porch with triangular gable or hooded awning over front doors
squared column porch supports



Automotive-Era Commercial and Domestic Adaptations (1930s – 1960s)

- **Widespread adoption of automobiles for private and commercial transportation transformed America's rural and urban landscapes**
- **New commercial property types were developed (service stations, motels) or adapted with drive-ups or drive-throughs**
- **as did residential building styles (garages, carports, "ranch" style houses)**



Postwar Ranch Style 1945-1960

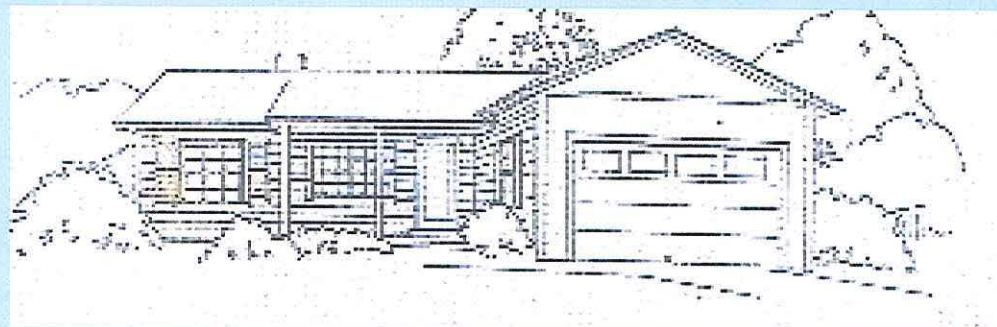
- An automotive-era style with integrated garage or carport
- Rambling, low-slung, and traditional
- The Ranch Style borrowed a horizontal emphasis from Frank Lloyd Wright's Prairie Style, but also incorporated new materials and elements of the International Style
- Dominant in the postwar suburban landscape and translated to a ubiquitous, enduring vernacular style



Southwestern ranch house



Suburban Ranch Style



The Tract Ranch

Postwar Ranch Style 1945-1960

- low-pitch side gable roof
- One story
- Rectangular, L-shaped, or U-shaped design
- Attached garage or carport
- aluminum frame windows
- casement windows



- Picture windows
- horizontal wood siding
- Asbestos siding
- Masonry or brick veneers
- Synthetic masonry such as Permastone
- Shallow front porch
- Minimal detailing usually shutters and square porch supports

VIII. HISTORIC PRESERVATION RESOURCES

The Complete History of Dripping Springs TEXAS

And the P. A. Smith Survey



Carl Waits

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

VISION STATEMENTS AND IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS AMENDING THE HISTORIC PRESERVATION PROGRAM IMPLEMENTATION MANUAL TO INCLUDE VISION STATEMENTS AND DESIGN AND DEVELOPMENT STANDARDS FOR HISTORIC DISTRICTS

WHEREAS, the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;

WHEREAS, the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;

WHEREAS, the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

WHEREAS, City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

WHEREAS, City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

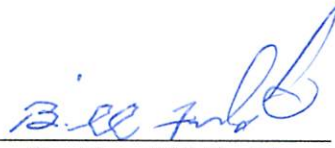
NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

- 4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 17th day of February 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: 
Mayor Pro Tem Bill Foulds

ATTEST:


Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015

DRIPPING SPRINGS-HISTORICDISTRICTS

* * *

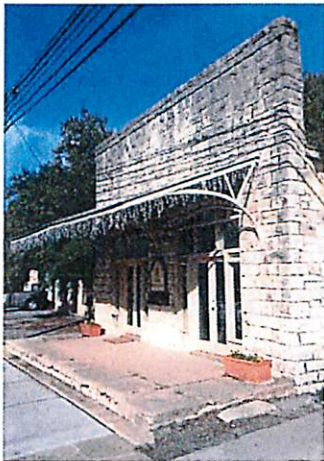
Overall Vision Statement City of Dripping Springs 2/17/15

Vision Statement:

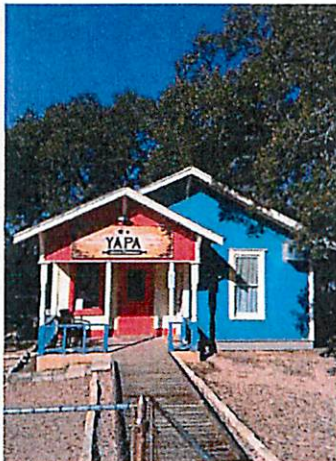
The overall vision for the **Historic Districts of Dripping Springs** is to preserve and enhance the heritage, historic character and resources of these districts, while encouraging revitalization through complementary new uses.

Visions and policies for each individual Historic District will complement, reflect and implement this overall vision through a recognition and understanding of its' own unique qualities, character, historic resources, role within the larger community and future prospects:

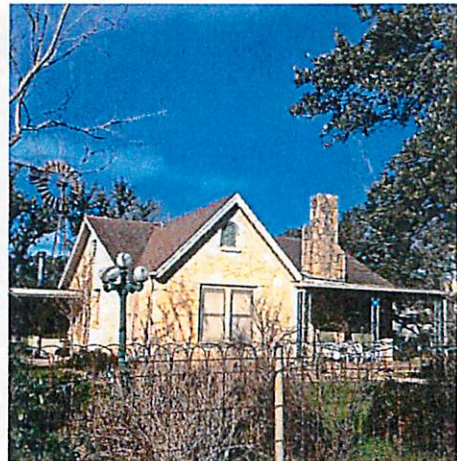
- **Mercer Historic District:** The town's original "Main Street" and first Historic District;
- **Old Fitzhugh Road Historic District:** An emerging, eclectic mixed-use Historic District.; and
- **Hays Street Historic District:** A surviving neighborhood dating from the origins of the town.



Mercer Street District



Old Fitzhugh Rd District



Hays Street District

* * *

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

MERCER - HISTORIC DISTRICT

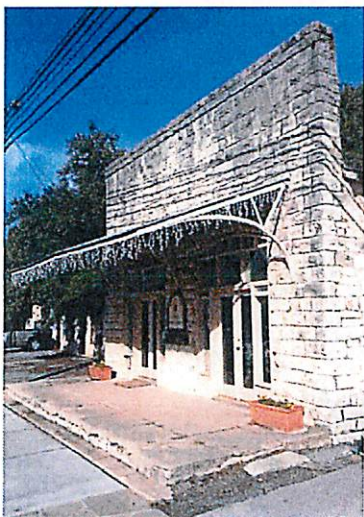
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Vision Statement / Historic Characteristics/Planning Concepts /Policy Recommendations City of Dripping Springs 2/17/15

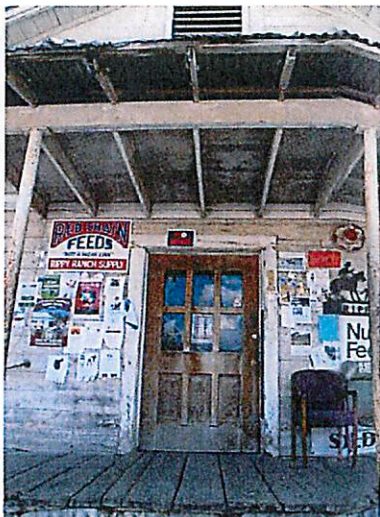
Vision Statement:

The vision for the **Mercer Historic District** is to preserve, enhance, and build upon the heritage, character, vitality, walkable scale and informal charm of the original historic “Main Street” and commercial town center of Dripping Springs.

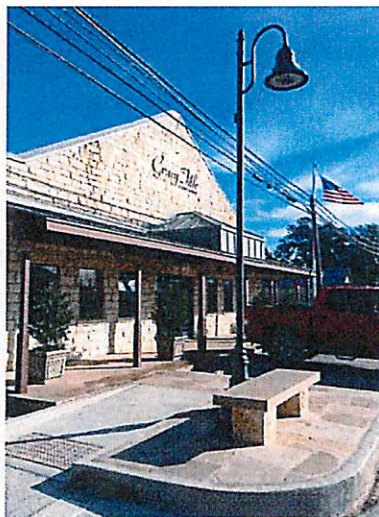
- **Community Focal Point:** Foster it’s emergence as a vibrant, symbolic gathering place for the entire community and promote it as a memorable center for civic activities and public events;
- **Preserve Historic Resources:** Continue to preserve the heritage buildings, storefronts, landscapes and public spaces of Mercer Street, through careful stewardship, appropriate rehabilitation and sensitive adaptive re-use; and
- **Promote Revitalization:** Encourage compatible, attractive new infill development and harmonious businesses that cater to serving residents and visitors with family-friendly, pedestrian-oriented mixed-uses.



Walkable Scale



Rustic Character



Pedestrian Orientation

Distinguishing Historical Characteristics

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

Mercer Historic District was established as the City's first Historic District, recognizing a "distinctive and locally significant collection of commercial, institutional and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named." (City of Dripping Springs, Historic Preservation Program Manual- 2007, p. 47). The Historic District was "Listed" in the National Register of Historic Places in 2013.

As the town's original east-west thoroughfare and historic commercial center, Mercer Street forms the core of the Historic District, and east and west "gateways" are formed at convergences with US Hwy 290.

Some of the City's prime historic and cultural resources are found in this District, arrayed along Mercer St. and the adjacent blocks north of Hwy 290. Recent streetscape improvements, including street lighting, sidewalks, crosswalks and plazas, curb & gutter and pedestrian amenities have increased the safety, functionality and comfort of Mercer St. while complementing its historic character and boosting aesthetic appeal. This district serves to preserve the City's historical and cultural identity while providing an identifiable framework for vibrant "Town Center" redevelopment, reinvestment and economic activity.

Defining Qualities & Design Elements

- **Historic Town Center:** concentration of historic commercial, institutional, residential structures
- **Walkable Scale:** pedestrian-friendly streetscapes with convenient parking and traffic calming
- **Public Events & Festivals:** Focal point for regular public events & festivals (Founders Day, etc)
- **Mixed-Use:** a full range of urban uses, especially commercial, retail, public and institutional

Planning Concepts & Future Vision

- **Historic Character:** maintain historic character while promoting complementary new businesses
- **Pedestrian Orientation:** promote attractive street frontages, inviting storefronts & entries, comfortable sidewalks, gathering places, public amenities, porches, awnings and shading devices
- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate mixed-use rehabilitation
- **Sensitive Infill:** maintain predominant influence of historical resources, encourage context-sensitive, compatible new development/redevelopment on available properties

Policy Recommendations & Tools

- **HPC Implementation Manual:** maintain, administer & enforce "Certificate of Appropriateness" criteria to achieve desired vision
- **HP Standards & Design Guidelines:** tighten focus on preserving Historic Character while allowing more variety, freedom & creativity
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that complement Historic character and bring invigorating new uses
- **Historical Zoning Overlay:** encourage compatible mixed-uses while protecting historic qualities

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

OLD FITZHUGH ROAD - HISTORIC DISTRICT

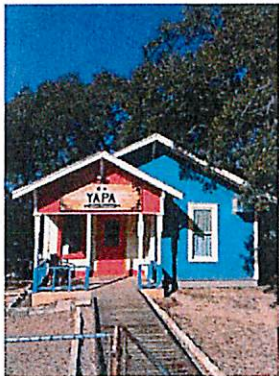
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Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

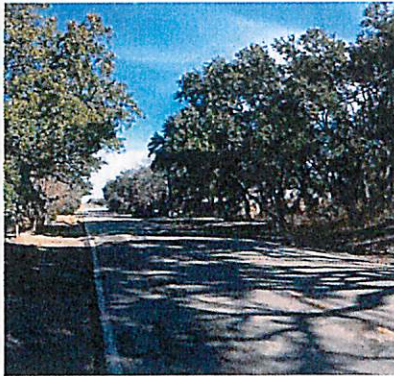
Vision Statement:

The vision for the **Old Fitzhugh Road Historic District** is to preserve the unique character and rustic qualities of this linear collection of small historic farmsteads and residences, while guiding its harmonious evolution into a new and vibrant, eclectic mixed-use commercial and residential district that is well-connected to the Mercer Historic District.

- **Historic Renovation & Landscape Preservation:** Encourage the renovation, upkeep and continued care for historic dwellings; preserve mature tree canopies, informal roadway, rural landscape features, outbuildings and supporting structures defining the character of this district;
- **Adaptive Re-Use:** Continue the flexible, adaptive transformation of existing historic properties to a variety of appropriate commercial, residential and mixed use rehabilitation projects; and
- **Eclectic Revitalization:** Encourage a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well-scaled, context-sensitive new infill development.



Eclectic Revitalization



Tree Preservation



Context-Sensitive Infill

* * *

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

Distinguishing Historical Characteristics

Old Fitzhugh Road Historic District (OFRHD) encompasses a loose collection of historic single-family residences and small family farmsteads (interspersed with more recent mobile home & other uses) extending approx. ½ mi. north from the heart of Mercer St to its termination at Ranch Road 12.

These historic resources developed organically, in a linear fashion, along an informal, rustic street enveloped with a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this District maintains a unique character and sense of place, whose preservation plays a role in connecting the City to its rural heritage. In its current state, OFRHD “retains buildings and landscapes that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.” (Roark-Foster-Consulting: “Historic Resources Survey Report, Old Fitzhugh Road- August 5, 2014).

Defining Qualities & Design Elements

- **Rural Roadway:** rustic road with meandering alignment, irregular frontage setbacks
- **Landscape / Trees:** nearly continuous streetscape & unifying canopy of mature oak trees
- **Farmsteads w/Dependencies:** dwellings w/ domestic and agricultural outbuildings beside/behind
- **Architectural Variety:** collection of period residential styles, materials, building techniques

Planning Concepts & Future Vision

- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate commercial rehabilitation
- **Sensitive Infill:** encourage compatible new development/redevelopment on available parcels
- **Eclectic Character:** promote harmonious mix of new and old, with appropriate scale & character
- **Landscape / Streetscape / Tree Preservation:** maintain District-wide continuity & character, while connecting, screening & accommodating a wide variety of architectural responses

Policy Recommendations & Tools

- **HPC Implementation Manual:** tailor “Certificate of Appropriateness” criteria to achieve vision
- **HP Standards & Design Guidelines:** adapt to promote Eclectic Character & allow variety
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that fit
- **Historical Zoning Overlay:** encourage compatible uses while protecting historic characteristics

HAYS STREET - HISTORIC DISTRICT

* * *

Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

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P.O. Box 384
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512-858-4725

Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics





City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
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Attachment "B"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS
February 17, 2015

City of Dripping Springs
Historic Districts
Design & Development Standards

City Council Approval- 2/17/15

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 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 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation 	<ul style="list-style-type: none"> Historic Remnant 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, 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 	<ul style="list-style-type: none"> Protect Historic Farmstead 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 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Context-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 Hays 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 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<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 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2 Sty to 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 	<ul style="list-style-type: none"> 45' max; 60' 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"> 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"> 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- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net area 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 	<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'mt) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<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 	<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

RESOLUTION NO. 2015-26

**INCENTIVES FOR HISTORIC DISTRICT
AND LANDMARK PROPERTIES**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS
AMENDING INCENTIVES FOR HISTORIC DISTRICTS AND
LANDMARK DESIGNATION, ZONING, RESTORATION, AND
PRESERVATION

- WHEREAS,** the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;
- WHEREAS,** the “Historic Preservation Program Implementation Manual” includes Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation;
- WHEREAS,** the Incentives should be reviewed from time to time and may be modified and new incentives may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (b);
- WHEREAS,** the designation and rehabilitation of historic landmark properties within the City are objectives to be encouraged;
- WHEREAS,** historical preservation merits certain specific incentives in the form of reduction of fees and special handling/processing procedures by the City;
- WHEREAS,** City Staff has reviewed the current incentives and recommend that they be amended; and
- WHEREAS,** the City Council finds it to be reasonable, necessary, and in the public interest to review and amend incentives for historic district and landmark designation, zoning, restoration, and preservation.

NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation attached as *Attachment “A”*.
2. The City Secretary is directed to post the Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation on the City’s website and make it available to the public at City Hall.

3. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 21st day of April 2015, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: Bill Falls
Mayor Todd Purcell

ATTEST:

Kerri Craig
Kerri Craig, City Secretary

Attachment "A"

**CITY OF DRIPPING SPRINGS
INCENTIVES FOR HISTORIC DISTRICT AND LANDMARK
DESIGNATION, ZONING, RESTORATION, AND PRESERVATION**

	Mercer	Old Fitzhugh	Hays	Landmark
Site Development				
90% impervious cover	✓	N/A	N/A	N/A
0% downstream buffer	✓	N/A	N/A	N/A
Waiver of Site Development Permit Application Fees	✓	✓	✓	✓
Grant Applications				
Eligible for help with grant requests	✓	✓	✓	✓
Zoning				
0' front building setback	✓	N/A	N/A	N/A
10' rear building setback	✓	N/A	N/A	N/A
0' side building setback	✓	N/A	N/A	N/A
Waiver of Zoning Classification Change Request Fee	✓	✓	✓	✓
Waiver of Zoning Ordinance Amendment Request Fee	✓	✓	✓	✓
<u>Waiver of Conditional Use Permit Application Fee</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>
Building Code				
20% reduction in Building Permit Fees	✓	✓	✓	✓
Expedited review process	✓	✓	✓	✓
Signage				
Waiver of Sign Permit Application Fees	✓	✓	✓	✓
Food Establishment				
Waiver of Food Establishment Permit Fees	✓	✓	✓	✓
Waiver of Food Establishment Plan Review Fees	✓	✓	✓	✓
Use of Public Right-of-Way				
Waiver of Temporary Public Right-of-Way Usage Permit Fee	✓	✓	✓	✓
Waiver of Temporary Public Street Closure Permit Fee	✓	✓	✓	✓
Certificate of Appropriateness				
Waiver of Certificate of Appropriateness Application Fee	✓	✓	✓	✓
Waiver of Professional Services Fees for Pre-Submittal Scoping Session	✓	✓	✓	✓



DRIPPING SPRINGS
Texas

Item 2.

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: _____
STREET ADDRESS: _____
PHONE: _____ **EMAIL:** _____

PROPERTY OWNER NAME (if different than Applicant): _____
STREET ADDRESS: _____
PHONE: _____ **EMAIL:** _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): _____

Zoning Classification of Property: _____

Description of Proposed Use of Property/ 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: _____

Estimated Cost of Proposed Work: _____

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_____
Date_____
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK_____
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



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: _____

Project Address: _____

Project Applicant Name: _____

Billing Contact Information

Name: _____

Mailing Address: _____

Email: _____ Phone Number: _____

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

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input 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.*

 Signature of Applicant

 Date



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: Month, Day, Year

Project: **EXAMPLE PROJECT**
Street Address
Dripping Springs, TX 78620

Applicant: (Applicant)

Historic District: (Mercer Street / Old Fitzhugh Road / Hays Street)

Base Zoning: SF-1 / SF-4 / SF-5 / LR / CS / GUI

Proposed Use: (Shops, Restaurant, Offices, Residential, etc)

- Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples
 Sign Permit Application (if applicable)
 Building Permit Application (if applicable)
 Alternative Design Standards (if applicable)

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:

- Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization

Review Summary, General Findings:

General Compliance Determination- Compliant Non-Compliant Incomplete

City of Dripping Springs
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Dripping Springs, Texas 78620
512-858-4725

CERTIFICATE OF APPROPRIATENESS
Staff Review Summary / Recommendations / Conditions of Approval

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

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

(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

City of Dripping Springs
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- (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**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

Building Footprint Expansion/Reduction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input 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 type="checkbox"/> No

City of Dripping Springs
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512-858-4725

* * *

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



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

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



HISTORIC PRESERVATION INITIATIVES

As of 09/20/2023

Hardy Heck Moore Survey—conducted May 1988.

City Receives Petition Supporting the Adoption of a Historic Preservation Ordinance—July 2001.

Historic Preservation Ordinance--approved April 2004, amended Nov. 2006.

Historic Preservation Program Implementation Manual—adopted 2005, amended 2007.

Incentives for Historic District and Landmark Properties—approved Sept. 2007, amended April 2015 (in Historic Preservation Program Implementation Manual).

Vision Statements and Implementation Standards and Guidelines for Historic Districts--Historic District Taskforce Recommends them in Jan. 2015, adopted in Feb. 2015 (addendum to Historic Preservation Program Implementation Manual).

Mercer Street Historic District—approved Sept. 2007.

Discover Dripping Springs An Historic Experience Brochure—2010

Explore Historic Dripping Springs Brochure--2020, updated 2023

Dripping Springs Downtown Historic District listed on the National Register of Historic Places—May 2013.

Mercer Street Improvement Project—Phase 1 in 2013, Phase 2 in 2015 (sidewalks, traffic controls, pedestrian lighting, benches, bike racks, landscaping).

Old Fitzhugh Road Area Historic Resources Survey—conducted by Roark-Foster in Aug. 2014.

Hays Street Area Historic Resources Survey—conducted by Roark-Foster in Nov. 2014.

Old Fitzhugh Road Historic District—approved Dec. 2014.

Hays Street Historic District--approved Feb. 2015.

Old Fitzhugh Road Project—concept plan 2018, full engineered design started in 2022 and is ongoing.



Stephenson Building Project—Feasibility study conducted in 2020 and updated in 2023, full architectural Services started in 2023 and is ongoing.

Tree Surveys and Assessments of City Owned Trees in Historic Districts—conducted 2023.

2010 Comprehensive Plan Value: Cherishes Its Unique Heritage

Goal: Update the Inventory of Historic Building and Sites Throughout Downtown.

Goal: Consider Expanding Historic District to Include Old Fitzhugh Rd.

Goal: Establish Historic Tours

Goal: Acquire Historic Springs and Make It Available to the Public

Goal: Consider Nominating Properties for the National Register of Historic Places

2016 Comprehensive Plan Implementation Guide Update

Goal: Develop Conceptual Plan for Road, Drainage, and Lighting Improvements along Old Fitzhugh Rd.



BENEFITS OF LOCAL HISTORIC DISTRICTS

Historic districts preserve properties which possess significance in history, architecture, archeology, or culture.

Historic districts preserve properties that embody the distinctive characteristics of a type, period, or method of construction.

Historic districts preserve properties which represent the work of a master designer, builder, or craftsman.

Historic districts preserve properties which represent an established and familiar visual feature of the City.

Historic district properties are eligible for state and federal grants.

Historic districts maintain the integrity of the community's historic areas and significant properties.

Local designation offers the best protection to historic properties in that property owners benefit from the preservation expertise of the Historic Preservation Commission and city staff/consultants.

Historic district properties may be eligible for incentives such as fee waivers, fee reductions, and more flexible development regulations.

Buildings may be recognized as historic landmarks by a small plaque placed on the building.

There are no restrictions on what is done to the interior of buildings.

Historic districts protect the investment of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time.

Historic districts can result in positive economic impact from tourism. An historic district that is aesthetically cohesive and well promoted can be an important attraction. Historic districts/landmarks may be included in tourism publications and advertising.

Historical districts provide educational benefits. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.



Discover the Rich History
of the "Gateway to
the Hill Country"

THE STORY OF DRIPPING SPRINGS

Eight years after Texas became the 28th state of the United States, three American families trekking from Mississippi and Kentucky decided to make their homes in this beautiful part of the Texas Hill Country. Following the road that carried supplies to a U.S. Army fort in Fredericksburg, the “Old Three”—the Pound, Moss, and Wallace families—stopped their wagons to form a frontier settlement between 1853 and 1854, amongst the area’s rolling hills, rock-bottomed streams, majestic views, and abundant wildlife.



By 1857, this modest settlement of log cabins and farmsteads needed a post office, which required them to pick a town name. Indiana “Nannie” Moss, pictured above, called it as she saw it: inspired by lush, fern-covered, limestone ledges that still drip with water to this day. Henceforth, the town would be known as Dripping Springs.

Throughout this time, the surrounding natural springs were utilized in creative ways. Milkhouse Springs, pictured on the cover, consisted of a rocky-ledged canyon and a cave-like spot at its base. The cold spring water flowing through it cooled the small cave naturally, making it an ideal place for storing milk and other perishable products for Dripping Springs residents, before man-made refrigeration made its way to the nearby farmsteads in the late 1800s.

Although there were homes and businesses scattered about over the years, Dripping Springs didn’t have a centralized location until 1881, when W. T. Chapman, a young entrepreneur, established a 12-block city plan. The resulting growth included a school, a hotel, mercantile stores, blacksmith shops, a livery stable, a stagecoach stop, a steam-engine-powered mill, and cotton gins.

Almost a century after the city plan was drawn, Dripping Springs still remained a sleepy farm and ranch community. It wasn’t until 1981 that the town would call an election to incorporate itself as a means to push back on the rapidly expanding jurisdiction plans of the City of Austin. Thus, Dripping Springs got into the business of governing itself, electing its first mayor, James W. “Jimmy” Glosson, and eventually experiencing its own significant growth spurt around 2010.

Many buildings and homes rich in heritage and history still exist in Dripping Springs and help shape the story of who we are today. The Dripping Springs Historic Preservation Commission and other preservation-minded citizens are pleased to present this historic brochure, with hope that the spirit of our pioneers, founders, and their families will live on.

1853-1854

The "Old Three"—the Pound, Moss, and Wallace families—are among the first to settle the area that would become Dripping Springs

1981

The city holds its first-ever election, electing Jimmy Glosson as its first mayor

2010

Dripping Springs experiences its largest growth spurt and gets its first H-E-B grocery store

2014

The Old Fitzhugh Road and Hays Street Historic Districts are established

2024

Growth continues, with Census population estimate of more than 7,000

Item 2.

1881

A town plan is drawn by W.T. Chapman that would ultimately become the city center of modern-day Dripping Springs

1857

In need of a name in order to create its first post office, Nannie Moss aptly calls the town "Dripping Springs"

2007

The Mercer Street Historic District is established

2008

Construction of the city's first centralized wastewater system is completed, replacing the cess pools and cisterns that once served most of Dripping Springs

1958

Construction of Highway 290 bypasses the Mercer Street thoroughfare, separating Hays Street from the original city center

2014

The International Dark-Sky Association designates Dripping Springs as Texas' first International Dark Sky Community



DRIPPING SPRINGS
Texas

For more information about the historic districts and landmarks of Dripping Springs, visit: cityofdrippingsprings.com

HISTORIC DISTRICTS OF DRIPPING SPRINGS

● Mercer Street Historic District

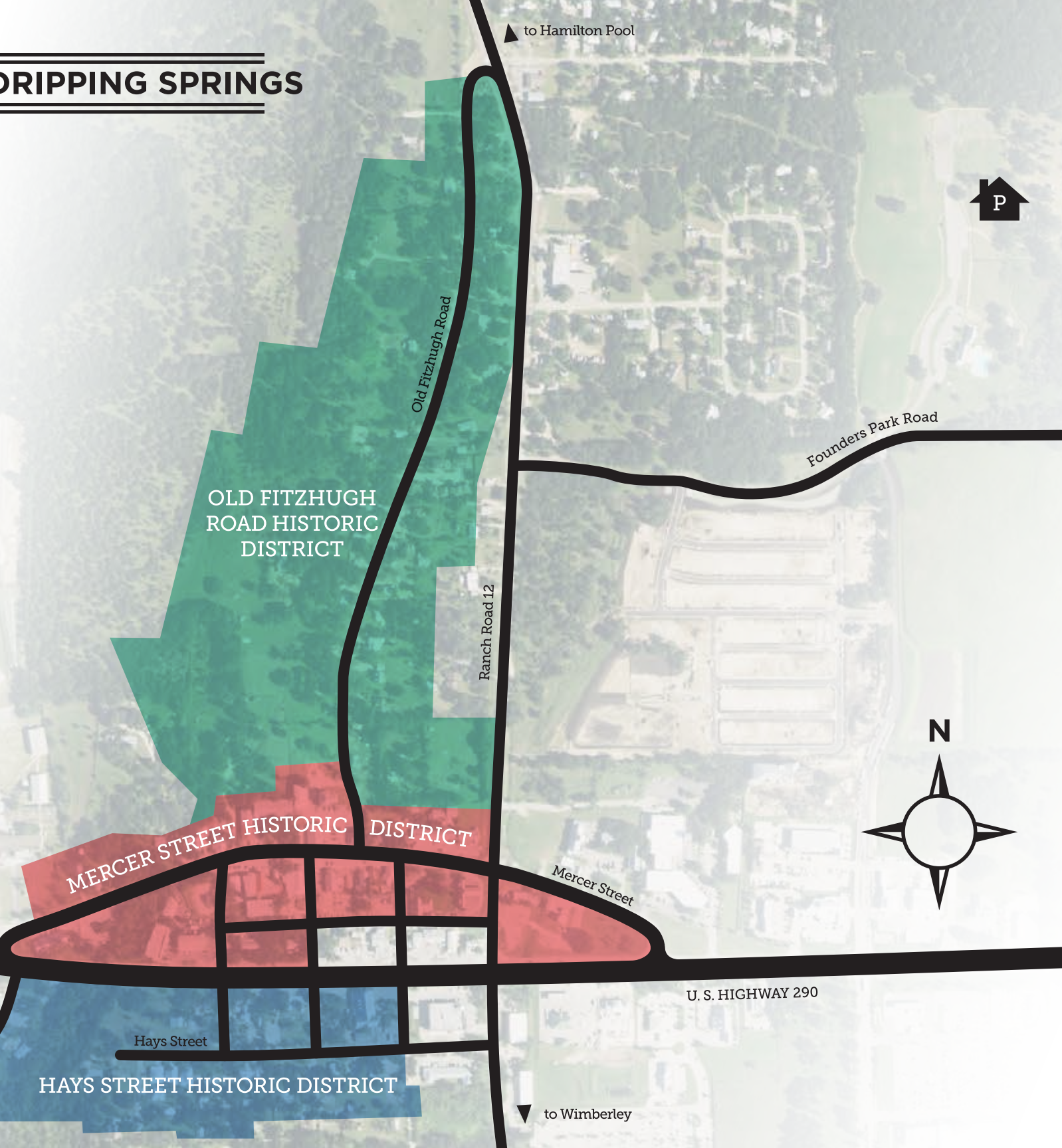
This district was the first historic district recognized by Dripping Springs, capturing the original "Main Street" that developed around the landmark springs for which the town was named. A blend of commercial, residential, and institutional structures built during the city's development in the mid-nineteenth to mid-twentieth century still stands today, having been preserved through the years and rehabilitated by new generations of owners. In 2013, 21 properties within the Mercer Street District were officially listed in the U.S. National Park Service's National Register of Historic Places.

● Old Fitzhugh Road Historic District

The historic resources in this district developed more organically, in a linear fashion, along an informal rustic street enveloped by a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this district maintains a unique character and sense of place, the preservation of which plays a role in connecting Dripping Springs to its rural heritage. More eclectic and spread out, the buildings and landscapes reflect the town's gradual evolution from a nineteenth century, farmstead community to a mid-twentieth century, residential neighborhood.

● Hays Street Historic District

The surviving grid of city blocks and streets in the Hays Street Historic District dates back to the origins of Dripping Springs and was part of the original town plan. This cluster of residential buildings made up the town's first "neighborhood" and has retained significant integrity and character, despite being severed from the Mercer Street blocks to the north by the construction of Highway 290 in 1958.



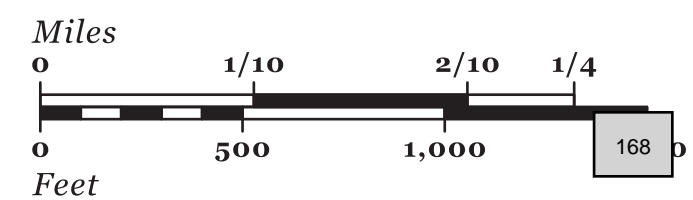
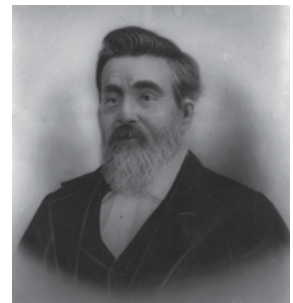
Item 2.



Dr. Pound Farmstead ★
419 Founders Park Road, Unit B
Built 1854

The log pen portion of the Dr. Pound Farmstead is the oldest surviving structure from the original Dripping Springs settlement, built between 1854-1855 and occupied by descendants of the Pound family for 130 years. The Pound House served many critical functions to early settlers, not just as a home but as a hospital, the site of the first school, and a place where religious sermons were held regularly.

Visitors will notice logs in all shapes and sizes, built simply yet crudely, since there were no master carpenters among "The Old Three" settlers. The rose bush in the front lawn is known to have traveled all the way from Mississippi back in 1853, when Dr. Pound and his wife decided to make the site their new home. The homestead expanded and evolved throughout the centuries and was at last restored from 1993-2003 by the Friends of the Pound House Foundation, which continues to own and operate it as a museum today.



HISTORIC MERCER STREET WALKING TOUR

1 Marshall-Chapman House ★ 500 Mercer Street • Circa 1855

This is one of the first houses early settlers built from lumber, not logs. The limestone rock portion was added after the house was moved to Mercer Street in 1871. Burrell Marshall used this home briefly as a post office while he was postmaster. It was then occupied by W.T. Chapman's family and their descendants until 1942 and, as one of the oldest area homes, is now a designated Texas Historic Landmark.

2 Namesake "Dripping Springs" ★

This city landmark lies just north of the bridge over the creek at the west end of Mercer Street and is marked by a granite monument donated by the Lions Club. Lush, fern-covered, limestone ledges surround these springs, a former gathering place for native Tonkawa Indians and a vital source of water for early settlers.

3 Bill Garnett Bungalow & Rock Fence ★ 402 Mercer Street • Circa 1925

The Garnett Bungalow is one of the best local examples of the Craftsman-inspired architectural style. Distinctive elements include the tapered wooden columns and raked roof eaves. A unique attraction of the yard is the relic rock fence made of petrified wood. It also includes a cannonball, bayonet, shotgun barrel, and spur embedded in the construction.

4 Garnett Gulf Station & Garage 400 Mercer Street • Circa 1925

On the site grounds of the old livery stable, Bill Garnett sensed the winds of change and built one of Dripping's first service stations for horseless-carriage (i.e. automobile) drivers in 1925.



5 F.W. Miller Texaco Station ★ 310 Mercer Street • Built 1940

One of the few mid-century buildings to retain its appearance through the years, Miller's station is a clear reflection of a time when Dripping Springs was a small town and life's pace was slower.

6 F.W. Miller Rock Café ★ 304 Mercer Street • Built 1940

Deciding that a café would be a good addition to his business, Fritz Miller built this small rock building next door to his Texaco station. Also known for many years as Bonnie's Café, it is now an antique store.



7 Patterson Mercantile Store ★ 302 Mercer Street • Built 1906



Built as a 1-1/2 story general merchandise store directly across the street from Davis Mercantile, the limestone Patterson Building was used as a grocery (with owners sometimes living in its loft) and post office,

until 1942. Since then, it has been used as a feed store, lumber yard, furniture store, theater, dance studio, office space, and now serves as a retail store. Destroyed by fire in 1938, it was rebuilt with only a single story.

8 Rinky Dink Domino Hall ★ 300-C Mercer Street • Built 1939

The construction of this tiny, "rinky dink" building was funded on a pay-as-you-play plan – 25¢ here and there, until the costs were repaid. Never residing on land it could call its own, the domino hall had to move from its original spot next to the F.W. Miller Rock Cafe to the back alley, after protests that playing Moon, a domino game much like Texas 42, was an act of gambling.

9 Stephenson Building ★ 101 Old Fitzhugh Road • Built 1939

Originally built as a high school addition to the Dripping Springs Academy, it was only used for ten years for its original intention. Since being replaced in 1949, it has served as a community meeting center, a school, and county offices and is owned by the city today.

10 Dripping Springs Academy ★ 103 Old Fitzhugh Road • Built 1881



This building is one of the first that would later become the city center of Dripping Springs. Operated initially as a private school by W.T. Chapman, it consisted of a stone, one-story, two-room main building. It went on to serve as a Baptist church

from 1881-1902 and became a public schoolhouse from 1889-1949, during which time a second story was added for the growing student population in 1921. In 1952, the building became the new home of the Rambo Masonic Lodge, and the group still meets there to this day. It was dedicated as a Texas Historic Landmark in 1967. The image above shows the building as it stands today; the image below captures the building when it served as Dripping Springs Academy in the early 1900s.



11 C.S. Graham House ★ 222 Mercer Street • Built 1884

This house originally faced west, but two stories exist as to why that changed. One version says it burned down; the other says it was simply remodeled. Whichever is true, the building was rebuilt using the same fireplace and, this time, with the front door facing Mercer Street (south).

12 Crenshaw Garage & Texaco Station ★ 207 Mercer Street • Built 1926

Originally constructed of wood and tin, this gas station and garage was built at a business hot spot at the intersection of Mercer and San Marcos Streets, on the old highway between Austin and Fredericksburg. The rock exterior was added as a facelift in 1938. Since the rerouting of Highway 290, it's been used as a residence, as a barber shop, and now as a beer and wine bar.

13 Goslin Drug Store ★ 209 Mercer Street • Built 1941

This rock building first served as a popular drug store and soda fountain but also served as the town bus stop for many years. Today, it is a boutique clothing shop, but one can still find circular concrete fillings in the floor where soda fountain seats once stood.

14 Haydon Central Garage & Mobil Station ★ 299 Mercer Street • Built 1937



Known for its unusual rockwork, this service station is constructed from rock, granite, and even petrified wood from numerous Central Texas resources.

15 A.L. Davis Mercantile ★ 301 Mercer Street • Built 1891

In 1891, A.L. Davis Jr. built the first two-story rock structure on Mercer Street. The building changed ownership throughout the century, serving as a mercantile, a meeting place for the Masonic Lodge, and other numerous businesses. The rock addition to the west side of the building was added in 1971 and today serves a local coffee shop.



16 Spaw Barber Shop & Post Office ★ 305 Mercer Street • Built 1937

Johnny Spaw and his wife, Mary, drew a line right down the middle of this tiny building, with a barber shop on one side and the post office on the other. Mary, then Dripping's postmistress, conducted the postal business through a little metal window and (it's rumored) stored the money in a safe beneath a trapdoor in the floor.

17 Crow Wool & Mohair Store ★ 204 Mercer Street • Circa 1939

From 1920-1970, raising sheep and goats for wool and mohair was an important part of the local economy. Will Crow's wool center opened in 1937, to serve this industry. Two years later, the store burned while fully stocked with wool. However, Crow soon reopened and then added the town's first hardware store to the site in 1946.



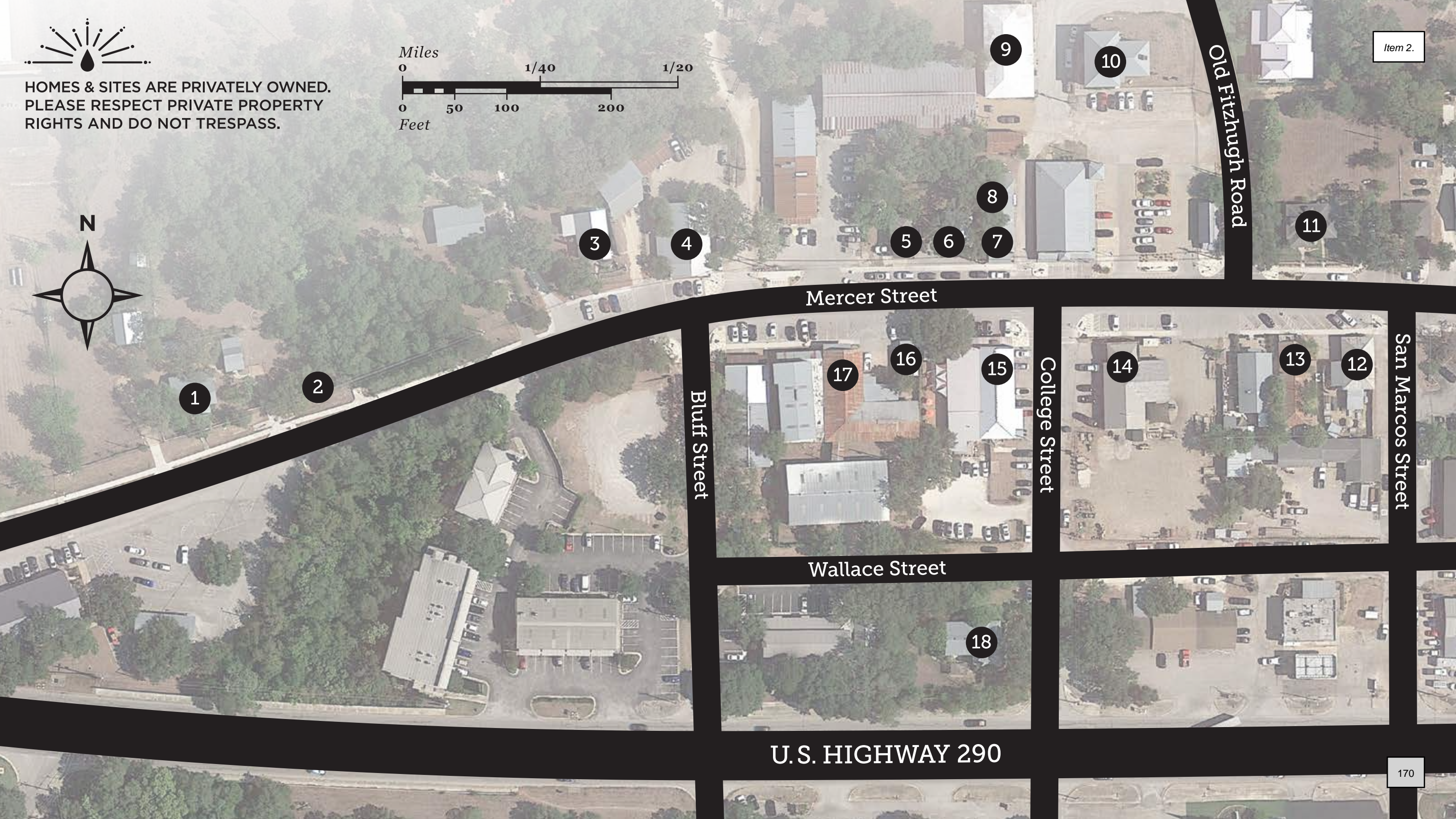
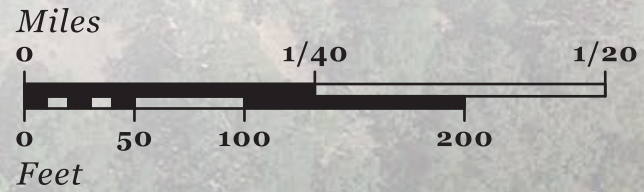
18 Short Mama's House ★ 101 College Street • Circa 1900

Beulah Crumley Haydon, more widely known as "Short Mama," lived in this two-story house until her death in 1989 at the age of 97. Short Mama bought one of the first washing machines in Dripping Springs. After she was done using it, she would allow neighbors to use it, free of charge, making the little house out back one of the first public washaterias in town. More notably, Short Mama was one of the first women to hold public office in Dripping Springs, dutifully serving out her husband's term as commissioner of Hays County when he died in 1938.





HOMES & SITES ARE PRIVATELY OWNED.
PLEASE RESPECT PRIVATE PROPERTY
RIGHTS AND DO NOT TRESPASS.



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11

Item 2.

Bluff Street

Mercer Street

Wallace Street

U.S. HIGHWAY 290

College Street

San Marcos Street

Old Fitzhugh Road

17

16

15

14

13

12

18

ECONOMIC IMPACT OF HISTORIC PRESERVATION IN TEXAS

UPDATE 2015

EXECUTIVE SUMMARY



ADVANCE

LAMAR'S
SCHOOL SYSTEM



RUTGERS

ECONOMIC IMPACT OF HISTORIC PRESERVATION IN TEXAS

UPDATE 2015

EXECUTIVE SUMMARY



TEXAS

The University of Texas at Austin
Center for Sustainable Development

Center for Sustainable Development
School of Architecture
The University of Texas at Austin
Austin, Texas

RUTGERS

Edward J. Bloustein School
of Planning and Public Policy

Center for Urban Policy Research
Edward J. Bloustein School of Planning and Public Policy
Rutgers, The State University of New Jersey
New Brunswick, New Jersey

ECONOMIC IMPACT OF HISTORIC PRESERVATION IN TEXAS

UPDATE 2015

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INTRODUCTION & BACKGROUND

“THERE IS MUCH MORE TO ECONOMIC DEVELOPMENT THAN CASH INCENTIVES AND TAX BREAKS. BUSINESSES CONSIDERING A MOVE TO TEXAS ALSO WANT TO KNOW THAT WE HAVE THE SKILLED WORKERS TO FILL THOSE JOBS. THEY WANT TO KNOW THAT WE HAVE THE INFRASTRUCTURE AND THE WATER THAT THEY NEED TO OPERATE THEIR BUSINESSES. AND THEY WANT TO KNOW THAT TEXANS SUPPORT THE ARTS, AND CULTURE AND PARKS AND OTHER FACTORS THAT ENHANCE THE QUALITY OF LIVES OF THEIR EMPLOYEES.” -TEXAS HOUSE SPEAKER JOE STRAUS

Texans are proud of the rich and diverse heritage of our great state and are committed to the continued economic growth that is a vital part of that heritage. Historic preservation is not an alternative to economic growth but a key component of it.

Historic preservation improves the quality of life for Texas residents and attracts visitors to visit more often and stay longer. For many Texans, a visit to the Alamo fosters an interest in history and historic places. For some, working to save a hometown landmark or to revitalize a historic urban neighborhood or small town can energize a once declining community. For all Texans, preservation creates new jobs, provides quality affordable housing, brings diversified economic development, and efficiently and effectively maximizes private and public investments.

Businesses locate in Texas for numerous reasons, and the state's quality of life is increasingly one of them. Historic preservation offers attractive and economical spaces for business, stable and interesting historic neighborhoods, lively Main Streets and revitalized downtowns. In turn, these tax-paying properties enhance our quality of life and directly improve the economic well-being of all Texans.

Historic preservation is a major industry in Texas. The numbers tell the story: in 2013 preservation activities in Texas generated more than \$4.6 billion of state gross domestic product (GDP) in Texas, and supported more than 79,000 Texas jobs. This produced significant net tax revenue for both state and local governments in Texas, equaling over \$290 million annually.

When viewed in cost-benefit terms, historic preservation is one of the best investments available today, for both developers and the public. Restored courthouses and other landmarks save materials and embodied energy from the landfill, while enhancing a sense of place and community pride. Preservation programs and initiatives are an important driving force for the Texas economy, as has now been documented over several decades.

**IN 2013, PRESERVATION
ACTIVITIES IN TEXAS
GENERATED MORE THAN \$4.6
BILLION OF STATE GDP IN
TEXAS, AND SUPPORTED MORE
THAN 79,000 TEXAS JOBS.**

The Texas Historical Commission (THC) in 1999 commissioned a study (a collaboration between Rutgers University and UT-Austin) that quantified the economic contributions of historic preservation in Texas. The 1999 study became one of the earliest and most comprehensive research efforts on this topic in the United States. This 2015 study updates the economic impact investigation, and expands it to include programs launched since 1999. Once again, UT-Austin and Rutgers University have collaborated on this 2015 study.



FANNIN BATTLEGROUND STATE HISTORIC SITE

This study uses an advanced economic analysis tool, the Preservation Economic Impact Model, developed by Rutgers to quantify both direct and secondary economic effects. To illustrate: lumber purchased at a hardware store for historic rehabilitation is a direct impact. Secondary impacts include purchases by the mill that produced the lumber and the household expenditures of the workers at both the mill and the hardware store. Cumulative investment is expressed in inflation-adjusted 2013 dollars. Job creation and other impacts are reported as Texas in-state numbers, unless otherwise noted – additional jobs and economic activities are generated elsewhere in the US. The study reports in-state wealth creation, which is Texas GDP minus federal taxes. The full technical report outlining methods and results of this study can be found on the THC website.

The results reported in the study are *conservative*. The positive effects of historic preservation activities on Texas's economy are certainly more extensive, but the numbers reported here are limited to those that can be directly quantified and modeled. Every effort has been made to avoid double-counting. For example, the results of the Texas Main Street Program exclude historic building rehabilitation numbers because they are already counted in the Historic Rehabilitation section.

This Executive Summary begins with an overview of the aggregate economic impacts of historic preservation in Texas. It goes on to review Heritage Tourism, including the Texas Heritage Trails Program, and National Historic Trails in Texas; and Historic Rehabilitation, including the Federal Historic Tax

Credit, and the new Texas Historic Preservation Tax Credit that begins in 2015. Later chapters examine the economic impacts of the Texas Main Street Program and Texas Historic Courthouse Preservation Program, Texas History Museums, State Historic Sites, the Texas Preservation Trust Fund, and finally the effects of historic designation on property values.

All of these preservation initiatives are interrelated. Historic preservation in Texas is fostered through a multi-faceted collaboration of the public and private sectors. Main Street improvements are aided by rehabilitation incentives; together with courthouse restorations they create the settings that the heritage trails use to attract tourists who shop and dine on main streets and stay in rehabilitated historic hotels. Texas's strong and varied historic preservation programs are one underpinning of the state's economic success.

AS TEXAS MOVES FORWARD
TO MEET THE CHALLENGES
OF THE 21ST CENTURY
WITH A SECURE PLACE IN
THE GLOBAL ECONOMY, THE
PRESERVATION OF TEXAS
HERITAGE AND THE
POTENTIAL ECONOMIC
IMPACT OF THAT EFFORT
BECOME EVEN MORE
IMPORTANT.



MORE THAN 2.5 MILLION PEOPLE FROM AROUND THE WORLD VISIT THE ALAMO EACH YEAR

SUMMARY OF CONCLUSIONS

1 TEXAS HERITAGE ATTRACTS TOURISTS

More than 10.5 percent of all travel in Texas is heritage-related, and that number continues to rise. Heritage tourists contribute more than their share to spending, \$7.3 billion or about 12.5% of total visitor spending in Texas. Of that, nearly \$2.26 billion can be attributed directly to the heritage-related portions of their trips. According to a survey of participating sites, the Texas Heritage Trails Program increases revenue and visitation by 13.9%.

2 HISTORIC PRESERVATION CREATES JOBS

Heritage tourism alone created more than 54,000 jobs in Texas in 2013, in diverse areas such as retail, construction, manufacturing, transportation and utilities, as well as services. Overall, historic preservation activities created more than 79,000 jobs in 2013.

3 HISTORIC BUILDING REHABILITATION REBUILDS TEXAS COMMUNITIES

Private property owners invest almost \$741 million annually in rehabilitation of designated historic buildings, more than 7% of all building rehabilitation activity. Public entities add at least \$31 million for a total annual historic rehabilitation investment in Texas of approximately \$772 million.

4 INCENTIVES FOR HISTORIC PROPERTIES ATTRACT REINVESTMENT

Every dollar from federal and state incentive programs triggers \$4 to \$5 of private-sector investment. Since its inception in 1978, the Federal Historic Tax Credit has spurred about \$1.78 billion in private-sector rehabilitation in Texas, generating more than 35,000 in-state jobs and more than \$2.4 billion in state GDP. As the new Texas Historic Preservation Tax Credit takes effect in 2015, the state can expect a strong increase in this investment.

5 HISTORY MUSEUMS BRING ECONOMIC VITALITY TO COMMUNITIES

Texas Historical Museums (there are more than 700) spend over \$93 million annually, not including capital expenditures. Even history museums in the smallest communities across the state attract thousands of visitors annually.

6 REVITALIZATION OF TEXAS MAIN STREETS MAKES GOOD BUSINESS SENSE

Historic downtowns sustain communities and are the focus of the Texas Main Street Program, with 89 cities currently participating. Since the program's inception in 1981, participating Main Streets have produced an average of \$310 million annually in state GDP. Cumulative reinvestment in Main Street areas has totaled over \$5.2 billion since 1981.

7 THE STATE'S INVESTMENT IN COURTHOUSES PAYS GREAT DIVIDENDS

Since 2000, the Texas Historic Courthouse Preservation Program has awarded over \$251 million in grants to 91 counties. These awards made possible about \$403.3 million in total project spending from 2000 through 2013. These projects have created more than 9,600 jobs and added \$615 million to state GDP, while spurring downtown revitalization in counties large and small.



REHABILITATION OF THE HISTORIC WHARTON COUNTY COURTHOUSE

SUMMARY OF ANNUAL ECONOMIC IMPACTS

Historic preservation activities in Texas, including heritage tourism, the rehabilitation of historic buildings, Texas History Museums operations, and activities generated by Texas Main Street Programs, contribute over \$4.6 billion annually to the state. The economic impacts of preservation include the creation of jobs, income to Texas residents, an increase in the gross state product, increased state and local taxes, and increased in-state wealth.

ANNUAL HERITAGE-RELATED SPENDING IN TEXAS (2013)

Heritage Tourism	\$ 2.25 billion
Historic Rehabilitation	\$ 772 million
Net Historical Museum Operations*	\$ 93 million
Net Main Street Program Activity*	\$ 224 million
Total Direct Spending	\$3.34 billion

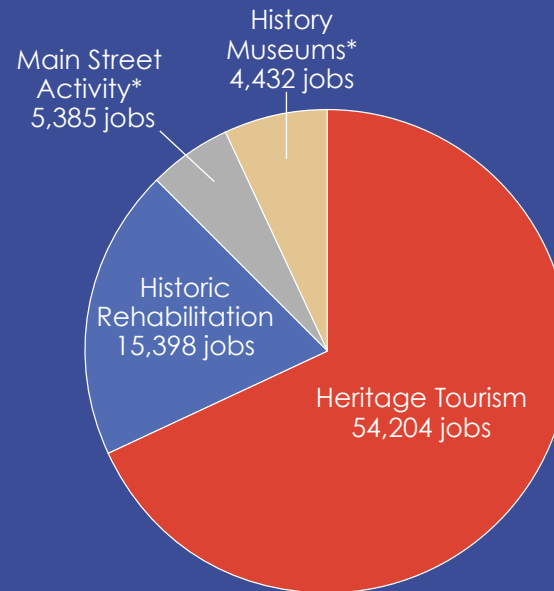
JOBS & INCOME IN TEXAS SUPPORTED BY ANNUAL HISTORIC PRESERVATION ACTIVITIES

	JOBS	INCOME
Retail Trade	7,949	\$ 278 million
Service Sector	50,071	\$ 1,760 million
Construction	7,782	\$ 527 million
Manufacturing	6,602	\$ 378 million
Other Sectors	7,015	\$ 318 million
Total	79,419	\$ 3,260 million



HISTORIC MCKINNEY FARMERS MARKET

ANNUAL EMPLOYMENT EFFECTS OF HISTORIC PRESERVATION (2013) - 79,419 TOTAL JOBS IN TEXAS



*Excluding Museum and Main Street impacts already tallied in Heritage Tourism and Rehabilitation.

TOTAL IMPACT OF HISTORIC PRESERVATION IN TEXAS - \$4.6 BILLION ANNUALLY

In-state benefits of the \$3.34 billion direct annual expenditures, based on multipliers:

Jobs	79,419
Labor Income	\$ 3,260 million
In-state Wealth	\$ 3,785 million
State & Local taxes	\$ 291 million
State GDP	\$ 4,624 million



THE MISSION DE CORPUS CHRISTI DE LA YSLETA IN EL PASO IS RECOGNIZED AS THE OLDEST PARISH IN THE STATE OF TEXAS. THIS PARISH CHURCH WAS RESTORED WITH THE HELP OF A GRANT FROM THE NATIONAL TRUST FOR HISTORIC PRESERVATION

HERITAGE TOURISM

THE TRAVEL AND TOURISM INDUSTRY IS AMONG THE LARGEST AND FASTEST-GROWING SECTORS IN THE U.S. ECONOMY, WITH DOMESTIC AND INTERNATIONAL TRAVELERS SPENDING ABOUT **\$888 BILLION** IN 2013. TOURISM IS A LEADING SECTOR IN THE TEXAS ECONOMY, WITH DIRECT VISITOR TRAVEL SPENDING IN TEXAS COMMUNITIES EQUALING NEARLY **\$58.4 BILLION** IN 2013.



STAGECOACH DEMONSTRATION AT FORT GRIFFIN STATE HISTORIC SITE

In this report we delineate only direct visitor spending by Texas travelers using the results of the DK Shifflet and Associates survey. Because the goal of this study was to estimate direct spending by Texas heritage travelers, some related Texas-based travel services (such as travel agency activity) are not included in these estimates.

Historic sites and cultural heritage are crucial drivers of travel activity in Texas and across the nation. Business and leisure travelers to Texas who cited “visit a historic site” as a primary activity directly spent close to \$7.3 billion in 2013, accounting for approximately 12.5 percent of total direct travel spending in Texas. These expenditures support hotels, motels, bed and breakfasts, food establishments, and other local retail and service businesses.

**DIRECT HERITAGE
TRAVEL ACTIVITY
CREATES MORE THAN
54,000 JOBS ANNUALLY
IN ALL SECTORS OF THE
STATE’S ECONOMY.**

Although the Alamo is the most visited heritage tourism site in Texas, heritage travelers visit all the regions of the state and on average spend more in their travels than the typical visitor. Heritage tourists seek out not only historic sites open to the public, but also the cultural heritage that fills every small town and major city.

Heritage travelers read historical markers, peer through the doors and windows of Spanish missions and western forts, and learn about the state's coastal heritage by stepping onto the decks of the *Elissa* in Galveston or the *USS Lexington* in Corpus Christi. Business travelers also visit historic sites as a major secondary activity. Texas's history and heritage is an important factor that supports business travel in Texas, drawing conventions and meetings.

In addition to the knowledge and pleasure historic places bring to travelers, heritage tourism also generates multiple economic benefits to communities across the state. Sites and smaller towns that invest in historic preservation attract visitors who spend more on local goods and services than non-heritage travelers. Heritage day and overnight travelers spend on average over \$175 per day, while non-heritage travelers spend less than \$145 per day.

DAILY SPENDING BY TEXAS TRAVELERS (2013)

NON-HERITAGE TRAVELERS	\$ 145
HERITAGE TRAVELERS	\$ 175

The \$30 per day premium associated with heritage travelers is in part explained by their higher incomes and levels of education. A larger proportion of heritage travelers compared to non-heritage travelers earn incomes of \$75,000 - \$124,999 annually. On average, heritage travelers tend to have completed more years of formal education; an above-average share of them have obtained college and postgraduate college degrees.

The higher spending of heritage tourists is further demonstrated in the overall visitation and spending data. While travelers who visited a historic site represent only 10.5% of all 2013 Texas visitors, their spending (the sum total of all outlays by heritage travelers) accounted for more than 12.5% of total expenditures.

TEXAS TRAVEL SPENDING (2013)

	All Travelers (millions)	Heritage Travelers (millions)	Heritage Travelers as % of Total
Day Trips	\$ 7,861	\$ 707	9.0% of Day Trip Spending
Overnight Trips	\$ 50,521	\$ 6,591	13.0% of Overnight Spending
Days & Overnight	\$ 58,382	\$ 7,298	12.5% of Total Spending

For this study, the definition of a heritage traveler is one who cited “visit a historic site” as a primary activity. These travelers spent roughly \$7.3 billion in trip expenditures in 2013. It would, however, be unfair to credit the full \$7.3 billion to heritage tourism - this figure would include, for example, all the spending of a Texas business traveler to San Antonio who also visited the Alamo. To calculate the specific economic impact of heritage-related activities, the share of overall travel expenditures focused directly on heritage activity was estimated. This yielded a heritage-attributed outlay estimate of nearly \$2.3 billion in 2013. This total was then used to estimate the full economic impact of heritage travel spending.

Heritage tourism uses historic structures and landscapes to attract and serve travelers. It is an effective economic revitalization strategy. Of course, a good heritage tourism program improves the quality of life for residents as well.

**THIS IS THE ESSENCE
OF HERITAGE TOURISM:
SAVE YOUR HERITAGE,
SHARE IT WITH VISITORS,
AND REAP THE ECONOMIC
BENEFITS THROUGH
TOURIST SPENDING.**

ECONOMIC IMPACTS OF THE ANNUAL TEXAS HERITAGE-ATTRIBUTED SPENDING

Economic Impact	Total Texas
Jobs	54,204
Labor Income	\$ 2,029 million
State Taxes	\$ 62 million
Local Taxes	\$ 130 million
In-State Wealth	\$ 2,405 million
State GDP	\$ 2,976 million

CHILDREN LEARN ABOUT HISTORY
AT THE TEXAS MILITARY FORCES MUSEUM



TEXAS HERITAGE TRAILS PROGRAM

The award-winning Texas Heritage Trails Program (THTP) is a partnership among communities, businesses, and the state developing and promoting Texas's rich historic and cultural resources through ten regional non-profit organizations. The THTP produces high quality marketing materials, educational activities, signage, and other way-finding guides that give visitors comprehensive access to the state's numerous historical and cultural assets in rural communities, small towns, and urban areas.

In response to 1997 legislation calling for a statewide heritage tourism program, the THTP was formed, centered around 10 scenic driving trails originally created in 1968 as a marketing tool by Governor John Connally and the Texas Highway Department (now the Texas Department of Transportation). These trails serve as the nucleus of 10 heritage regions that include

heritage tourism attractions and communities both on and off the trails. By 2005, all ten trail regions were in operation. Each region is managed by its own board and executive director. Partners include local chambers of commerce, convention and visitors bureaus, museums, and parks as well as individual businesses and historic sites. The Texas Historical Commission's (THC) Community Heritage Development Division provides statewide program coordination along with financial, technical and promotional assistance.

THE 47 YEAR LEGACY OF THE THTP IS ONE OF TEXAS'S BOLDEST, EARLIEST, AND MOST EFFECTIVE TOURISM INITIATIVES.

Over 7.5 million printed travel guides have been distributed since the program's inception. The statewide TexasTimeTravel.com website, together with the ten regional websites, were visited 390,000 times in the most recent year, an 84% increase from the year before. Larger cities may offer many of their own travel services, but they still benefit from the THTP statewide audience. In small towns and rural communities, the THTP is often the main source of information for interesting sites, places and activities available to travelers.

The THTP is the only coordinated statewide resource for heritage travelers. It helps them make decisions about their \$7.3 billion in annual spending. A survey of businesses, sites, and tourist organizations that participate in the THTP, estimates that the program increases visitation and revenue by about 13.9%. Applied statewide, this suggests that roughly \$310 million in heritage-attributed travel spending is related to the program's marketing and promotion activities.



TEXAS HERITAGE TRAILS REGIONS



Item 2.

KITCHEN AT THE VARNER-HOGG PLANTATION STATE HISTORIC SITE



TEXAS PLAINS TRAIL SIGN ALONG THE HIGHWAY



BUFFALO SOLDIERS NATIONAL MUSEUM



EXPLORING THE RUINS AT FORT MCKAVETT STATE HISTORIC SITE



THE BIG TEXAN STEAK RANCH (NOW RELOCATED) CONTINUES TO CELEBRATE ITS ROUTE 66 HERITAGE

NATIONAL HISTORIC TRAILS IN TEXAS

The National Park Service's National Trails are a system of 11 scenic, 19 historic, and 1,250 recreational trails throughout the US. There are two historic trails in Texas: El Camino Real de los Tejas stretches from southwest Texas into Louisiana, and El Camino Real de Tierra Adentro passes through El Paso along its route from Mexico to New Mexico. The Texas Cattle Trails are also being considered for National Historic Trail designation; they would extend from Southern Texas to Nebraska along the routes of the Chisholm and Western Trails.

Each National Historic Trail is established by an act of Congress to commemorate historic and prehistoric routes of travel that are significant on a national level. The National Park Service (NPS) coordinates with states to support visitation, provide funding and encourage volunteer projects along the trails. Funding comes from many sources including Transportation Enhancement grants, HUD Block grants, and the NPS Rivers, Trails and Conservation Assistance Program. El Camino Real de los Tejas was designated in 2004 (2,580 miles) and is administered by the NPS. El Camino Real de Tierra Adentro was designated in 2000 (404 miles) and is administered by the NPS and Bureau of Land Management.

Communities including Laredo, San Antonio, Austin, Bastrop, Nacogdoches, and San Augustine lie along the different routes that make up the El Camino Real de los Tejas trail, and each uses the trail as part of its tourism programs. Bastrop (population 7,544) incorporates street signs designating the trail's original route through town. San Augustine (population 2,108)

features the trail prominently on its travel and chamber of commerce websites. The non-profit El Camino Real de los Tejas National Historic Trail Association was organized in 2007 to protect the trail's historic integrity, educate people about its significance, and promote tourism.

El Camino Real de Tierra Adentro includes only a short segment in Texas, through El Paso. In that short distance the trail is lined with important historic sites including two 17th-century missions and the presidio chapel.

The National Historic Trails are an important tool for the state to highlight historic travel, cultural, and trade routes. Modern highways often follow the course of the trails, and many sites along them still continue to affect our understanding of economic and cultural migratory patterns.



EL CAMINO REAL DE LOS TEJAS TRAIL SIGNAGE ALONG ROAD IN THE BRAZOS TRAIL REGION

TEXAS PLAINS TRAIL REGION

The Texas plains are a region of prairie and canyon vistas highlighted by stunning sunsets. This unique part of the state has much to offer travelers interested in landscapes, culture, Texas cattle drives, and historical figures such as Comanche Chief Quanah Parker and rock-and-roll pioneer Buddy Holly. The original Route 66 goes across this region of Texas, including 6th Avenue through Amarillo. Many other attractions along the route are still thriving today.

The Texas Plains Trail Region partners help inform travelers of the rich history and cultural assets of this region, listing more than two hundred worthwhile attractions that travelers can discover and enjoy, from Palo Duro Canyon State Park, rated one of the best in the country, to the famous Cadillac Ranch, to county museums and local musical performances in historic buildings.

Part of the Texas Heritage Trails Program (THTP), the Texas Plains Trail Region is working to ensure that off-the-beaten path points of interest and events are publicized and made easy to find. The program is especially beneficial to towns without their own chamber of commerce or convention and visitors bureau.

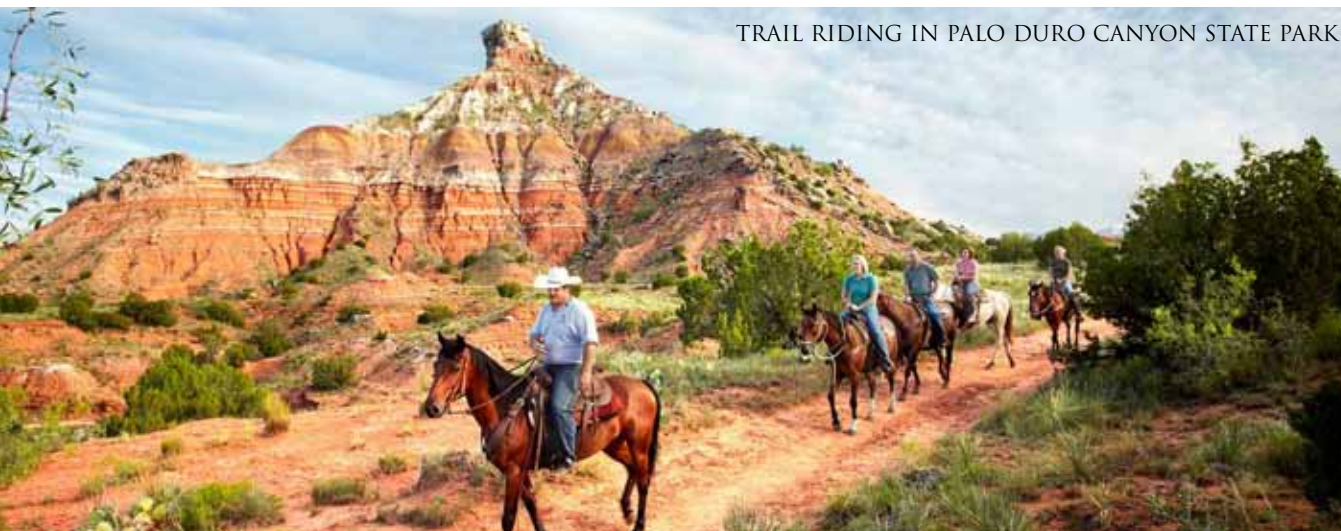
Prior to the Texas Plains Trail Region program, a visitor to the town of Idalou would have a hard time discovering unique attractions like the Apple Country Hi Plains Orchard, which offers locally-made products, and lunch every day of the week. The program helps travelers find local experiences such as festivals, farmer's markets, theatrical events, and local music. It provides comprehensive information through the Texas Plains Trail Region print, newsletters, online, and through social media marketing.

Phil Barefield, who offers horseback trail rides at Pole Canyon Ranch, has seen his visitor numbers increase over the last five years as a direct result of the THTP. Nearby, the program helped publicize the bison herd released at Caprock Canyons State Park, and visitor attendance has nearly doubled in the last two years. The multiplier effect quickly became evident as the increase of park visitors brought new customers to local businesses.

THE TEXAS PLAINS TRAIL REGION CONTRIBUTES TO INCREASES IN HOTEL AND SALES TAX REVENUES THAT GO DIRECTLY BACK TO COMMUNITIES IN THE REGION.

Barbara Brannon, Director of the Texas Plains Trail Region, points out the small town of Pampa, where folk singer Woody Guthrie spent his formative years. The drug store where young Guthrie worked now houses a museum dedicated to the singer-songwriter, and every Friday the town hosts a folk jam with live music. Pampa has built on this history and offers a great experience for music lovers, an experience which would be hard for travelers to discover without the THTP.

The Texas Plains Trail Region Travel Guide takes travelers through all 52 counties in the region, making visible stories that until recently were only available in books. For example, the Texas Plains Trail Region provides travelers with authentic experiences of Texas



TRAIL RIDING IN PALO DURO CANYON STATE PARK



FOLK MUSIC JAM AT THE WOODY GUTHRIE MUSIC CENTER



WOODY GUTHRIE MUSIC CENTER

history. The Quanah Parker Trail, dedicated to the last great Comanche chief, is now one of the region's best-known experiences. Through the use of roadside arrow sculptures to designate sites associated with Quanah Parker, a traveler driving through the region can quickly recognize these sites and explore further. It is a program that prompts conversations about Native American history and culture that is such an important part of the state's history.

The blue and white highway signs are another important and iconic wayfinding system that provide informational markers for the entire region. These widely recognized signs spark curiosity and encourage many travelers to seek information about local attractions.

In addition to the website and program material, the Texas Plains Trail Region produces guides and other marketing materials that are distributed via the Palo Duro Canyon Visitor Center, West Texas TravelHost, and local Texas travel information centers.

In addition to marketing directly to travelers, the program works with a large number of partners. One important partner is TravelHost Magazine. Debbie Wegman of Big Spring sees the value of both the Texas Plains Trail Region and TravelHost: "Visitors have seen our information in the TravelHost Magazine, which is a partner of the program and I would probably not be advertising in that magazine if not for my involvement in the program. We have had several visitors come to Big Spring to stay at our historic hotel after learning about it through the program."

TravelHost's Ramon Johnston said that, "without having a volunteer group of people with a common purpose to come together, there is no way each community or organization would be able to have the kind of impact we currently do." The Texas Plains Trail Region's activities offer support to the region's businesses and communities. Candy Boyer of Seminole Chamber of Commerce adds, "The Plains Trail Region helps unite an area that is very diverse and spread out geographically to assist tourists with a better knowledge of what the region has to offer."

RE-ENACTMENT DEPICTING QUANAH PARKER, THE LAST COMANCHE CHIEF



HISTORIC REHABILITATION

HISTORIC BUILDING REHABILITATION REVITALIZES TOWNS AND CITIES, ATTRACTS HERITAGE TOURISTS, CELEBRATES CULTURAL AND ARCHITECTURAL DIVERSITY, AND MAINTAINS A SENSE OF PLACE AND PRIDE IN COMMUNITIES ACROSS THE STATE.

REHABILITATION OF HISTORIC STRUCTURES IS A \$772 MILLION INDUSTRY IN TEXAS



The President's Advisory Council on Historic Preservation notes that historic preservation is often more economical than new construction, not only in construction costs but also in the return on investment realized through the revitalization of urban areas for both residences and businesses.

The Jefferson Davis Hospital case study (pages 18-19) shows how federal rehabilitation tax credits, together with low-income housing credits, resulted in an investment of \$6.3 million in Houston. It also put an abandoned building back on the local tax rolls while providing 34 units of much-needed low-to-moderate-income housing.

Historic rehabilitation is an important sector of construction in many Texas communities. In 2013 nearly \$772 million was spent on historic rehabilitation in Texas, consisting of \$740.8 million in private residential and non-residential investments, and at least \$31 million annually in historic public building rehabilitation projects.

For the purposes of this study, historic rehabilitation is defined narrowly to include only work done on properties designated as historic landmarks

or included within historic districts. Designated properties represent only a small fraction of the buildings eligible for historic recognition across the state. In this study, "rehabilitation" is defined as encompassing all construction work classified by the US Census as "alterations", such as façade reconstruction, major roof repair, or room alterations.

Most rehabilitation projects are undertaken by private property owners with access to limited financial assistance. The State of Texas exempts from state sales tax all labor on buildings listed on the National Register of Historic Places. Homeowners often benefit from local property tax exemptions on the increased value of a rehabilitated historic home.

**HISTORIC REHABILITATION
IN TEXAS ADDS \$1.04 BILLION
TO THE STATE'S ANNUAL GDP.**

IN 2013, THE ECONOMIC IMPACTS OF THE NEARLY \$772 MILLION IN PRIVATE AND PUBLIC HISTORIC REHABILITATION INVESTMENT IN TEXAS WERE SUBSTANTIAL.

TOTAL ANNUAL ECONOMIC IMPACTS OF THE HISTORIC REHABILITATION IN TEXAS (2013)

Economic Impact	Total Texas
Jobs (person-years)	15,398
Labor Income	\$ 827 million
State Taxes	\$ 14.3 million
Local Taxes	\$ 46.7 million
In-State Wealth	\$ 868 million
State GDP	\$ 1,041 million

RESTORATION CREATES JOBS FOR HIGHLY-SKILLED WORKERS



REHABILITATION MAINTAINS PROPERTY VALUES



TARRANT COUNTY COURTHOUSE COPPER DOME WAS COMPLETELY REBUILT DURING RECENT RESTORATION EFFORTS



FEDERAL HISTORIC TAX CREDIT

Many historic properties are well maintained and have benefited from rehabilitation, but others are in dire need of such investment. Various subsidies aim to bridge the financial gap. The most significant is the Federal Historic Tax Credit (Federal HTC) for rehabilitation of historic properties.

The Federal HTC provides a 20 percent credit towards taxes. This means that \$1 million invested in rehabilitation can realize a \$200,000 credit. This is not a deduction (from taxable income) but a dollar-for-dollar reduction of taxes owed.

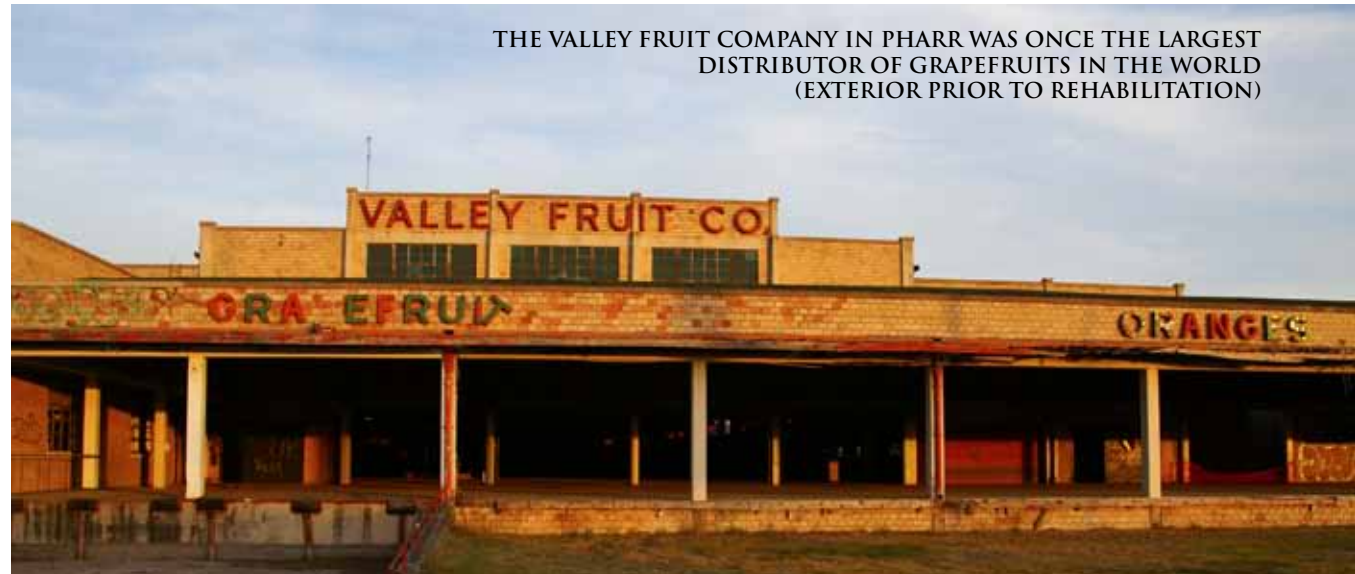
The Federal HTC can be carried forward for 20 years. The property must be income-producing (rental, or used in a business). The rehabilitation must be certified by the National Park Service (the process is administered by Texas Historical Commission) as complying with the Secretary of the Interior's Standards for Rehabilitation – for further explanation see <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>. Federal HTC projects are often “syndicated” to bring in partners who can take advantage of the credits.

From 1978 through 2013, the cumulative rehabilitation investment in Texas that secured the Federal HTC amounted to almost \$1.78 billion (in inflation-adjusted 2013 dollars), or an average of \$49 million annually over this 36-year span. As elsewhere in the US, Federal HTC usage in Texas fluctuates considerably from year to year, and thus it makes sense to look at averages over several years.

FEDERAL HTC-AIDED REHABILITATION (1978-2013) LED TO 35,746 JOBS AND \$2.4 BILLION TO TEXAS' GDP.

For example, over the past 5 years, the Federal HTC-aided-rehabilitation in Texas ranged from \$184 million in 2009 to \$25 million in 2011 (in inflation-adjusted 2013 dollars), an annual average of \$75 million. The cumulative 1978- 2013 Federal HTC - aided rehabilitation in Texas amounted to \$1.78 billion.

The economic impacts of Federal HTC activity are a part of private historic rehabilitation activity in Texas, and are included in the impact numbers for historic rehabilitation in Chapter 3. We can, however, estimate the contribution of the Federal HTC to private rehabilitation activity in Texas. The \$75 million in annual projects added over 1,500 jobs and \$101 million in state GDP. The economic impacts from the cumulative \$1.78 billion of Federal HTC-aided rehabilitation in Texas (1978-2013) amounted to 35,746 jobs in Texas (of about 2.4 million jobs nationally), leading to \$2.4 billion in state GDP, \$1.9 billion in labor income and over \$2 billion in added in-state wealth. Close to \$140 million went to state and local governments in the form of tax revenue.



THE VALLEY FRUIT COMPANY IN PHARR WAS ONCE THE LARGEST DISTRIBUTOR OF GRAPEFRUITS IN THE WORLD (EXTERIOR PRIOR TO REHABILITATION)

TEXAS HISTORIC PRESERVATION TAX CREDIT

In 2013, the Texas Legislature authorized a state historic tax credit that went into effect in January 2015. Nationally, about 35 states currently offer state tax credit assistance for investments in historic preservation.

The Texas Historic Preservation Tax Credit (Texas HTC) Program establishes a 25% tax credit for the certified rehabilitation of income-producing historic structures. The credit is applied against a business's state franchise tax liability.

SUMMARY OF TEXAS HTC PROGRAM

TEXAS HTC: 25% of eligible costs

MINIMUM PROJECT COST: \$ 5,000

Credits may be sold

Although the program went into effect January 1, 2015, it can be applied retroactively to projects placed in service on or after September 1, 2013. The program is jointly implemented by the Texas Historical Commission and the Texas Comptroller.

It is not possible to accurately predict the impacts of the Texas HTC on rehabilitation and economic activity, as the program is just being launched. However, an illustrative comparison is the Kansas Historic Tax Credit (Kansas HTC), as examined by a Rutgers University study in 2010. The Kansas HTC has markedly increased Federal HTC investment in that state. In 21 years before its enactment (FY 1978-2001), a total of \$114 million (inflation-adjusted 2009 dollars) was expended on Federal HTC-assisted projects in Kansas, an average of about \$5.4 million per year.

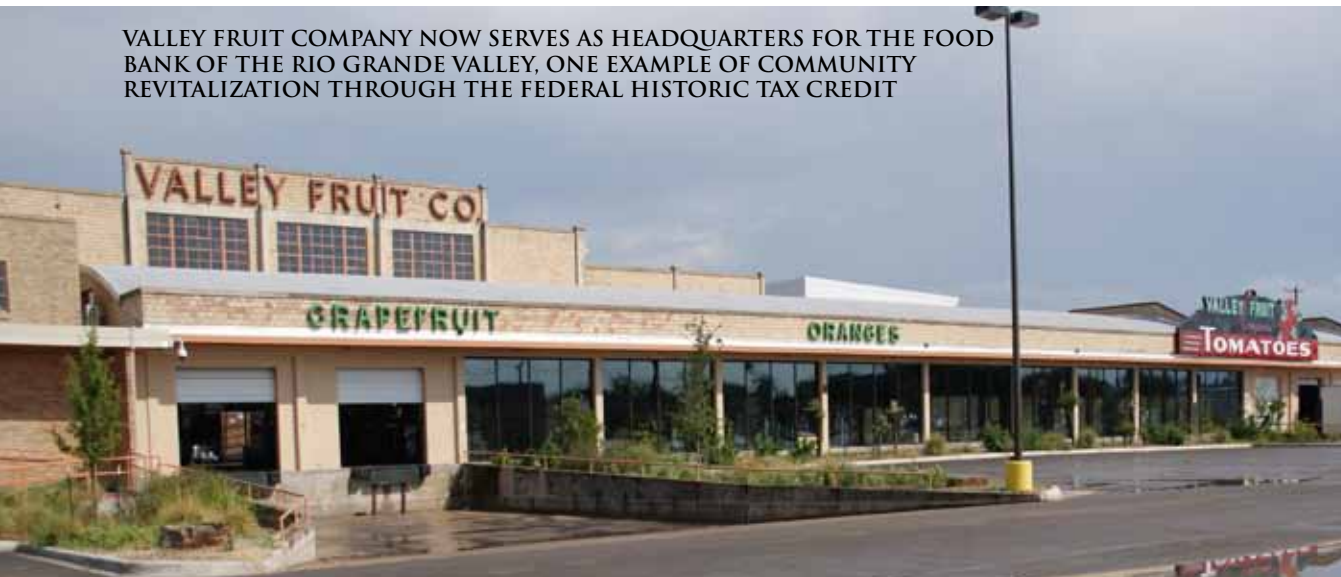
In the first eight years after its enactment (FY 2002-2009), \$271 million was invested in projects (both state-alone and state-and-federal-combined); annual average volume rose six-fold to \$33.9 million. Other states adopting a state historic tax credit have similarly witnessed an increase in historic rehabilitation. Delaware experienced over four times as much annual historic preservation activity in the eight years (2001-2008) after adopting its state credit, compared to the eight years (1993-2000) prior to its passage.

The Texas HTC legislation took advantage of lessons from other states to include features that should maximize its effectiveness. For example, unlike the Federal HTC, the Texas HTC can be transferred by simple sale rather than cumbersome syndication. The Texas HTC will likely expand use of the Federal HTC, which stimulates preservation, and the Texas economy, by reducing the amount that leaves the state in federal taxes.

One example, in Mineral Wells, Texas, is the 1928 Baker Hotel. It languished empty for many years through a number of failed redevelopment efforts. The Texas HTC is a catalyst that has allowed a new team to put together a \$54 million redevelopment project for this important property in this community of 16,773.

THE TEXAS HISTORIC
PRESERVATION TAX CREDIT
WILL BE THE CATALYST FOR
IMPORTANT COMMUNITY
REDEVELOPMENT.

VALLEY FRUIT COMPANY NOW SERVES AS HEADQUARTERS FOR THE FOOD BANK OF THE RIO GRANDE VALLEY, ONE EXAMPLE OF COMMUNITY REVITALIZATION THROUGH THE FEDERAL HISTORIC TAX CREDIT



JEFFERSON DAVIS HOSPITAL

Jefferson Davis Hospital, in Houston's First Ward, is a great example of achievements possible through the Federal Historic Tax Credit (Federal HTC) program. The federal tax credit, used in conjunction with the federal low-income housing tax credit, helped realize \$3.2 million in tax credit equity, making possible the \$6.3 million project.

AVENUE CDC SAW THE POTENTIAL OF THE JEFFERSON DAVIS HOSPITAL TO ONCE AGAIN CONTRIBUTE TO THE LOCAL COMMUNITY

Built in 1924, the building served as a hospital for only a short time before a replacement was built in 1938. Subsequently, it became a clinic, drug treatment facility, and records storage. By the mid-1980s it sat vacant and severely fire damaged, attracting vandals and ghost-hunters who put themselves in danger by trespassing. It was slated for demolition, but neighborhood residents were determined to transform the building into a source of pride.

In 2003, Avenue Community Development Corporation (Avenue CDC) took the lead on a meticulous transformation, completely rehabilitating the building. Today, the building is better known as the Elder Street Lofts, which provides low income housing and studio space to artists. Of the 34 loft-style apartments, 80% are affordable (with lease rates set at less than 30% of the tenants' income).

Securing the Federal HTC requires adherence to the Secretary of the Interior's Standards for Rehabilitation, which ensure that the project protects the qualities and materials that make the property historically significant.

Mary Lawler, Director of Avenue CDC, said that "the historic preservation tax credit worked well as a funding source even with the constraints it put on a project." The protection of characteristic features included preserving original hallway widths and using wood windows. She confirmed that "because it is a significant historic building, we were happy to comply with those types of requirements and regulations because they made sense and led to a good outcome to the project in the end." Avenue CDC stated that it would be open to using the tax credits on future projects. Future projects by Avenue CDC will be able to use the Texas HTC as well.

While the use of the Federal HTC is often a key component when taking on a preservation project, combining incentives can make even more projects possible. Funding from a number of sources can be the key to a successful project meeting the requirements of multiple programs.



AVENUE CDC WAS ABLE TO ATTRACT PHILANTHROPIC FUNDING BASED ON THE REHABILITATION DIMENSIONS OF THE PROJECT. FOUNDATIONS THAT WOULD NOT ORDINARILY GIVE GRANTS TO AVENUE CDC PARTICIPATED BECAUSE THIS WAS A HISTORIC PRESERVATION PROJECT.

The overall rehabilitation budget of \$6.3 million was raised from a variety of sources. In addition to the tax credits, Avenue CDC took advantage of \$1 million in foundation grants, a \$50,000 Restore America Grant from HGTV, a \$200,000 Brownfields grant from the Environmental Protection Agency, and an \$81,000 Tax Increment Reinvestment Zone (TIRZ) grant from Harris County. The partners received \$1.4 million in loans from Amegy Bank of Texas and TIRZ.

Not only is the Jefferson Davis Hospital a leading example of historic preservation, it is a model for how organizations can work together and use a number of programs. Avenue CDC worked with Harris County to purchase the building and partnered with the non-profit organization Artspace Projects, and a for-profit investor who could apply for the Federal HTC.

According to Lawler, the project did more than preserve the building, it transcended the physical nature of the building and “encouraged the revitalization of the eastern edge of the First Ward community.”

“What was once a lonely (and scary) part of the neighborhood is now a lively spot with an active community garden tended by residents of Elder Street Lofts, and across the street a warehouse has been renovated and converted to a large church with a coffee shop and other amenities. The property is one of the anchor institutions of the First Ward Arts District, bringing visitors to the area.” – Mary Lawler

COMBINING THE FEDERAL HISTORIC TAX CREDIT WITH THE LOW INCOME HOUSING TAX CREDIT PROVIDED \$3.2 MILLION IN TAX CREDIT EQUITY FOR THE PROJECT.



INTERIOR OF JEFFERSON DAVIS HOSPITAL PRIOR TO REHABILITATION



GRAND OPENING & RIBBON CUTTING CEREMONY



SHOPPERS ENJOY THE VIBRANT STREET LIFE OF MAIN STREET SAN ANGELO



LUFKIN MAIN STREET HAS IMPROVED THE ECONOMIC VITALITY OF THE TOWN

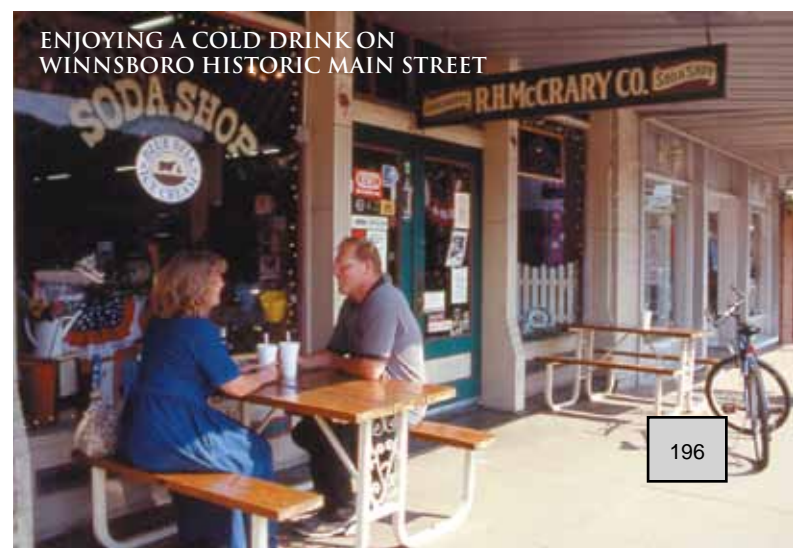


Item 2.

COWBOY DAYS PARADE IS A POPULAR ATTRACTION IN PLAINVIEW



ENJOYING A COLD DRINK ON WINNSBORO HISTORIC MAIN STREET



TEXAS MAIN STREET PROGRAM

SUCCESSFUL, VIBRANT AND ACTIVE MAIN STREETS REFLECT THEIR COMMUNITIES AND ARE THE PLACES OF SHARED MEMORY WHERE EVERYONE COMES TOGETHER. MAIN STREETS ATTRACT VISITORS AND INVESTMENT.

Once thriving centers of our communities, many traditional downtowns have suffered from years of neglect as growth and investment moved outward towards suburban living. The National Main Street Center, established in 1980 to address these issues and attract the public back to downtowns, works with a nationwide network of coordinating programs and local communities to encourage preservation-based community revitalization.

During its 34-year history, the National Main Street Center has equipped more than 2,000 older commercial districts with the skills and organizing framework they need for renewal, using their Four-Point Approach:

- 1) *organization* or partnerships among interest groups;
- 2) *promotion* of a unified community image;
- 3) *design* or the unique physical characteristics of downtown buildings and spaces; and
- 4) *economic restructuring* to target new market opportunities to stimulate investment.

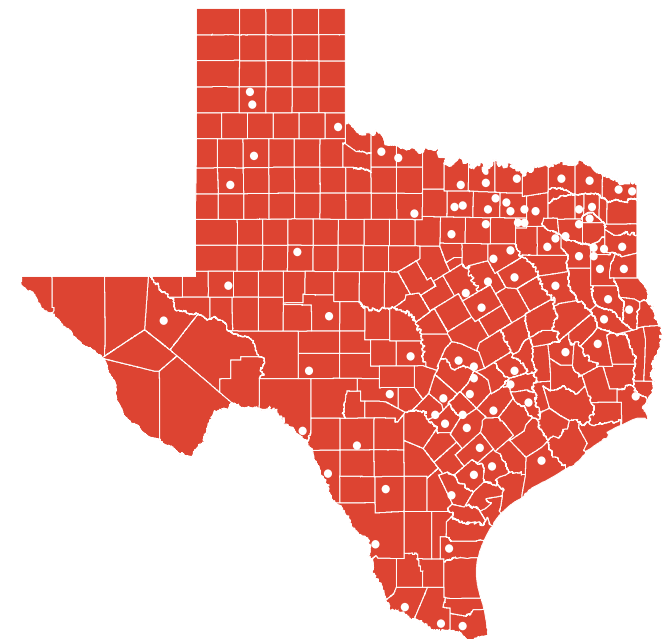
The Texas Main Street Program began in 1981 as one of the first state coordinating programs. Since then, it has designated and provided technical assistance to 173 official Texas Main Streets. Texas

has one of the most extensive and successful Main Street Programs in the nation with 89 cities currently participating.

Across the nation, Main Street Programs return about \$35 in reinvestment for each dollar that a community invests in the operations of their local programs. One role of the Texas Main Street Program is to gather long-term data on program impacts within the “Main Street districts” (generally the historic downtown core) of each participating community. The Rutgers-UT analysis shows that for every job created within these Main Street districts, more than three additional jobs are created elsewhere in Texas by the increased economic activity generated by the Texas Main Street Program.

The Texas Main Street Program is more than an economic development program, it is a community philosophy that uses historic preservation as one of its primary tools. Texas Main Street Program activities have yielded an annual average of \$310 million in state GDP. This investment has translated into 5,385 average annual jobs created, which produced \$240 million in labor income and over \$23 million in state and local taxes. Since its inception in 1981, investment Texas Main Streets has totaled over \$5.2 billion.

CURRENT PARTICIPATING MAIN STREETS



SINCE 1981, THE TEXAS
MAIN STREET PROGRAM HAS
GENERATED OVER \$5.2 BILLION
IN INVESTMENT.

CEREMONY ON BASTROP'S HISTORIC MAIN STREET FOR THE FIRST LADY'S ANNUAL TOUR OF NEW MAIN STREET COMMUNITIES

Item 2.

INVESTMENT IN TEXAS MAIN STREET DISTRICTS*
(ANNUAL & CUMULATIVE, 2013 DOLLARS)

	2013 (millions)	1981-2013 Total* (millions)
Rehabilitation	\$ 25.6	\$ 1,532
New Construction	\$ 5.0	\$ 977
Buildings Sold	\$ 19.6	\$ 1,355
Joint Ventures	\$ 1.2	\$ 419
Public Projects	\$ 27.0	\$ 925
TOTAL	\$ 78.5 million	\$ 5,210 million

**To estimate the full economic impacts of Main Street program activity, the value of buildings sold was not included. Building sales represent property transfers and do not by themselves generate significant net economic activity. The economic impact of Main Street programs did include an estimate of new economic activity from retail sales related to Main Street redevelopment projects. (See technical report)*

EMPLOYMENT AND BUSINESS ACTIVITY FROM TEXAS MAIN STREET PROGRAM
(ANNUAL & CUMULATIVE, 2013 DOLLARS)

	2013	1981-2013 Total*
Net Business Starts (relocated & expansions in Main Street Districts)	289	7,939
Net Jobs Created in Main Street Districts	1,241	31,268
Net Jobs Created in the state of Texas	5,385	126,719
Volunteer Hours	119,412	1,072,646

**All figures are expressed in 2013 dollars*



BASTROP MAIN STREET

Bastrop is one of the most historic small towns in Texas. Bastrop Main Street is a great example of a grassroots approach to spur economic investment through the use of historic preservation. With a history dating to the early 1800s, a town with fewer than 10,000 residents has more than 130 structures on the National Register of Historic Places. Bastrop is also home to one of only seven Civilian Conservation Corps parks in the country that are designated as National Historic Landmarks.

With a vision of capitalizing on Bastrop's rich historical amenities and local attractions through the establishment of a vibrant cultural destination for residents and visitors, application for the Texas Main Street Program was pursued jointly by the Bastrop Economic Development Corporation (BEDC) and the Downtown Business Alliance in 2006. The community already had a number of events and a long established list of historic buildings. The BEDC and Downtown Business Alliance used the Texas Main Street Program to establish a cohesive marketing approach, encourage building maintenance and rehabilitation, and provide needed training.

Established in 2007, the Bastrop Main Street Program district comprises 62 blocks of the city and employs a full-time director through the City. Nancy Wood, the current director, oversees about 50 volunteers organizing various events and programs. Bastrop Main Street events attract thousands of people to the downtown throughout the year.

Bastrop has benefited greatly from the local Mega Grant, a quarter-match grant program, which was

instituted with the founding of Bastrop Main Street. It awards up to \$25,000 per project, with a three-to-one match: a project costing \$100,000 would be eligible for a \$25,000 grant. Any kind of renovation, including interior work – ceiling repairs, plumbing, electrical – is eligible. To date, Bastrop Main Street and the BEDC have invested about \$430,000 and property owners have invested over \$2 million.

The Main Street Program also works with the BEDC on a facade grant program and has helped increase applications and award amounts, for matching grants of up to \$5,000.

“About 90 percent of building owners are not the business owners, but they are taking care of their buildings so businesses are staying in them,” said Nancy Woods. Within four years of the first project, almost every building in the Bastrop Main Street Program area had been rehabilitated in some way. According to Woods, “the interest was already there, but Main Street was able to put a framework around it and make it possible and organized.”

With the help of the Main Street Program, two new big programs have come to life in Bastrop in the last two years, a smart phone app and designation of a culinary district. Bastrop Main Street is now a popular destination for residents and visitors alike. In 2010, the National Trust for Historic Preservation named Bastrop one of “America’s Most Distinctive Destinations.”

While discussing the future of the downtown, a former board member told Woods, “All you have to do is walk through the neighborhood to see people

take care of their homes so that they could last for the next 150 years. That’s what we want for the downtown historic district.”

THE LOOK AND FEEL OF
DOWNTOWN BASTROP HAS
CHANGED DRAMATICALLY
WITH THE AID OF
MORE THAN \$23 MILLION
IN PUBLIC AND PRIVATE
INVESTMENT SINCE 2007.



VINTAGE CAR FESTIVAL IN DOWNTOWN BASTROP

MINEOLA MAIN STREET

As a town founded by the railway, Mineola struggled to maintain its economic presence and historic buildings followed the decline of rail transport. In 1989, 85% of the downtown was vacant and city leaders knew they needed to act before that outlook became even worse.

Fortunately for the future of Mineola, the civic leaders at that time spearheaded the effort and stakeholders were extremely supportive of the efforts of the Texas Main Street Program. Residents and visitors flocked to events and projects, always wanting to be a part of the effort. Mineola Main Street has been a success from the start because the city's leaders had a vision to unite the entire city.

MINEOLA WAS INDUCTED
INTO THE TEXAS
MAIN STREET PROGRAM
IN 1989 AND WORK
BEGAN RIGHT AWAY
ON THE REHABILITATION
OF HISTORIC BUILDINGS
AND STREETS IN THE
DOWNTOWN DISTRICT.

Mineola Main Street is a nonprofit organization headed by a city employee. It runs mainly on the efforts of eleven full time volunteers who are deeply involved in the community. Mineola Main Street raises its own funds for incentive grants through creative fundraising events that benefit the community in three ways. First, the public spends money at the event, raising funds for the grants. Second, the events bring in visitors who spend time and money at local businesses and may even stay overnight in local hotels. And third, they raise awareness of the importance of historic and heritage preservation.

These events help fund the Main Street Incentive Grant Program, which provides funds to businesses for facade improvements such as fixing awnings, signs, doors, windows, and masonry upkeep. The grants started out quite small at the beginning of the program but have increased to \$3000 in 2013. Larger grants may be awarded on a case-by-case basis depending on the scope of the project.

Mineola also successfully capitalized on the railway system that created the town. Using preservation as an incentive, Amtrak agreed to make Mineola a stop on its route if the original Mineola train depot was restored. Mineola Main Street and the City of Mineola received a grant from the Texas Department of Transportation to restore the depot to its original 1906 appearance. Amtrak now stops at Mineola, bringing an average of 22 visitors a day.



MINEOLA MAIN STREET AMTRAK WINE FESTIVAL



MURAL DEPICTING MINEOLA'S RAILWAY HISTORY

Melissa Till Brown, owner of the Dragonfly Art Studio, received one of the Main Street Incentive Grants. She credits the Main Street Program for being right there to encourage her business along the way through advice, project ideas, and marketing. When she was deciding where to open her studio, she looked at the outskirts of town, but Mineola Main Street was so inviting and everything fell perfectly into place. From the beginning she felt welcomed by the town of Mineola and Main Street.

For Rafael Espinoza's music academy, Mineola Main Street supports him with more than just marketing and signage. "They're definitely helping me out a lot. Main

Street has hired me for musical performances for a lot of events and supported me in my career as a way to help promote Mineola and bring people to festivals."

Susan Parks opened Clairee's Closet, a women's clothing boutique, in a historic main street building the day after its renovations were completed in September 2013. Prior to the renovation, the building had been condemned. "They completely redid the building and it is now a work of art. Built in 1900, it has the original wood floors. It was an unpleasant, unappealing, scary place before. They took down walls, put in a work room, and redid the bathrooms. It's absolutely gorgeous."

Mineola Main Street Director, Lynda Rauscher, said, "You can't do anything without the community. If you don't have that support and partnerships, you are not successful. You have to have everybody on board."

The Mineola Main Street program has successfully brought downtown Mineola back to life. Business is thriving and the vacancy rate is now only 7%. The program works constantly to support and encourage downtown businesses, clean and update the downtown, and improve the quality of life for residents and visitors.



THE SELECT THEATRE ON MAIN STREET MINEOLA HAS BEEN SHOWING MOVIES SINCE 1920

OVER THE LAST 25 YEARS,
\$27 MILLION HAS BEEN
 PUT INTO PROJECTS IN
 MINEOLA'S MAIN STREET.
 FOR A TOWN OF JUST
 OVER 4,000 PEOPLE,
 THAT SHOWS THE PRIDE
 MINEOLA'S CITIZENS HAVE
 IN THEIR TOWN, AND THEIR
 UNDERSTANDING THAT
 HISTORIC PRESERVATION
 ADDS TO THAT PRIDE.

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM

TEXAS HAS OVER 235 HISTORIC COUNTY COURTHOUSES, MORE THAN ANY OTHER STATE. ABOUT 80 WERE BUILT BEFORE THE TURN OF THE 20TH CENTURY. THE REMAINING ARE MORE THAN 50 YEARS OLD.

The Texas Legislature and Governor George W. Bush, recognizing the important role played by historic county courthouses, established the Texas Historic Courthouse Preservation Program (THCPP) in 1999. THCPP administered by the Texas Historical Commission and aimed at preserving the structural and architectural integrity of the courthouses, began providing matching grants to Texas counties for the restoration of their historic courthouses in 2000. THCPP began with a \$50 million appropriation for construction and planning grants, which were awarded in two rounds.

The THCPP has not only helped preserve these historic buildings, but has also served as a catalyst for revitalization of historic downtowns across the state. The program's success led to continued funding from the Texas Legislature; there have been eight rounds of construction, planning, and emergency grants. Round VII, for the 2012-2013 biennium, received \$20 million in bond funding from the Texas Legislature, while appropriations for Round VIII in 2014-2015 were limited to just \$4 million.

TO DATE, 91 COUNTIES HAVE RECEIVED FUNDING FOR THEIR COURTHOUSE RESTORATION PROJECTS.

In order to quantify the total economic impacts from the THCPP in the state of Texas, one must first determine the direct expenditures deriving from project costs per year.

The total amount spent in these projects, which include full restoration, planning, and emergency projects, from fiscal year 2001 to 2013 totaled \$403.3 million dollars. The average amount of spending per fiscal year on courthouse projects is about \$31 million. While these values indicate the direct investments on courthouse preservation, these projects have also generated millions more in indirect expenditures and associated economic activity.

Based on the average annual investment levels, the THCPP has yielded an annual average of \$41 million in state GDP. This investment has translated annually into 599 jobs created, which produced over \$32 million in labor income and over \$2.4 million in state and local taxes.

HISTORIC COURTHOUSE PROJECT EXPENDITURES BY YEAR

2001	\$ 2.2 million
2002	\$ 25.7 million
2003	\$ 32.8 million
2004	\$ 41.0 million
2005	\$ 3.2 million
2006	\$ 36.8 million
2007	\$ 17.9 million
2008	\$ 17.8 million
2009	\$ 26.2 million
2010	\$ 8.3 million
2011	\$ 113.8 million
2012	\$ 56.0 million
2013	\$ 21.6 million
TOTAL	\$ 403.3 million

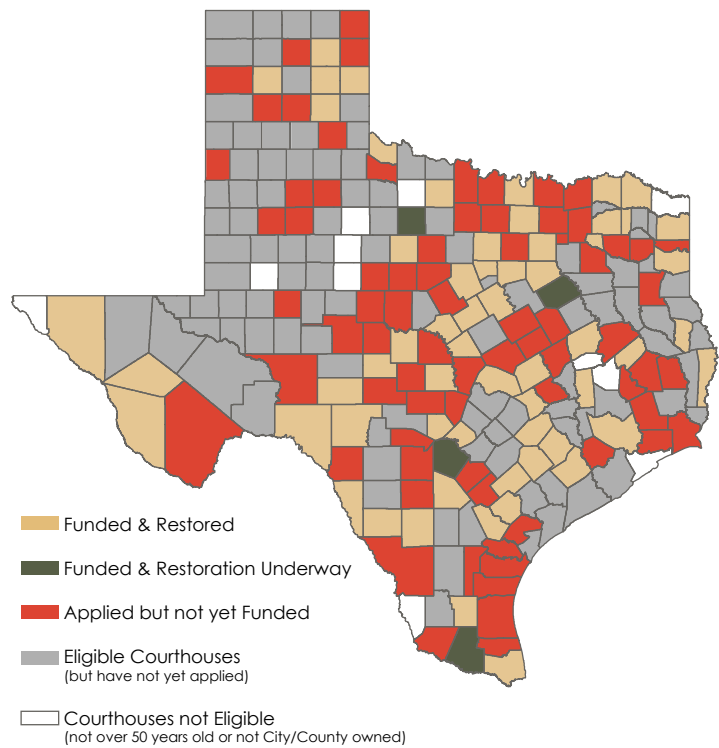
HOPKINS COUNTY REDED
ITS HISTORIC COURTHOUSE
AFTER MORE THAN \$3 MILLION IN
RESTORATION WORK

Item 2.

ANNUAL ECONOMIC IMPACTS OF THE TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM (2013)

Economic Impact	Total Texas
Jobs	599
Labor Income	\$ 32 million
State Taxes	\$ 560,000
Local Taxes	\$ 1.8 million
In-State Wealth	\$ 34 million
State GDP	\$ 41 million

STATUS OF TEXAS HISTORIC COUNTY COURTHOUSES



DENTON COUNTY COURTHOUSE

WINNER OF THE 2014 FIRST LADY'S TEXAS TREASURES AWARD, DENTON TIES ITS GROWTH AND SUCCESS TO THE PRESERVATION OF ITS HERITAGE.



FESTIVAL ON THE COURTHOUSE SQUARE



SLATE SHINGLES ARE REPLACED ON THE DOME

Denton County residents have embraced their restored county courthouse and square establishing it as the anchor of downtown Denton's ongoing revitalization. With a growing county population of more than 700,000, Denton is also home to the University of North Texas and Texas Woman's University.

The county had already invested significantly in the historic 1896 Denton County Courthouse. But in order to achieve their vision for a full restoration, they needed the state's participation. The county and local supporters provided \$1.15 million while the Texas Historic Courthouse Preservation Program made the project a reality with an additional \$3.1 million.

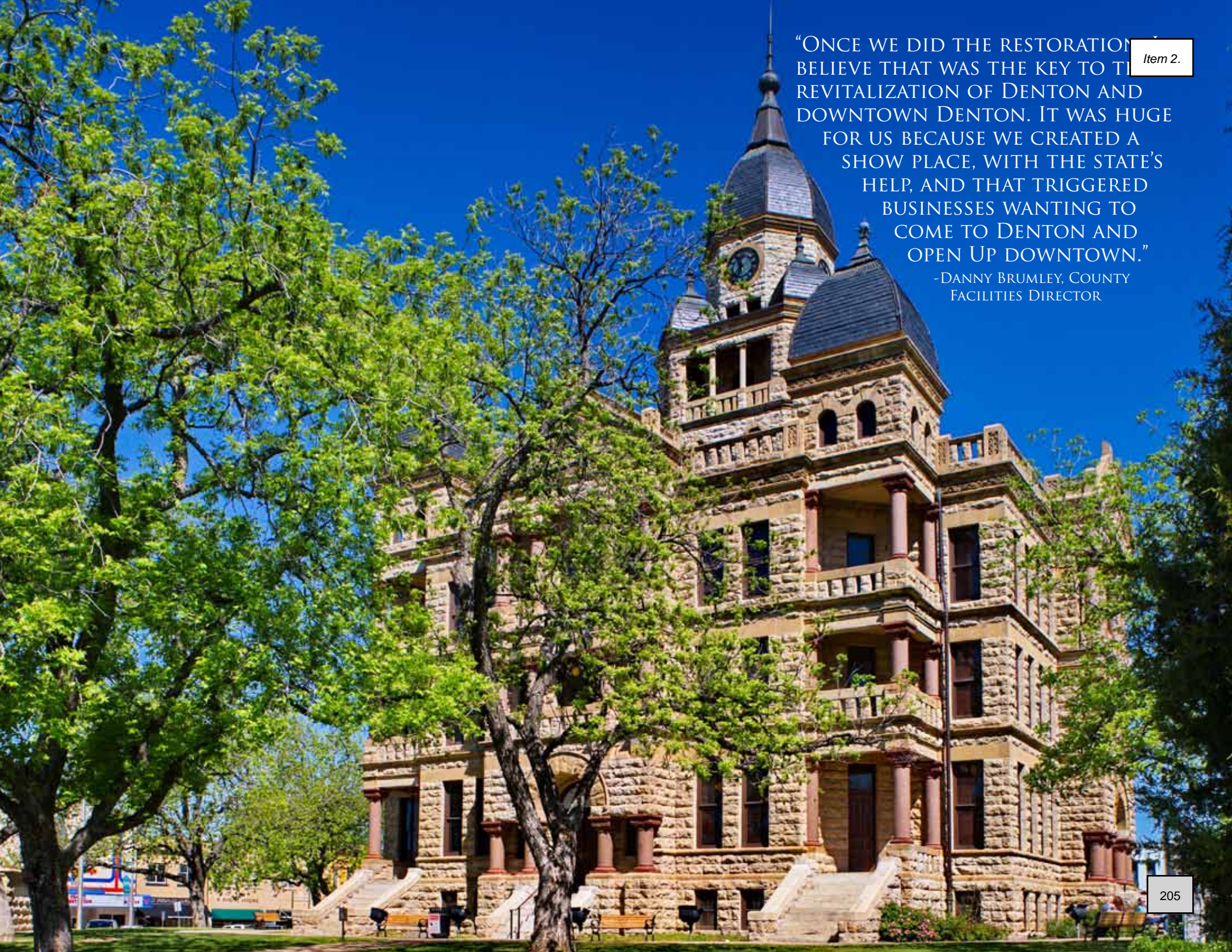
From 2002 to 2004, major restoration work stabilized the building from top to bottom. The slate roof was repaired, matching historic patterns across the central tower and corner cupolas. The building's foundation was waterproofed, and site drainage was improved to eliminate interior flooding issues. The granite, red and brown sandstones, and locally quarried limestone were repaired and damaged stones were replaced. The county was even able to locate the original limestone quarry on a ranch north of town, and briefly re-opened it to provide matching stone. Wooden doors and windows were rehabilitated.

Inside, missing patterned tile flooring was replicated and woodwork and paint colors restored to the 19th century architects' intentions. The electrical, plumbing, and mechanical systems were all replaced so that the building could continue to house county officials, the

Courthouse-on-the-Square Museum, and other county functions and records.

Judge Mary Horn remembers working through a lot of noise and dust. She was temporarily relocated when jackhammers accidentally cut power and phones, forcing her to move the entire Commissioner's Court into the new Sheriff's Department Pretrial Center. She held court there for several months until the restoration was complete. During this time, when asked where to find her, she would reply jokingly, "in jail." In 2014, Judge Horn and her fellow County Commissioners gladly returned to their historic downtown location in the restored courthouse.

The restored courthouse has reinvigorated the historic downtown. Denton also participates in the Texas Main Street Program, and the three-block radius surrounding the courthouse now houses numerous shops, restaurants, bars, and music venues. More than 130 revitalization projects have been completed in and around the square since the courthouse restoration. Night and day, the courthouse square is alive with informal gatherings late into the evening, while the shops, cafes, and restaurants surrounding the square bring life to the downtown. It is a welcoming place for car shows, chili cook-offs, concerts, and weddings. In 2014, 15,073 children and adults from around the county, and the world, visited the Courthouse-on-the-Square Museum to learn from its rotating exhibits, while the county conducts business on the floors above.



“ONCE WE DID THE RESTORATION I BELIEVE THAT WAS THE KEY TO THE REVITALIZATION OF DENTON AND DOWNTOWN DENTON. IT WAS HUGE FOR US BECAUSE WE CREATED A SHOW PLACE, WITH THE STATE’S HELP, AND THAT TRIGGERED BUSINESSES WANTING TO COME TO DENTON AND OPEN UP DOWNTOWN.”

-DANNY BRUMLEY, COUNTY FACILITIES DIRECTOR

CASE STUDY

HARRISON COUNTY COURTHOUSE

Before restoration work began, the Harrison County Courthouse sat vacant for 25 years and abandonment took its toll. Plaster was falling off, there was no accessible entrance, and the building no longer met safety codes. A major restoration was needed to return the building to its original grandeur as part of a much larger project, revitalizing downtown Marshall.

The Neo-Classical Beaux Arts courthouse was built in 1901 of corn-colored yellow brick. Limestone and pink granite columns support the multiple porches. Harrison County began its exterior restoration before the Texas Historic Courthouse Preservation Program (THCPP), through an enhancement grant from the Texas Department of Transportation. Following that in 2001 the county won one of Texas Historical Commission's (THC) first round of THCPP planning grants, followed by two construction grants. The community came together to raise matching funds for the three grants.

The two-story district courtroom had been floored over and the balcony and decorative plaster had been removed. Restoration efforts included reconstructing the balcony in the district courtroom, updating the mechanical, electrical, and plumbing systems, and providing modern audio-visual and security systems. Original interior and exterior finishes and features were also restored.

RESTORATION OF THE
COURTHOUSE SPARKED
NEW FAITH IN
DOWNTOWN MARSHALL.



FULLY-RESTORED ORNATE RAILINGS IN THE
CENTRAL STAIRCASE



A SKILLED ARTISAN CAREFULLY REPAIRS
DECORATIVE PLASTER

CONSTRUCTION CREWS PLACE THE EAGLE BACK ATOP THE PEDIMENT
DURING THE REDEDICATION CEREMONY



It is amazing what can be learned about a building through the restoration process. Often the details that gave the building character have been removed. However, fortunately, in the case of the Harrison County Courthouse, through the restoration process those details had only been hidden and were rediscovered. It was learned for example that the wings of Lady Justice atop the dome had been turned upside down in order to withstand heavy winds and that there originally had been a circle of large glass floor tiles surrounding the base of the grand staircase allowing light into the basement level. A thorough paint analysis uncovered extraordinary decorative painting motifs throughout the building.

The only record of the design was found in a few historic photographs. The detail turned out to be different than that used on the adjacent band of decorative plaster. Susan Gammage, of the THCPP architectural staff, worked closely on the project and saw something familiar about the photos. They looked similar to drawings of the plaster balcony rail for the Comal County Courthouse. The design had never been used for the Comal building, but artisans were able to use the drawings to replicate the balcony detail in Harrison County.

Much of the square surrounding the courthouse was vacant when restoration efforts began. In 2001 Marshall also rejoined the Texas Main Street Program and investors and developers began starting new businesses in these empty buildings. Soon the square was filled with coffee houses, restaurants, and retail shops. The historic 1929 Hotel Marshall, vacant since the 1970s, was purchased and rehabilitated.

Numerous events now take place on the courthouse square. From March through November, the Second Saturday is a monthly arts and crafts vendor exhibit. During the Wonderland of Lights, the courthouse and downtown are decorated with thousands of white lights, and at least 100,000 people come to see them. Gammage has witnessed Marshall's transformation from a ghost town to one of the most thriving historic downtowns in Texas through one of the state's most successful courthouse restorations.

SINCE RESTORING THE COURTHOUSE, MARSHALL HAS BECOME ONE OF THE STATE'S MOST VIBRANT HISTORIC DOWNTOWNS AND CONTINUES TO SUPPORT NEW RESTAURANTS, SHOPS, AND APARTMENTS AROUND THE COURTHOUSE SQUARE.



LADY JUSTICE ONCE AGAIN WATCHES OVER HARRISON COUNTY FROM THE COURTHOUSE DOME

SAN AUGUSTINE COUNTY COURTHOUSE

The San Augustine County Courthouse restoration is a great example of what can be achieved by a dedicated, passionate, and organized community.

San Augustine is a small county in East Texas with a population of 8,769. Its 1927 courthouse was in extreme disrepair and restoration was long overdue. The original electrical system was still in use and there were significant plumbing problems, making safety concerns and long term maintenance the main factors triggering restoration efforts. In addition, records dating back to the 1820s were stored in the courthouse and needed protection.

Starting in 2000, the San Augustine Garden Club worked diligently to apply for grants from the Texas Historical Commission (THC). It took about eleven years before the project could be realized, but their efforts paid off when they received more than \$3.8 million in two grants through the Texas Historic Courthouse Preservation Program (THCPP), one for planning and another for construction.

Counties are eligible to receive up to 85% of project costs funded through the THCPP. San Augustine County Courthouse was able to receive their full share and the San Augustine Garden Club raised the 15% local match, tirelessly leading efforts to raise \$400,000 in donations from individuals, businesses, organizations and banks, including a generous \$250,000 donation from the TLL Temple Foundation. More than 300 individuals and families made donations, from \$5 to \$10,000 (most were \$50 or less).

“OUR AIM WAS TO SAVE, PROTECT, RESTORE, PRESERVE, AND REHABILITATE THIS WORTHY BUILDING FOR BOTH CURRENT AND FUTURE GENERATIONS.”

-BETTY OGLESBEE

Construction began in early 2008 and the courthouse was completed and rededicated at the end of 2010. Prior to the restoration, the courthouse was crowded, dark and not a friendly place to work or visit. The courthouse is now a building the whole community is proud of, especially those with businesses located near the courthouse square.

In 2013, San Augustine became a Texas Main Street community, accepted partly because of the potential for redevelopment resulting from its restored courthouse. The Texas Main Street Program helped to prepare a plan for addressing common goals around the courthouse square and encouraged several business owners to take on their own restoration projects.

Most of the historic fabric of the town was fortunately still intact, providing opportunities for wonderful rehabilitation projects. With guidance from the Texas Main Street Program and the investment in the courthouse restoration, several building owners have taken on their own restoration projects and new businesses have been attracted to move into vacant spaces.

Most importantly, as a result of this activity, people now see that historic character plays a major role in downtown redevelopment. Betty Oglesbee, a member of the San Augustine Garden Club, has already seen the impact of these improvements: “our historic district surrounding the courthouse square seems to be busier than ever!”

The THC, partners with the Texas Land Title Association as a sponsor to offer stewardship workshops for facilities managers and elected officials. The stewardship workshops provide an opportunity to learn how to properly maintain restored courthouses.

County Judge Samye Johnson understands that restoration and maintenance of the courthouse is an ongoing process and appreciates the continued support from THC to assist counties with planning, budgeting, and maintenance training. “You can’t just fix these courthouses and then walk away. We have to have that support to be able to maintain them.” Johnson attends the stewardship workshops offered every year. “This is the best thing they could have done. If you don’t take care of things like wood windows properly, they will deteriorate.”

This is especially important in smaller counties that have limited maintenance staff and resources. Programs like the THCPP play an especially important role in the vitality of smaller, rural counties like San Augustine. This is why the courthouse restoration was especially significant to Judge Johnson: “If these courthouses are not saved, things that are irreplaceable will be lost. They are everything to us.”

THE SAN AUGUSTINE COUNTY COURTHOUSE RESTORATION HELPED THE TOWN BECOME A MAIN STREET COMMUNITY, SPURRING BUSINESS IMPROVEMENTS THROUGHOUT DOWNTOWN.



SAN AUGUSTINE COUNTY COURTHOUSE AFTER RESTORATION



SAN AUGUSTINE COUNTY COURTHOUSE BEFORE RESTORATION



SAN AUGUSTINE COUNTY GARDEN CLUB AT THE REDEDICATION CEREMONY

HARRIS COUNTY COURTHOUSE

On August 23, 2011, Harris County officials, historians, downtown office workers, and local citizens gathered for the dedication and ribbon cutting for the grand re-opening of the historic 1910 Harris County Courthouse in downtown Houston.

Sitting on the original courthouse square, from the first city plat in 1837, the historic 1910 Harris County Courthouse is actually the fifth structure on the site. The 1910 building was designed in the Beaux-Arts style with the vision of a grand structure reflecting the county's importance in Texas. It is an architectural gem featuring Corinthian columns, a grand circular staircase and rotunda clad in large slabs of ornate marble, and a facade of pink Texas granite and light brown St. Louis brick.

In 1954, the historic courthouse underwent extensive alterations in an effort to make room for additional functions. The grand staircase was demolished, the atrium was eliminated and covered up, and the double-height courtrooms, with balconies, were sliced into two separate floors. Most of the walls were also taken out. The light wells above the courtrooms, skylights, and the stained-glass dome, allowing natural light into the building, were either covered or removed. However, grave the renovations from the 1950s were, the County was thankful that this beloved building was not completely demolished.

By 2004 the building was again in need of major renovations, so the County commenced a complete restoration with a focus on restoring the beloved building to its original appearance. Texas Historical

Commission (THC) staff member Mark Cowan served as the point of contact between Harris County and the THC for the restoration. He worked closely with Dan Reissig, Harris County's architect project manager, to ensure the scope of the work was focused on a full restoration with sensitivity to the building's historic features.

Cowan recalls that the building was in extremely poor condition. Air conditioning ducts installed in the 1950 resulted in dropped ceilings, covering ornamental plasterwork and making the interiors dark and cramped. Two elevator banks with an open iron gate extending to the roof to let in air and light to the center of the building were relocated to make room for air conditioning units. The original 1910 interior included two large courtrooms and three smaller courtrooms,



RESTORED STAINED GLASS DOME



REDEDICATION CEREMONY IN THE RESTORED ROTUNDA



RESTORED TWO STORY COURTROOMS

but when restoration began in 2004 there were about 40 small, cramped courtrooms.

During the latest restoration efforts the false floors were removed and the atrium was restored with its beautiful stained glass window lit by sunlight from the building's dome and skylight.

Many of the building's historic features had been destroyed; however, skilled artisans and specialists in plaster and tile work were brought in to recreate missing features, relying on historic photographs to ensure authenticity. The ornamental plaster detailing has been carefully recreated and all the marble in lobby and hallways has been replaced. Missing historic windows were replicated using more energy-efficient insulated glass. A nearly clear film was applied to windows to reduce heat gain. The tile floor was badly damaged and two years were dedicated to matching and recreating the original tile patterns.

The 1915 Galveston Hurricane damaged the original metal finial that sat on the lantern on the top of the dome, and it was removed as a safety hazard. In the 1990s a group formed to raise funds to recreate the missing finial. However, funding ran out before the new finial could be installed. During the 2004 restoration, the finial was found in storage and later reinstalled on top of the dome.

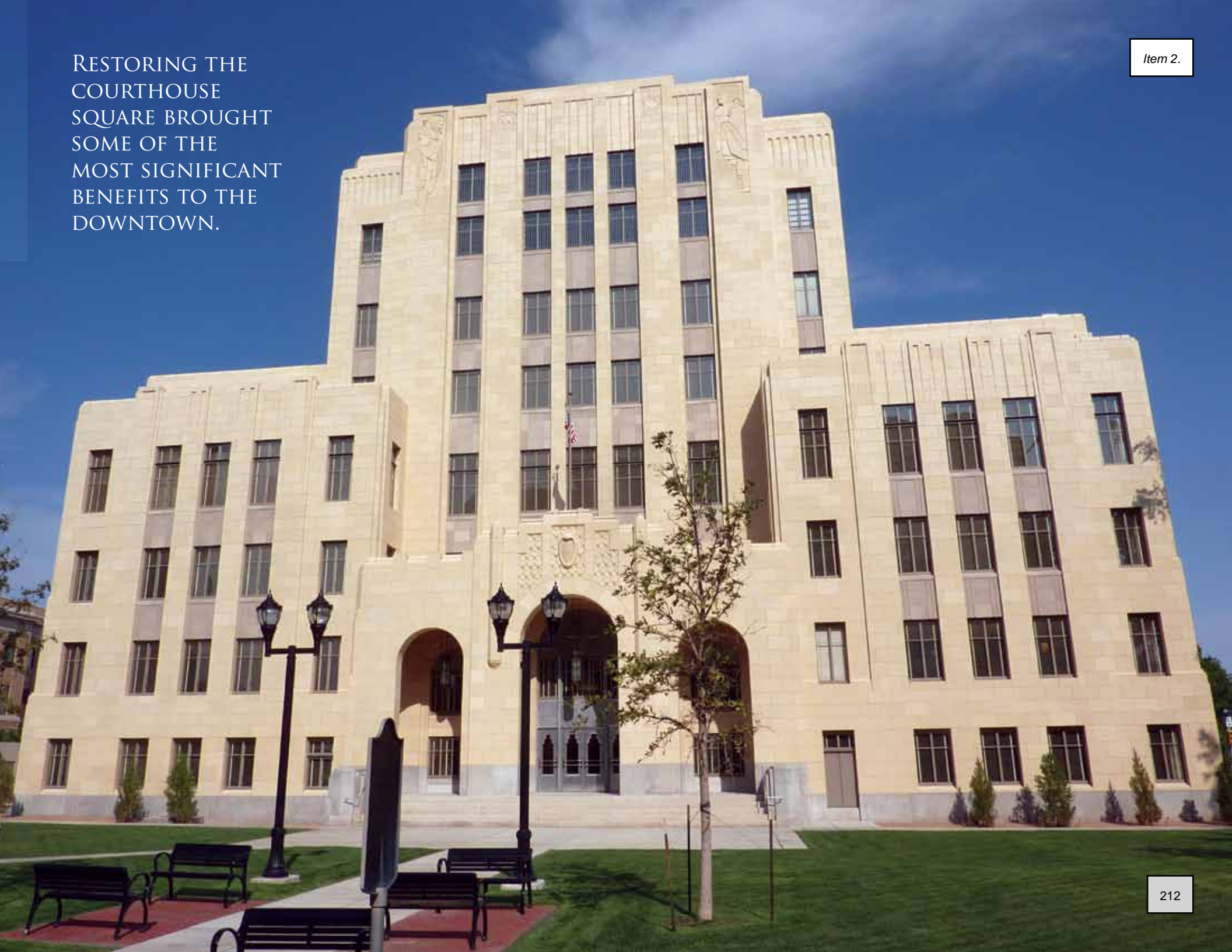
The building now houses civil courts, and glows with a sense of pride and dignity; a significant landmark for downtown Houston.

“IN THE END, IT WAS WORTH THE TIME AND EFFORT WE PUT INTO THIS AND WORTH THE MONEY. ALL THE TIME YOU SPEND ON SOMETHING, YOU WANT IT TO TURN OUT WELL. IT’S A BUILDING I WALK THROUGH EVERY WEEK AND I NEVER GET TIRED OF WALKING THROUGH THERE. IF I HAVE MY CAMERA, I’LL TAKE A PICTURE OF THE SKYLIGHT EVERY TIME.” -DAN REISSIG.



THE RESTORED HARRIS COUNTY COURTHOUSE GLOWS WITH COMMUNITY PRIDE

RESTORING THE
COURTHOUSE
SQUARE BROUGHT
SOME OF THE
MOST SIGNIFICANT
BENEFITS TO THE
DOWNTOWN.



POTTER COUNTY COURTHOUSE

The Potter County Courthouse in Amarillo was completed in 1932. At that time, the oil, gas, and cattle industries were booming in the Panhandle and Potter County was able to invest in its new courthouse.

Designed in the Art Deco style, the exterior was adorned with terra cotta figures of a pioneer, wolves, and a Native American. Interiors were as detailed as the building's exterior, particularly the metal elevator doors, which depicted cattle brands from the local area.

Over the years, maintenance had been neglected, and there had been years of insensitive changes such as the removal of plaster walls and terrazzo floors in the 1960s. The entire first floor courtroom was removed in 1988 to make way for an elevator leading to an underground tunnel. And the ornate elevator doors were removed. These changes eroded the character of the building; reversing them created a lot of work for skilled craftsmen. The exterior facades remained in good condition save for damaged terra cotta on the south side.

County Facilities Director, Mike Head, established a five-year plan, defining a process for restoring the courthouse. After identifying the critical elements and associated costs, Head and County Judge Arthur Ware, sought funding through a variety of sources. The journey was a long one with some discouragements; fortunately, county leadership persevered, and once the Texas Historic Courthouse Preservation Program (THCPP) began, the County received a grant for planning and construction documents.

In total, the county spent over \$18 million on the project which included recreation of the missing elevator doors, construction of accessible rest rooms, installation of smoke alarms, and upgrades to the building's electrical and plumbing systems.

According to Potter County Commissioner H.R. Kelly, "The THCPP funding was an important component of this project – not merely from a budgetary stand point, but the Texas Historical Commission helped us to keep our focus on preserving the historic integrity of the building."

For Head, the most satisfying part of the journey was knowing that the county gave back to the citizens and taxpayers a part of history that is now well preserved for generations to come.

One of the Texas Panhandle's largest summer events, "High Noon on the Square," takes place Wednesdays in June and July. It consists of food and concerts, drawing over 800 people each week to the courthouse square. It is put on by Center City, Amarillo's Main Street program. Center City also sponsors the Center City Block Party (a music festival in August), Jazztober (a jazz concert every Tuesday night in October), and the Electric Light Parade to ring in the holidays in December.

Center City promotes preservation through a façade grant program in partnership with the City of Amarillo. Its many projects have included the Historic Fisk Building and the Ted Lokey Oil Co. Both of these buildings earned Texas Downtown Association design awards. In 2013, the courthouse project won first place

from the Texas Downtown Association Design Awards. New facades, paint, and restored signs all indicate that Center City is preserving architectural heritage and bringing new life to downtown Amarillo.



"HIGH NOON ON THE SQUARE" DRAWS OVER 800 PEOPLE TO DOWNTOWN AMARILLO EACH WEEK

ART DECO STYLED IMAGE OF A NATIVE AMERICAN



TEXAS HISTORY MUSEUMS

HISTORY MUSEUMS GENERATE DOLLARS AND JOBS FOR THE TEXAS ECONOMY. THEY DIRECTLY AND INDIRECTLY SUPPORT APPROXIMATELY **4,432 JOBS** IN TEXAS, NEARLY **\$163 MILLION** IN TEXAS INCOME AND CLOSE TO **\$296 MILLION** IN STATE GDP. AND, MOST IMPORTANT ECONOMICALLY, THEY DRAW HERITAGE TOURISTS.

In the smallest towns and biggest cities in Texas, history museums are a focal point for their communities and bring people together to celebrate Texas's proud heritage.

Texas Historical Museums are significant economic generators, spending over \$93 million annually. This figure excludes capital expenditures like building rehabilitation and tourism-related spending that is included in other sections of this report. From Crosbyton to Belton, and from Lufkin to Alpine, history museums instill pride and are often a stimulus for local historic preservation and heritage tourism.

The 2014 Institute for Museum and Library Services museum census found that Texas is home to more than 2,000 museums. Over 700 of these are history and history-related museums. Many of these museums are located in rural areas and are operated by part-time staff and volunteers. The American Association of

Museums recently found that 17 percent of museums are located in rural areas with fewer than 20,000 residents. Museums in other urban and rural areas are a key ingredient in creating a vibrant and culturally rich environment. Historical Museums flourish in Texas and make popular destinations for tourists and local citizens alike. Some museums focus on the local history of a city or county while others center their interpretation on a historic place or theme.

Since 1969, the THC has supported the many history museums across the state with training and technical assistance. Each year more than 200 local and regional museums receive assistance from the THC staff in planning, governance, programming, collections care and management, fundraising, marketing and professional development.

ECONOMIC IMPACTS OF ANNUAL HISTORY MUSEUMS SPENDING IN TEXAS (2013)

Economic Impact	Total Texas
Jobs	4,432
Labor Income	\$ 163 million
State Taxes	\$ 2.6 million
Local Taxes	\$ 11.2 million
In-State Wealth	\$ 255 million
State GDP	\$ 296 million



TEXAS MUSEUMS INTERPRET THE STATE'S UNIQUE HISTORY



A NUMBER OF TEXAS MUSEUMS FOCUS ON THE STATE'S AVIATION HISTORY



FULTON MANSION STATE HISTORIC SITE



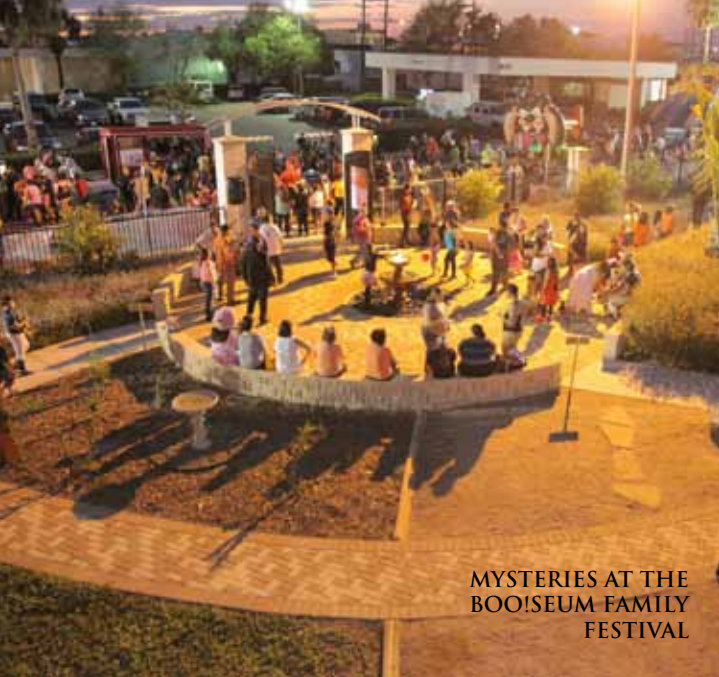
INTERIOR OF THE FULTON MANSION STATE HISTORIC SITE



CROSBY COUNTY PIONEER MUSEUM



BULLOCK TEXAS STATE HISTORY MUSEUM



MYSTERIES AT THE BOO!SEUM FAMILY FESTIVAL



Item 2.

THE MISSION HISTORICAL MUSEUM IS HOUSED IN THE HISTORIC SHARY BUILDING, CONSTRUCTED IN 1939



DIA DE LOS MUERTOS CELEBRATION



DAY OF THE DEAD FAMILY FESTIVAL



CHILDREN'S SUMMER PROGRAM

MISSION HISTORICAL MUSEUM

The Mission Historical Museum collects and promotes the history and culture of the city of Mission and surrounding communities. City leaders established the museum most importantly as an educational resource. Located in the citrus growing region of south Texas, the Mission Historical Museum has helped improve the overall quality of life for residents.

The museum is located in two historic buildings, the Shary Building and the former post office. As one of Mission's early developers who made his fortune in irrigation, John Shary built his business offices in 1939. The City bought this building in 1960. It served as city hall until 2002 when the City decided to establish a historical museum. The post office building was built in 1940 and still contains an original Works Progress Administration mural, the only existing example in the region. The post office building also once served as the City Police Department and there are still jail cells in the basement.

The museum incorporates the history of its buildings in its programming and outreach, such as the "How to Write a Letter" program and the "History of the Postage Stamp" exhibit. These programs are offered mainly to children, but all ages are welcome. In the fall, the museum hosts Mysteries at the Boo!seum Family Festival which includes the Jailhouse Haunted House tour in the basement of the Post Office building. In 2014, this event drew over 2,000 visitors.

The museum has five paid staff, including museum director Luis Contreras. The staff manages the day-to-day operations as well as the many events the museum holds every year. Volunteers, including many area high school students, provide additional support.

Permanent exhibits cover topics such as the construction of the railroad, ranching, school, pioneer families, military, and sports. Contreras is a big believer in reaching out to diverse groups of people who might not generally visit the museum. Temporary exhibits have included the Mexican Revolution's impacts on the region and the genesis of the Texas Cowboy.

The museum also holds festivals to help illustrate the culture and dress of Mexico. In the fall the museum celebrates the Dia de los Muertos Family Festival to teach about the holiday's meaning, which honors the lives of the deceased with food, drinks, and parties. The event features an exhibit of commemorative altars, historical and cultural presentations, and traditional face painting. Mission's location along the Mexico border also lends itself to educational and outreach opportunities on the topic of citizenship.

When Contreras began as museum director, his first project was managing reconstruction of the parking lot. What was once two parking lots and an alley, has become an attractive gated grassy area with native plants and the beginnings of a small citrus grove. As a result, the museum is able to offer outdoor events with increased attendance.

According to Contreras, parents requested more activities for their children; so during the summer of 2014 the museum held the first ever History Pioneer Days. It was a huge success. Attendees made their own butter, created quill art, and listened to Native Americans give presentations, followed by making their own dream-catchers.

Membership has increased recently due to increased benefits such as discounts at the museum store and for special events, early-bird alerts to special events, and the use of the museum's conference room for business partners.

Social media outreach has made a huge impact on the museum's visibility; as a result, a younger generation is becoming more involved and interested in the museum's programming and overall mission. This is important to Contreras, who sees great value in sharing Mission's history through unconventional avenues to appeal to a wider audience.

**IN JUST A FEW SHORT
YEARS, THE MUSEUM'S
OUTREACH HAS GROWN FROM
6,000 PEOPLE A YEAR TO AN
AUDIENCE OF 24,000.**

STATE HISTORIC SITES

IN 2007, THE TEXAS LEGISLATURE TRANSFERRED 18 STATE HISTORIC SITES FROM TEXAS PARKS AND WILDLIFE DEPARTMENT TO THE TEXAS HISTORICAL COMMISSION, AND VOTERS APPROVED A \$34 MILLION BOND TO INVEST IN IMPROVEMENTS TO HISTORIC SITES.

The Historic Sites Division, now the largest division of the Texas Historical Commission (THC), is responsible for overseeing 20 historic properties throughout the state. Staff members provide expertise in archeology, architecture, curation, interpretation, and marketing.

Heritage tourists can learn more about the rich Texas history and experience real places and stories at each of the THC State Historic Sites. The sites range from Native American ceremonial mounds to grand Victorian mansions to sprawling frontier forts. The THC's state historic sites exemplify the breadth of Texas history.

VISITORS TO ALL THE STATE HISTORIC SITES (FY 2013)

From local areas	35,097	13%
From other regions of Texas	152,667	64%
Other states	46,455	20%
International	2,776	1.2%
Total	236,995	

BETWEEN 2008 AND 2013, OVER 1.5 MILLION PEOPLE VISITED THE 20 STATE HISTORIC SITES, REPRESENTING A 51% INCREASE IN VISITATION SINCE 2007. THESE SITES MAKE A SIGNIFICANT CONTRIBUTION TO HERITAGE TOURISM IN TEXAS.

FACTS

- 236,995 people participated in THC Historic Sites programs in FY 2013.
- Visitations increase by 16% to Historic Sites between FY 2012 and FY 2013 and by 51% between FY 2008 and FY 2013.
- The THC Historic Sites website attracted 122,779 unique visitors in FY 2013.
- FY 2013 volunteers contributed 61,984 hours at THC Historic Sites.



CADDO MOUNDS
STATE HISTORIC SITE

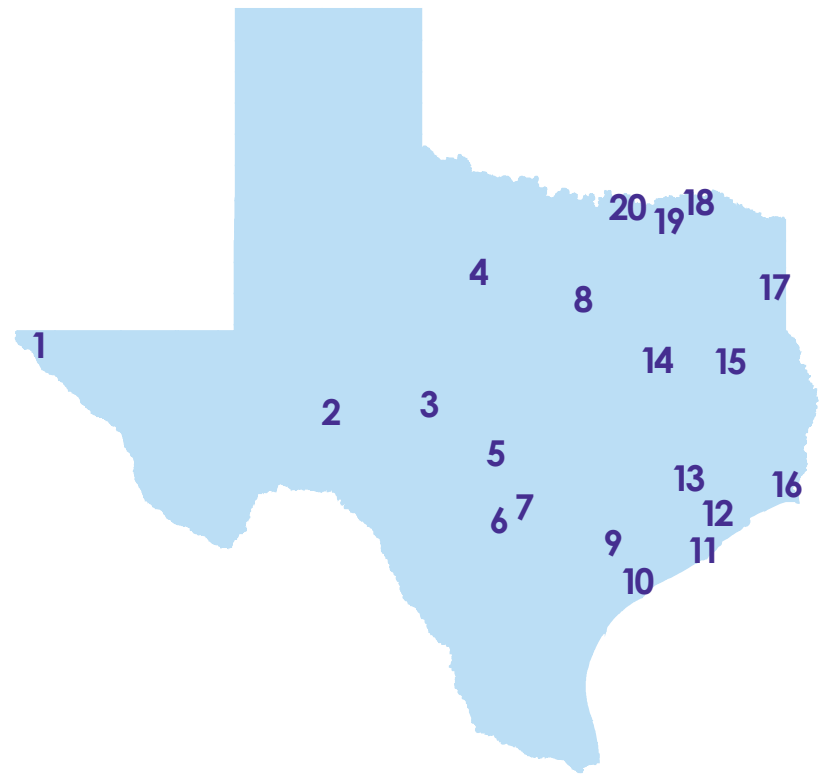


ACTON STATE HISTORIC SITE



FORT MCKAVETT STATE HISTORIC SITE

STATE HISTORIC SITES



- 1. Magoffin Home, El Paso County
- 2. Fort Lancaster, Crockett County
- 3. Fort McKavett, Menard County
- 4. Fort Griffin, Shackelford County
- 5. National Museum of the Pacific War, Gillespie County
- 6. Landmark Inn, Medina County
- 7. Casa Navarro, Bexar County
- 8. Acton, Johnson County
- 9. Fannin Battleground, Goliad County
- 10. Fulton Mansion, Aransas County
- 11. Levi Jordan Plantation, Brazoria County
- 12. Varner-Hogg Plantation, Brazoria County
- 13. San Felipe de Austin, Austin County
- 14. Confederate Reunion Grounds, Limestone County
- 15. Caddo Mounds, Cherokee County
- 16. Sabine Pass Battleground, Jefferson County
- 17. Starr Family Home, Harrison County
- 18. Sam Bell Maxey House, Lamar County
- 19. Sam Rayburn House, Fannin County
- 20. Eisenhower Birthplace, Grayson County

NATIONAL MUSEUM OF THE PACIFIC WAR

With more than 180,000 visitors in 2013, the National Museum of the Pacific War is the most visited state historic site. Starting in 1968 as the Admiral Nimitz Museum, it has grown into a nationally-renowned institution.

The museum is located in Fredericksburg, where Chester W. Nimitz spent the first six years of his life growing up in his grandfather's hotel, which is now part of the two-acre multi-building museum complex. The original Admiral Nimitz Museum was located in the Nimitz Hotel on Main Street to recognize the achievements of the World War II Commander in Chief of the U.S. Pacific Fleet.

The museum's mission is to tell the story and honor the veterans of the Pacific Theatre during World War II.

It is this mission that drives Director Joe Cavanaugh and his staff to create an interesting, educational, and moving experience for visitors.

The now six-acre state historic site also includes the George H.W. Bush Gallery, which gives an overview of the war, its causes, and its immediate and long lasting impacts. It contains permanent exhibits and gallery space for a variety of temporary exhibits. In an exterior exhibit space, "The Pacific Combat Zone," is where history comes alive with battle reenactments.

Living history is a vivid way to experience the war. Through re-enactments one can get a sense of what it might have been like to be in a Japanese battlefield entrenchment or stand on the deck of an aircraft carrier and watch a simulation of the launching of

torpedoes. Visitors are immersed in strategy and weaponry, not to mention the lives of the soldiers. Living history programs are presented on weekends between March and November and are one of the museum's most popular features.

WITH MORE THAN 180,000 VISITORS IN 2013, THE NATIONAL MUSEUM OF THE PACIFIC WAR HAS 3 STATE AND 46 FOUNDATION EMPLOYEES, AND OVER 300 DEDICATED VOLUNTEERS.



WORLD WAR II FIELD SET-UP



GEORGE H.W. BUSH GALLERY

The Texas Historical Commission owns the museum as a state historic site, and has partnered with the Admiral Nimitz Foundation to preserve and promote this important history through a unique military collection, outreach activities, and archival research. The Admiral Nimitz Foundation, established in 1971, is the non-profit partner in charge of fundraising and providing staff support for the site. The museum has 3 state and 46 foundation employees, and over 300 dedicated volunteers.

The museum's annual budget is just under \$1.3 million. The legislature provides \$200,000 which goes toward salaries and administration costs. Income from admissions is another important part of the museum's funding. The city and county contribute an additional

\$125,000 for operations from lodging taxes, signifying the site's importance to the community's economy.

The Admiral Nimitz Foundation holds numerous fundraising events throughout the year including a golf tournament and a fall symposium with a reception for discussion on various topics. The symposiums in 2014 and 2015 are a two-part series focusing on the origins of the military's special operations in WWII. The city and county contribute an additional \$125,000 for operations from lodging taxes, signifying the site's importance to the community's economy.



INDEPENDENCE DAY PARADE IN DOWNTOWN FREDERICKSBURG



STATUE OF ADMIRAL NIMITZ

TEXAS PRESERVATION TRUST FUND

TEXANS HAVE INHERITED A WIDE ARRAY OF HISTORIC ARCHITECTURE AND ARCHEOLOGICAL SITES THAT REFLECT THE DIVERSITY OF ALL THOSE WHO HAVE CALLED TEXAS HOME. A SERIOUS CHALLENGE FACING HISTORIC PRESERVATION IN TEXAS IS THE RAPID DETERIORATION AND DESTRUCTION OF THOUSANDS OF TEXAS'S HISTORIC AND PREHISTORIC SITES.

To meet this challenge, the 71st Texas Legislature in 1989 established the Texas Preservation Trust Fund (TPTF) and subsequent legislatures have added to the principal. This interest-earning fund of public and private money provides matching grants for the acquisition, survey, restoration, and preservation of historic architectural and archeological properties and associated collections, and for related planning and educational activities. Competitive grants are awarded on a one-to-one match basis, paid through reimbursement of eligible expenses.

When the 82nd legislature cut budgets in 2011, the TPTF grant program was suspended. In 2013, the 83rd Texas Legislature reinstated the program but grants were not awarded during the 2013-14 biennium. The Texas Historical Commission is in the process of awarding grants during the current fiscal year 2015 and anticipates grant awards to be in the \$10,000 - \$50,000 range, and expects to award approximately \$500,000 from interest earned during the program's suspension. Future rounds of TPTF grants are likely to total in the range of \$250,000 annually. From 1997 to 2011, the program aided about 350 recipients, with average annual awards totaling over \$440,000.

FROM 1997 TO 2011, TPTF GRANTS TOTALED \$6.6 MILLION (REAL 2013 DOLLARS).

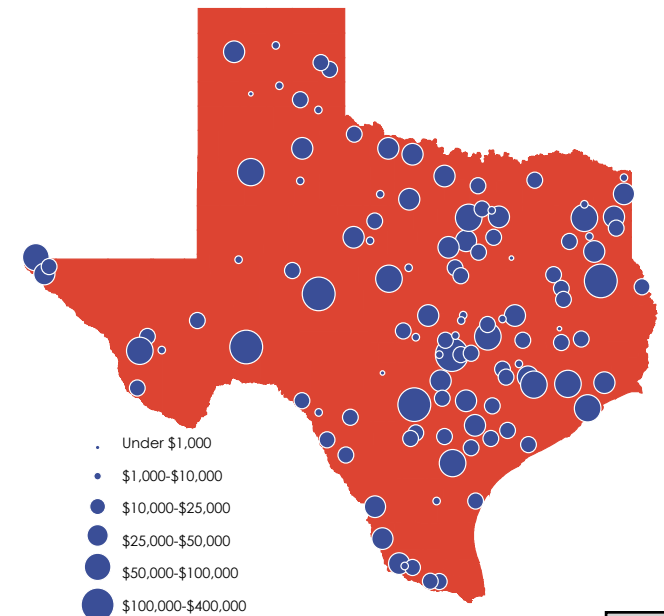
Typically, the TPTF made 20 to 30 grants each year until 2010-2011. By far the most funding has been for development (stabilizing, restoring or rehabilitating historic structures) and planning projects (historical surveys, preservation plans and maintenance studies). Development (\$3.5 million) and planning (\$2.0 million) combined amount to \$5.5 million of the total \$6.6 million TPTF grant funds spent from 1997 to 2011.

The above discussion focuses on the amount of state funding. Since TPTF grants require at least a one-to-one match, TPTF projects to date have totaled at least \$13.2 million. The match is often greater. For example, in the Rufus Hardin High School project in Brown County, TPTF awarded \$30,000, while the total project cost was \$106,000, a 2.5 to 1 match that far exceeded the requirement.

The Texas Preservation Trust Fund is often the first major donor to a proposed project, and the agency's

commitment and oversight lends valuable credibility and helps organizers to leverage additional funding sources. Planning grants are often the prelude to larger preservation construction projects. Historical surveys are a first step toward listing on the National Register of Historic Places, enabling use of the federal and Texas tax credits for historic rehabilitation.

GRANT FUNDS SPENT BY CITY





THE RUINS AT FORT LANCASTER STATE HISTORIC SITE



BERNARD'S MILL IN GLEN ROSE IS ONE OF THE OLDEST STANDING BUILDINGS IN SOMERVELL COUNTY

HISTORIC HOMES
TEND TO STABILIZE
PROPERTY VALUES



PROPERTY VALUES

MORE THAN 50 TEXAS CITIES DESIGNATE HISTORIC PROPERTIES AND DISTRICTS AS CULTURALLY SIGNIFICANT. LOCAL LANDMARK COMMISSIONS GUIDE EXTERIOR REHABILITATIONS OF LOCALLY-DESIGNATED HISTORIC PROPERTIES BY WORKING WITH OWNERS TO ACHIEVE A POSITIVE COMMUNITY IMPACT USING GOOD PRESERVATION TECHNIQUES.

Overwhelming evidence shows that historic designation has a positive effect on property values. In the majority of circumstances, retaining and enhancing historic character supports and augments the value of residential and commercial property.

Partially as a result of the character, quality and prestige of historic properties, protection and designation leads to interrelated positive effects on property values. These include encouraging property rehabilitation, preserving neighborhoods, strengthening retail health and tourist trade, and catalyzing formation of community organizations and activity that maintains neighborhood quality. A full review of the studies on historic preservation and property values is included in the Technical Report accompanying this summary.

A frequently cited late-1990s study by Donovan Rypkema found that local historic districts in Indiana not only provided valuable protection for each community's historical resources but protected and enhanced individuals' financial resources as well. In five Indiana communities (Anderson, Elkhart, Evansville, Indianapolis, and Vincennes) residential

and commercial properties in historic districts appreciated at no less than the city-wide rate, and in four of the five appreciated at a greater rate than the rest of the city.

A 2010 University of Florida study reviewed more than 20,000 parcels in 18 historic districts and a similar number in 25 comparison neighborhoods. The Florida researchers found that over a ten-year period in 15 of the 18 cases, property in the historic district appreciated at a greater rate than comparable non-designated areas.

An extensive statistical analysis on the property value impact of historic designation was conducted in 2001 by Ed Coulson and Robin Leichenko in nine Texas cities: Abilene, Dallas, Fort Worth, Grapevine, Laredo, Lubbock, Nacogdoches, San Antonio, and San Marcos. The results showed that:

- Historic designation was associated with higher residential property values in all of the Texas cities. The higher values were statistically significant in seven of the nine cities: Abilene, Dallas, Fort Worth, Grapevine, Lubbock, Nacogdoches, and San Antonio.

- Among the cities where historic designation had a statistically significant effect on property values, historic designation was associated with average property value increases ranging between 5 and 20 percent.

To summarize, the preponderance of empirical literature indicates that historic district designation and regulation supports and enhances single-family residential property values. There is less evidence about commercial properties, but the few studies on this category show that higher commercial property values also tend to be associated with proximity to historic landmarks and districts. On balance historic preservation is a good deal for local jurisdictions and for property owners across Texas.

OVERWHELMING EVIDENCE SHOWS THAT HISTORIC DESIGNATION HAS A POSITIVE EFFECT ON PROPERTY VALUES.

CONCLUDING REMARKS & ACKNOWLEDGMENTS

PRESERVATION-INDUCED ECONOMIC ACTIVITY RETURNED \$291 MILLION IN STATE AND LOCAL TAXES IN TEXAS LAST YEAR. PRESERVATION MORE THAN PAYS FOR ITSELF. CONSIDER THE \$4.6 BILLION IN STATE GDP, AND 79,000 JOBS GENERATED ANNUALLY BY PRESERVATION, AND IT IS CLEARLY ONE OF THE BEST INVESTMENTS IN TEXAS.

The preservation economy is complex and varied, as are the state and local programs that support it. Their impacts are linked, and they work best together: heritage tourism depends on museums and historic sites, and rehabilitated downtowns. Thriving Main Streets depend on restored courthouses. Returning buildings and places to productive use contributes to environmental and economic sustainability.

Preservation contributes to the Texas economy even beyond its numbers. Sense of place is an essential asset for modern economic development, and Texans are deeply attached to their communities and to the heritage of Texas.

ACKNOWLEDGMENTS

This project has been made possible through significant funding from:

Texas Historical Commission

Texas Department of Transportation

Friends of the Texas Historical Commission

National Trust for Historic Preservation

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Nancy Wood, Bastrop Main Street Program



PHOTO CITATIONS

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Photo courtesy of The University of Texas at San Antonio

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HOUSTON AND
DEAF SMITH

SAN JACINTO



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

Submitted By: Andrea Cunningham, City Secretary

Committee Meeting Date: September 27, 2023

Agenda Item Wording: **Discuss and consider approval of the 2024 Economic Development Committee meeting calendar.**

Agenda Item Requestor: Michelle Fischer, City Administrator

Summary/Background: Each year the City Secretary prepares the next year's meeting calendar for approval by the Committee. Meeting dates are scheduled using the frequency as stated in the Committee ordinance. The Economic Development Committee ordinance calls for monthly meetings which are currently scheduled for 4:00 p.m., the 4th Wednesday of each month at City Hall in the Council Chambers.

Attached for review is the proposed 2024 meeting calendar with approved city holidays. The November and December meetings conflict with holidays and may need to be rescheduled. Below are some proposed meeting dates for these meetings. The Committee may select to cancel these meetings, and meetings can also be rescheduled throughout the years as the Committee sees fit.

- November 27th: meeting is day before Thanksgiving Holiday
 - Proposed meeting date of **November 20th**
- December 25th: meeting is on Christmas Day
 - Proposed meeting date of **December 18th**

Committee Recommendations: Staff recommends approval of the calendar with the rescheduling of the November and December meetings as the Committee sees fit.

Attachments: 1. EDC 2024 Proposed Calendar

Next Steps/Schedule:

1. Update calendar if any changes
2. Add meetings to calendars:
 - a. Committee, Staff and City Council Member liaison(s)
 - b. City website main calendar
 - c. Municode Agenda (automatically populates Agendas and Minutes webpage with upcoming meetings)
3. Provide final calendar to Committee, Staff and City Council Members

2024 Economic Development Committee

Use spinner to change the calendar year

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

CITY HOLIDAYS DSISD HOLIDAYS

- EDC Meetings**
- 01/24/24 Regular Meeting
 - 02/28/24 Regular Meeting
 - 03/27/24 Regular Meeting
 - 04/24/24 Regular Meeting
 - 05/22/24 Regular Meeting
 - 06/26/24 Regular Meeting
 - 07/24/26 Regular Meeting
 - 08/28/24 Regular Meeting
 - 09/25/24 Regular Meeting
 - 10/23/24 Regular Meeting
 - 11/27/24 Regular Meeting
 - 12/25/24 Regular Meeting

- Proposed Changes**
- 11/20/24 Regular Meeting
 - 12/18/24 Regular Meeting

- CODE OF ORDINANCES
Chapter 2 - ADMINISTRATION AND PERSONNEL
ARTICLE 2.04. - BOARDS, COMMISSIONS AND COMMITTEES
DIVISION 2. ECONOMIC DEVELOPMENT COMMITTEE

DIVISION 2. ECONOMIC DEVELOPMENT COMMITTEE¹

Sec. 2.04.031. Title.

This division shall be commonly cited as the economic development committee ordinance.

(Ordinance 2600.1, ex. A, § 1.1, adopted 12/11/07)

Sec. 2.04.032. Purpose.

This division provides standards for the formation, function, and responsibilities of an advisory economic development committee tasked with representing various citizen groups and their interests as part of the city council's greater discussion of economic development, its design, and its direction.

- (1) Good government and public safety. To promote the safety of persons and property by preventing:
- (A) Uncoordinated transportation development that threatens public safety; or
 - (B) Disconnected residential and business development that reduces the efficiency and operation of good government and order.

(Ordinance 2600.1, ex. A, § 1.2, adopted 12/11/07)

Sec. 2.04.033. Scope.

This division applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ).

(Ordinance 2600.1, ex. A, § 1.3, adopted 12/11/07)

Sec. 2.04.034. Definitions.

- (a) Rules of interpretation. Words and phrases used in this division shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.
- (b) Specific definitions.

¹State law reference(s)—Development Corporation Act of 1979, Vernon's Ann. Civ. St. art. 5190.6; Texas Economic Development Act, V.T.C.A., Tax Code, ch. 313.

Committee : The economic development committee created herein.

(Ordinance 2600.1, ex. A, § 2, adopted 12/11/07)

Sec. 2.04.035. Membership; meetings.

(a) Number of members .

- (1) The committee will have 12 members, one of whom will be the committee chair appointed by the city council.
- (2) The committee may have subcommittees of at least three members, one of whom will be the subcommittee chair designated by the subcommittee at its first meeting. Subcommittees may invite input from non-committee members.

(Ordinance 2020-23, adopted 6/9/20)

(b) Terms of members .

- (1) Committee members will be appointed to serve a two-year term. There is no limit as to how many terms a member may serve.
- (2) Terms shall commence June 1st.
- (3) Upon enactment of this section in 2014, the terms of all then-serving committee members shall be extended by operation of this section until June 1st. Prior to that time, all then-serving committee members shall draw lots to determine which four members will be allotted an initial one-year term, and which four members will be allotted a four-year term.

(c) Member selection .

- (1) As vacancies occur, city staff will prepare a slate of nominees for city council consideration. The slate will include nominees from various citizen groups, including but not limited to historic preservationists, planners, park supporters, the business community, school districts, media, nonprofits, county representatives, and property owners. The slate will only include individuals that city staff has contacted and who have expressed an interest and availability to serve. Potential nominees may express interest in the committee by contacting the city secretary in writing.
- (2) City staff will endeavor to reflect a variety of interests and diverse points of view (current and future) in the list of committee nominees.
- (3) The city council will approve, reject, or modify the list.

(d) Resignation; vacancies . A committee member may resign by notifying the city secretary in writing of his or her intent to resign. A failure to attend three or more sequential committee meetings will constitute a de facto notification of intent to resign. Members appointed to fill a vacancy will complete the unexpired portion of the term.

(e) Meetings .

- (1) The committee will meet monthly at city hall, as coordinated with and arranged by city staff. Agendas will be drafted by the committee chair, under the advisement of committee members.
- (2) Committee designated subcommittees may meet more often, as coordinated with and arranged by city staff. Agendas will be drafted by the subcommittee chair, under the advisement of subcommittee members.

- (3) The committee chair and any subcommittee chair(s), or his or her designee(s), will attend the first city council meeting of each month to update the council on projects and progress.

(Ordinance 2600.12, ex. A, adopted 2/11/14)

Sec. 2.04.036. Authority.

The committee has no authority to make decisions binding on the city. The committee's functions are purely advisory and not subject to the Open Meetings Act.

(Ordinance 2600.1, ex. A, § 3.2, adopted 12/11/07)

Sec. 2.04.037. Responsibilities.

- (a) The committee is responsible for organizing an inclusive process for assessing community needs and priorities in an orderly fashion, and providing the council with guidance via a proposed economic strategic plan that reflects the skills, creativity, vision, and cooperation of the committee, its members, and its advisors.
- (b) After the final economic strategic plan is presented to city council, the committee will continue to advise the council on carrying out the plan.
- (c) The city council may at a future date consider the economic strategic plan ready for revision or replacement, at which time the economic strategic plan drafting process described below will begin again.

(Ordinance 2600.1, ex. A, § 3.3, adopted 12/11/07)

Sec. 2.04.038. Drafting of economic strategic plan.

- (a) Functions of committee. The committee's function is to study the city's economic development status, assess opportunities, and suggest guidelines to the city council for collaboration and growth that will effectively move the city from its current status towards future opportunities.
- (b) Contents of plan. The committee is tasked with drafting an economic strategic plan that identifies:
- (1) A vision statement to drive future economic development;
 - (2) At least three short-term project options that the city can implement/complete in the next three years (such as land use improvements, marketing campaigns, historic preservation/revitalization, and retaining/attracting business), along with each short-term project's necessary participants, strengths, weaknesses, draft budget, and timeline.
 - (3) At least three long-term project options that the city can implement/complete in the next five years (such as transportation improvements and education/employment opportunity improvements), along with each long-term project's necessary participants, strengths, weaknesses, draft budget, and timeline.

(Ordinance 2600.1, ex. A, § 3.4, adopted 12/11/07)

Sec. 2.04.039. Presentation of economic strategic plan.

- (a) Schedule. The economic strategic plan will be presented to the city council in written and presentation format in phases over the course of one year. The presentations over the course of the committee's first year will include:
- (1) Month 1: Organizational/brainstorming report.
 - (2) Month 2: Vision statement.
 - (3) Month 3: Short-term project 1.
 - (4) Month 4: Short-term project 2.
 - (5) Month 5: Short-term project 3.
 - (6) Month 6: Long-term project 1.
 - (7) Month 7: Long-term project 2.
 - (8) Month 8: Long-term project 3.
 - (9) Month 10: Economic strategic plan draft A (products of months one to nine).
 - (10) Month 12: Economic strategic plan final draft.
- (b) Public access to information. The committee's work and work product will be subject to the Public Information Act, chapter 552 of the Texas Government Code.

(Ordinance 2600.1, ex. A, § 3.5, adopted 12/11/07)

Sec. 2.04.040. Support.

- (a) City staff will provide logistical support to the committee and its subcommittees, as defined by access to city facilities for purposes of public meetings, access to city resources for purposes of copies and communications, and a designated staff liaison to coordinate and direct such support.
- (b) The city website will provide a page via the staff liaison upon which the committee may post:
- (1) Meeting information;
 - (2) Agendas and minutes; and
 - (3) Resource materials, if any.

(Ordinance 2600.1, ex. A, § 3.6, adopted 12/11/07)

Secs. 2.04.041—2.04.060. Reserved.

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approval with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wch are residential and 1 will be landscaping	Approved with conditions
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wch are residential and 1 will be landscaping	Approval with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Under Review
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Waiting for Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0005 Skylight Hills Prelim	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting for Resubmittal
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Waiting for Resubmittal
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approval with conditions
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Approval with conditions
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Approval with conditions
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Under Review
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 20 lots.	Waiting for Resubmittal
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approval with conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide one large lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Approval with conditions
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Waiting for Resubmittal
SUB2023-0027 Bush Ranch, Phase 1, Lots 1 & 2 Amending Plat	ETJ	235 & 295 LedgeStone Drive	Adjust a common property line.	Approval with Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting for Resubmittal
SUB2023-0030 Trailhead Market Parking, Fire Lane & Water Improvements	CL	249 Sportsplex Drive	Construct 16,250 sq. ft. pervious concrete parking lot, two fire hydrants, grading and fire lane striping.	Waiting for Resubmittal
SUB2023-0033 Heritage Phase 2 Construction Plans Revision	CL	Sportsplex Drive	165 lots, streets, water, wastewater, grading and water quality improvements.	Waiting for Resubmittal
SUB2023-0031 Gateway Village Preliminary Plat	CL	1201 US 290 West	307 lots on 97.44 acres	Under Review
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Under Review
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	Waiting for Resubmittal
SUB2023-0036 Caliterra Phase 5 Section 13 Final Plat	ETJ	Carentan Cove at Kelsey Lane	11 single family lots	Under Review
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting for Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Under Review
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Under Review
SUB2023-0040 Amending Lots 31 & 32 in Bunker Ranch Phase 1	ETJ	687 Bunker Ranch Rlvd		Under Review

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Under Review
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Under Review
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Waiting on resubmittal
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Approved w/ Conditions
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Approved w/ Conditions
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on Resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Waiting on resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Waiting on resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Waiting on resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0015 Silver Creek Hotel	ETJ	12800 Silver Creek Road	Hotel with parking, utilities, drives, detention and water quality.	Waiting on Resubmittal
SD2023-0016 Ledgestone Daycare	ETJ	12400 US Hwy 290	Daycare building with parking and drives in Ledgestone Commercial Development	Waiting on Resubmittal
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Under Review
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings	Under Review

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Cannon Mixed-Use	Pending resubmittal
PDD2023-0001 Madelynn Estates	New PDD
PDD2023-0002 Southern Land	New PDD

In Administrative Completeness	Filing Date
ADMIN2023-59 Graveyard Cellars	18-Sep
ADMIN2023-61 Gautam Custom Residence	18-Sep
ADMIN2023-60 Cowboy Church Subdivision	25-Sep
SUB2022-0052 Village Grove Phase 1 Construction Plans	25-Sep
ADMIN2022-0066 Hardy Construction Plans	25-Sep
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision Construction Plans	10-Oct
SUB2021-0065 Heritage Phase 2 Final Plat	10-Oct