HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, September 01, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

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

PRESENTATION OF CITIZENS

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

MINUTES

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

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

BUSINESS

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

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. COA2022-0003

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

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. COA2022-0004

5. **Update regarding the Stephenson Building Project.**

COMMITTEE REPORTS

6. **Landscape Improvements Committee**
   Commissioner Minnie Glosson-Needham

7. **Parking Lot Improvements Committee**
   Commissioner Dean Erickson

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Historic Preservation Commission
October 6, 2022, at 4:00 p.m.
November 3, 2022, at 4:00 p.m.
December 1, 2022, at 4:00 p.m.

City Council Meetings
September 6, 2022, at 6:00 p.m.
September 13, 2022, at 5:30 p.m.
September 20, 2022, at 6:00 p.m.
September 27, 2022 at 5:30 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on ***August 26, 2022, at 11:15 a.m.***

_____
City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, May 05, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:
Dean Erickson, Interim Chair
Ashley Bobel
Minnie Glosson-Needham
Steve Mallett
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials present were:
City Administrator Michelle Fischer
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

PRESENTATION OF CITIZENS

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MINUTES

1. **Discuss and consider approval of the March 3, 2022, Historic Preservation Commission regular meeting minutes.**

   Via unanimous consent, the March 3, 2022, Historic Preservation Commission minutes were approved as presented.

BUSINESS

2. Discuss and consider approval of a request from the Dripping Springs Visitors Bureau to display Mercer Street Banners for the 2022 Dripping Springs Songwriters Festival.

Via unanimous consent, the Commission approved a request from the Dripping Springs Visitors Bureau to display Mercer Street Banners for the 2022 Dripping Springs Songwriters Festival.

3. Discuss and consider approval of the Fiscal Year 2023 Historic Preservation Commission budget recommendation.

Via unanimous consent, the Commission approved the Fiscal Year 2023 Historic Preservation Commission budget recommendation as presented by staff.

COMMITTEE REPORTS

No reports at this time.

4. Landscape Improvements Committee
Commissioner Minnie Glosson-Needham

5. Parking Lot Improvements Committee
Commissioner Dean Erickson

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
June 2, 2022, at 4:00 p.m.
July 7, 2022, at 4:00 p.m.
August 4, 2022, at 4:00 p.m.

City Council & Board of Adjustment Meetings
May 10, 2022, at 5:00 pm. (Moratorium Waivers)
May 17, 2022, at 6:00 p.m. (CC)
June 7, 2022, at 6:00 p.m. (CC & BOA)
June 21, 2022, at 6:00 p.m. (CC)

ADJOURN

Via unanimous consent the meeting was adjourned.

HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, August 04, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Vice Chair Erickson called the meeting to order at 4:01 p.m.

Commission Members present were:
Dean Erickson, Vice Chair
Delbert Bassett
Ashley Bobel
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Nichole Prescott (arrived at 4:11 p.m.)

Staff, Consultants & Appointed/Elected Officials present were:
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

BUSINESS

1. **Public hearing and consideration of approval of COA2022-0002: Application for Certificate of Appropriateness for a permanent food trailer to be located at 501 Old Fitzhugh Road, Dripping Springs, Texas, and commonly known as Sidecar Tasting Room.** *Applicant: Nate Pruitt*

   a. Applicant Presentation – Applicant was not present at the meeting.

   b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application.

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

   d. COA2022-0002 – A motion was made by Commissioner Mallett to approve COA2022-0002: Application for Certificate of Appropriateness for a permanent food trailer to be located at 501 Old Fitzhugh Road, Dripping Springs, Texas, and commonly known as Sidecar Tasting Room with the condition that the applicant maintain the same location and size per the application. Commissioner Hunt seconded the motion which carried unanimously 7 to 0.

2. **Discuss and consider possible action regarding the Appointment of Officers, chair and/or vice chair, to the Historic Preservation Commission for terms ending June 30, 2022.**

   A motion was made by Commissioner Mallett to appoint Dean Erickson as Chair and Ashley Bobel as Vice Chair for terms ending June 30, 2023. Commissioner Bobel seconded the motion which carried unanimously 7 to 0.

COMMITTEE REPORTS

Nothing to report at this time.

3. **Landscape Improvements Committee**
   Commissioner Minnie Glosson-Needham

4. **Parking Lot Improvements Committee**
   Commissioner Dean Erickson

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
September 1, 2022, at 4:00 p.m.
October 8, 2022, at 4:00 p.m.
November 3, 2022, at 4:00 p.m.

City Council Meetings
August 9, 2022, at 5:30 p.m.
August 16, 2022, at 6:00 p.m.
August 23, 2022, at 5:30 p.m.
August 30, 2022, at 5:30 p.m.

ADJOURN

A motion was made by Commissioner Bassett to adjourn the meeting. Commissioner Mallett seconded the motion which carried unanimously 7 to 0.

This meeting was adjourned at 4:41 p.m.

HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 10, 2022**

Project: **435 Hays St, Dripping Springs, TX 78620**

Applicant: **Steve Mallett** (512) 627-7018

Historic District: **Hays Street Historic District**

Base Zoning: **SF-5-HO**
Proposed Use: **Residential**

Submittals: ■ Current Photograph ☐ Concept Plan (NA) ☐ Exterior Elevations (N/A)
■ Color & Materials Samples Proposed Color Chip- SW #7667 Zircon

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:

Repaint existing residence (c. 2013), a non-contributing resource in the **Hays St. Historic District**.

Review Summary, General Findings: "Approval Recommended"

General Compliance Determination- ■ Compliant ☐ Non-Compliant ☐ N/A

Staff Recommendations / Conditions of Approval:

1. **Permits:** Obtain Permits (if any necessary) from the City of Dripping Springs.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#435 Hays St. (c.a. 2013) – Not a Historic Resource, but a contemporary residential infill structure of appropriate and compatible design, in the Hays St. Historic District; built of modern construction, materials, and craftsmanship, and not dating to the period of significance of the district.

Historic District Contribution Status: "Non-Contributing."

Historic Resource "Priority Rating:" N/A

Project Overview: "435 Hays St – Repaint:"

See COA application, Existing Photographs and Proposed Paint Chips (addendum below).

A COA is required to change exterior appearance (e.g. paint colors) in a Historic District.

The proposed colors- SW 2816 Rookwood Dark Green (House- body color), SW 7541 Grecian Ivory (Garage Door), SW 7008 Alabaster (Trim) all meet the Hays St. Historic District Design and Development Standards and are found to be appropriate. The proposed alterations do not destroy any significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood, or environment. Approval is recommended.

* * *

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

Character/Vision: N/A

Design Principles: N/A

Preferred Uses: N/A

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A
Porches: N/A

Roofs: N/A
Materials: N/A

Color Palette: Proposed color palette (see application and Overview notes above) are consistent with "Muted, rustic Earth-Tones:" OK.

Tree Preservation: N/A

Landscape Features: N/A

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

See detailed summary above. ■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

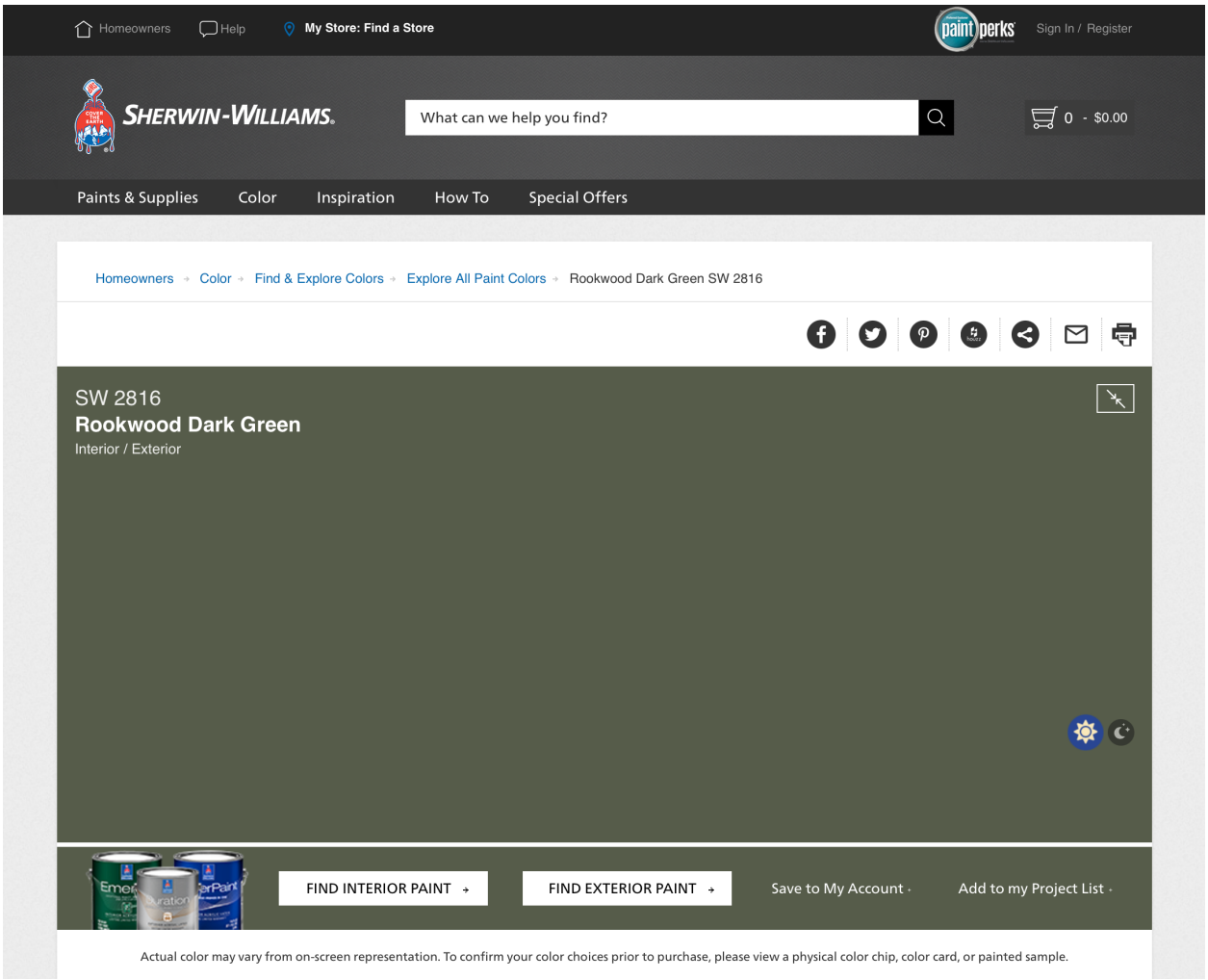
(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = " Not Eligible"**
Expedited process for small projects (cumulative costs < $10,000); must be **"No"** to all:

Building Footprint Expansion/Reduction?	☐ Yes	☒ **No**
Façade Alterations facing Public Street or ROW?	☐ Yes	☒ **No**
Color Scheme Modifications?	☒ Yes	☐ **No**
Substantive/Harmful Revisions to Historic District?	☐ Yes	☒ **No**

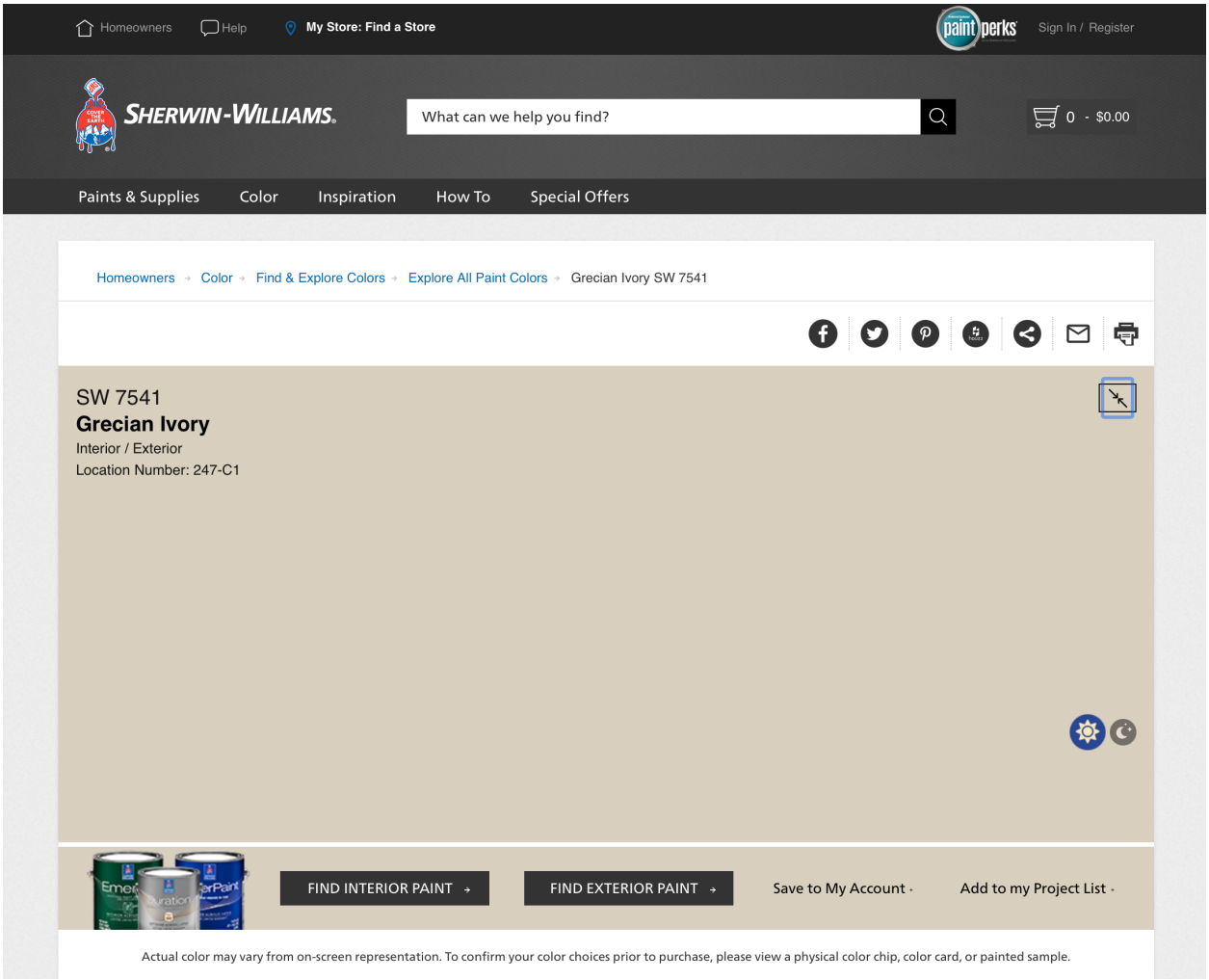
* * *

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

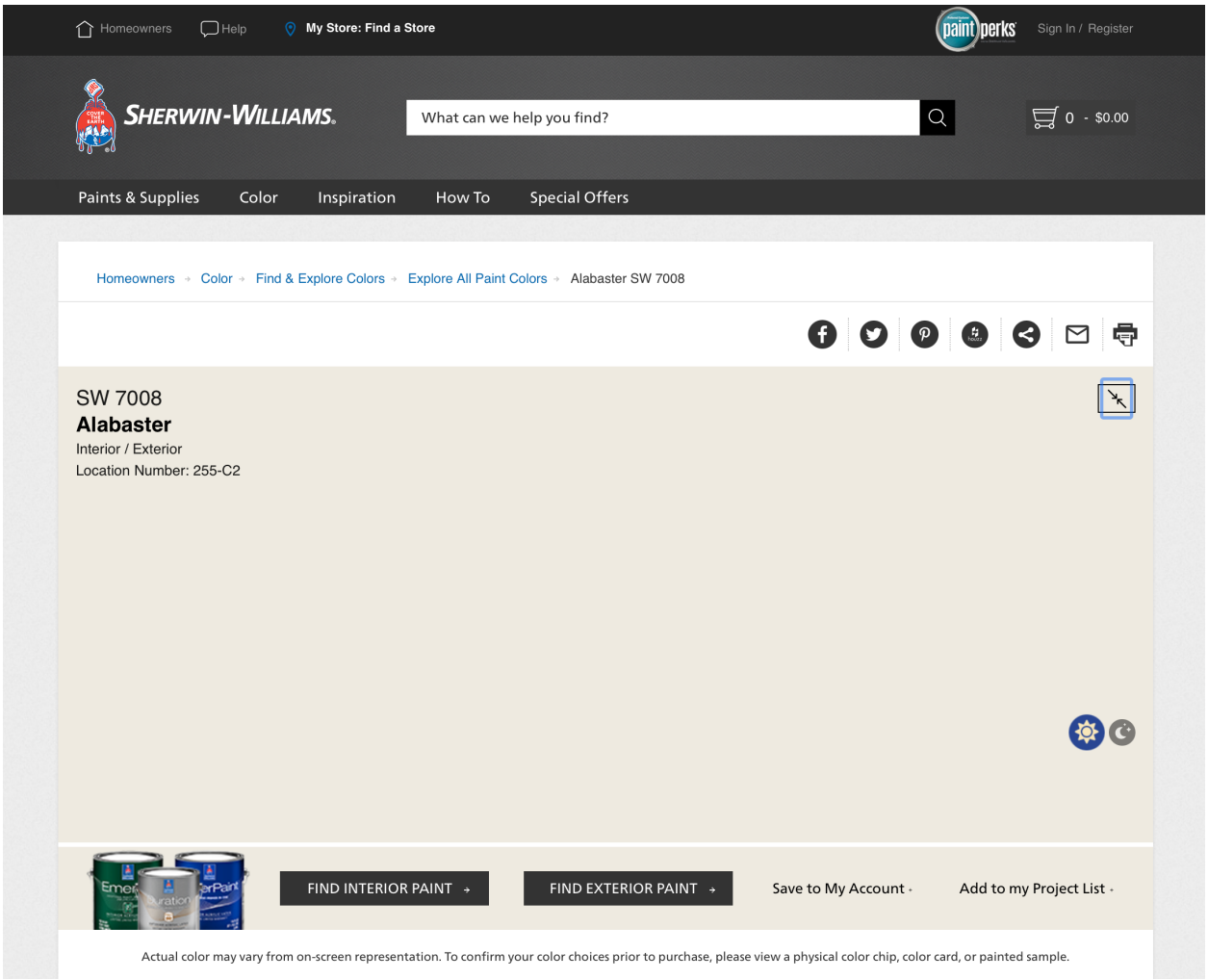
By: **Keenan E. Smith, AIA**



#435 Hays St: "Proposed Color" (House- body color).
(SW # 2816- Rookwood Dark Green)
COA Case File- screenshot – 8/9/22



#435 Hays St: "Proposed Color" (Garage Door).
(SW # 7541- Grecian Ivory)
COA Case File- screenshot – 8/9/22



#435 Hays St: "Proposed Color" (Trim).
(SW # 7008- Alabaster)
COA Case File- screenshot – 8/9/22

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Steve Mallett

Mailing Address: 445 Hays St., DS, TX 78620

Phone Number: 512-627-7018 **Email Address:** steve.m@kw.com

Name of Owner (if different than Applicant): SAME

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located:

435 Hays St.

District Located or Landmark: ☐ **Mercer Street** ☐ **Old Fitzhugh Road** ☑ **Hays Street**

☐ **Individual Landmark (Not in an Historic District)**

Zoning Classification of Property: SF-1

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

No Change

Description of Proposed Work: Changing paint color on Exterior of Home.

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

New paint color is muted earth tones

Estimated Cost of Proposed Work: $8,000.00

Intended Starting Date of Proposed Work: 10/1/2022

Intended Completion Date of Proposed Work: 10/15/2022

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

☑ Current photograph of the property and adjacent properties (view from street/right-of-way)

☐ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development

☑ Elevation drawings/sketches of the proposed changes to the structure/site

☑ Samples of materials to be used

☑ Color chips of the colors which will be used on the structure (if applicable)

☐ Sign Permit Application (if applicable)

☐ Building Permit Application (if applicable)

☐ Application for alternative exterior design standards and approach (if applicable)

☐ Supplemental Design Information (as applicable)

Steve Mallett — **Signature of Applicant**

7/27/22 — **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**

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.

435 Hays Current Color

SW 7080
Quest Gray
Locator Number: 227-C3

SW 6357
Choice Cream
Locator Number: 265-C5

✔ FEATURED IN SCENE

Trim

SW 7008
Alabaster
Locator Number: 255-C2

✔ FEATURED IN SCENE

SW 2816
Rookwood Dark Green

Main ↑

✔ FEATURED IN SCENE

GARAGE DOOR

SW 7541
Grecian Ivory
Locator Number: 247-C1

HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 26, 2018**

Project: **Rinkey Dink Domino Hall, 300-C Mercer St. (rear)**
Dripping Springs, TX 78620

Applicant: **Carter Core Fund LP c/o Dean Erickson** (512) 328-3588

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**
Proposed Use: Commercial Lease Space

Submittals:
- ■ Current Photograph
- ■ Concept Key Plan
- ■ Exterior Elevations Photomontage
- ■ Color & Materials Samples
- ☐ Sign Permit Application (if applicable) N/A
- ☐ Building Permit Application
- ☐ Alternative Design Standards (if applicable) N/A

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

Project Type & Description:

"Rehabilitation & Adaptive Reuse" Proposed repairs, refurbishment, and improvements to **Rinkey Dink Domino Hall (ca. 1939)** being a **Contributing Resource** and **High Preservation Priority** in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: "Approval in Concept Recommended"

General Compliance Determination- ■ Compliant ☐ Non-Compliant ☐ Incomplete

Staff Recommendations / Conditions of Approval:

1. **Permits:** Obtain any necessary Permits from the City of Dripping Springs.
2. **Approval in Concept:** New window and door materials, trim colors, and details to be reviewed & approved by City Staff prior to issuance of Building Permits. New materials shall be compatible and consistent with the building's history. Colors shall be based on sduplications or sustained by historical, physical, or pictorial evidence.
3. **Staff Review and Assistance:** Staff review, and assistance is recommended to provide support as needed during discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(Resource #17) Rinkey Dink Domino Hall, ca. 1939. Contributing.

"The Rinkey Dink Domino Hall was originally built on Mercer Street between the Texaco Station (Resource #12) and the Rock Café (Resource #13). John Butler purchased the supplies for the building for about fifty dollars and El Felps and A.B. Cauthen erected the building. The resident of the Rock Café objected to the "gambling" going on, and the building was moved a block down the street to accommodate the complainant. It is currently located behind 300 Mercer Street (Resource #15).

Although this building was constructed for use as a domino hall, the design, door and window placement, and scale are domestic in appearance. It is, in fact, a "shotgun" house in size, type, fenestration and materials. It is sheathed in asphalt siding like many shotgun houses of the 1920s-1940s. Its low-pitched, front-gabled roof has very little eave overhang. On the front façade is a single door entry and one rectangular window. The door has been replaced but the building contributes to the small town atmosphere of Dripping Springs of the early 20th century. Though the diminutive building has experienced some alterations, it is still recognizable to its period of significance and has historic associations for the townspeople. It contributes to the historic district."

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

"Rinkey Dink Domino Hall- Rehabilitation & Adaptive Reuse:"

This project seeks to arrest the decline and the current state of disrepair of this tiny but important part of Dripping Springs' history and develop its adaptive re-use as a boutique commercial lease space.

The proposed program of improvements is aimed at repairing and restoring integrity to the water damaged building envelope and interior, while preserving and maintaining the original story, look and history of the building.

Exterior renovations include new windows, doors and trim of appropriate type and style, and necessary repairs to water-damaged siding, window and door framing, and miscellaneous roof overhang details. The existing asphalt siding and metal roofing panels will be retained, preserving the narrative of this building's humble beginnings, ad-hoc materials, and informal character. An existing window air conditioning unit will be replaced by new ductless model, and the old, dilapidated metal stove pipe replaced. Interior refurbishments include removal of a recent ahistorical drop ceiling, wood beadboard and board & batten wall finishes. The original wood plank floors will be uncovered and rehabilitated. The goal will be to retain the integrity of the interior and compatibly refinish it, while preparing for its functional adaptive reuse and fit out as retail space.

This project's preservation goals, to save and bring new life to one of Dripping Springs' smallest but most important and meaningful historic structures, are found to be both laudable and completely consistent with the primary vision and guidelines for the Mercer St. Historic District. These call for preserving its' historic resources through rehabilitation and adaptive re-use, thus promoting revitalization.

The aesthetic challenge for this project will be in executing the details in a way that stays true to the original story, roughshod character, and informal look and feel of the building, while balancing the need for immediate repairs, sound construction practices and long-term durability, as well as satisfying the Applicant's desire for a fresh new appearance. Beyond the present exercise of finding the design intentions appropriate, additional challenges will be encountered in the permitting and Code compliance stages, given the ambition to convert the building into useable commercial lease space. Flexibility will be called for, and creative solutions will be critical to successfully implement the goals of the project and bring it to happy fruition.

Staff finds the Applicant's proposed program to be fundamentally appropriate (with a few minor exceptions noted in the detailed compliance review and Conditions of Approval) and wholeheartedly supports this project moving forward.

Due the advanced state of building envelope deterioration and the anticipated depth of the rehabilitation, it is recommended that Staff be directed to provide support to the Applicant as needed during the discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual. **(Condition of Approval #3).**

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

"Mercer Street Design and Development Standards:"

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

Character/Vision: Consistent: "Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization."

Design Principles: Consistent: "Protect Historic Pedestrian Scale & Main Street Character; New Construction shall be compatible with surroundings."

Preferred Uses: Consistent: "Pedestrian- Oriented." Building is in a pedestrian courtyard setting.

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A- (Existing) Parking Arrangement not affected.

Building Footprint / Massing / Scale: N/A- (Existing) Building Footprint not affected.

Street Frontage / Articulation: N/A- building has no Street Frontage.

Porches: N/A- No existing Porches.

Roofs: Conditional Approval Recommended. (Existing) Building Materials shall remain or be refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building's history.

Materials: Conditional Approval Recommended. (Existing) Building Materials shall remain or be refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building's history. New window and door materials, trim colors, and details to be reviewed & approved by City Staff **(Condition of Approval #2).**

Color Palette: Revisions Recommended. Proposed "Black" (SW 7069 Iron Ore) windows and trim are not recommended. Exterior Color Palette shall be compatible and consistent with the building's history. Colors shall be based on duplications or sustained by historical, physical, or pictorial evidence. **(Condition of Approval #2).**

Tree Preservation: N/A- No proposed impact to existing trees. Mature Live Oaks @ Courtyard are preserved and enhance the use of the property.

Landscape Features: N/A- no existing landscape features affected.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED;

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. ■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

☐ Compliant ☐ Non-Compliant ■ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

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

■ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

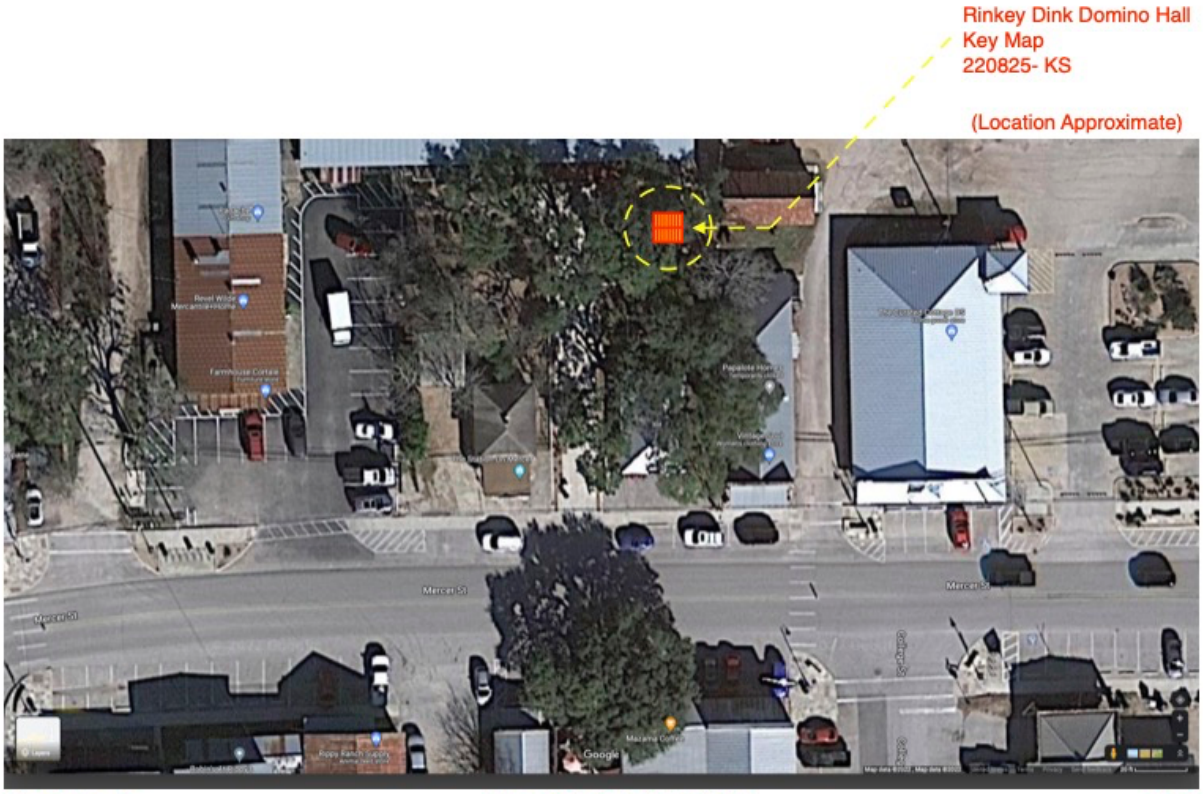
(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = " Not Eligible"**
Expedited process for small projects (cumulative costs < $10,000); must be **"No"** to all:

Building Footprint Expansion/Reduction?	☐ Yes	■ **No**
Façade Alterations facing Public Street or ROW?	☐ Yes	■ **No**
Color Scheme Modifications?	☐ Yes	■ **No**
Substantive/Harmful Revisions to Historic District?	☐ Yes	■ **No**

* * *

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

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



Google Earth Mercer Street Historic District NTS

Rinkey Dink Domino Hall
Key Map
220825- KS

(Location Approximate)

Google Earth

Mercer Street Historic District

NTS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Sonia Massiett

Mailing Address: 28 Cottondale Rd. Lakeway

Phone Number: 406-531-4264 **Email Address:** Soniamassiett@icloud.com

Name of Owner (if different than Applicant): Carter Core Fund % Ericksons Assoc.

Mailing Address:

Phone Number: 512.328.3588

Address of Property Where Structure/Site Located:

District Located or Landmark: ☑ **Mercer Street** ☐ **Old Fitzhugh Road** ☐ **Hays Street**

☐ **Individual Landmark (Not in an Historic District)**

Zoning Classification of Property:

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Retail

Description of Proposed Work: Repair water damage, install new wood windows, re-trim, repair or replace door, add insulation if possible, repair flu pipe for cosmetic purposes nonfunctioning, remove carpet & redo floor if possible with repairs, change out window unit, add metal flower planter boxes per renderings under windows. Remove drop ceiling & redo walls in beadboard or board + batton pending framing.

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

Every effort will be made to return as much of the original look of the building but water damage requires replacement of at least the windows and walls + ceiling

Estimated Cost of Proposed Work: 15,000

Intended Starting Date of Proposed Work: Once Approval COA + building permit is issued

Intended Completion Date of Proposed Work: 90-120 days if windows + door are available

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

- ☑ Current photograph of the property and adjacent properties (view from street/right-of-way)
- ☑ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- ☑ Elevation drawings/sketches of the proposed changes to the structure/site
- ☑ Samples of materials to be used
- ☑ Color chips of the colors which will be used on the structure (if applicable)
- N/A ☐ Sign Permit Application (if applicable)
- ☑ Building Permit Application (if applicable)
- N/A ☐ Application for alternative exterior design standards and approach (if applicable)
- N/A ☐ Supplemental Design Information (as applicable)

Sonia Mussett — **Signature of Applicant** — 7.28.22 — **Date**

Signature of Property Owner Authorizing the Proposed Work — 8/11/22 — **Date**

Dean A. Erickson as PM

**********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.

COMMERCIAL Building Application

BUILDING PROJECT INFORMATION

Project Address/ Legal Description:		Project Name: Rinky Dinks	
Construction Type:	Frame/Pier + Beam	Occupancy Group:	
Zoning:	Commercial	Square Foot: 144 Sq ft.	
☐ NEW	☑ REMODEL- *provide valuation*	☐ ADDITION- *provide valuation*	☑ FINISH OUT
☐ Plumbing	☑ Mechanical New Window, Unit	☐ Electrical	☐ Other _____

Scope of Work: Change out Windows, Refinish Floor Repair siding, re-trim, repair flu pipe, repair or replace door, remove Carpet, Valuation: 15,000

Historical Dictrist? If Yes, What District? Mercer

APPLICANT INFORMATION

Contact Person:	Sonia Mussiett
Phone Number:	406-531-4624
Email:	Soniamussiett@icloud.com

OWNER INFORMATION (Leave blank if same as above)

Contact Person:	Carter Core Fund c/o Dean Erickson
Phone Number:	512-328-3588
Email:	Sales@ericksonandassoc.com

GENERAL CONTRACTOR INFORMATION (Leave blank if same as above)

Company Name:	
Contact Person:	
Phone Number:	
Email:	

SUBCONTRACTOR INFORMATION

	MECHANICAL	ELECTRICAL	PLUMBING
Company:	TBD	PEI	N/A
Licensed Contractor:			
Phone Number:			
License Number:			

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE: Sonia Mussiett **DATE:** 7-27-22

For Office Use ONLY

ICC Valuation:		BLDG Permit Fee:	
DS Issued Permit #:		ESD Fee:	
BV Issued Project #:		TOTAL Permit Fees:	

Revised: 05.19.2019

Rinkey Dink restoration/re-use renderings

Front elevation

Left side elevation

Back side elevation

Right side rendering

Materials/windows

JELD-WEN

25.375 in. x 40 in. W-2500 Series Black Painted Clad Wood Double Hung Window w/ Natural Interior and Screen

Hover Image to Zoom

$537 91

- Black wood double hung window includes colonial grids & nail fin
- Double hung window includes energy efficient Low-E EC 366 glass
- AuraLast pine protects against wood rot & termites for 20 years
- See More Details

Width (in.) x Height (in.): 25.375 x 40
25.375 x 36
25.375 x 40
29.375 x 36
29.375 x 40
33.375 x 36
33.375 x 48
33.375 x 60
37.375 x 48
37.375 x 60

Materials/Door
JELD-WEN

36 in. x 80 in. 6 Lite Craftsman Primed Steel Prehung Right-Hand Inswing Front Door w/Brickmould and Shelf

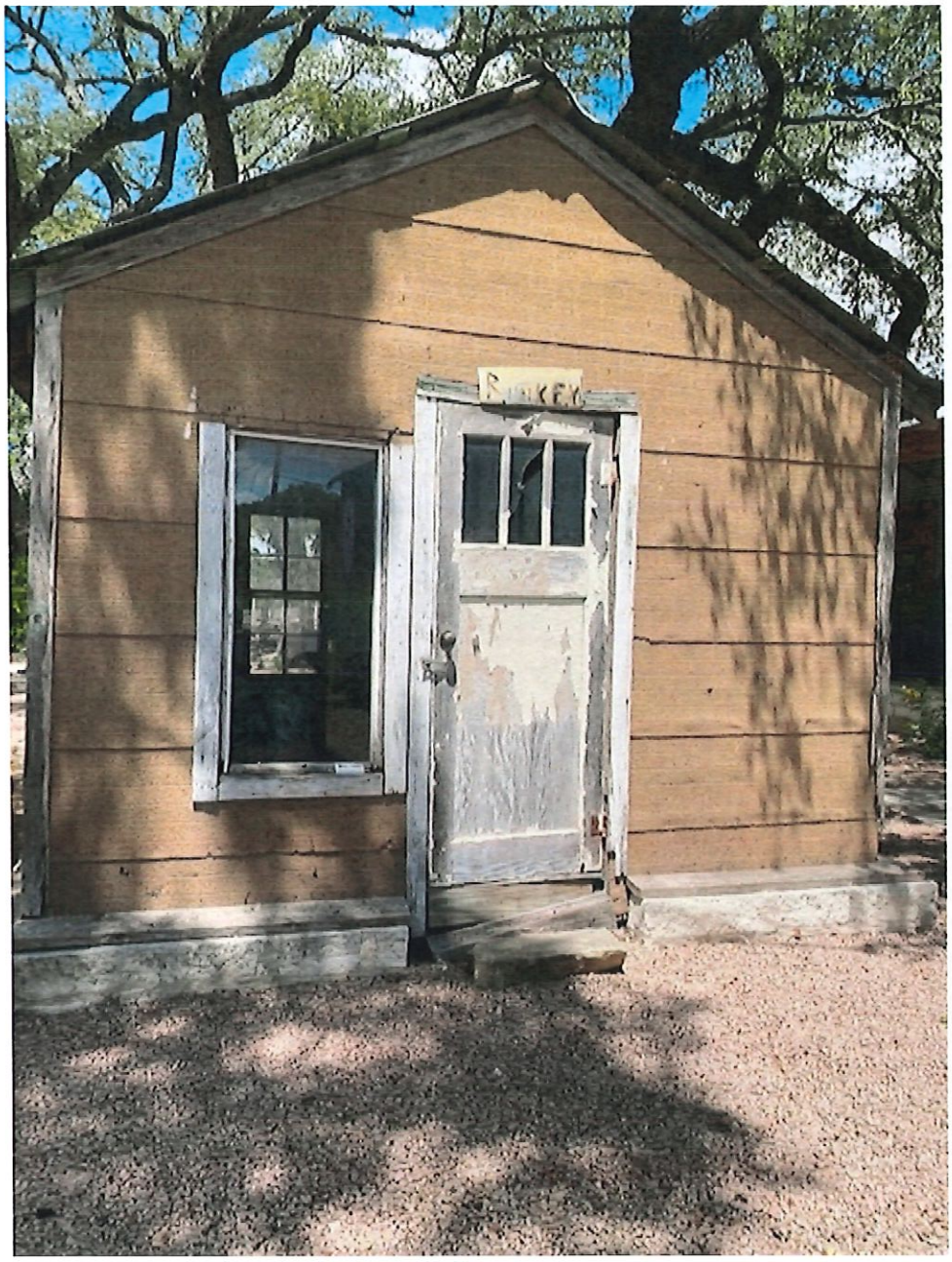
Hover Image to Zoom
Share
Print

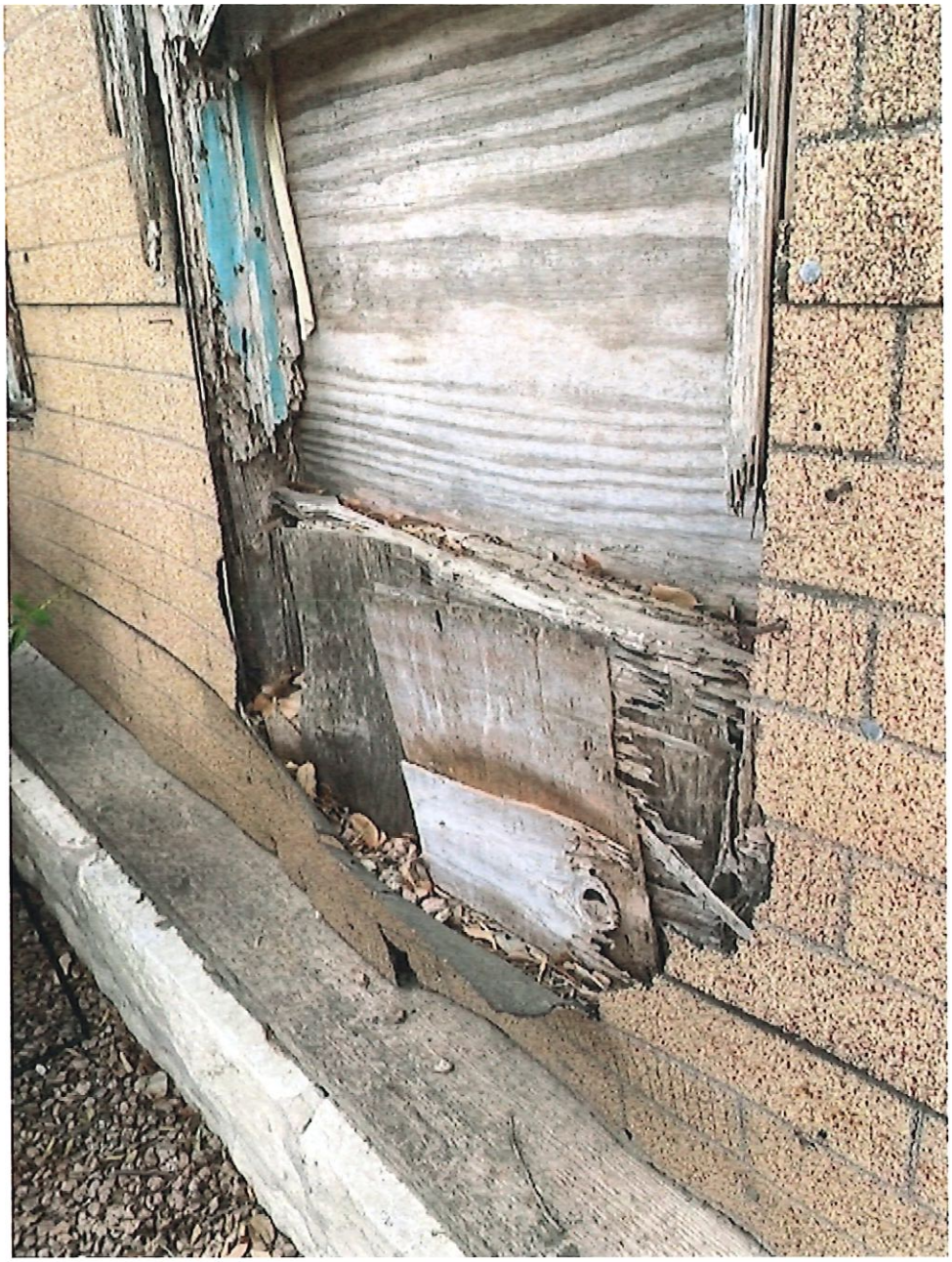
$823 57

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.
- See More Details

Color/Finish: Primed **painted black to match windows (iron Ore)**

Current pictures





Architexas

Stephenson High School

Feasibility Study

Dripping Springs, Texas
Hays County
May 11th, 2020

AT Project No. 1970

This Feasibility Study includes a brief historical summary, existing conditions assessment with reccomendations for repair and rehabilitation, and estimate of probable costs.

Stephenson High School Feasibility Study

Property Name

Stephenson High School
Hays County

Owner

City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

Architect

Larry Irsik, AIA, Senior Principal
Amber Allen, Architectural Intern
Architexas
2900 South Congress, Suite 200
Austin, TX 78704

Acknowledgements

Michelle Fischer, *City Administrator - City of Dripping Springs*

Dripping Springs City Council Members:
- Todd Purcell, *Mayor*
- Taline Manassian, *Place 1*
- Wade King, *Place 2*
- Bill Foulds, *Mayor Pro Tem & Place 3*
- John Kroll, *Place 4*
- Travis Crow, *Place 5*

Keenan Smith, *Historic Preservation Consultant - City of Drippping Springs*

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Section One: Introduction

Project Statement

Stephenson High School is a rectangular limestone masonry building in Dripping Springs, Texas. The school was constructed in 1939 as a Works Progress Administration (WPA) project using local labor and materials to accommodate the growing student population at Dripping Springs Academy. Stephenson High School held classes until 1949 when a new school facility was built. Since then, the high school building has served as a community center, a kindergarten school, and office space for both District and County adminstrations which led to two major interior remodels. Today, Stephenson High School is partially occupied by the VFW Post 2933 and American Legion Post 290. A significant portion of the building has been stripped of non-original finishes in preparation for rehabilitation of the high school building.

Architexas, Architecture, Planning & Historic Preservation, Inc. (AT) was hired by the City of Dripping Springs to provide a feasibility study of the Stephenson High School.

This feasibility study includes the following items:

- Research history and chronology of the structure to gain an understanding of the original architecture, materials, and modifications to the building over time
- Exterior and interior existing conditions assessment. Analysis will provide a brief description of the assembly, note its conditions, and provide recommendations for its repair. Additionally, conditions will be categorized by priority
- Photos and drawings indicating damaged or deteriorated materials
- Proposed conceptual design with Americans with Disabilities Act (ADA) Compliant restrooms and accessible route to the building
- Estimate of probable cost for proposed scope of work with possible phasing to account for budgetary constraints

The recommendations of this report are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as outlined by the National Park Service (NPS) - See Appendix. The Stephenson High School Feasibility Study was prepared by Architexas under the direction of Larry Irsik, AIA, Senior Principal, with Amber Allen, Architectural Intern.

Section One: Introduction

Executive Summary

Stephenson High School was deeded to the City of Dripping Springs in 2009. Since 1949, the building has had a number of occupants and has been used for various purposes. The old high school has recently experienced a shift in its occupancy and uses but will remain under city ownership. Newly vacant offices have given the City a chance to reevaluate the use of the old high school. This feasibility study will serve as guide for the City to utilize an existing downtown asset while expanding services to the community. The following information was used to identify conceptual programming and design schemes.

Stephenson High School is listed on the National Register of Historic Places as a contributing asset to the Dripping Springs Downtown Historic District. It is also a contributing resource and HIgh Preservation Priority in the City's Mercer Street Historic District. With these designations, the building is subject to the established protections and guidelines of the Historic Preservation Ordinance as overseen by the Historic Preservation Commission. This includes COA process, which is used by local jurisdictions to ensure proposed work on historic buildings follow recommendations set by the Secretary of the Interior's Standards for Rehabilitation (See Appendix).

Architexas conducted a detailed existing conditions assessment of Stephenson High School and provided recommendations based on the Secretary of the Interior's Standards for Rehabilitation (See Appendix). This Feasibility Study contains an overview of the historical and architectural development of the Stephenson High School, existing facilities condition assessment and recommendations, programming and conceptual design, and estimate of probable cost.

The old high school is currently functioning as a meeting place for the VFW Post 2933 and the American Legion Post 290. The building is in need of life-safety upgrades and ADA accessibility compliance that should be addressed immediately. There are upgrades that are not as critical, but should be addressed in the next 2-5 years. Recommendations include:

1. Building Code Upgrades (fire detection & alarm)
2. Compliance with the Americans with Disabilities Act
3. HVAC, Electrical, and Plumbing systems replacement
4. Replace existing roof assembly
5. Full exterior rehabilitation (windows, limestone masonry)
6. Full interior rehabilitation
7. Construct addition at the north elevation
8. Provide parking, sidewalks, and extended entrance landing

The rehabilitation of Stephenson High School will result in a historic and fully functional setting for community and civic uses that will be a source of pride and economic stimulation for the Dripping Springs Historic Downtown.

The proposed work should be accomplished in one phase. If funding or operational factors require the utilization of multiple phases, the following phases will be implemented:

Phase 1: Exterior Rehabilitation
Phase 2: Interior Rehabilitation
Phase 3: Construction of Addition

Section One: Introduction

Methodology

The Architexas team conducted an in-depth investigation and existing condition assessment of the Stephenson High School. The inspection was done to note deficiencies, assess the condition of materials, building systems, and deterioration of building elements, to provide preservation recommendations and a budget estimate to assist the City of Dripping Springs to initiate funding to allow for rehabilitation of the historic structure.

The conditions of the building envelope were assessed from the exterior by visually reviewing the exterior envelope, windows and doors, roof and other exterior building elements. The exterior materials were visually assessed from the ground.

The inspection, evaluation and recommendations were conducted based on a format that was established by the National Park Service and has been utilized as a standard system of inspecting and evaluating the condition of National Historic Landmark Buildings.

The findings of the investigation are organized into three general categories, Description/ Construction, Existing Condition, and Recommendations. The following definitions were used to classify each building condition according to one of three categories.

Good: The element is structurally sound and performing its intended purpose, and there are few cosmetic imperfections. Repair is not needed or only minor routine maintenance is required.

Fair: The element shows early signs of wear, failure or deterioration but remains generally structurally sound and is performing its intended purpose. A failure of a sub-component may have occurred. Replacement of up to 25 percent of the element or replacement of a subcomponent may be required.

Poor: The element is no longer performing its intended purpose, is missing, or has deterioration or damage affecting more than 25 percent of the element. The element may show signs of imminent failure. Major repair or replacement is required.

Additionally, each element is classified by priority according to one of three levels (lower priority items may be ranked as a higher priority or be included in an earlier phase due to functional considerations or because restoration of a related/adjoining item requires the item be addressed sooner):

Level 1 - Critical: Advanced deterioration is involved and immediate repair or replacement is needed to prevent the failure of the element within the next 2 years. There may be a threat to health or life safety. Level I priority should be accomplished immediately.

Level 2 - Serious: Deterioration may result in the failure of the element within 2 to 5 years if not corrected, and a threat to health or safety may result if not corrected. Deterioration of adjacent or related elements may occur as a result of this deterioration. Level 2 should be repaired or restored within this period or included in a comprehensive restoration of the building.

Level 3 - Minor: Deficiency or deterioration exists which requires minor or routine repair or preventative maintenance, and the life expectancy of the element may be reduced if not corrected. This condition will affect the element in the long term, beyond 5 years. Level 3 priority should be included in a comprehensive restoration of the building.

Section Two: Historic Research

Historic Research

Chronology of Significant Historic Events

Historic Floor Plans and Elevations

Section Two: Historic Research

Figure 2.1: The Pound family, ca. late 1800s

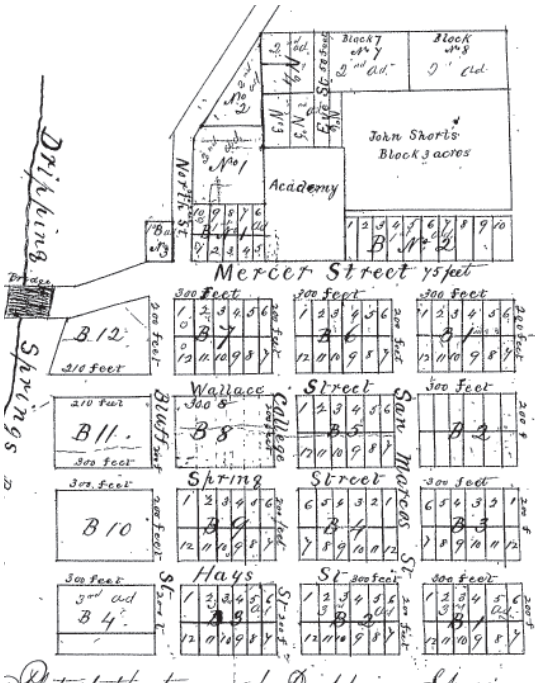


Figure 2.2: W. T. Chapman's 12-Block Plan, note Academy Block

Figure 2.3: Dripping Springs Academy as a one story structure

Founding of Dripping Springs, TX

Native Americans occupied the area currently known as Dripping Springs for over 10,000 years and are credited as the first inhabitants of the area. Spain, and later Mexico both attempted to settle the land but were swiftly stopped by Tonkawa Indians, rendering both countries to abandon the area. After Texas gained independence in 1836, land grants were offered to new settlers to encourage population of the newly formed country. Willis Fawcett purchased a large parcel of land (containing the soon-to-be Dripping Springs area) out of the P. A. Smith Survey in 1853. He settled in the area, isolated, for a year until three families traveling to Texas to settle new land bought the land from Fawcett in 1854. John Moss with his wife, Nannie, their son and 13 slaves traveled to the area from Mississippi with Nannie's sister, Sarah Pound, and husband, Dr. Joseph M. Pound. They purchased a majority of the land parcel. Six months after the Moss and Pound families arrived, John Lee Wallace and wife, Malvina, traveled from Kentucky with their daughter and two slaves and bought the last of the land parcel from Fawcett. John Moss became the community's first postmaster in 1857. The town needed a name to have a post office. Nannie Moss is credited to naming the area after the dripping springs at the milk House Branch of the Edwards Aquifer, a gathering place for the Tonkawa Indians. The Moss, Pound (see Figure 2.1), and Wallace families are credited with being the founding families of Dripping Springs.

The area gradually grew with scattered settlers throughout the '60s and '70s. The Civil War consumed manpower and materials, leaving the area land rich, but cash poor. In 1872, W. T. Chapman, a well known town-builder settled in Dripping Springs and married the widow of a man by the name of Burrell J. Marshall who had purchased land from the Moss family. With Chapman's new found land wealth and home, he quickly became involved in the civic duties around the town. In 1881 the town of Dripping Springs was founded when Chapman created a 12-block city plan with a school, hotel, and mercantile stores. He set aside a 275-ft by 290-ft plot for education purposes, calling it the Academy Block (see Figure 2.2).

Academy Block

Chapman along with other community leaders (Dr. Joseph Pound, A. L. Davis, and W. M. Jordan) founded Dripping Springs Academy on the Academy Block. The Academy functioned as a private boarding school as well as the First Baptist Church since the previous church burned in a fire two years prior. The school was to have a main congregation room capped on either side with two secondary wings for classrooms. Due to financial difficulties, only one wing was built. The one-story Academy was constructed of limestone and the labor was provided by Dr. Pound as he let patients work off their medical debt through volunteer construction labor. Dripping Springs Academy opened in January 1882 with 64 students enrolled (see Figure 2.3).

The Academy went through many alterations over the years, including a wooden addition in 1885 (later removed) and second story masonry addition during the 1920s (see Figure 2.4). Dripping Springs Academy served as a private boarding school under the Baptist Church until 1921 when the Academy was deeded over to the Dripping Springs Independent School District (DSISD) and became a public school. The Academy had an estimated 150-200 students enrolled at its highest enrollment. By 1935, the Academy trustees were looking for a solution to the growing student population. They decided to purchase land west of the Academy building from the Chapman family to construct a new school.

Section Two: Historic Research

Figure 2.4: Dripping Springs Academy. First floor constructed in 1882, second floor in 1922

Figure 2.5: West and south facades of Stephenson High School, ca. 1939

Figure 2.6: Partial East facade and front yard of Stephenson High School showcasing stone water fountain, ca. 1940s

Figure 2.7: East and south facades of Stephenson High School, ca. 2002

Dripping Springs Academy remained an educational institution until 1949. The Masonic Lodge purchased the Academy building in 1952 and continues to occupy the building today.

Stephenson High School

The Dripping Springs School District decided to expand the Dripping Springs Academy by constructing a new high school directly west of the Academy. A $4,000 bond election to construct the new school was proposed and passed almost unanimously (34-5). The construction of the high school was under the assignment of the Work Progress Administration (WPA). The WPA was the largest of the federal New Deal agencies designed to put Americans to work after the Great Depression. Work began in the fall of 1938 and was finished in time for the 1939 school year. The Stephenson High School was named in memory of Allen Stephenson, a student who passed away earlier in the year due to a baseball injury.

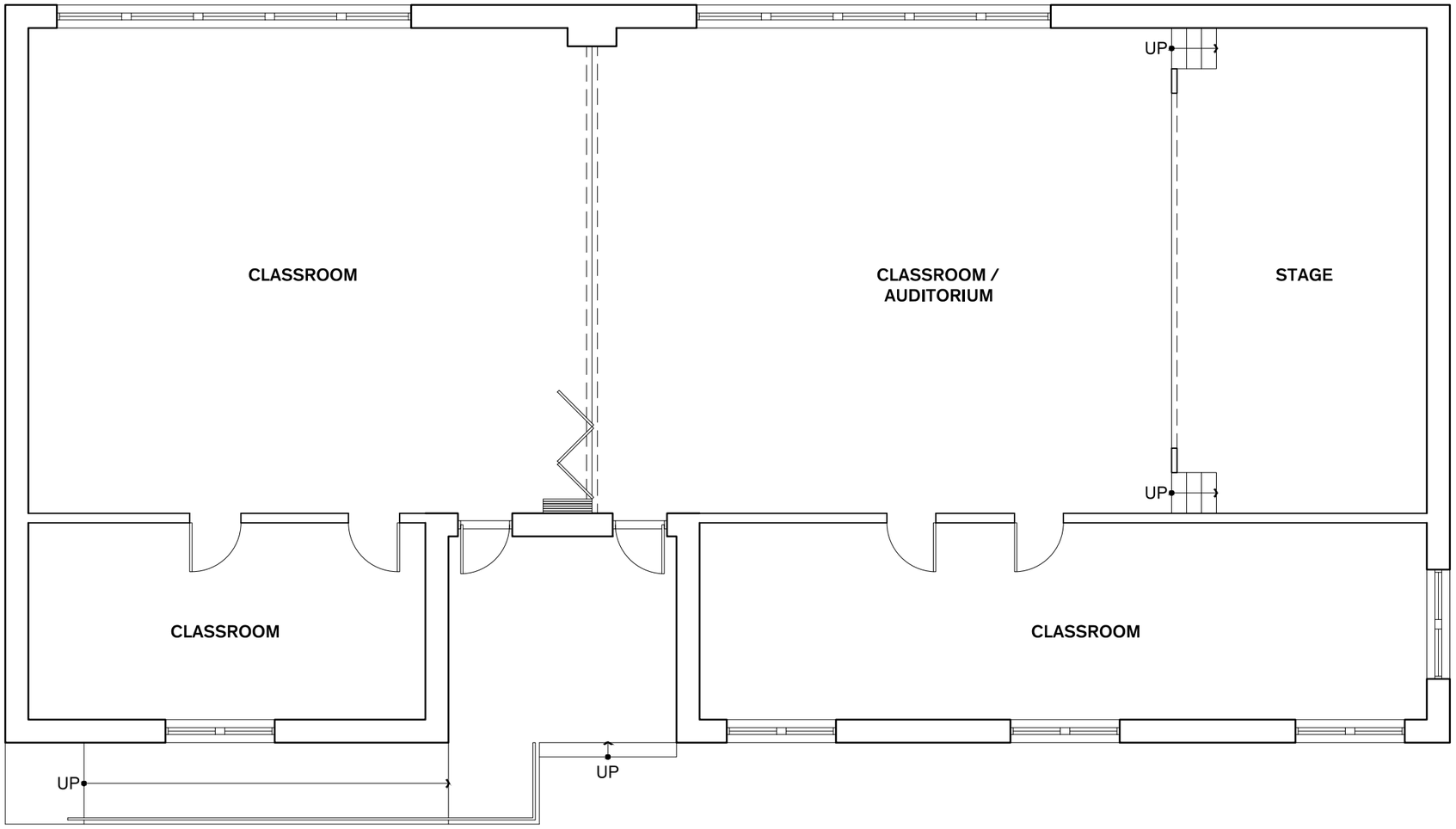
The rectangular school building has load bearing, limestone masonry walls with a recessed entry on the east elevation. Wood windows are punched through the stone masonry on all elevations of the building, excluding the south. Four sets of double-hung, wood windows with 6-over-6 glass lites stretch across the east elevation with another set placed on the north elevation. The west elevation of the school building has tall, double-hung, 16-over-16 glass lites, wood windows that provide significant daylighting to the interior spaces. The roof is a corrugated metal, clipped-gable roof on wood structure (see Figure 2.5). Historically, the school had three interior spaces. The main room was a large open space that could be closed off with sliding, accordion wood doors when multiple classes were in session. A wooden stage was built on the north side of the main room for auditorium use. Two smaller classrooms were on either side of the recessed entry.

The school remained in session until 1949 when, again, growing student populations prompted the construction of a new school. Upon the completion of a new auditorium at the new high school in 1953, the old high school was used for school functions. For the next 20 years the old high school was used for community meetings and elections. The building served as an educational institution once again in 1976 when DSISD used the building for kindergarten classes. In 1985, the old high school was then remodeled to accommodate DSISD administration offices. At this time, a new window was added on the north facade in the superintendent's office and a new door was installed in the southwest corner on the south elevation. In 2000, the old high school was leased to Hays County for use as their Precinct 4 administrative offices. The Stephenson High School building was placed on the National Register of Historic Places in 2013 as a contributing building in the Dripping Springs Downtown Historic District (See Appendix). Today, the northern portion of the building has been stripped back to its historic open floor plan, removing all non-original ceilings, walls, and flooring. A non-original mechanical closet and restrooms remain. The southern portion of the building is currently occupied by the VFW Post 2933 and American Legion Post 290, used as a meeting place along with storage.

Section Two: Historic Research

Chronology of Significant Historic Events

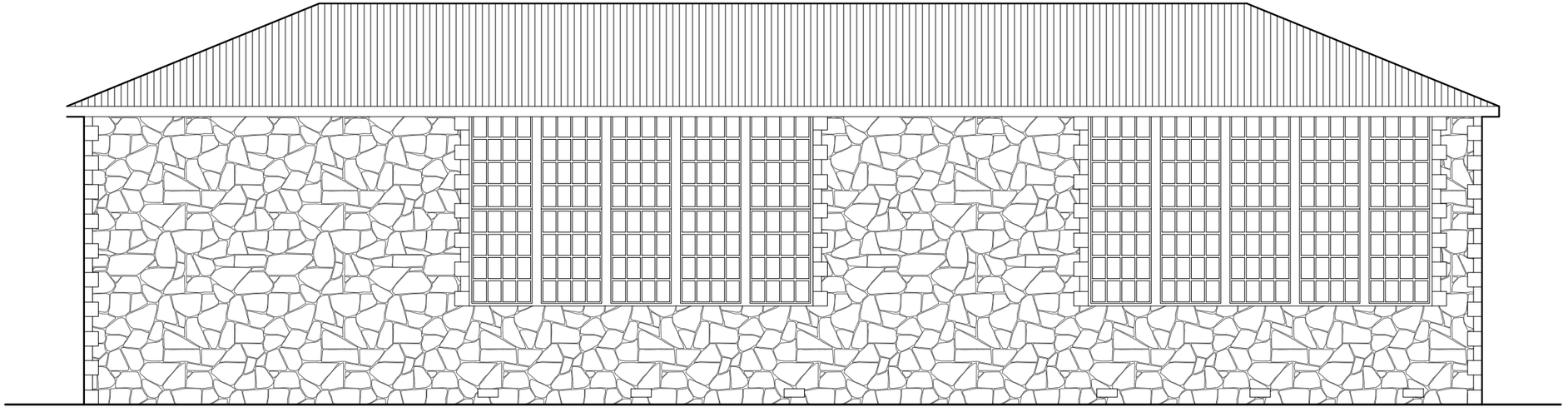
1854	The land parcel containing Dripping Springs was sold to the Pound, Moss, and Wallace families.
1872	W. T. Chapman moved to Dripping Springs and became a civic leader in the community.
1881	W. T. Chapman developed a 12-Block Plan for the City of Dripping Springs, including a sizable lot of land set aside for education, known as the Academy Block.
1882	Dripping Springs Academy opened as a boarding school and First Baptist Church with 64 students enrolled.
1885	A wooden addition was added to the Academy for growing student enrollment.
1921	Dripping Springs Academy was bought by DSISD and deemed a public school.
1922	The Academy removed a wooden addition and constructed a masonry second story.
1935	$4,000 bond election was held to construct a new high school west of the Academy.
1938	A new high school was built using WPA funds along with local labor and materials.
Spring 1939	In May, Allen Stephenson, a popular high school student, passed away due to a baseball injury.
Fall 1939	Fall session at the Stephenson High School opened, named for Allen Stephenson.
1949	All classes moved from both Dripping Springs Academy and Stephenson High School to a new high school building, Dripping Springs High School.
1952	The Masonic Lodge purchased the Academy building for their organizational uses.
1949-1953	Stephenson High School served as auditorium for DSISD functions.
1954-1975	The high school hosted community meetings and elections.
1976-1985	The high school re-opened to hold DSISD kindergarten classes.
1985	DSISD moved into the high school and remodeled the interior for administrative offices.
2000	Stephenson High School was leased to Hays County, who remodeled the interior for adminstrative office space.
2013	Stephenson High School was deemed a contributing resource in the Dripping Springs Downtown Historic District and was placed on the National Register of Historic Places.
2009	The City of Dripping Springs took possession of the property.
2017	The VFW Post 2933 and American Legion Post 290 leased a section of the high school from the City of Dripping Springs.
2019	The City of Dripping Springs demolished a majority of non-original interior finishes to prepare the building for future use.
Present	The old high school remains partially occupied by the VFW Post 2933 and American Legion Post 290.



Historic Floor Plan

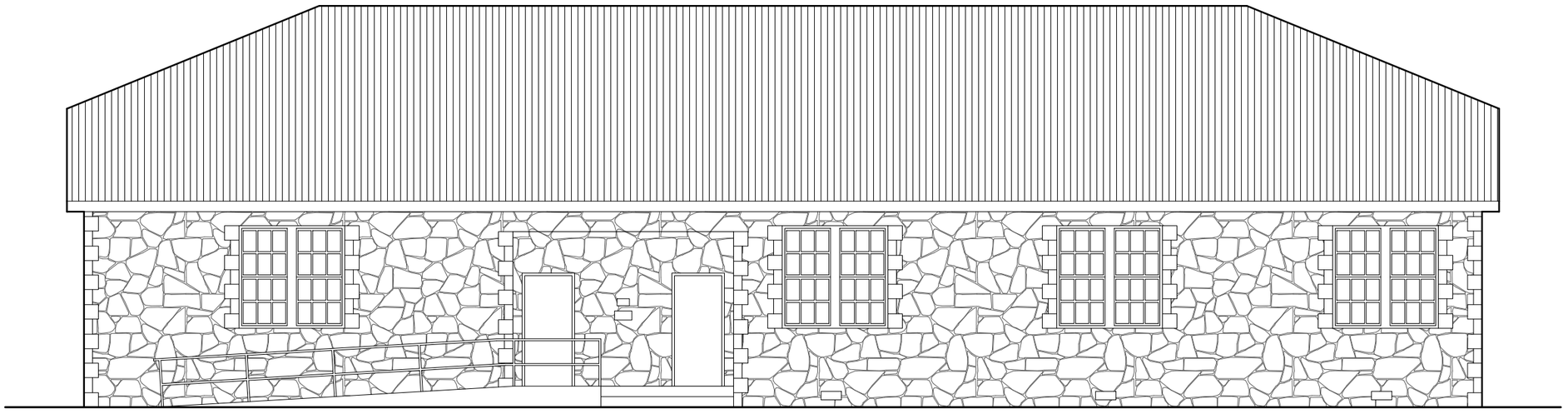
Scale: 1/8" = 1'-0" c. 1939

N
PLAN NORTH



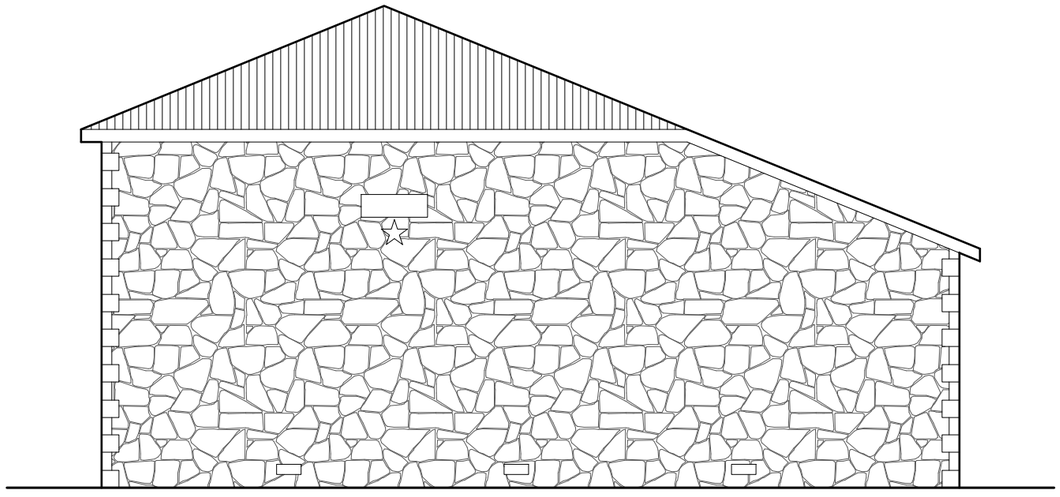
Historic Elevation - West

Scale: 1/8" = 1'-0" c. 1939



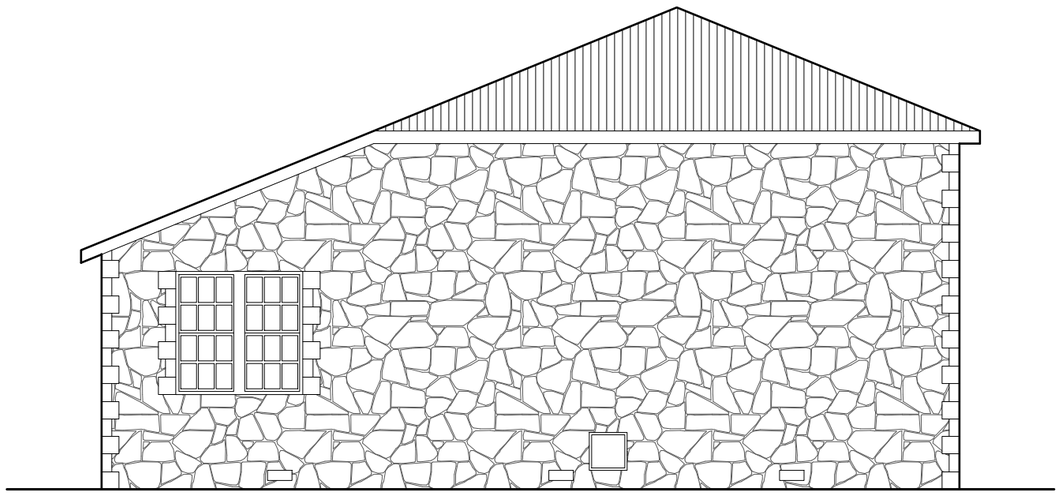
Historic Elevation - East

Scale: 1/8" = 1'-0" c. 1939



Historic Elevation - South

Scale: 1/8" = 1'-0" c. 1939



Historic Elevation - North

Scale: 1/8" = 1'-0" c. 1939

Section Three: Assessment & Recommendations

Existing Site Plan, Floor Plans, and Elevations

Existing Conditions Assessment

Summary of Recommmendations by Priority

NEIGHBORING BUILDING

NEIGHBORING GOAT FARM

NEIGHBORING BUILDING

STEPHENSON SCHOOL BUILDING

NEIGHBORING BUILDING

MASONIC LODGE (ACADEMY BUILDING)

OLD FITZHUGH ROAD

Existing Site Plan

Scale: 1/32" = 1'-0" 04/01/2020

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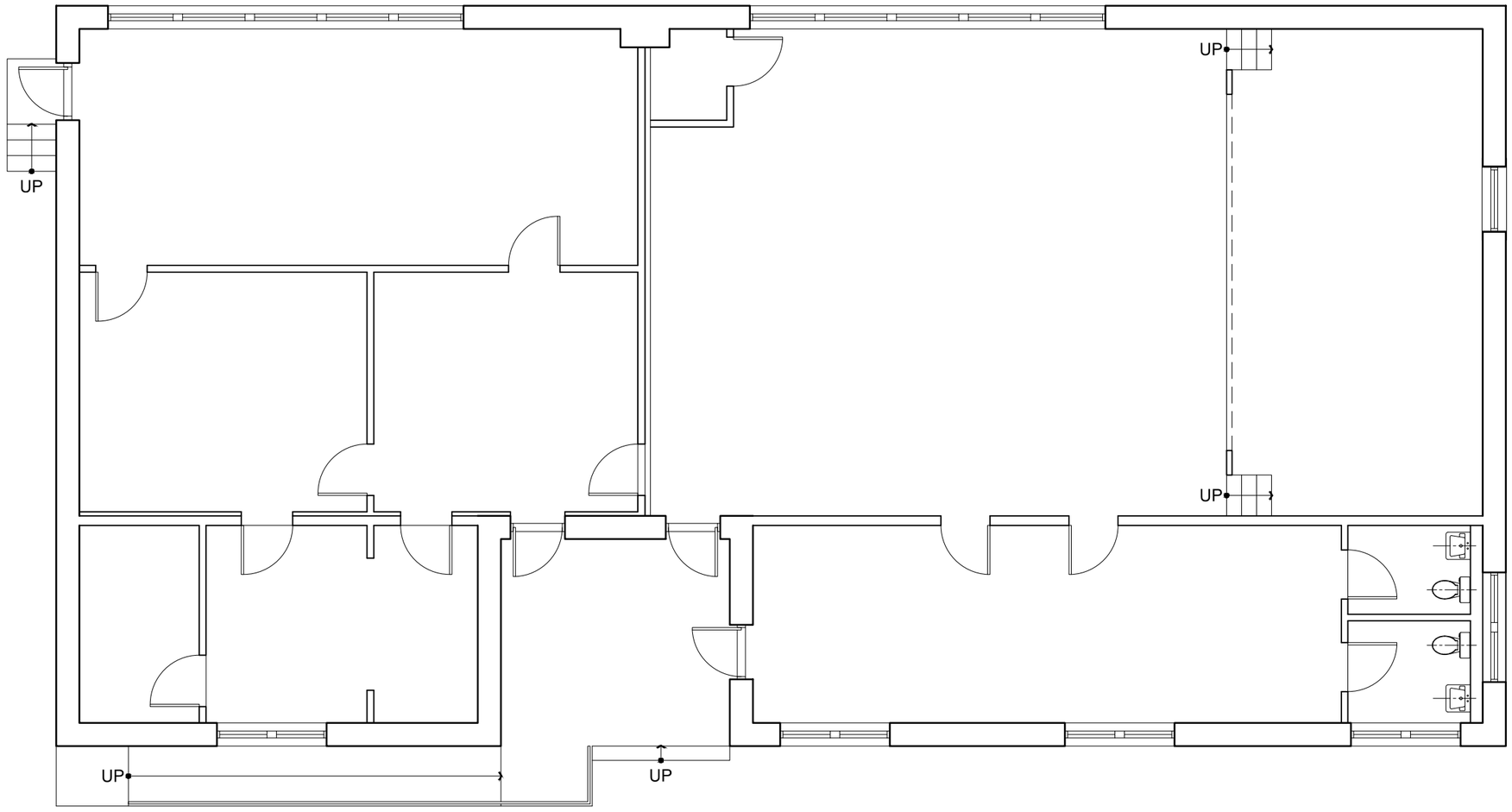
PLAN NORTH



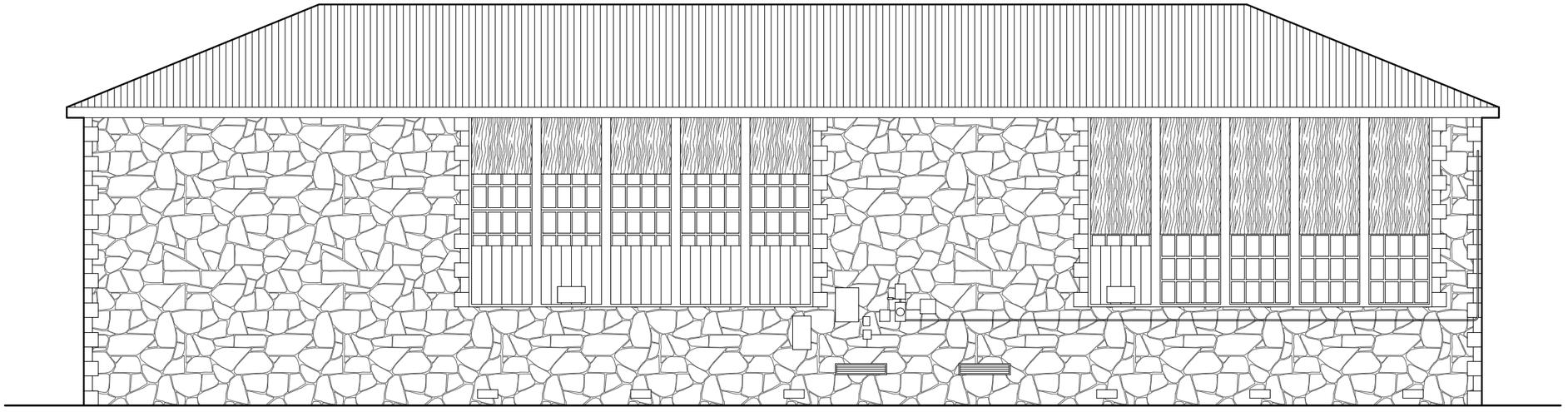
Existing Floor Plan

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

04/01/2020

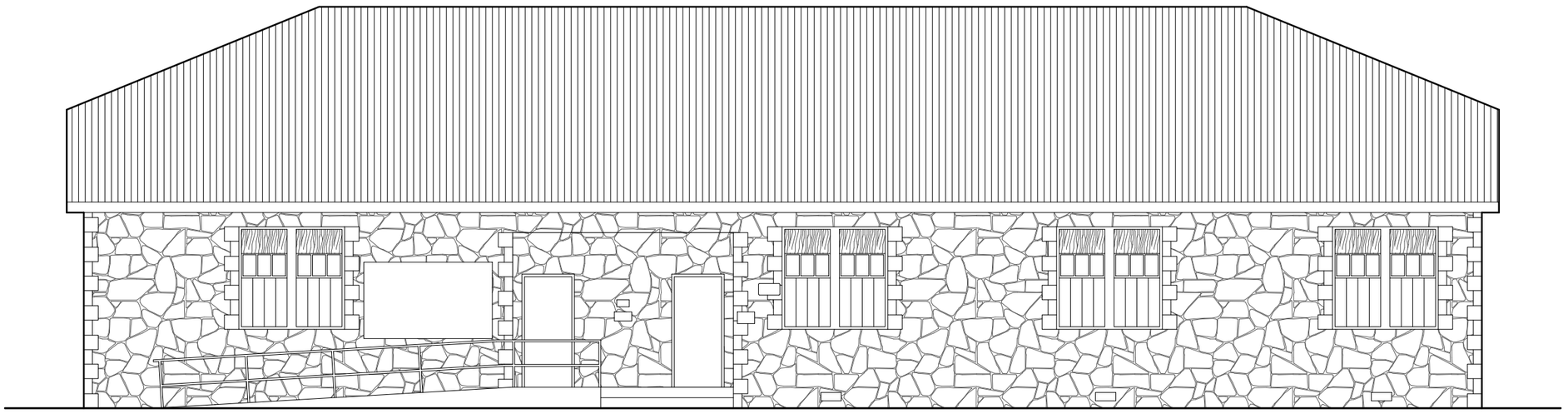
N

PLAN NORTH



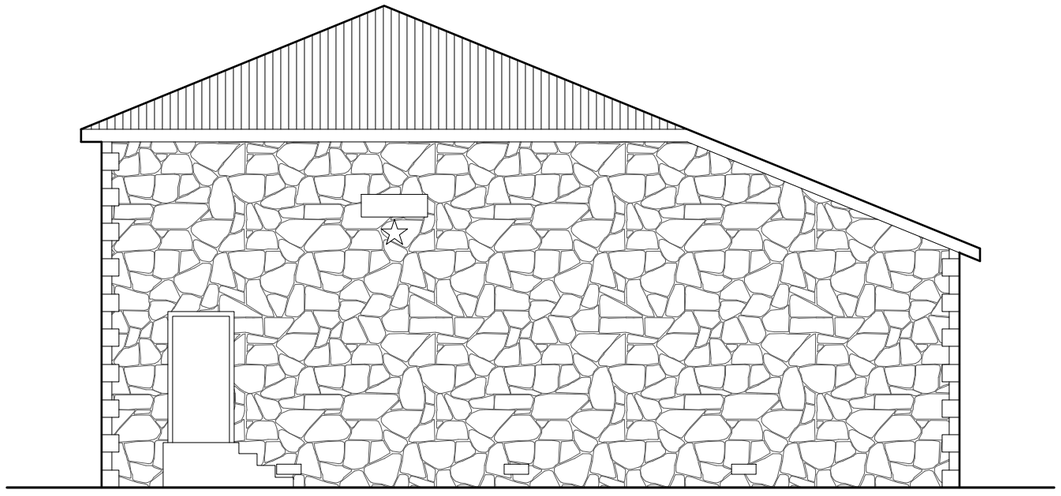
Existing Elevation - West

Scale: 1/8" = 1'-0" 04/01/2020



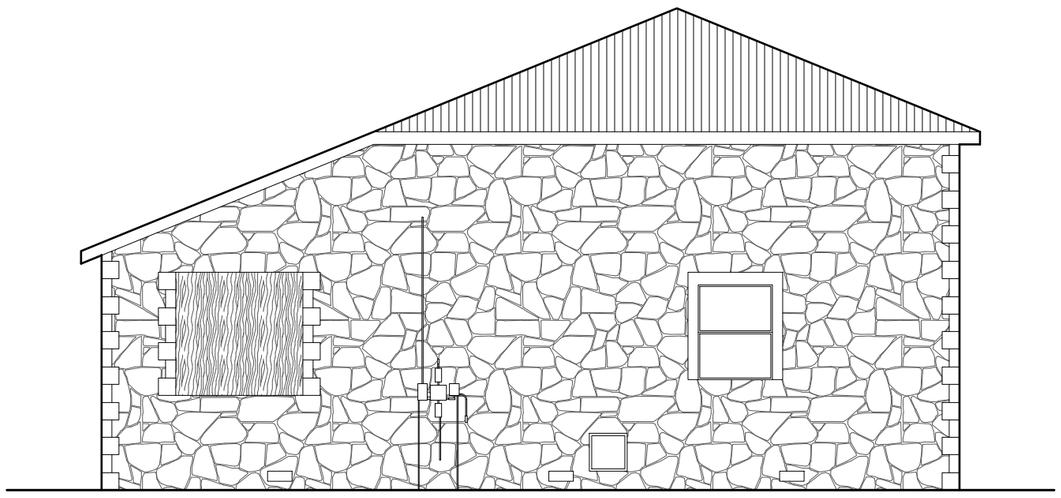
Existing Elevation - East

Scale: 1/8" = 1'-0" 04/01/2020



Existing Elevation - South

Scale: 1/8" = 1'-0" 04/01/2020



Existing Elevation - North

Scale: 1/8" = 1'-0" 04/01/2020

Section Three: Assessment & Recommendations

Element Type: I. SUBSTRUCTURE
1. Foundation

Analysis **Priority 1/3**


Figure 3.1: Crawl space access door, note biological growth


Figure 3.2: Limestone masonry pier and wood beam structure


Figure 3.3: Limestone masonry foundation pier and wood beam structure in crawl space under stage at north end


Figure 3.4: Crawl space masonry opening with damaged wire screen

Description/Construction:

A crawl space access door is located on the north elevation of the building (see Figure 3.1), providing views of the foundation and floor structure underneath the stage. A wood flooring system is supported by a wood beam and limestone masonry pier foundation structure (see Figures 3.2-4). From the crawl space, the building's exterior load-bearing limestone masonry walls extend below grade, suggesting no foundation slab (see Figure 3.2). The single, load-bearing interior wall is supported by a built-up wood beam structure on limestone piers. The foundation has many ventilation openings with wire screens.

Existing Conditions:

The limestone masonry pier and wood beam foundation is in good condition. The following conditions were noted:

1. Biological growth on limestone was noted at all elevations near grade. This could be attributed to improper grading/drainage at the site and water splashback from the roof due to damaged or missing gutter/downspout assemblies.

2. The wire screens installed at foundation masonry openings are damaged or missing at all locations (see Figure 3.4). However, the foundation and crawl space generally appeared dry.

3. The crawl space access hatch has been recently replaced and is properly secured.

Recommendations:

1. *Insulate crawl space to meet IBC standards for proposed occupancies.*

2. *Replace wire screens at all crawl space masonry opening locations.*

3. *Clean stone masonry at all elevations with mild cleaner and low-pressure wash.*

Section Three: Assessment & Recommendations

Element Type: II. SHELL
1. Exterior Walls

Figure 3.5: Exterior rough cut limestone masonry with V-groove mortar detail

Figure 3.6: Recessed opening at the east elevation

Figure 3.7: North elevation, note biological growth

Figure 3.8: Electrical equipment and masonry penetrations at the west elevation

Analysis **Priority 1-3**

Description/Construction:

The exterior walls are rough cut limestone masonry with a V-groove buff-colored mortar (see Figure 3.5). Smooth cut limestone quoining exists at the four corners of the building, the recessed entry opening, and all window openings excluding the window addition on the left side of the north elevation (see Figure 3.7). Mechanical and electrical equipment is located on the north and west elevations (see Figures 3.7-3.8).

Existing Conditions:

The exterior walls are in good to fair condition. The following conditions were noted:

1. Biological growth was noted at all elevations. This could be attributed to improper grading/drainage at the site and water splash back from the roof due to damaged or missing gutter/downspout assemblies.

2. Penetrations from previous and current mechanical and electrical equipment installed on masonry facades have not been sealed or filled correctly.

3. Metal sheet signage is installed on the east elevation (see Figure 3.6).

4. Historic markers exist on the east elevation noting WPA funding, dedication to Allen Stephenson, and the placement of the building on the National Register of Historic Places (see Figure 3.6).

Recommendations:

1. *Clean soiled masonry at all elevations with mild cleaner and low-pressure wash.*

2. *Repoint damaged and deteriorated mortar joints. Match composition, color, surface texture, and joint profile of existing mortar.*

3. *Remove all mechanical and electrical equipment on the north and west elevations. Seal all holes with light-colored buff mortar to match existing.*

4. *Remove metal sheet signage on east elevation and repair mounting holes as needed with light-colored buff mortar to match existing.*

Section Three: Assessment & Recommendations

Element Type: II. SHELL
2. Roof Assembly


Figure 3.9: North elevation


Figure 3.10: Rotted wood on underside of eaves


Figure 3.11: Wood trusses visible through ceiling


Figure 3.12: Wood trusses visible through ceiling

Analysis **Priority 1**

Description/Construction:

The one-story building is covered with a clipped-gabled roof as built in 1939 (Ref. Figures 3.9). The current roof dates back to the original construction. The roof assembly is comprised of lapped, corrugated sheet metal with fascia on light wood construction. There is no sheathing or insulation underneath the sheet metal roofing. Expanded 2”x4” wood decking with V-joint framing make up the 1’-1” overhang covered with a 2”x6” wood fascia board (see Figure 3.10). Non-original aluminum metal gutters are located on the east elevation. The roof is structurally supported by a light, wood truss system with exposed 1”x2” and 1”x3” wood lathe ceiling structure(see Figures 3.11-3.12).

A clipped gable extended roof design is where the gable ends are clipped off with a half-hip roof. The design was often used for its increased stability and ability to protect the gabled peak ends from wind uplift. The hipped ends also soften the appearance of the sharp gabled roof and typically costs more to construct.

Existing Conditions:

The roof assembly is in fair condition. The following conditions were noted:

1. Sheet metal roofing is in fair condition. There are minimal signs of water leaks around the non-original restroom.
2. Non-original and missing fascia board on the roof overhangs was recorded.
3. Wood ceiling truss joists/roof rafters visible showed no signs of damage
4. Christmas lights are attached to the underside of eaves

Recommendations:

1. *Replace sheet metal roofing 100% with an acrylic-coated Galvalume corrugated sheet metal to promote longevity and eliminate exposed fastners. Provide insulation, sheething, water proofing, and flashing/ fastners. Flashing to be the same as base roofing material.*
2. *Repair wood truss system as necessary to receive new sheet metal roof.*
3. *Repair/replace fascia and other trim, refinish.*
4. *Remove christmas lights and explore options for LED Christmas lights that are appropriately attached to the building*

Section Three: Assessment & Recommendations

Element Type: II. SHELL
3. Window Assemblies

Figure 3.13: Typical double-hung window pair, lower panes boarded-over from exterior.


Figure 3.14: Loose paint on window frame assembly


Figure 3.15: Loose paint on window frame assembly

Analysis **Priority 1**

Description/Construction:

All but one of the windows on the building are original. The east elevation has four pairs of 6-over-6, double-hung painted wood windows. All windows on this elevation have the lower window pane boarded-over with painted wood paneling (see Figure 3.13). The north elevation has one original pair of 6-over-6 double-hung painted wood windows, which is completely boarded-over with unfinished wood. There is also one non-original fixed window with a painted wood frame. On the west elevation and are two sets of 5 16-over-16, double-hung wood windows. Each window, masonry openings (except the non-original window) sits on a "mud sill" of piled-up mortar and is framed on both sides by quoined limestone.

Existing Conditions:

In general, the windows were found to be in fair condition. Most windows have been partially boarded-over. Some windows have mostly missing or broken lites.

1. All windows have deteriorated paint coatings, sealants, and glazing putty. (see Figures 3.14-3.15).

2. All original windows are partially boarded-over with wood (see Figures 3.13-3.19).

3. One original window has been completely boarded-over on the exterior and has been covered by a furred-out restroom wall on the interior (see Figure 3.17).

4. Windows on the west elevation have several broken lites and vegetative growth on the exterior. On the interior, remnants of construction for dropped ceilings remains (see Figures 3.19-3.21).

Recommendations:

1. *Remove furred-out restroom wall covering original window.*

2. *Remove plywood covering original windows*

3. *Prior to any renovation work, an environmental report should be complete to determine the presence, if any, of lead containing paint. Lead paint should be properly abated/encapsulated per current regulatory requirements.*

Section Three: Assessment & Recommendations

Element Type: II. SHELL
3. Window Assemblies

Analysis **Priority 1**

Figure 3.16: Typical interior sill of windows

Figure 3.17: Original window boarded-over on exterior with restroom furr-out wall on interior

Figure 3.18: Non-original aluminum window on north elevation

Recommendations:

Windows:

4. *Base Scope - Historic window restoration in existing building, new window units in addition:*

   - *Conduct an exterior window survey to determine damage on each frame and sash unit.*
   - *Repair damaged wood elements and provide perimeter sealants. Replace sashes and frames that are damaged beyond repair.*
   - *Fix windows in place reinstall glazing and provide supplemental single pane glass to match original.*
   - *Install new glazing putty throughout.*
   - *Provide new windows at addition.*
   - *Paint frames and sashes.*
   - *Install window film on inside of glazing at all windows to improve energy efficiency.*

5. *Alternate 1 – Historic window restoration in existing building, new window units in addition. At Auditorium windows, restoration without glazing, installation of new low-e panes:*

   - *Conduct an exterior window survey to determine damage on each frame and sash unit.*
   - *Repair damaged wood elements and provide perimeter sealants.*
   - *Replace sashes and frames that are damaged beyond repair.*
   - *Fix windows in place and reinstall glazing and provide supplemental single pane glass to match origina. Do not reinstall glazing at Auditorium windows.*
   - *Provide new windows at addition.*
   - *Paint frames and sashes.*
   - *At Auditorium windows: Install large tempered insulated low-e glass units, the size of each window unit , on the outside of each window frame to create a continuous glazing enclosure over the existing historic windows in the auditorium.*
   - *Install window film on inside of glazing at all windows to improve energy efficiency.*

   Alternate 2 - Removal and replacement of all historic windows, new window units in addition:

   - *Remove all existing windows.*
   - *Provide and install Marvin Ultimate Clad windows to match historic windows in-kind.*
   - *Provide new windows at addition.*
   - *Paint frames and sashes.*
   - *Install window film on inside of glazing at all windows to improve energy efficiency.*

Conditions Analysis & Recommendations

Figure 3.19: Set of 5 double-hung, 16-over-16 lite windows on west elevation

Figure 3.20: Windows have mulitple broken lites and vegetative growth

Figure 3.21: Interior with remants of two dropped ceilings over windows

Section Three: Assessment & Recommendations

Element Type: II. SHELL
4. Exterior Door Assemblies

Figure 3.22: One of two main entry doors, non-original door in original opening

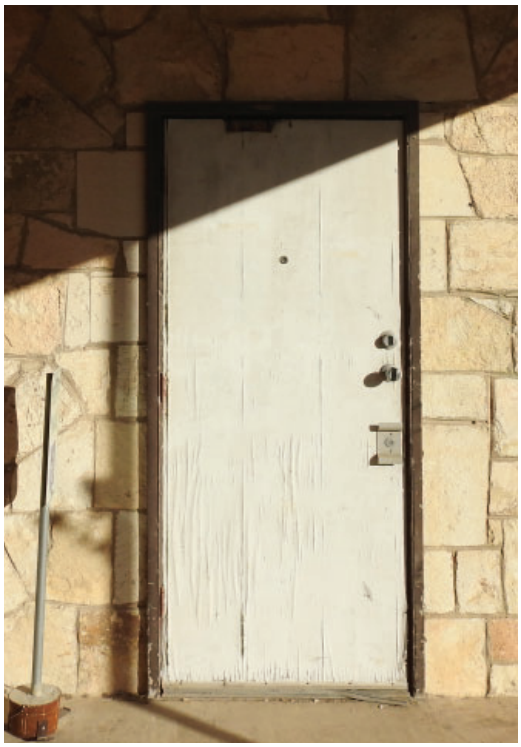


Figure 3.23: Non-original wood door in non-original masonry opening

Analysis **Priority 1/3**

Description/Construction:

There are no surviving original exterior doors. The multiple alterations most likely resulted in the removal and replacement of original doors. All three exterior doors on the east elevation are wood doors with wood frames. The exterior door on the south elevation is a hollow metal door with a hollow metal frame. The doors are all painted white, while the frames are painted brown or white. The two, mirrored main entry doors in the recessed entrance are in original masonry openings, with a single lite and metal hardware (see Figure 3.22). The third entry's masonry opening in the recessed entrance is non-original and the door has a peep hole and metal hardware (see Figure 3.23). The single exterior door on the south entrance is also in a non-original masonry opening, with metal harware (see figure 3.24).

Existing Conditions:

In general, the doors were found to be in fair to poor condition. The following conditions were noted:

1. Wood doors are splitting and deteriorating.
2. Hollow metal door and frames show visible signs rusting (see Figure 3.24).
3. All entry hardware is non-complaint to ADA standards (see Figure 26).
4. All doors and frames have flaking and chipped paint.

Recommendations:

1. *Prior to renovation work, review environmental report for extent of lead containing paint. Lead paint should be properly abated/ encapsulated per current regulatory requirements.*
2. *Restore existing wood frames, repaint.*
3. *Treat existing hollow metal door and frame for rust, repaint.*
4. *Replace deteriorated, non-original wood doors with period appropriate wood doors with ADA compliant hardware.*

Section Three: Assessment & Recommendations

Figure 3.24: Non-original hollow metal door in non-original masonry opening

Figure 3.25: Typical metal threshold at front entry

Figure 3.26: Existing hardware not compliant with ADA standards

Section Three: Assessment & Recommendations

Element Type: II. SHELL
5. Recessed Covered Entry

Figure 3.27: Recessed, covered entrance on east elevation


Figure 3.28: South face of recessed, covered entrance


Figure 3.29: North facade of recessed, covered entrance


Figure 3.30: Ceiling and light fixture of recessed, covered entrance

Analysis **Priority 3**

Description/Construction:

The original east elevation recessed entry remains with minor alterations including; concrete foundation, ramp, and steps (see Figure 3.27). The ceiling of the recessed entry is painted, wood beadboard with a single ceiling mounted light fixture (see Figure 3.30). Two original plaques are centered on the recessed entry limestone wall. The upper plaque recognizes the construction and completion of the building under the WPA federal program in 1939. The second plaque is in memorium of the student and namesake of the Allen Stephenson High School.

Existing Conditions:

The entry was found to be in good to fair condition. The following conditions were noted:

1. A non-original enclosed notice board has been mounted on the south side of the recessed entry (see Figure 3.28).
2. A non-original door opening was added on the north side during one of the remodeling phases (see Figure 3.29).
3. The original wood beadboard ceiling is in fair condition with minimal damage (see Figure 3.30).
4. The lower sections of the masonry walls in the recessed entry have biological growth (Ref. Figure 2.8).

Recommendations:

1. *Prior to any renovation work, an environmental report should be complete to determine the presence, if any, of lead containing paint. Lead paint should be properly abated/encapsulated per current regulatory requirements.*
2. *Remove non-original enclosed notice board. Repair masonry at mounting locations.*
3. *Restore original wood beadboard ceiling, repaint.*
4. *Replace existing ceiling mounted light fixture.*

Section Three: Assessment & Recommendations

Element Type: II. SHELL
7. Gutters

Analysis **Priority 1**

Figure 3.31: Single metal gutter at southeast corner

Figure 3.32: Gutter at southeast corner, note missing spout

Description/Construction:

The roof has a non-original ogee gutter on the east elevation draining to a single downspout on the southeast corner of the building (see Figures 3.31-3.32). The painted aluminum metal gutter is attached to the 2"x6" wood fascia board.

Existing Conditions:

The existing gutter system appears to be in fair to poor condition. The downspout is missing the lower section, causing water to drain along the face of the building which allows water to pool around the corner foundation instead of draining away from the building. The west elevation has no gutter system, allowing water to splash back onto building, which has caused vegetative growth along the building face. The west elevation has electrical equipment mounted to the exterior wall, having water splash back onto this equipment is a potential hazard.

Recommendations:

The building did not originally have a gutter system. With the presence of biological growth and mounted electrical equipment, a new gutter system is neccesary. Galvanized, half-round gutters should be considered a more appropriate style of gutter system for a building of this period.

1. *Replace gutter system with 6-inch galvanized half-round gutters at east elevation and provide gutter system at west elevation.*

2. *Replace missing gutter "elbow" and provide new splash block.*

Section Three: Assessment & Recommendations

Element Type: III. INTERIOR
1. Finishes

Analysis **Priority 1/2**

Figure 3.33: Main auditorium space. Note original wood flooring and load bearing interior wall. Stage to the left

Figure 3.34: Original interior wall. Note three paint colors, signifying the addition of two dropped ceilings

Figure 3.35: Classroom with non-original restrooms built at back of room

Figure 3.36: Damaged original 1"x6" wood base

A. INTERIOR WALLS
Description/Construction:

The original interior layout remains with the addition of a few modern partition walls. Most non-original walls were recently demolished except at the south portion of the building. Non-original walls remain for current occupants. Refer to conjectural existing floor plan.

The building has one continuous load-bearing interior wall that separates the main auditorium space from two smaller classrooms on either side of the recessed covered entry (see Figure 3.33). This wall is constructed of 2"x6" wood studs at 16 inches on center with three coats of plaster and lathe on both sides (see Figure 3.34). The main space can be separated by an original, sliding accordion door parition on a floor rail system. The exterior walls were plastered over on the interior to match the finish of the interior walls. The walls have been painted over several times with multiple remodels and tenants. The different paint colors are apparent where two different dropped ceiling were installed during different remodels (see Figure 3.34). Orginal 1"x6" wood base remains in the north portion of the building.

The remaining non-original walls are constructed of 2"x4" wood studs with batt insulation and gypsum board on both sides, painted. In the south portion of the building that remains remodeled, furred-out walls have been constructed over existing interior wall finishes. Further investigation will be needed to evaluate the condition of the interior finishes underneath existing furr-outs.

Existing Conditions:

The interior walls are generally in good to fair condition. The following conditions were noted:

1. The existing interior load-bearing wall has damage where two dropped ceilings were previously installed, leaving open penetrations and other damage (see Figures 3.34-3.35).

2. Original 1"x6" wood base has been damaged by wall partition additions (see Figure 3.36).

3. Original interior walls have been furred-out in south portion of building (see Figures 3.38, 3.40-3.41).

Recommendations:

1. *Prior to any renovation work, an environmental report should be complete to determine the presence, if any, of lead containing paint. Lead paint should be properly abated/encapsulated per current regulatory requirements.*

2. *Remove all non-orginal walls and furr-outs in south portion of building as well as mechanical room and restrooms.*

3. *Repair original interior wall finishes from dropped ceiling penetrations, furr-out installation, previous additions, etc. Paint.*

4. *Repair existing wood base where damaged and provide 1"x6" wood wall base where missing to match original, paint.*

Section Three: Assessment & Recommendations

Element Type: III. INTERIOR
1. Finishes

Analysis **Priority 1**

Figure 3.37: Non-original mechanical room addition. Note original chimney floo behind

Figure 3.38: Remnants of carpet glue on original wood flooring

Figure 3.39: Threshold between remodeled space and main auditorium

B. INTERIOR FLOORING
Description/Construction:

The original flooring throughout is 1×4 tongue and groove, long leaf pine (see Figure 3.33). The wood flooring was previously covered with carpeting in the north portion of the building and covered with wood particle board and VCT tile flooring in the south portion of the building including the restrooms (see Figures 3.38-3.41).

Existing Conditions:

The wood flooring is in good condition. The finish stain is worn where wall partitions were added and from carpet adhesive. The vinyl flooring in the restrooms and the south portion of the building is not period appropriate. Further investigation into the condition of the wood flooring underneath the VCT tile flooring will be needed once removed.

Recommendations:

1. *Prior to any renovation work, conduct asbestos survey for presence of asbestos containing material (ACM). ACM should be properly abated/encapsulated per current regulatory requirements.*

2. *Remove non-original vinyl flooring throughout.*

3. *Restore wood flooring, strip and sand to bare wood, repair or replace missing/damaged pieces beyond repair, refinish with stain and tung oil finish (3 coats).*

Section Three: Assessment & Recommendations

Element Type: III. INTERIOR
1. Finishes

Figure 3.40: Occupied space. Note non-original VCT tile flooring, dropped ACT ceiling, and furred-out wall

Figure 3.41: Occupied space. Note non-original VCT tile flooring, dropped ACT ceiling, and furred-out wall

Figure 3.42: Original ceiling panel finish found above dropped ceiling

Analysis **Priority 1/2**

C. INTERIOR CEILING
Description/Construction:

The original ceiling was constructed of panel board fixed on 1"x2" and 1"x3" wood lathe (see Figure 3.42). The panel board was discovered only in the south portion of the building above a non-original existing dropped ACT ceiling. Only the 1"x2" and 1"x3" wood lathe ceiling structure remains in the north portion of the building, (see Figures 3.33-3.35). The south portion of the building has a non-original, dropped 2'x2' ACT ceiling with batt insulation above.

Existing Conditions:

The ceilings were noted to be in fair to poor condition. The panel board ceiling finish is missing from the north portion of the builidng and remnants remain of damaged panel board in the south portion (see Figure 3.42). The non-original 2'x2' ACT ceiling system has various locations of water damage and staining (see Figure 3.41).

Recommendations:

1. *Prior to any renovation work, conduct asbestos survey for presence of asbestos containing material (ACM). ACM should be properly abated/encapsulated per current regulatory requirements.*
2. *Remove non-original dropped 2'x2' ACT ceiling system and insulation.*
3. *Repair or replace original 1"x2" and 1"x3" wood lathe 10% and leave structure exposed.*
4. *Provide insulation panels at roof structure above ceiling, paint black.*

Section Three: Assessment & Recommendations

Element Type: III. INTERIOR
2. Sliding Accordion Doors

Figure 3.43: Sliding accordion door partition system

Figure 3.44: Three panel wood doors with original hardware

Figure 3.45: Original hardware

Analysis **Priority 1**

Description/Construction:

The main space of the building was able to be separated by a sliding accordion door system. It is assumed that nine wood doors slid and folded along a metal railing system. Seven of the nine doors are still existing and are reusable. Two doors were removed for a new door opening during a remodel. Throughout the many remodels and additions the building had, the partition system was preserved with furred-out walls on either side.

Existing Conditions:

The sliding accordion doors were noted to be in fair to poor condition. The following conditions were noted:

1. Two of the assumed nine doors are missing.
2. Some original hardware is missing.
3. The rail system is damaged, placing some doors on and off the rail; the folding and sliding doors are not operable.
4. The wood doors and trim above are scratched and damaged (see Figures 3.43-3.45).

Recommendations:

1. *Prior to any renovation work, conduct asbestos survey for presence of asbestos containing material (ACM). ACM should be properly abated/encapsulated per current regulatory requirements.*
2. *Repair rail system and re-align doors on rail to make operable.*
3. *Restore existing accordion doors and trim. Repair/replace missing or damaged hardware, refinish.*
4. *Replace missing and damaged hardware.*
5. *Reconstruct missing doors in-kind to match existing and provide period style hardware to match original.*

Section Three: Assessment & Recommendations

Element Type: III. INTERIOR
3. Stage

Analysis **Priority 2**

Figure 3.46: Wood stage at north end of building

Figure 3.47: Stairs to stage. Note wood beadboard proscenium

Figure 3.48: Stairs to stage

Figure 3.49: Mounted electrical equipment on back wall of stage area

Description/Construction:

The main space of the building has an original wood stage on the north end. The stage is supported by wood construction and has the same wood floor finish as the rest of the building. The 30" high stage has a wood beadboard proscenium and an unfinished wood stage frame. A non-original window was constructed in the stage area during one of the remodels.

Existing Conditions:

The stage area was noted to be in good to fair condition. The following conditions were noted:

1. The wood flooring is damaged and has been painted in some locations, as well as both stair entries (see Figures 3.46-3.49).
2. The beadboard proscenium has paint damage and open penetrations into the crawl space (see Figure 3.47).
3. The stage framed wall is unfinished (see Figure 3.46).
4. The wall mounted electrical equipment needs to be evaluated futher.
5. The existing paint is loose (see Figures 3.46-3.48).

Recommendations:

1. *Have the existing mounted electrical equipment removed.*
2. *Restore wood flooring on stage and side stairs. Replace damaged elements beyond repair, refinish.*
3. *Repair wood beadboard proscenium and replace damaged elements beyond repair, refinish.*
4. *Finish out the stage framed wall with new beadboard to match interior finishes.*
5. *Repaint stairs and beadboard proscenium.*

Section Three: Assessment & Recommendations

Element Type: IV. BUILDING SITEWORK
1. Grading and Drainage

Figure 3.50: West side of building at the edge of the property. Note MEP equipment.

Figure 3.51: West side of building at the edge of the property. Note MEP equipment.

Analysis **Priority 1**

Description/Construction:

The grade naturally slopes southwest.

Existing Conditions:

The grading and drainage of the site were noted to be in good to fair condition. The following conditions were noted:

1. Biological growth is noted on all sides of the building due to improper grade drainage. The existing gutter system and missing downspout section most likely contributes to the lack of proper drainage.

Recommendations:

1. *Regrade at perimeter to create positive drainage away from the building envelope.*

2. *Create swales as necessary to direct drainage away from the building envelope.*

Section Three: Assessment & Recommendations

Element Type: IV. BUILDING SITEWORK
2. Exterior Accessibility and Asphalt Parking


Figure 3.52: Handicap signage


Figure 3.53: Ramp leading to concrete platform


Figure 3.54: Concrete steps up to entrance landing

Analysis **Priority 1**

Description/Construction:

The asphalt parking area leads up to the east side of the building with a 3 foot sidewalk leading to the main entrance. There are concrete curb stops to indicate parking spaces. Handicap parking signage is displayed on short metal poles and traffic cones (see Figure 3.52).

The building has two entry locations; the recessed covered entry and the entry at the southwest corner. The recessed covered entry is accessed either by a single concrete step up to the concrete landing or a concrete ramp with a metal handrail (see Figure 3.53). The southwest corner entrance is accesed with a concrete stair and landing (see Figure 3.54).

Existing Conditions:

1. The concrete ramp is compliant with ADA regulations in terms of slope and width. However the metal handrail is not compliant with ADA standards.

2. The existing sidewalk width of 3 feet is not in compliance with ADA standards.

3. The concrete steps and landing at the southwest corner do not meet ADA standards without railing systems and no accessible means of egress to the platform.

4. The asphalt parking lot is not striped for ADA spaces and the concrete curbs are not aligned.

5. The handicap parking signage is not displayed in compliance with ADA standards.

Recommendations:

1. *Replace the existing metal handrail on the concrete ramp with a railing in compliance with ADA standards.*

2. *Replace the existing sidewalk with new 5 foot wide concrete sidewalk to meet ADA standards.*

3. *Replace concrete stairs and landing to south entrance. Install guardrail and handrail to meet ADA standards. Construct concrete sidewalk linking stair to new sidewalk on east elevation.*

4. *Stripe the asphalt parking lot and realign concrete parking curbs.*

5. *Provide handicap parking signage in compliance with ADA standards.*

Section Three: Assessment & Recommendations

Summary of Preservation Recommendations by Priority

Level 1 - Critical

General: Prior to any renovation work, conduct asbestos survey for presence of asbestos containing material (ACM). ACM should be properly abated/encapsulated per current regulatory requirements.

Prior to any renovation work, an environmental report should be complete to determine the presence, if any, of lead containing paint. Lead paint should be properly abated/encapsulated per current regulatory requirements.

Foundation:

- Insulate crawl space to meet IBC standards for proposed occupancies.
- Replace wire screens at all crawl space masonry opening locations.

Exterior Walls:

- Repoint damaged and deteriorated mortar joints.

Roof Assembly:

- Replace sheet metal roofing 100% with an acrylic-coated Galvalume standing-seam sheet metal to promote longevity and eliminate exposed fastners. Provide insulation, sheething, water proofing, and flashing/fastners. Flashing to be the same as base roofing material.
- Remove christmas lights and explore options for LED christmas lights that are appropriately attached to the building.
- Repair wood truss system as necessary to receive new sheet metal roof.
- Repair/replace fascia and other trim, refinish.

Window Assemblies:

- Remove furred-out restroom wall covering original window.
- Remove plywood covering original windows
- Option A - Historic window restoration in existing building, new window units in addition: Conduct an exterior window survey to determine damage on each frame and sash unit.Repair damaged wood elements and provide perimeter sealants. Replace sashes and frames that are damaged beyond repair. Fix windows in place reinstall glazing and provide supplemental single pane glass to match original. Install new glazing putty throughout. Provide new windows at addition. Paint frames and sashes. Install window film on inside of glazing at all windows to improve energy efficiency.
- Option B – Historic window restoration in existing building, new window units in addition. At Auditorium windows, restoration without glazing, installation of new low-e panes. Conduct an exterior window survey to determine damage on each frame and sash unit. Repair damaged wood elements and provide perimeter sealants. Replace sashes and frames that are damaged beyond repair. Fix windows in place and reinstall glazing and provide supplemental single pane glass to match origina. Do not reinstall glazing at Auditorium windows. Provide new windows at addition. Paint frames and sashes. At Auditorium windows: Install large tempered insulated low-e glass units, the size of each window unit , on the outside of each window frame to create a continuous glazing enclosure over the existing historic windows in the auditorium. Install window film on inside of glazing at all windows to improve energy efficiency.
- Option C - Removal and replacement of all historic windows, new window units in addition: Remove all existing windows. Provide and install Marvin Ultimate Clad windows to match historic windows in-kind Provide new windows at addition. Paint frames and sashes. Install window film on inside of glazing at all windows to improve energy efficiency.

Exterior Door Assemblies:

- Replace deteriorated non-original wood doors with period appropriate wood doors with ADA compliant hardware.

Section Three: Assessment & Recommendations

Level 1 - Critical

Gutters:
- Replace missing gutter “elbow” and provide new splash block.
- Replace gutter system at east elevation and provide gutter system at west elevation.
- Galvanized half-round gutters should be considered a more appropriate style of gutter system for a building of this period.

Interior Finishes - Walls:
- Repair damaged plaster

Interior Finishes: - Flooring:
- Remove non-original vinyl flooring throughout.
- Restore wood flooring, repair or replace missing/damaged pieces beyond repair, refinish.

Interior Finishes - Ceilings:
- Provide insulation panels at roof structure above ceiling, paint black.

Interior - Sliding Accordion Doors:
- Reconstruct missing doors in-kind to match existing and provide period style hardware to match original.
- Replace missing and damaged hardware.
- Repair rail system and re-align doors on rail to make operable.
- Restore existing accordion doors and trim. Repair/replace missing or damaged hardware, refinish.

Grading and Drainage:
- Regrade at perimeter to create positive drainage away from the building envelope.
- Create swales as necessary to direct drainage away from the building envelope.

Exterior Accessibility and Asphalt Parking:
- Replace the existing metal handrail on the concrete ramp with a railing in compliance with ADA standards.
- Replace the existing sidewalk with new 5 foot wide concrete sidewalk to meet ADA standards.
- Replace concrete stairs and landing to south entrance. Install guardrail and handrail to meet ADA standards. Construct concrete sidewalk linking stair to new sidewalk on east elevation.
- Stripe the asphalt parking lot and realign concrete parking curbs.
- Provide handicap parking signage in compliance with ADA standards.

Restrooms:
- Replace existing restroom with code compliant restrooms.

MEP Systems:
- Replace throughout.

Level 2 - Serious

Exterior Walls:
- Remove all mechanical and electrical equipment on the north and west elevations. Seal all holes with light-colored buff mortar to match existing.

Interior Walls:
- Remove all non-orginal walls and furr-outs in south portion of building as well as mechanical room and restrooms.
- Repair original interior wall finishes from dropped ceiling penetrations, furr-out installation, previous additions, etc. Paint.
- Repair existing wood base where damaged and provide 1”x6” wood wall base where missing to match original, paint.

Section Three: Assessment & Recommendations

Level 2 - Serious

Interior Ceiling:

- Remove non-original dropped 2'x2' ACT ceiling system and insulation.
- Repair or replace original 1"x2" and 1"x3" wood lathe 10% and leave structure exposed.

Stage

- Restore wood flooring on stage and side stairs. Replace damaged elements beyond repair, refinish.
- Repair wood beadboard proscenium and replace damaged elements beyond repair, refinish.
- Finish out the stage framed wall with in-kind finishes to match interior.
- Have the existing mounted electrical equipment removed.
- Repaint stairs and beadboard proscenium.

Level 3 - Minor

Foundation:

- Clean soiled masonry at all elevations with mild cleaner and low-pressure wash.

Exterior Walls:

- Clean soiled masonry at all elevations with mild cleaner and low-pressure wash.
- Remove metal sheet signage on east elevation and repair mounting holes as needed with light-colored buff mortar to match existing.

Exterior Door Assemblies:

- Restore existing wood frames, repaint.
- Treat existing hollow metal door and frame for rust, repaint.

Recessed Covered Entry:

- Remove non-original enclosed notice board. Repair masonry at mounting locations.
- Restore original wood beadboard ceiling, repaint.
- Replace existing ceiling mounted light fixture.

Section Four: Programming and Design

Conceptual Design Summary

Proposed Site Plan, Floor Plans, and Elevations

Code Analysis

Estimate of Probable Costs

Potential Funding Sources

Section Four: Programming and Design

ConceptualDesign Summary

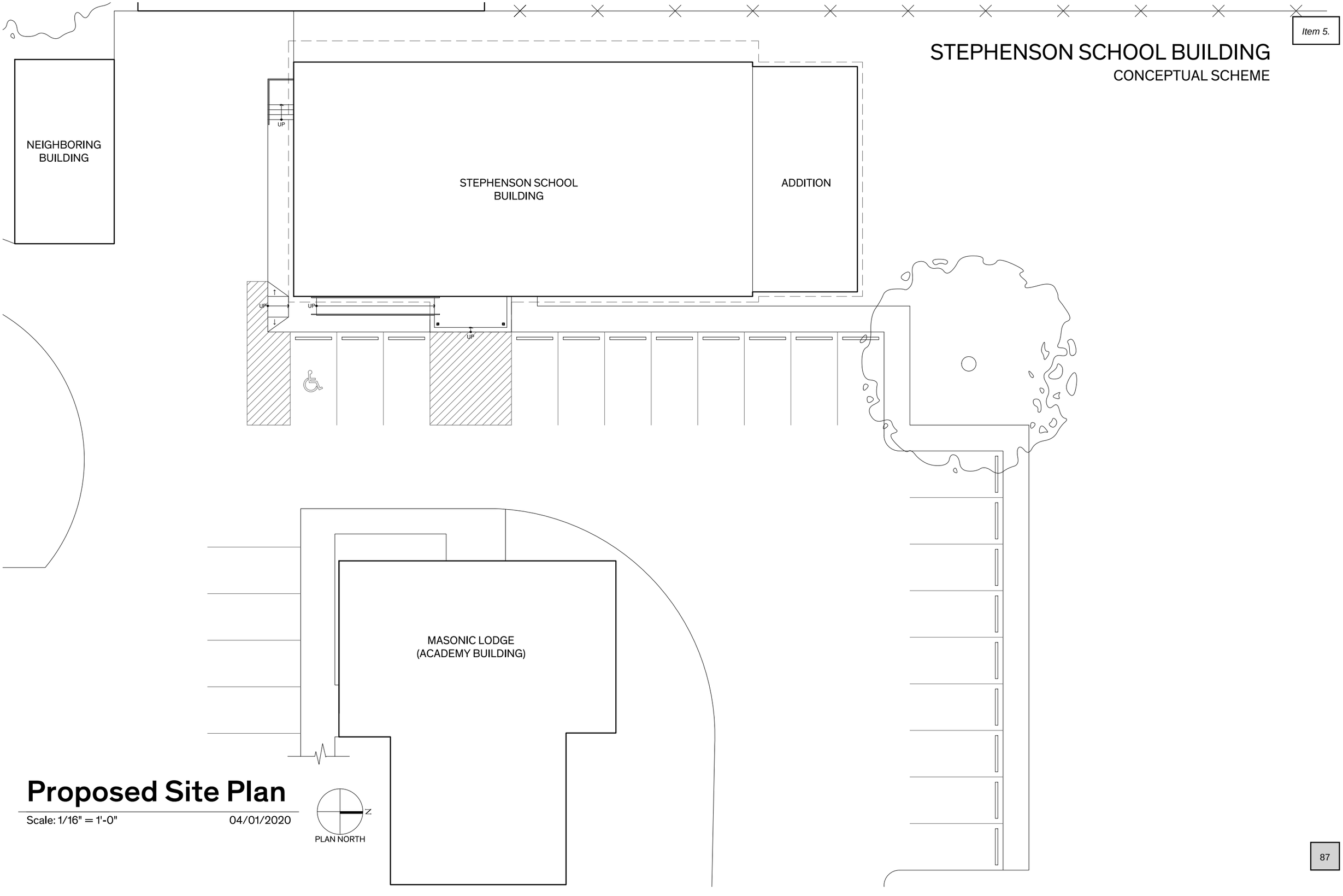
The original floor plan of Stephenson High School included one primary space and two secondary spaces. The primary space was a large, open auditorium that could be divided into two separate areas with sliding accordion doors. The north end of the auditorium had a raised stage area for performances and meetings. The two secondary spaces were located on either side of the recessed entry and used as smaller classrooms. Currently, the north end of the building has been stripped of most non-original construction and is vacant while the south end is occupied with non-original remodeled spaces, finishes, and build-outs remaining.

The City of Dripping Springs is committed to rehabilitating the historic structure for modern use. As part of this process, the exterior envelope and historic interior finishes will be fully restored. Detailed recommendations have been included in this report. To rehabilitate the historic building's interior, the proposed conceptual design reverts to the original floor plan layout with new public functions. The south end of the building and any remaining non-original construction and finishes will be removed. The building will be used by the City of Dripping Springs for community and civic uses. The large primary space is proposed as an event and auditorium space which can be open for larger events or separated by the sliding accordion doors for smaller events. The secondary space south of the recessed entrance will hold proposed restrooms along with a storage closet and mechanical closet. These spaces shall serve the south portion of the large event space. The secondary space north of the recessed entrance will hold a building administration office and kitchen. To provide additional circulation space, the recessed entry shall be enclosed with a glazing system and serve as a reception and entrance lobby. The administration office will have direct access to the lobby space with a service window. The kitchen will serve the larger event space for small catering needs with a galley kitchen and several small storage closets.

Along with the rehabilitation of the building, an addition is proposed at the north elevation. The addition will serve the large event space by providing a dressing room to the stage, accessible restrooms, and a large storage and mechanical room. These additional spaces are necessary for the proposed occupation of the building since historically, the school had no areas for HVAC systems, restrooms, etc. The addition will be finished with wood board and batten siding on the exterior facade with a glazing system connection to the exterior masonry façade of the original building. The glazed connection will have a glass skylight to separate the historic building from the new construction. This transparent connection will offer views of the north elevation's original masonry walls in the new addition.

STEPHENSON SCHOOL BUILDING

CONCEPTUAL SCHEME

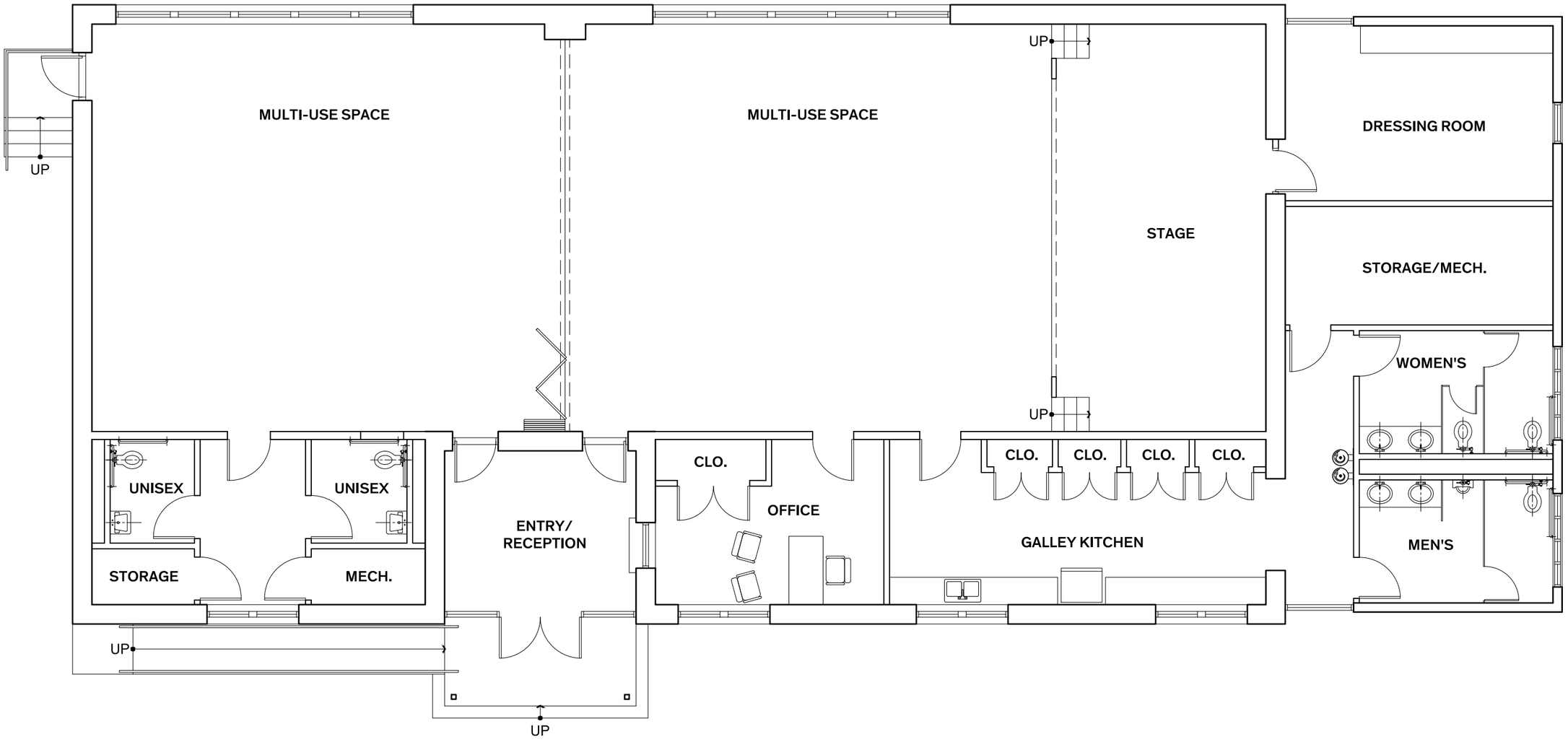


Proposed Site Plan

Scale: 1/16" = 1'-0" 04/01/2020

STEPHENSON SCHOOL BUILDING

CONCEPTUAL SCHEME



Proposed Floor Plan

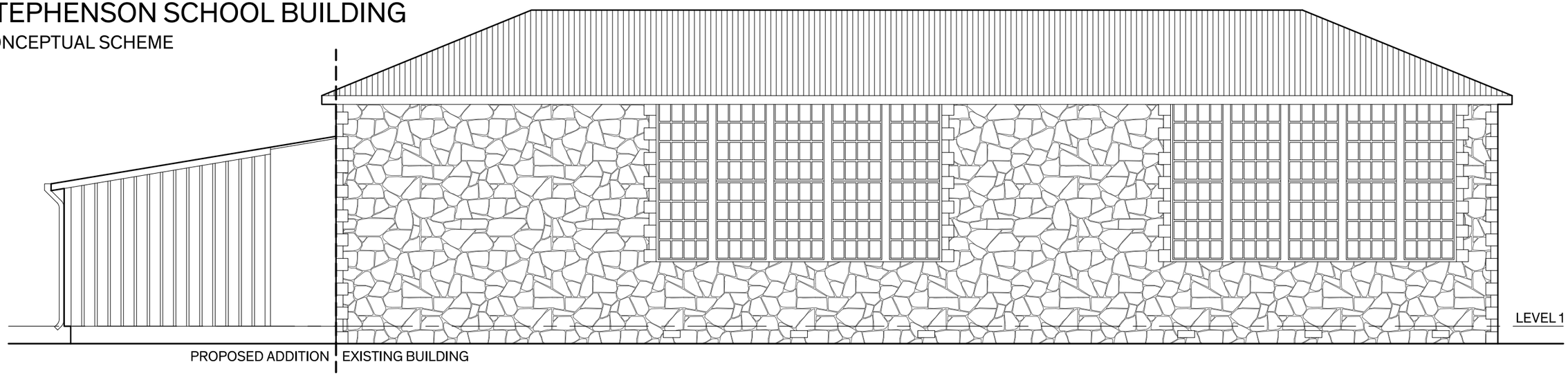
Scale: 1/8" = 1'-0" 04/01/2020

N

PLAN NORTH

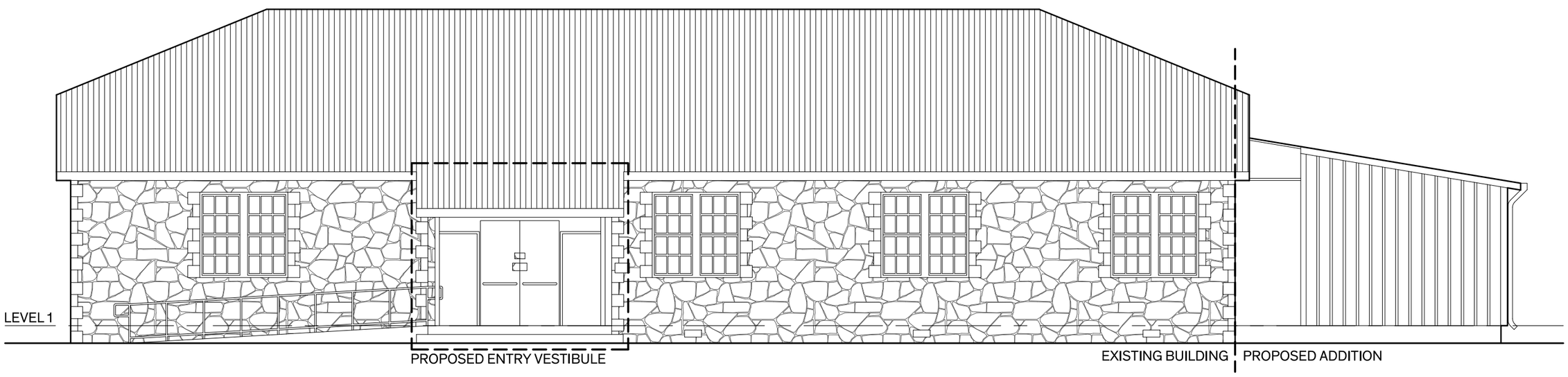
STEPHENSON SCHOOL BUILDING

CONCEPTUAL SCHEME



Proposed Elevation - West

Scale: 1/8" = 1'-0" 04/01/2020

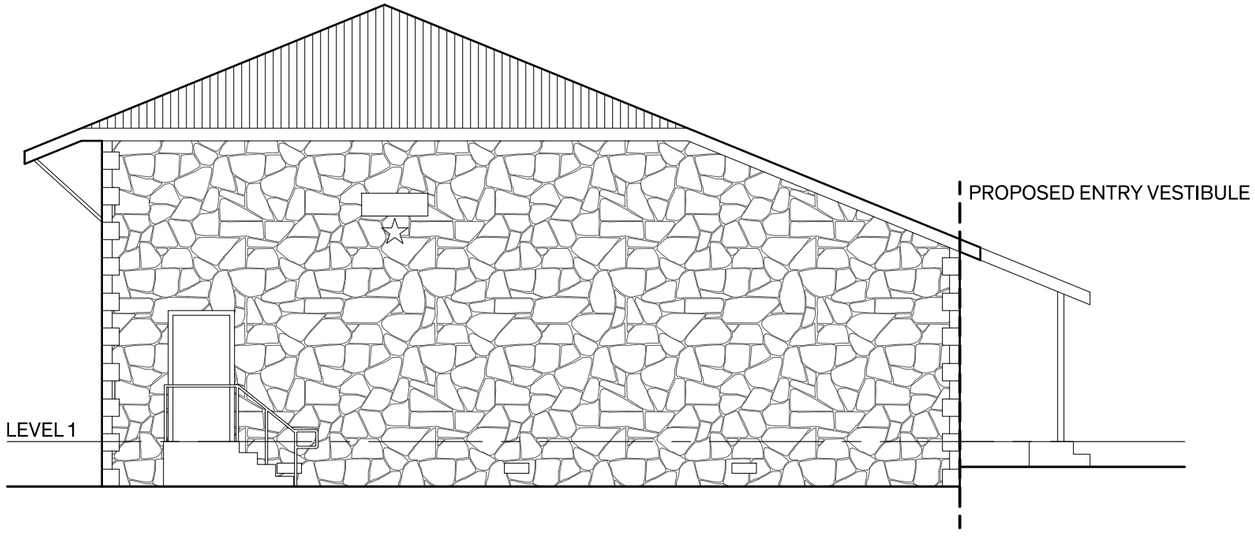


Proposed Elevation - East

Scale: 1/8" = 1'-0" 04/01/2020

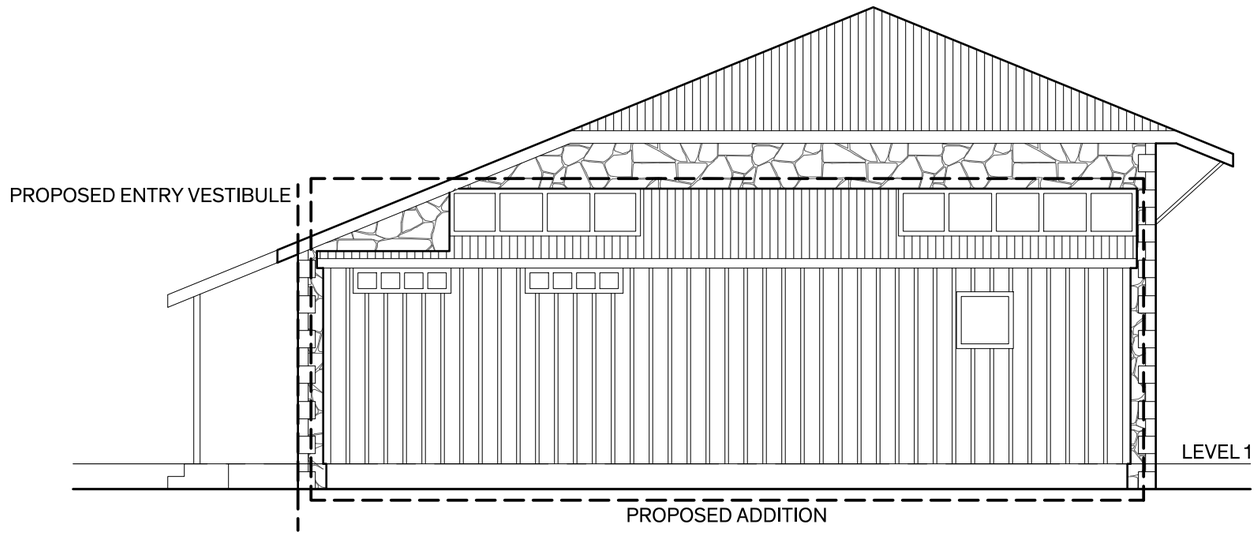
STEPHENSON SCHOOL BUILDING

CONCEPTUAL SCHEME



Proposed Elevation - South

Scale: 1/8" = 1'-0" 04/01/2020



Proposed Elevation - North

Scale: 1/8" = 1'-0" 04/01/2020

Section Four: Programming and Design

Building Code Compliance Review

2018 International Building Code Analysis for Proposed Concept Design- (Preliminary)

Project Name: Stephenson High School
Project Location: Dripping Springs, Texas

Recommendation to Consult and Review Code Review with City of Dripping Springs Code Inspector

Applicable Code(s):

1. International Building Code (IBC) – 2018 Edition
2. International Plumbing Code (IBC) – 2018 Edition
3. International Mechanical Code (IBC) – 2018 Edition
4. National Electrical Code (IBC) – 2017 Edition
5. International Building Code for Existing Buildings (IEBC) – 2018 Edition
6. Texas Accessibility Standards (TAS) - 2012 Edition

Summary Sheet - Building Code

Existing occupancy:	**A-3**	Proposed occupancy:	**B, A-3**
Year building was constructed:	**1939**	Number of stories: **1**	Height in feet: **25'-0"**
Type of construction:	**II-A**	Area per floor:	1st floor = **4,536 sq. ft.**
Percentage of open perimeter:	**100%**	Percentage of height reduction: **0%**	
Completely suppressed:	**No**	Corridor wall rating: **N/A**	
Compartmentation:	**No**	Required door closers: **No**	

Fire resistance rating of vertical opening enclosures: **N/A**

Type of HVAC system:	**Unknown**		
Automatic fire detection:	**Yes***	Type and location:	**smoke detectors throughout**
Fire alarm system:	**Yes***	Type:	**Fire alarm system complying w/ Sect. 907 plus Emergency Voice/alarm & fire command station***
Smoke control:	**No**	Type:	**N/A**
Adequate exit routes:	**Yes**	Dead ends: **No**	

Maximum exit access travel distance: **59'-9"** Elevator controls: **N/A**
(Per Table 1017.2, A-2: 250' Max; B: 300' Max.)

Means of egress emergency lighting: **Yes*** Mixed occupancies: **B, A-3**
*Proposed new systems as part of Master Plan recommendations to bring the building closer into compliance with current building code.

Allowable Height and Building Area (Table 504.3, 504.4, & 506.2):

Occupancy:	**Group B/A-3**		Construction Type: **II-A**
Max. height	Group B:	**65 feet**	
	Group A-3:	**65 feet**	
Max. number of stories	Group B:	**5**	
	Group A-3:	**3**	
Max. allowable area	Group B:	**37,500 sq. ft.**	
	Group A-3:	**15,500 sq. ft.**	

Section Four: Programming and Design

Building Code Compliance Review

2018 International Building Code Analysis - (Preliminary)

Project Name: Stephenson High School
Project Location: Dripping Springs, Texas

Type of Construction (Section 602.2):

Type II-A construction describes the construction type of the Stephenson High School. Type II construction is that type of construction in which the building elements listed below (Table 601) are of non-combustible materials, except as permitted by Section 603.

Required Fire Resistance Ratings Based on Construction Type (Table 601)

Type II-A buildings having specific fire resistance requirements for Structural Components as follows:

Structural frame	1 (limestone masonry)
Exterior bearing walls	1 (limestone masonry)
Interior bearing walls	1 (2×6 wood studs @ 16" O.C. with plaster and lathe both sides)
Non-bearing walls	0 (N/A)
Floor construction	1 (wood pier and beam)
Roof construction	1 (metal corrugated metal roof on 2×6 wood trusses @ 24" O.C.)

Separated Occupancies

Per Table 508.2.4, Required Separation of Occupancies: Occupancy type A shall have a 2-hour separation from occupancy type B. (See Variances)

Existing interior wall separating the two occupancy complies.

Automatic Fire Sprinkler Systems (Section 903)

The following information indicates minimum requirements for installation of a fire sprinkler system in buildings with Group A occupancies:

Per 903.2.1, An automatic fire sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies. For Group A-3 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Assembly occupancy is located, and on all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A.

Per 903.2.1.3 for Group A-3, An automatic fire sprinkler system shall be provided throughout a fire area containing a Group A-3 occupancy where one of the following conditions exist:

1. The fire area exceeds 12,000 sq. ft. – **not applicable,** area is 2,829 sq. ft.
2. The fire area has an occupant load of 300 or more – **not applicable**, occupancy is 188 persons.
3. The fire area is located on a floor other than the level of exit discharge – **not applicable**, there is only one story.

This indicates that a fire sprinkler system is not required.

Section Four: Programming and Design

Building Code Compliance Review

2018 International Building Code Analysis - (Preliminary)

Project Name: Stephenson High School
Project Location: Dripping Springs, Texas

Occupant Load (Table 1004.5)

The Occupant load below is based upon the proposed floor plan layout (See attached).

Area	Occupant Load	Total Allowed
1st Floor (A-3/B)		
Assembly - Multi-Use Sapce (2,091 sq. ft.)	1 person/15 gross sq. ft.	139 persons
Assembly - Stage & Dressing Rm (738 sq. ft.)	1 person/15 net sq. ft.	49 persons
Business (1439 sq. ft.)	1 person/150 gross sq. ft.	9 persons
Accessory Storage (268 sq. ft.)	1 person/300 gross sq. ft.	1 person
Total Building Occupancy:		**198 persons**

Exiting Requirements (Sect. 1005.3)

Level		Minimum Requirements	Actual
1st Floor	198 persons x 0.2" = 39.6"	32" min. clear (1010.1.1)	4 Exit @ 36"

Per Table 1006.2.1, Two exits or exit access doorways from any space shall be provided where the design occupant load of the common path of egress travel distance exceeds 49 persons.

The occupant load in the Assembly space is 188 persons, therefore two exit access doorways are required. Existing egress complies.

Required Plumbing Fixtures (Table 2902.1)

Water Closets	Male	Female
A-3 Occupancy	94 persons at 1/125 = 1	94 persons at 1/65 = 1
B Occupancy	5 persons at 1/25 for 1st 50 & 1/50 for remainder = 1	5 persons at 1/25 for 1st 50 & 1/50 for remainder = 1
TOTAL	**2**	**2**

Lavatories	Male	Female
A-3 Occupancy	94 persons at 1/200 = 1	94 persons at 1/200 = 1
B Occupancy	5 persons at 1/40 for 1st 50 & 1/80 for remainder = 1	5 persons at 1/40 for 1st 50 & 1/80 for remainder = 1
TOTAL	**2**	**2**

Drinking fountains	**1 /100 = 2**
Other	**1 service sink**

The proposed plans will allow for 2 water closets, 1 urinal, and 3 lavatories for men; 3 water closets and 3 lavatories for women; 2 water fountains.

Section Four: Programming and Design

Building Code Compliance Review

2018 International Building Code Analysis - (Preliminary)

Project Name: Stephenson High School
Project Location: Dripping Springs, Texas

Parking Requirements

CITY OF DRIPPING SPRINGS CODE OF ORDINANCES
TITLE II BUILDING AND DEVELOPMENT REGULATIONS
CHAPTER 30 ZONING
EXHIBIT A ZONING ORDINANCE
SECTION 5
A. OFF-STREET PARKING AND LOADING

The City of Dripping Springs Building and Development Regulations for Off-Street Parking is as follows:

Non-Residential Districts
5.3.6 Standard parking space size: 9' x 18'; Parallel parking space size: 8' x 22'
5.3.9 Handicap parking space(s) shall be provided according to building codes, state laws, and requirements of the federal Americans with Disabilities Act (ADA).
(Per IBC: 1 ADA space per 25 parking spaces)

Parking Based on Use
5.6.2 Commercial: (14) Community Center: Ten parking spaces plus one additional space for each 300 sq. ft. of floor area in excess of 2,000 sq. ft. If an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 for each 4 seats that it contains.

4,536 sq. ft. – 2,000 sq. ft. = 2,536 sq. ft.
2,536 sq. ft. / 300 sq. ft. = 8.45 (9) spaces
9 spaces + 10 spaces = **19 parking spaces + 1 ADA parking space**

Requiring Code Official Approval / Code Compliance

Proposed New Building Elements and Systems to Bring Building Closer into Compliance:

1. Automatic Fire Detection: New smoke detectors throughout.
2. Fire Alarm System: New fire alarm system in accordance with Section 907 with an emergency voice/alarm communications system and a fire command station that conforms to Section 403.8 and contains the emergency voice/alarm communications system controls, fire department communication system controls and any other controls specified in Section 911 where those systems are provided.
3. Means of Egress emergency lighting: New means of egress lighting and exit signs with emergency backup power in the event of power failure to the site or building.

PROJECT COST ESTIMATE

Stephenson School Building - Feasibility Study

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
01000	GENERAL REQUIREMENTS (15% Total Construction Cost)					214,977
	A. General Conditions				132,200	
	B. Labor Burden				51,488	
	C. General Liability Insurance				10,939	
	D. Builders Risk				5,500	
	E. Building Permit (owner)				0	
	F. 3rd Party Inspections (owner)				0	
	G. Lifts/Scaffolding				4,500	
	H. Dumpsters				6,600	
	I.Final Clean				3,750	
01000	HAZARDOUS MATERIALS ABATEMENT					60,000
	A. Asbestos abatement	1	Allow	25,000.00	25,000	
	B. Lead based paint abatement	1	Allow	25,000.00	25,000	
	C. Environmental consultant	1	Allow	5,000.00	5,000	
	D. State/regulatory fees	1	Allow	5,000.00	5,000	
02000	SITE WORK					73,950
	A. Interior Demolition & Hauling	3,840	S.F.		0	
	1. Demo wall partitions, ceiling assemblies, & non-original finishes throughout				6,900	
	2. Interior demo for MEP / A/V / security, & fire alarm systems installation				4,500	
	B. Exterior Demolition & Hauling					
	1. Demo roof and damaged/deteriorated trim		L.S.		0	
	2. Demo concrete steps and landing at south elevation		L.S.		2,100	
	3. Demo concrete paving & landscaping areas		L.S.		2,100	
	C. Utilities					
	None					
	D. Earthwork & Grading					
	1. Modify exist. site drainage swales to direct water away from building & regrade at perimeter of building to slope away from foundation		L.S.		15,000	
	E. Paving					
	1. Sidewalk replacement & installation	1,200	S.F.		14,400	
	2. Curb installation at parking areas		L.F.		0	
	3. Curb ramps at sidewalk to ADA parking stall		Ea.		1,500	
	4. Pre-cast concrete splash blocks at downspouts		Ea.		450	
	F. Landscaping Allowance				12,000	
	1. Metal edging between compacted fill & sod		L.F.		7,500	
	2. Re-sod at removed sidewalk locations & restore where affected by site work		L.S.		7,500	
	G. Irrigation system					
	None					
	H. Site furnishings					
	None					
	I. Sub-surface Piping					
	None					
03000	CONCRETE					30,200
	A. Structural Repairs and Modifications					
	1. Slab foundation for addition (concrete pier and beam)	885	S.F.		17,700	
	B. Non-structural Fabrications					

PROJECT COST ESTIMATE

Stephenson School Building - Feasibility Study

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	1. Construct concrete steps and landing at south elevation entrance		S.F.		7,500	
	1. Construct concrete steps and landing extention at east elevation		S.F.		5,000	
04000	MASONRY					18,815
	A. General Exterior Restoration					
	1. Chemically cleaning stone masonry 100%		S.F.		12,060	
	2. Repoint stone masonry joints, assume 20% (Field verify)		S.F.		6,755	
	B. Structural repairs/modifications		L.S.		0	
	None		S.F.		0	
05000	METALS					3,500
	A. Structural Elements (i.e. decking, framing, columns)					
	None					
	B. Non-structural Fabrications (stairways, ladders)					
	1. Exterior metal railings at ramp on east elevation and steps on south elevation		L.F.		3,500	
06000	CARPENTRY					38,810
	A. Rough Carpentry/Structural Repairs					
	None				13,810	
	B. Finish Carpentry					
	1. Standing and running trim, includes base board		L.S.		11,000	
	C. Casework					
	1. Galley kitchen cabinetry		L.S.		9,500	
	2. Restroom Countertops				4,500	
07000	THERMAL & MOISTURE PROTECTION					92,090
	A. Roofing & Flashing				44,800	
	1. Replace corrogated metal roof and flashings	5,585	S.F.		0	
	2. Skylights at addition				16,000	
	B. Drainage System					
	1. Replace metal gutter liner, gutters, & downspouts (galvanized)		L.S.		5,500	
	C. Insulation, Caulking, Sealants					
	1. Acoustic insulation at new interior partitions		S.F.		3,840	
	2. Acoustic insulation between wooden roof structure in assembly space	2,560	S.F.		7,350	
	3. Thermal insulation, insulation at roof structure	4,900	S.F.		9,600	
	4. Thermal insulation at crawl space	3,840	S.F.		2,500	
	5. Sealants/Firestopping		L.S.		2,500	
08000	DOOR & WINDOWS					184,900
	A. Exterior Doors				72,700	
	1. Replace all exterior doors and restore frames		Ea.		0	
	2. Provide glass doors, transom, and sidelights at entry vestibule and glass links at addition					
	B. Interior Doors				18,900	
	1. Reconstruct wood doors for accordion partition		Ea.		0	
	2. Restore wood doors at accordion partition		Ea.		0	
	3. Replace all interior doors		Ea.		0	
	4. New doors at new partitions		Ea.		0	

PROJECT COST ESTIMATE

Stephenson School Building - Feasibility Study

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	C. Restore exterior Windows on historic building and Install new Marvin fixed windows on addition; Assume interior & exterior painting		Ea.		81,000	
	1. Solar film		Ea.		0	
	D. Hardware					
	1. Door hardware at new doors		Ea.		7,200	
	2. Period style hardware on exterior doors and exiting hardware		Ea.		5,100	
	3. Replace hardware on accordion doors with period style hardware		Ea.		0	
09000	**FINISHES**					**154,715**
	A. Ceilings					
	1. Repair/Replace exist. damaged or missing wood lath		S.F.		9,250	
	2. Repair/Replace beadboard in recessed entry		S.F.		6,620	
	3. Suspended gyp board ceiling/furr down assemblies to conceal MEP at restrooms and addition		S.F.		4,750	
	B. Walls					
	1. Tile wainscot in all restrooms		S.F.		11,400	
	2. 3-coat plaster					
	(a) Restore finish, includes patching for MEP trenching		L.S.		7,500	
	3. Partitions					
	(a) Gyp bd partition		L.F.		13,000	
	(b) Gyp bd furr out		L.F.		6,500	
	(c) Structural glazing system at east entry and addition		L.F.		10,000	
	4. Acoustic wall panels in assembly space		S.F.		7,500	
	C. Floors					
	1. Restore original wood flooring (assume 15% replacement)		S.F.		25,000	
	4. Tile flooring (all restrooms)		S.F.		5,460	
	5. Concrete flooring in addition, polished and sealed		S.F.		4,235	
	D. Misc.					
	1. Restoration of stage wood beadboard proscenium and steps		Allow		0	
	2. Install beadboard on wall framing stage		Allow		3,500	
	E. General painting		S.F.		40,000	
	1. Interior painted finishes		L.S.		0	
	2. Interior stained finishes		L.S.		0	
	3. Exterior painted finishes		L.S.		0	
10000	**SPECIALITIES**					**9,750**
	A. Toilet Partitions & Accessories				3,000	
	1. Toilet accessories at mens and womens restrooms		Ea.		2,500	
	2. Fire extinguishers		Ea.		1,750	
	B. Building Directories & Signage					
	1. Interior signage (ADA)		Ea.		2,500	
11000	**EQUIPMENT**					**0**
12000	**FURNISHINGS**					**15,000**
	A. Acquisition furnishings					
	1. New furnishings		Allow		7,500	
	B. Historically Documented Window Treatment					
	1. Wood louvered blinds - 2" stained slats all windows		Ea.		7,500	

PROJECT COST ESTIMATE

Stephenson School Building - Feasibility Study

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
13000	SPECIAL CONSTRUCTION					0
	A. Lightning Protection		Allow		0	
	None					
14000	CONVEYING SYSTEMS					0
15000	MECHANICAL					157,300
	A. Plumbing				56,000	
	1. Restrooms, new/refurbished fixtures		Fixt.		0	
	3. Kitchen sink		Fixt.		0	
	4. Drinking Fountains		Fixt.		0	
	6. Electric water heater for sink & lavs		Ea.		0	
	B. HVAC	4,900	S.F.		88,500	
	1. Split system above ceiling & attic air handling units to outdoor heat pumps		Ton		0	
	C. Fire Detection				12,800	
	1. Fire alarm/detection system	4,900	S.F.		0	
16000	ELECTRICAL					218,200
	A. General Service & Distribution					
	1. Electrical wiring, distribution, raceways, fixtures	4,900	S.F.		137,200	
	B. Data & Communication Systems					
	1. Phone/computer networking distribution system	4,900	S.F.		0	
	C. Exterior Lighting					
	1. Building perimeter uplighting at grade & on the building	1	Allow		10,000	
	2. Security parking lot and pathway lighting	1	Allow		9,000	
	D. Security system (allow $12,000)				12,000	
	None					
	E. Audio-visual system Allowance				50,000	
	SUBTOTAL				1,272,207	
	10% GC OVERHEAD & PROFIT				127,220	
	TOTAL CONSTRUCTION (INCLUDES O & P)					1,399,427
	10% ESTIMATE CONTINGENCY					139,943
	ESTIMATED FINAL CONSTRUCTION COST					1,539,370
	12% A/E FEES AND EXPENSES					184,724
	ESTIMATED TOTAL PROJECT COST					1,724,094

PROJECT COST ESTIMATE

Stephenson School Building - Feasibility Study

NO.	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	COST/SECT
	Alternates					
01000	**GENERAL REQUIREMENTS (15% Total Construction Cost)**					
	Alternates					
	A. Alternate 1					
	1. At Auditorium, replace windows in lieu of restoration without glass, painted finish. Provide low-e panes on exterior.	1	Allow			4,800
	B. Alternate 2					(-11,000)
	1. Remove existing windows and replace with Marvin Ultimate Clad wood double hung windows to match original style. Provide low-e insulated glass and mahogany frames and sashes, painted finish.	1	Allow		0	
	SUBTOTAL				0	-11,000
	10% GC OVERHEAD & PROFIT					-1,100
	TOTAL CONSTRUCTION (INCLUDES O & P)					-12,100
	10% ESTIMATE CONTINGENCY					-1,210
	ESTIMATED FINAL CONSTRUCTION COST					-13,310

Section Five: Appendix

Youth Dies After Injury During Play

Special to The Austin American

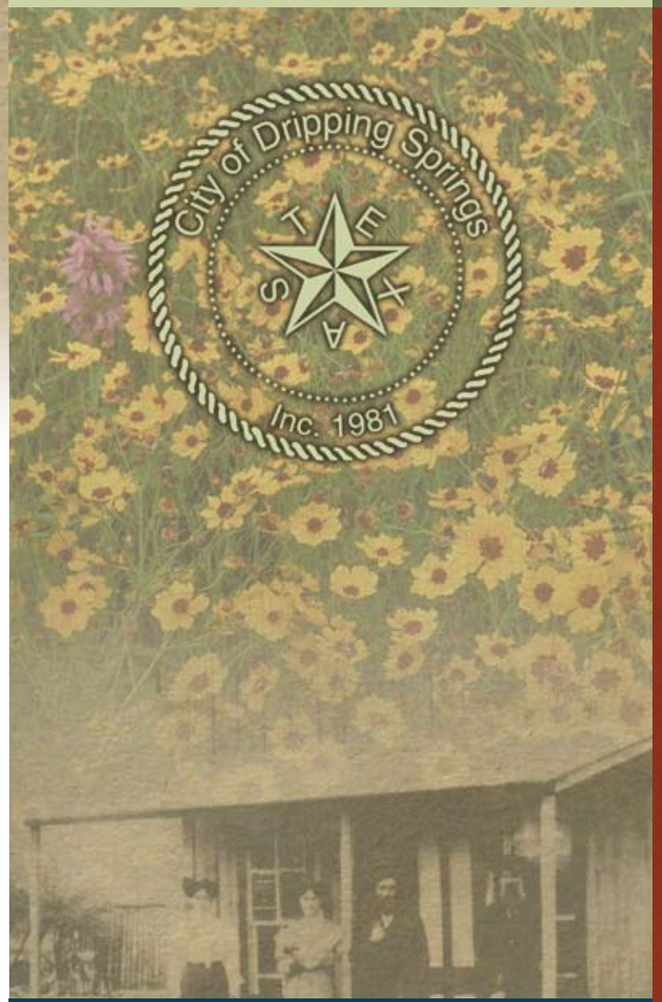
DRIPPING SPRINGS, May 3.—Funeral services for Allen Stephenson, Jr., a victim of a baseball game, were held here Tuesday.

Young Stephenson, about 15 years old, was fatally injured April 26 while playing third base at the school here when he ran into another player. His leg was broken in two places, and he was brought to a San Marcos hospital where he died Monday.

He is survived by his father, Allen Stephenson, Sr., and a sister.

City of Dripping Springs
P.O. Box 384
Dripping Springs, TX 78620
(512) 858-4725

DISCOVER
Dripping Springs



An Historic Experience

Dripping Springs History

Eight years after Texas became a part of the United States, three American families from Mississippi decided to make their home in this beautiful part of the Texas Hill Country. Following the road that carried supplies to Fort Martin Scott, the U.S. Army fort in Fredericksburg, they stopped their wagons to form a frontier settlement in the winter of 1853 amongst the area's rolling hills, rock-bottom streams, majestic views, and abundant wildlife.

Even though earlier settlers had been farming in the nearby valleys of Little Barton and Onion Creeks in the early 1850s, it was the "Old Three" – the Pound, Moss, and Wallace families – who helped bring Dripping Springs to prominence. John Moss became the new settlement's first postmaster in 1857, necessitating a town name. His wife Nannie is credited with officially naming it for the lush, fern-covered, limestone ledges on a branch of Dripping Springs that dripped water. Then a known gathering place for the Tonkawa Indians, this spot today is situated in the heart of Dripping Springs, near the west end of Mercer Street, the town's historic main street.

Located 30 miles from Austin, the capital of Texas, Dripping Springs is a place where the history and heritage of early Texas lives on. The "Gateway to the Texas Hill Country," Dripping Springs is surrounded by the scenic natural beauty and wonderful attractions of the area – historic homes and sites, museums, antique shopping, world-class barbeque, vineyards, state parks, nature preserves, lakes and rivers, rolling hills, and magnificent live oak woodlands.

Rich in history, a number of the older, interesting buildings and homes still exist in Dripping Springs. Providing a peek into the last century and a half of life in Texas, these places and times help to tell the story of who we are today. The Dripping Springs Historic Preservation Commission and other preservation-minded citizens are pleased to present this heritage with hope that the spirit of our pioneers, founders, and their families will live on.

Early settlers here found a place of abundance: water from bounteous springs; woodlands and limestone rock for log cabins and stone homes; and fish and wildlife for food. Rocks, cleared from farmed fields, were even used to build rock fences.

Although there were homes and businesses scattered about over the years, Dripping Springs would actually be born in 1881 when W. T. Chapman 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. During the next century, most livelihoods came from farming and ranching. Though there were difficult and often financially perilous challenges, the settlement's location on the Austin-Fredericksburg Road helped it survive.

Businesses adjusted as the mode of transportation changed with the arrival of a Stanley Steamer automobile in 1915. After that, it was garages instead of blacksmith shops, gas stations in lieu of livery stables. The coming of electricity in the late 1930s also made other changes possible. Further transformations took place with the modernization of Highway 290 in 1958, including the loss of many of the beautiful rock fences which were purchased and used by the highway crews for the new roadbed. Highway 290, was formerly Mercer Street, the narrow main street of Dripping Springs.

Other Historical Sites

A Dr. Pound Pioneer Farmstead, 1854
570 Founders Park Road

The oldest existing building in Dripping Springs is the log room of this house. It has a rock-walled cellar – added for protection from storms and Indian attacks – and a kitchen that was constructed over the water cistern, providing indoor access. A rose bush in front is said to have traveled from Mississippi in 1853, surviving all these years. Dr. Pound also used one room as a hospital. Renovated in 2003, the Pound House is now an operating museum.

B Spaw House, 1913 – 400 Old Fitzhugh Road

Originally a wooden-frame house, its rock exterior was added from remnants of the Middlebrook School/ Church. It is said that John Spaw simply walked down Creek Road and carried the rocks back to his house.

C McLendon Telephone/House, 1913
250 Old Fitzhugh Road

The owner of the Dripping Springs Telephone Company, William McLendon, built this house as both his family home and the telephone offices. This rounded front room, with its many windows, still shows marks where telephone equipment was installed.

D Short Mama's House, 1900 – 101 College Street

This home was most likely built by W.G. McKellar shortly afer he purchased the property in 1899. It is a two-story wooden frame house that originally had a gabled upstairs porch. "Short Mama" was Beulah Crumley Haydon. She lived in the house until her death in 1989 at the age of 97. Short Mama bought one of the first washing machines in town and after she was done using it would allow others to come by and use it. The little house out back proved to be one of the first public washaterias in Dripping Springs.

E James Patton House, 1895 – 2201 Hwy 290 W.

The two-story "I-house" form of the Patton House distinguishes it from many other historic homes in Dripping Springs. This elegant but simple house type was introduced into Texas by immigrant farmers from the Midwestern states and examples typically date from the late nineteenth to early twentieth century period.

F Jennings Rock House, 1944 – 705 Hwy 290

The Jennings Rock House is an uncommon local example of the Tudor Revival architectural style that also features especially good craftsmanship in the rock exterior of the building. Built with steeply pitched gables, a prominent chimney, and a quaint entry porch, houses of this style reflect eclectic early twentieth century American interests in early English building traditions. The irregular patterning of the fieldstone siding represents a pattern commonly seen on Dripping Springs homes but close examination of the raised or "beaded" mortar joints between the stones reveals a higher degree of craftsmanship than is commonly practiced today.

G Milkhouse Springs – 101 Creek Road

This area includes a box canyon with rocky ledges that form a natural amphitheater at its head. At its base is a cave-like spot. This natural "room" with cold spring water flowing through it used to be an ideal place for storing milk and other dairy products. With spring-fed pools and a limestone-ledge "shower," this spot was also popular for picnics.

H Will Crow Rock House, 1938 – 105 Creek Road

With its rock exterior and rock fence, this house sits on a spot overlooking Milkhouse Springs. The purpose of this rock fence was to divert flood waters from reaching the house. The story behind the fence is that Will Crow had the unproven rock mason erect the fence as evidence of his skill before being hired to rock the house. It must have been good enough, because he got the job..

I Dr. Harrison House, 1883 – 200 Bluff Street

This house is one of the oldest sites in Dripping Springs. This house was home to several doctors, including Dr. Harrison who trained under Dr. Pound.

J First Baptist Church, 1901
203 Hwy 290

When local Baptists decided to construct a separate church building-allowing a move from the Dripping Springs Academy, they purchased this site from W.T. Chapman. Designed as a typical Texas church, complete with a steeple, it was built with native cedar and cypress timbers. The church building was tragically damaged by fire on September 5, 2007, but the location remains an important part of the community and a new church was built on the same location in 2010.

K George Dickey House, 1886 – 26901 RR12

This rock house is situated in a beautiful location with Walnut Springs flowing just past the building. A rock mason and a carpenter, George Dickey built his house with a gabled porch over the second story's outside front door. He also added a dam on the Springs in order to raise fish. At the age of 110 years, this historic home was tripled in size with the addition of sections that matched the original stone structure.

L Phillips Cemetery, 1880 – 26001 RR12

Gravesites here had fences or rock walls around them to protect the shallow graves, due to the difficulty of digging into the rocky soil. After years of dealing with the tough soil, it eventually became necessary to use dynamite to blast holes for graves. In 1991, the site was designated a Texas Historic Landmark

M A.A. Elsner House/Barn, 1905 – 23351 RR150

This house was purchased in 1905 and was originally one story. An increasingly rare element of rural farm and ranch properties is the adjacent rock barn. This one is especially distinctive for its heavy limestone construction and arched openings at the main hallway. This feature as well as its size and shape suggest a specialized use of this barn, perhaps as an old stagecoach or mail stop. The shed additions to the barn are recent but feature traditional board-and-batten siding that relates to the historic age of the barn.

N Wallace Mountain Cemetery, 1880 – 704 E. US Hwy 290

John Wallace volunteered this land on the top of Wallace Mountain claiming that the area was not usable for anything else anyway. A bold move, given that he did not own the land. The cemetery was actually established some years later by its owners, although burials had taken place for the previous 20 years, probably due to the wonderful scenic view. Many notable early residents of Dripping Springs are buried here. Near the bottom of Wallace Mountain is the Wallace Family Cemetery, established in 1869. This is the gravesite of John Wallace, his son and his daughter.

O Wallace Rock Corral, 19th Century – US Hwy 290 E., west of Cannon Ranch Road

At this location was the Wallace Stage Stop, where horses and other animals could be kept. It has since been reconstructed.

For more information contact City Hall at (512) 858-4725 or visit our website at www.cityofdrippingsprings.com

HISTORIC
DRIPPING SPRINGS
WALKING TOUR - MAP

1. C.S. Graham House, 1884 – 222 Mercer Street
2. Chapman Boarding House, 1881 – 102 Old Fitzhugh Road
3. Dripping Springs Academy, 1881 – 103 Old Fitzhugh Road
4. Allen Stephenson High School, 1939 – 101 Old Fitzhugh Road
5. McQuistion Drug Store, 1901 – 300–B Mercer Street
6. Rinky Dink Domino Hall, 1939 – 300–C Mercer Street
7. Solon Glosson Grocery, 1952 – 300 Mercer Street
8. Patterson Mercantile Store, 1906 – 302 Mercer Street
9. F.W. Miller Rock Café, 1940 – 304 Mercer Street
10. F.W. Miller Texaco Station, 1940 – 310 Mercer Street
11. Garnett Gulf Station/Garage, 1925 – 400 Mercer Street
12. Bill Garnett Bungalow and Rock Fence, 1925 – 402 Mercer Street
13. Namesake: Dripping Springs, at bridge on west end of Mercer Street
14. Marshall-Chapman House, pre-1870 – 500 Mercer Street
15. Crow Wool/Mohair Store, 1937 – 204 Mercer Street
16. Spaw Barber Shop/Post Office, 1937 – 305 Mercer Street
17. A.L. Davis Mercantile, 1891 – 301 Mercer Street
18. Haydon Central Garage/Mobil, 1937 – 299 Mercer Street
19. Goslin Drug Store, 1941 – 316 Mercer Street
20. Crenshaw Garage/Texaco, 1926 – 207 Mercer Street
21. Crenshaw/Ferrell Movie Theater, 1937 – 105 Mercer Street

DR. POUND PIONEER FARMSTEAD
HISTORICAL MUSEUM
570 FOUNDERS PARK ROAD
www.drpoundpioneerfarmstead.com

WALKING TOUR - DETAILS

1 C.S. Graham House, 1884 – 222 Mercer Street

Originally this house faced the west. Two versions popped up about its history in the mid-'20s. One version says it burned down, the other that 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.

2 Chapman Boarding House, 1881
102 Old Fitzhugh Road

This house was designed by W.T. Chapman to board some of the students of the then-new Dripping Springs Academy. It is the third-oldest surviving building in town.

3 Dripping Springs Academy, 1881
103 Old Fitzhugh Road

W.T. Chapman, founder of Dripping Springs, donated the land for the Academy. Operated initially as a private boarding academy, the school consisted of a stone, one-story, two-room main building. The main building – with a second story added in 1922 – also served as a Baptist church from 1881-1901 and as a public schoolhouse from 1889-1949. In 1952, the building became the new home of the Rambo Masonic Lodge. The Academy was dedicated as a Texas Historic Landmark in 1967.

4 Allen Stephenson High School, 1939
101 Old Fitzhugh Road

Used for ten years for its original intention, this building was built as a high school addition to the Dripping Springs Academy. Since being replaced in 1949, it has served as a community meeting center and school and county offices.

5 McQuistion Drug Store, 1901 –
300–B Mercer Street

Sold by McQuistion after five years of operation, the new owner (not a druggist) required that local doctors come to the store and fill their own prescriptions. This building was moved several times, and to its current location behind the post office in 1972. It has served a variety of businesses.

6 Rinky Dink Domino Hall, 1939
300–C Mercer Street

Just down the alley sits Dripping's famed "domino hall." Though tiny, the Rinky Dink did at least take the place of a nearby oak tree where games were held. The construction of the Rinky Dink 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 Hall moved from its original spot next to the F.W. Miller Rock Café (in the alley behind the post office) after protests that playing moon was an act of gambling.

7 Solon Glosson Grocery, 1952 – 300 Mercer Street

Formerly the owner of the Red & White Grocery (destroyed by fire), Glosson rebuilt his business with a new grocery constructed on a part of the Dripping Springs Academy's old playground. No longer a store, the building is now Dripping's Post Office.

8 Patterson Mercantile Store, 1906
302 Mercer Street

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, and offices. Destroyed by fire in 1938, it was rebuilt with a single story only.

9 F.W. Miller Rock Café, 1940 – 304 Mercer Street

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. Known also for many years as Bonnie's Café, it was converted to a residence in 1965 and then used, since 1992, as office space.

10 F.W. Miller Texaco Station, 1940
310 Mercer Street

Miller's station has retained its appearance through the years, acting as a clear reflection of a time when Dripping Springs was a small town and life's pace was slower.

11 Garnett Gulf Station/Garage, 1925
400 Mercer Street

On the site grounds of the old livery stable Bill Garnett went with the winds of change and, together with the blacksmith (his dad), began to provide service for automobile drivers in 1925.

12 Bill Garnett Bungalow and Rock Fence, 1925
402 Mercer Street

The Garnett Bungalow is one of the best local examples of this Crafstman-inspired architectural style. Distinctive elements include the tapered wooden columns and racketed roof eaves. A unique attraction of the yard is the relic rock fence which features include a cannonball, bayonet, shotgun barrel and a spur embedded in it from its construction. It also has several fossil rocks used to build it as well.

13 Namesake: Dripping Springs – at bridge on west end of Mercer Street

The Springs are delineated by a granite marker donated by the Lions Club. Lush, fern-covered, limestone ledges house these springs, a former gathering place for Tonkawa Indians and a source of water for early settlers. The Springs no longer drip water as much as before due to the continuing spread of water-hungry cedar trees and the end-results of land development.

14 Marshall-Chapman House, pre-1870
500 Mercer Street

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

15 Crow Wool/Mohair Store, 1937
204 Mercer Street

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

16 Spaw Barber Shop/Post Office, 1937
305 Mercer Street

Johnny Spaw and his wife Mary, Dripping's postmistress, turned this little rock barber shop into a combination location to have your lock's trimmed and your stamps purchased. There was a partition right down the middle of the tiny building, with the barber shop on one side and the post office on the other. Mary conducted some of 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 A.L. Davis Mercantile, 1891
301 Mercer Street

The bottom floor of Davis Mercantile was designed to serve as a store, while the second story was used as a group meeting space, including serving as the Masonic Lodge from 1920-1952. It is said that its 1920s store owner, David Jones ran one of the first "help yourself" establishments. When drunk, Jones allowed folks to pick their goods, hopefully pay, and then leave. The building has served many uses – as also the Red & White Grocery, a church meeting hall, and an antiques store. It burned to the ground in 1951 and only one story was rebuilt. It served as a hardware store from 1952-1990 and has served as a post office.

18 Haydon Central Garage/Mobil, 1937
299 Mercer Street

Known for its unusual rockwork, this service station is made from rock and granite from numerous resources in Central Texas and also features area petrified wood.

19 Goslin Drug Store, 1941 – 316 Mercer Street

While this rock building was being built, the old drugstore was moved 22 feet to the west. The move was so smooth that W.C. Goslin never missed a day of business. The rock store was also the town bus stop for many years.

20 Crenshaw Garage/Texaco, 1926
207 Mercer Street

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

21 Crenshaw/Ferrell Movie Theater, 1937
105 Mercer Street

Built and then operated by these two auto mechanics for only two years, the theater eventually became the DisTex movie theater from 1945-48, which showed movies only on weekends. It has been a bank since 1981.

Homes and Sites are privately owned. Please respect private property rights and do not tresspass.

City of Dripping Springs
P.O. Box 384
Dripping Springs, TX 78620
(512) 858-4725
www.cityofdrippingsprings.com

Special thanks to Carl Waits, Author of The Complete History of Dripping Springs Texas

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Dripping Springs Downtown Historic District
Other name/site number:
Name of related multiple property listing: NA

2. Location

Street & number: 100-500 blocks Mercer Street; 100 block Wallace Street; 100 block San Marcos Street
101-103 Old Fitzhugh Road; 101 College Street
City or town: Dripping Springs State: Texas County: Hays
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☑ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☑ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:
☐ national ☐ statewide ☑ local

Applicable National Register Criteria: ☑ A ☐ B ☑ C ☐ D

Mark Wolfe State Historic Preservation Officer 5/23/13
Signature of certifying official / Title **Date**

Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official **Date**

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register.
___ removed from the National Register
___ other, explain: _____

Carol D. Edson for Beall 7.17.13
Signature of the Keeper **Date of Action**

5. Classification

Ownership of Property

x	Private
x	Public - Local
	Public - State
	Public - Federal

Category of Property

	building(s)
x	district
	site
	structure
	object

Number of Resources within Property

Contributing	Noncontributing	
19	11	buildings
1	0	sites
1	0	structures
0	1	objects
21	12	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: COMMERCE/specialty store; DOMESTIC/single dwelling; EDUCATION/school; RECREATION AND CULTURE/theater; COMMERCE/restaurant; TRANSPORTATION/road-related (vehicular)

Current Functions: COMMERCE/business; COMMERCE/financial institution; DOMESTIC/hotel; DOMESTIC/single dwelling; COMMERCE/restaurant; COMMERCE/specialty store; COMMERCE/professional; SOCIAL/meeting hall; VACANT

7. Description

Architectural Classification: Bungalow/Craftsman; Modern Movement/Other: Ranch Style; Romanesque

Principal Exterior Materials: Stone: Granite, Limestone; Wood

Narrative Description (see continuation sheets 7-10 through 7-25)

8. Statement of Significance

Applicable National Register Criteria

X	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
X	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Architecture, Community Planning and Development

Period of Significance: 1872 -1941

Significant Dates: N/A

Significant Person (only if criterion b is marked):

Cultural Affiliation (only if criterion d is marked):

Architect/Builder: Turner, Wade (stone mason); Lyle, Leland (stone mason)

Narrative Statement of Significance (see continuation sheets 8-26 through 8-35)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-36 through 9-37)

Previous documentation on file (NPS):
- _ preliminary determination of individual listing (36 CFR 67) has been requested.
- _ previously listed in the National Register
- _ previously determined eligible by the National Register
- _ designated a National Historic Landmark
- _ recorded by Historic American Buildings Survey #
- _ recorded by Historic American Engineering Record #

Primary location of additional data:
- x State historic preservation office (*Texas Historical Commission*, *Austin*)
- _ Other state agency
- _ Federal agency
- _ Local government
- _ University
- _ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property: approximately 13.5 acres

Latitude/Longitude Coordinates (the following coordinate points correspond to the locational map provided on page 40.)

Datum if other than WGS84: N/A

A: 30.192884 -98.092990
B: 30.193449 -98.090803
C: 30.193697 -98.090033
D: 30.193701 -98.089309
E: 30.193312 -98.088551
F: 30.192665 -98.088153
G: 30.192102 -98.088130
H: 30.191631 -98.089832
I: 30.191626 -98.090296
J: 30.192065 -98.090810
K: 30.192122 -98.092820

Verbal Boundary Description: See continuation page 10-38

Boundary Justification: See continuation page 10-40

11. Form Prepared By

Name/title: Terri Myers (with assistance from Marie Bassett and the Dripping Springs Historical Commission)
Organization: Preservation Central, Inc.
Street & number: 823 Harris Avenue
City or Town: Austin State: Texas Zip Code: 78705
Email: terrimyers@preservationcentral.com
Telephone: (512) 478-0898
Date: August 2, 2012

Additional Documentation

Maps (see continuation sheet Map 39 through Map 40)

Additional items (see continuation sheets Figure-42 through Figure-44)

Inventory Table – ID numbers correspond to the sketch map on page 41.

ID	Address	Resource Name	Date of Orig. Construction	Type	Contributing Status
1	500 a Mercer St.	Marshall-Chapman House	ca. 1855	Building	Contributing
2	500 b Mercer St.	Log House	ca. 1860	Building	Noncontributing
3	West end of Mercer	Dripping Springs	N/A	Site	Contributing
4	West end of Mercer	Bridge	ca. 1936	Structure	Contributing
5	West end of Bridge	Dripping Springs Historical Monument	ca. 1980	Object	Noncontributing
6	404 Mercer St.	Bill Garnett House	1940	Building	Contributing
7	402 Mercer St.	Bill Garnett House (Bungalow)	ca. 1925	Building	Contributing
8	400 Mercer St.	Commercial Garage – Garnett's	ca. 1960	Building	Noncontributing
9	380 Mercer St.	Garnett's Garage (now Terry Garnett's Propane Co.)	1925	Building	Noncontributing
10	330 Mercer St.	Sunrise Café	ca. 1965	Building	Noncontributing
11	332 Mercer St.	Mercer St. Dance Hall	ca. 1960	Building	Noncontributing
12	310 Mercer St.	F.W. Miller Texaco (now The Big Drip Coffee Shop)	1940	Building	Contributing
13	304 Mercer St.	F.W. Miller Rock Café	1940	Building	Contributing
14	302 Mercer St.	J.L. Patterson Building (now Allen Real Estate)	1906	Building	Contributing
15	300 Mercer St.	Glosson Grocery (now Gracy Title)	1952	Building	Noncontributing
16	300-B Mercer St.	McQuistion Drug (now storage)	1901	Building	Noncontributing
17	300-C Mercer St.	Rinkey Dink Domino Hall	1939	Building	Contributing
18	101 Old Fitzhugh Rd.	Stephenson High School (now community center)	1939	Building	Contributing
19	103 Old Fitzhugh Rd.	Dripping Springs Academy (now a Masonic Lodge)	1881	Building	Contributing
20	222 Mercer St.	C.S. Graham-Goslin House	ca. 1910	Building	Contributing
21	206 Mercer St.	Stone House	ca. 1940	Building	Contributing
22	105 Mercer St.	DisTex Theater (now Wells Fargo)	1937	Building	Contributing
23	207 Mercer St.	Crenshaw's Garage/Texaco (now Barber Shop Brew Pub)	1926	Building	Contributing
24	316 Mercer St.	Goslin's Drug Store (now Bassett Machine Works)	1941	Building	Contributing
25	211 Mercer St.	Senior Citizen's Thrift (now The Dudley's Wine Bar)	ca. 1996	Building	Noncontributing
26	299 Mercer St.	Haydon Central Garage (now Dripping Springs Rental Center)	1937	Building	Contributing
27	301 Mercer St.	A.L. Davis Store (now Lone Star Gifts)	1891	Building	Contributing
28	305 Mercer St.	Spaw Barbershop/Post Office (now Sacred Moon Herbs)	1937	Building	Contributing
29	204 Mercer St. (but on the 300 block)	Will Crow Wool and Mohair Building (now Rippy's Ranch Supply)	ca. 1939	Building	Contributing
30	381 Mercer St.	Billie Garnett Store (now Rogers Music)	ca. 1950	Building	Noncontributing
31	101 College St.	W.G. McKellar "Short Mama" House	ca. 1900	Building	Contributing

Solon Glosson ran the Red & White Grocery Store on the first floor of the A. L. Davis building, starting in 1942. When that building burned in November of 1951, Glosson obtained this lot built a cinder-block grocery store that opened in November of 1952. Glosson and then his son, Jimmy, ran the store until about 1970. A variety of businesses followed. In the 1980s, the building was covered with new limestone blocks and a metal roof was also added. In 1987, the Dripping Springs Post Office operated from the building. Because the building materials have been substantially altered, and because it dates from outside the period of significance, it is a noncontributing resource in the historic district.

16. 300-B Mercer Street, McQuistion Drug, 1901, moved 1941, 1958, 1972, others. Noncontributing.
Druggist George McQuistion bought a lot in block six on the south side of Mercer Street and built a frame drug store in 1901. He operated the drug store for five years before selling it to W. H. Crenshaw. In 1941, W. C. Goslin decided to build a rock structure on the original site of the drug store, prompting the building's first move. It was relocated several times after that, notably in 1958 and 1972. It is currently located behind the grocery at 300 Mercer Street (Resource #11). Since its move, the building housed a lumber yard and now is used for storage. The one-story, front-gabled building has been altered significantly, particularly by the application of stucco after its last move in 1972. It has also suffered major changes in its fenestration. Because it has been moved from its context several times and has been altered significantly from its original appearance, the McQuistion Drug Store is a noncontributing resource in the historic district.

17. 300-C Mercer Street, rear. Rinkey Dink Domino Hall, 1939. Contributing.
The Rinkey Dink Domino Hall was originally built on Mercer Street between the Texaco Station (Resource #12) and the Rock Café (Resource #13). John Butler purchased the supplies for the building for about fifty dollars and El Felps and A.B. Cauthen erected the building. The resident of the Rock Café objected to the "gambling" going on, and the building was moved a block down the street to accommodate the complainant. It is currently located behind the grocery at 300 Mercer Street (Resource #15).

Although this building was constructed for use as a domino hall, the design, door and window placement, and scale are domestic in appearance. It is, in fact, a "shotgun" house in size, type, fenestration and materials. It is sheathed in asphalt siding like many shotgun houses of the 1920s-1940s. Its low-pitched, front-gabled roof has very little eave overhang. On the front façade is a single door entry and one rectangular window. The door has been replaced but the building contributes to the small town atmosphere of Dripping Springs of the early 20th century. Though the diminutive building has experienced some alterations, it is still recognizable to its period of significance and has historic associations for the townspeople. It contributes to the historic district.

18. 101 Old Fitzhugh Road. Stephenson High School, 1939. Contributing.
Stephenson High School is a one-story limestone building with a rectangular footprint. It is located behind Dripping Springs Academy off of Old Fitzhugh Road, and is accessed by a wide curving driveway. The front, or east, elevation has four rectangular windows and an off-center inset entry porch. The building has a large metal hipped roof.

By the 1930s, Dripping Springs Academy was too small to accommodate students in the town and surrounding area. Under the Works Progress Administration (WPA), local laborers built a new building to be opened for the September 1939 school term. It was named for a popular student, Allen J. Stephenson, who died from complications of a broken leg. The building operated as a high school only eleven years when a new school

building was completed in 1949. The Stephenson school building continued to serve the student body as an auditorium for graduation ceremonies and other meetings and has served various educational uses since that time. A window was added on the north wall and an entrance door to the superintendent's office on the south wall. Otherwise, the building is virtually the same as it was originally built. The school building is a contributing resource in the historic district

19. 103 Old Fitzhugh Road. Dripping Springs Academy, 1881 with 1921 second story. Contributing.
Dripping Springs Academy is a large two-story limestone building near Old Fitzhugh Road north of Mercer Street. Although accessed by a driveway off Old Fitzhugh, the building's front elevation faces south, towards Mercer. The building is comprised of two intersecting volumes arranged in a T-shape, with the "cross" section at the west and the "tail" wing pointing east towards Old Fitzhugh. The building is made from rusticated, coursed stone. All window openings have stone sills and shallow-arched stone headers.

The front elevation has two building planes—one containing the entry door, and the other projecting forward and containing windows only. The single entry door is located in a small shed-roofed enclosed porch where the two planes meet. To the east of the front door are four windows; above are five. The projecting wing has a symmetrical arrangement with a large first floor window flanked by two smaller windows, and four second floor windows. The building's east elevation, which faces Old Fitzhugh, has two windows on each floor. The wider west elevation has a second floor entry door reached by two attached staircases. Four windows are also found on this elevation. Several of the rear elevation windows have been infilled with plywood.

On the Academy property is a small stone outbuilding. It is located just northeast of the main building near Old Fitzhugh Road. It is a tiny flat-roofed building with stone walls in a random ashlar pattern. It sits on a concrete pad and has a thick concrete slab roof. It has a door opening that faces south and a small window that faces west. Its location is indicated on the district map but it is not counted as a resource.

William Thomas Chapman platted the Town of Dripping Springs in 1881 and donated land to the north of the townsite for the construction of an academy. He likely expected that students from around the countryside would be attracted to the school which would, in turn, be a selling point for his adjacent townsite lots. The one-story school was built to accommodate 150-200 students. Area residents provided most of the volunteer labor. In 1921, the school passed into the public school system and a second story was built above the one-story edifice. It remained a school until 1949. After a few years of vacancy, the Masonic Lodge purchased the building and has essentially maintained it as they received it. The building is a Recorded Texas Historic Landmark and a contributing resource in the historic district.

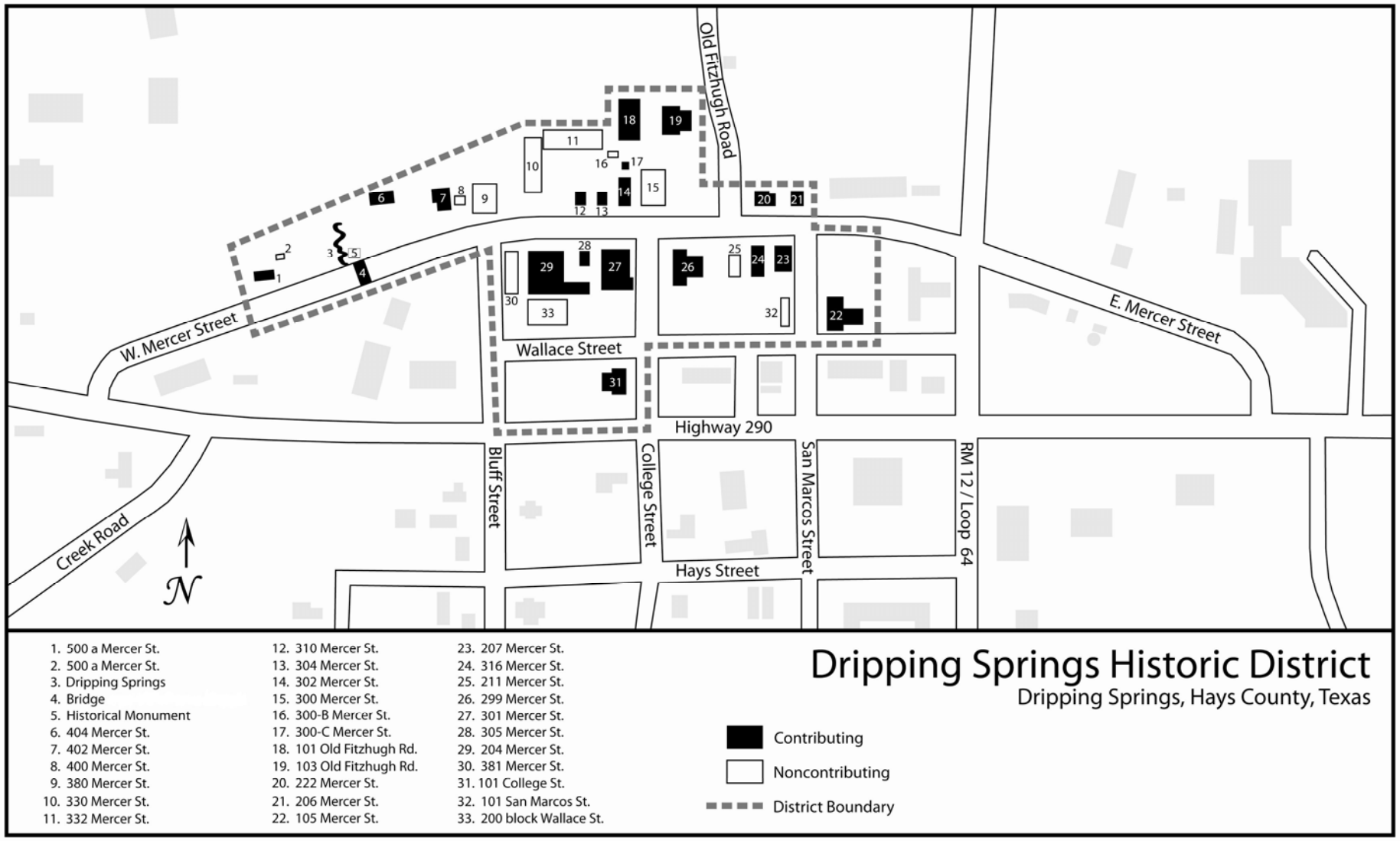
20. 222 Mercer Street. C. S. Graham-Goslin House, ca. 1910. Contributing.
The C. S. Graham family built the original house on this site in 1884. Although never a business, the building was home to various local drugstore owners, at one time or another. A low stone wall borders the property along both Mercer Street and Old Fitzhugh Road. The house may have suffered a fire and was either demolished or completely rebuilt about 1910 as a frame Classical Revival bungalow with a massive hipped roof and hipped dormers on two elevations. The house features paired and tripled 1/1 double hung sash windows and a hipped, projecting front porch with classical box columns. Some part of the 1884 house may remain in the current house but, as it stands now, the house appears very much like a Classical Revival bungalow dating to

The Dripping Springs Downtown Historic District contains the largest concentration of intact historic resources in the city of Dripping Springs. With its use of native rock, its narrow, tree-shaded bridge over Spring Branch, its mature trees and natural landscaping, the Dripping Springs Historic District conveys a strong sense of the type of small agricultural hubs of the late-19th and early 20th centuries that were once common throughout central Texas. Closely associated with the pioneer settlement of Hays County, the district is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development as a good example of the growth of a pioneer settlement to a regional agricultural hub in Hays County, as well as for Mercer Street's role in the original town plat and its development as the community's main street. In addition, the district is nominated under Criterion C in the area of Architecture for its broad use of native stone as the principal building material across all types of buildings and structures. The skill and craftsmanship invested in district resources are evident in their age, beauty, and excellent condition. The Dripping Springs Downtown Historic District is nominated to the National Register of Historic Places at the local level of significance.

Period of Significance (justification)

The Period of Significance for the Dripping Springs Downtown Historic District extends from 1872, when the oldest extant dwelling (Marshall-Chapman House) was moved to its present location, to 1941 when the last of the properties in the district were built during the pre-war boom. The war halted domestic construction after 1941 and the construction of Highway 290 bypassed Mercer Street and drew business away from the town's historic main street the following decade. A gap of more than ten years separates prewar from postwar construction within the district, with the newer buildings displaying different materials, massing, roof pitch, and stylistic qualities from their predecessors.

Map 4: Sketch map of the Dripping Springs Downtown Historic District depicting contributing and noncontributing properties.



Section Five: Appendix

Secretary Of The Interior's Standards For Rehabilitation

(This article was taken from the National Park Service's Technical Preservation Services division website at https://www.nps.gov/tps/about.htm)

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.