



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, September 07, 2023 at 4:00 PM

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## 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

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
City Planner Warlan Rivera  
Deputy City Secretary Cathy Gieselman  
Historic Preservation Consultant Meredith Johnson  
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. Approval of the July 6, 2023, Historic Preservation Commission regular meeting minutes.**

## BUSINESS

- 2. Public hearing and consideration of approval of COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District. Applicant: Wayland D. Clark**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0005

- 3. Public hearing and consideration of approval of COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District. Applicant: Elsa Arriaga**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0006

- 4. Public hearing and consideration of approval of COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District. Applicant: Laura Romanelli**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0007

## 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 Meetings**

October 5, 2023, at 4:00 p.m.

November 2, 2023, at 4:00 p.m.

December 7, 2023, at 4:00 p.m.

**City Council Meetings**

September 19, 2023, at 6:00 p.m.

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

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

October 23, 2023, at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **September 1, 2023 at 10:30 AM**.*

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*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, July 06, 2023, 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 4:22 p.m.

**Commission Members present were:**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt

**Commission Members absent were:**

Minnie Glosson-Needham  
Steve Mallett

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

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
Deputy City Secretary Cathy Gieselman  
City Planner Warlan Rivera

### PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.



## MINUTES

### 1. **Approval of the June 6, 2023, Historic Preservation Commission special meeting minutes.**

A motion was made by Commissioner Hunt to approve the June 6, 2023, Historic Preservation Commission special meeting minutes with the correction to item 3 “d” (COA2023-0003) which was incorrectly listed as “c”. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

## BUSINESS

### 2. **Public hearing and consideration of conditional approval of COA2023-0004: Application for Certificate of Appropriateness for demolition and removal of a non-contributing existing storage shed at 301 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Applicant: Rebeca Sager**

**a. Presentation** – Applicant was not present, no presentation.

**b. Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends approval of a COA with the following conditions: Necessary permits shall be obtained from the City of Dripping Springs, including Demolition Permit (if required). Confirm all Permit requirements with City staff.

**c. Public Hearing** - No one spoke during the Public Hearing.

**d. COA2023-0004** - A motion was made by Commissioner Bobel to approve with staff conditions and recommendations, COA2023-0004: Application for Certificate of Appropriateness for demolition and removal of a non-contributing existing storage shed at 301 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Commissioner Bassett seconded the motion which carried 4 to 0.

## COMMITTEE REPORTS – None

## 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*

August 3, 2023, at 4:00 p.m.

September 7, 2023, at 4:00 p.m.

October 5, 2023, at 4:00 p.m.

### *City Council Meetings*

July 18, 2023, at 6:00 p.m.

August 1, 2023, at 6:00 p.m.

August 15, 2023, at 6:00 p.m.

September 5, 2023, at 6:00 p.m.

## ADJOURN

A motion was made by Commissioner Bobel to adjourn the meeting. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:30 p.m.



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 21, 2023**

Project: **103 Old Fitzhugh Road, Dripping Springs, TX 78620**

Applicant: **Wayland Clark**

Historic District: **Mercer Street Historic District**

Base Zoning: **GUI**

Proposed Use: **GUI (meeting hall)**

Submittals: ☒ Current Photograph ☐ Concept Plan (NA) ☐ Exterior Elevations (N/A)  
☒ Color & Materials Samples

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:

**Replace windows of the Rambo Masonic Lodge (formerly Dripping Springs Academy, 1881), a contributing resource in the Mercer St. Historic District.**

### Review Summary, General Findings: **"Approval with Conditions Recommended"**

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

### Staff Recommendations / Conditions of Approval:

1. **Approval with Inspection Required:** Repainting shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Completion.

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**Case History / Findings of Fact:**

The Rambo Masonic Lodge was originally constructed as the Dripping Springs Academy Building by Professor W. M. Jordan in 1881, just as the town of Dripping Springs was becoming formally established. Professor Jordan, a Baptist preacher, held on to the property for two years. His vision for the property was a Baptist academy with a boarding house.

Professor Jordan remained in charge of the school for the first two years of operation as it became established. In the second year, nearly 200 students attended classes in the two room building. Professor Jordan departed in about 1883 and gave the school to the Pedernales Baptist Association. The school thrived for several years, but eventually saw a decline in enrollment and support. By 1889, the building had seen several changes, including becoming a public, free school for Dripping Springs and the surrounding area.

In 1920, a second story was added to double the internal space. Several alterations occurred at this time, such as window and door replacements. The building was used a public school until 1949 when a newer, purpose-built school building was completed.

The building is constructed of local limestone with lime mortar, all sourced from the fields surrounding Dripping Springs. The original wood materials were sourced from Austin, Texas, about 20 miles north. The second story used the same local limestone and lime mortar materials as the original first level. The original sets of windows and doors were wood, as was the replacement set in 1920.

The Mercer Street National Register District Nomination describes the building: “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 asymmetrical 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.”

The Dripping Springs Academy became the Rambo Masonic Lodge in 1952, and was added to the Texas Historical Marker program in 1967.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:****Historic Resource Background /Survey Information:****103 Old Fitzhugh Road**


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**Historic District Contribution Status:** “Contributing.”

**Historic Resource “Priority Rating:”** High

**Project Overview: Masonic Rambo Lodge Window Replacement**

The applicant is requesting approval to replace 12 existing ground floor windows with new windows. The replacement windows will be clad-wood aluminum single-hung with 9 over 9 simulated divided lites.

\* \* \*

**Design Standards Consistency: “Mercer Street Design and Development Standards”**

**Character/Vision:** “Preserve Historic Resources- Rehab & Adaptive Re-Use”; “Promote Revitalization”  
- The applicant is replacing historically inaccurate windows with a more accurate aluminum clad-wood windows.

**Design Principles:** “Protect Historic Pedestrian Scale & Main Street Character” - The replacement windows maintain the form and function of the windows added in 1921 with the second story addition. The Marvin Historic Solutions Ultimate Windows appear to have customizable simulated divides.

**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:** Color is to be determined and shall be compatible with “Muted, rustic Earth-Tones:” OK subject to inspection.

**Tree Preservation:** N/A

**Landscape Features:** N/A

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**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
 Project is guided by applicable Historic Preservation Standards and Design Guidelines.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**  
 Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**  
 Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.  
☐ Compliant ☒ Non-Compliant ☐ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**  
 Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
 Cumulative changes with acquired and contributing significance are recognized and respected.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
 Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**  
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.  
☐ Compliant ☒ Non-Compliant ☐ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**

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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:

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

\* \* \*

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

By: **Meredith Johnson, MSHP**

**103 OFR: “Current Condition”.** Images from Google Maps, 2022.

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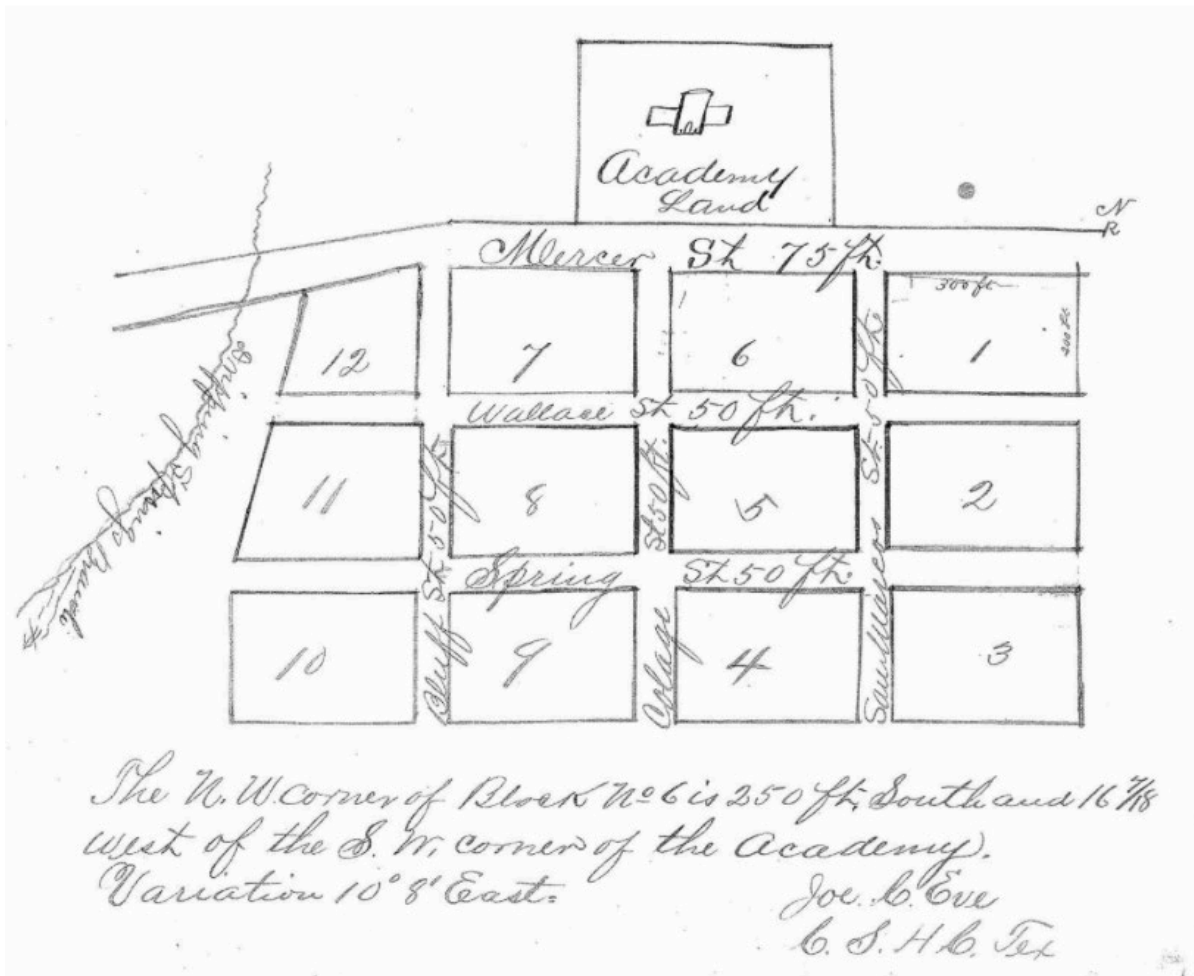
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**103 OFR: “1881 Plat”.** Dripping Springs 1881 Plat map from the Mercer Street National Register District nomination.

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**103 OFR: "1967 Nomination".** Image of the building that was included in the 1967 Texas Recorded Landmarks nomination.

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Products ▾

Solutions ▾

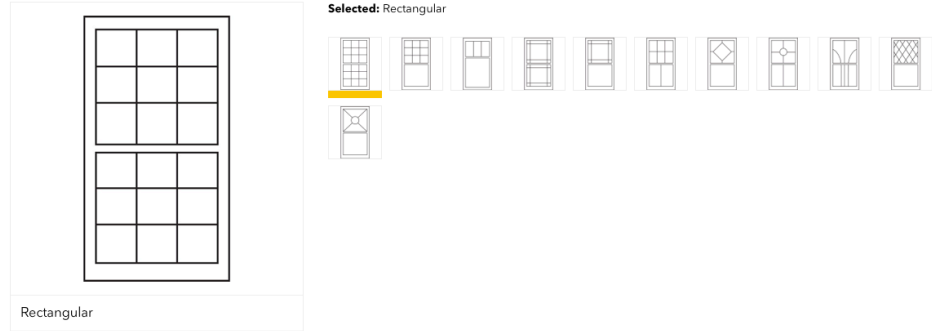
Inspiration ▾

Why Marvin ▾

For Pros

#### Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.



*\*These are some of our most frequently-requested divided-lite patterns.*

**#103 OFR: “Proposed Window Patterns”.** Applicant proposes 9 over 9 arrangement

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## Exterior Finish

## Clad Color Options



Ebony

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Selected: Ebony



*\*Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.*

**103 OFR: “Proposed Window Finish Colors”. Color is to be determined.**

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## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**Name of Applicant:** Wayland D. Clark

**Mailing Address:** 103 Sycamore Creek Dr. Dripping Springs, TX 78620

**Phone Number:** 512 567 0647 **Email Address:** wfotx@earthlink.net

**Name of Owner (if different than Applicant):** Rambo Masonic Lodge No. 426

**Mailing Address:** P.O. Box 52 Dripping Springs, TX 78620

**Phone Number:** 512 567 0647

**Address of Property Where Structure/Site Located:** 103 Old Fitzhugh Rd.

Dripping Springs, TX 78620

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

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

**Zoning Classification of Property:** Government / Utility / Institutional (GUI)

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

GUI Conduct formal business, organize and host social, charitable and fundraising events

**Description of Proposed Work:**

This project will replace 12 existing windows on the ground floor of the Texas Historic Landmark building located at 103 Old Fitzhugh Rd. in Dripping Springs, TX. The existing window frames have deteriorated and rotted far beyond considering any reasonable repair and the only logical option is replacement.

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

The Marvin Historic Solutions Ultimate window comes highly recommended and has been approved and used in historic structures as a replacement. The clad-wood product features an exterior extruded aluminum cladding, which is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. The finish meets the toughest American Architectural Manufacturers Association standard.

The Ultimate single hung window, 9 over 9, will establish the former distinctive historic features and characteristics of the windows native to the original structure. The window has been a suitable replacement and approved in historic buildings such as courthouses throughout the country.

**Estimated Cost of Proposed Work:** \$33,420.00

**Intended Starting Date of Proposed Work:** July 31, 2023

**Intended Completion Date of Proposed Work:** No later than May 1, 2024

**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)
  - \* Exterior color to be determined with architectural consultation
- ☐ 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)

*Wayland D. Clark*

**Signature of Applicant**

July 6, 2023

**Date**

*Wayland D. Clark*

**Signature of Property Owner Authorizing the Proposed Work**

July 6, 2023

**Date**

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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\_\_\_\_\_  
Signature of Historic Preservation Officer

\_\_\_\_\_  
Date

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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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: \_\_\_\_\_

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Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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*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.*





## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 28, 2023**

Project: **801 Old Fitzhugh Road, Dripping Springs, TX 78620**

Applicant: **Elsa Ariaga**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **LR**

Proposed Use: **Residential**

Submittals: ☒ Current Photograph ☒ Concept Plan (NA) ☐ Exterior Elevations (N/A)  
☐ Color & Materials Samples

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:

**Construction of a storage shed in the backyard of the property located at 801 Old Fitzhugh Road in the Old Fitzhugh Rd. Historic District.**

### Review Summary, General Findings: **"Approval with Conditions"**

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

### Staff Recommendations / Conditions of Approval:

1. **Approval with Inspection Required:** The color and shed location shall be inspected by City Staff to verify conformance with this COA.

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2. **Approval:** The applicant will have the ability to remove the shed from the property and keep it within their possession should they no longer wish to reside at 801 Old Fitzhugh Road.

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**801 Old Fitzhugh Road**

**Historic District Contribution Status:** Homestead is “Contributing”. The proposed shed is “Non-Contributing”.

**Historic Resource “Priority Rating:”** The home is “Medium” while the shed is “Low”.

**Project Overview: 801 Old Fitzhugh Road Storage Shed Addition**

The applicant is requesting approval to add a storage shed at the rear end of the property.

Although it is not entirely clear the exact location of where the shed will be, it is not easily visible from the street. Therefore, making the shed a “Non-Contributing” resource and will not have a negative impact on the overall look and feel of the Old Fitzhugh Road Historic District.

If approved, they are also asking to have the ability to take the shed with them should they not renew their lease.

\* \* \*

**Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”**

**Character/Vision:** Consistent with “Historic Small Farmsteads” and “Eclectic Revitalization – New/Old”  
- The applicant is adding a small new structure (shed) in the backyard to supplement the utilization of the existing homestead.

**Design Principles:** “Promotes rustic feel of OFR with gardens at the rear of the property” – The addition of a shed in the backyard is utilized as a tool to promote cleanliness and maintenance of the homestead.

**Preferred Uses:** Residential

**Site Planning & Building Placement:** The shed must be placed outside the 10-foot rear setback and the 5-foot side setback.

**Parking Arrangement:** N/A

**Building Footprint / Massing / Scale:** 10ft x 11ft

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**Street Frontage / Articulation:** N/A

**Porches:** N/A

**Roofs:** N/A

**Materials:** Wood and siding.

**Color Palette:** The shed will be white.

**Tree Preservation:** N/A

**Landscape Features:** N/A

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

**(a) STANDARDS & DESIGN GUIDELINES OBSERVED:**

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

**(b) MINIMAL ALTERATION:**

Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

**(c) ORIGINAL QUALITIES PRESERVED:**

Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

☒ 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

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- (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 the building, structure, object or site unimpaired.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**  
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**

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

☒ Compliant    ☐ Non-Compliant    ☐ Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

**(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY**

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

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

\* \* \*

Please contact (512) 858 - 4725 if you have any questions regarding this review.

By: **Warlan Rivera**

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**City of Dripping Springs**  
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**801 OFR: Current Condition.** Image from Google Maps, March 2022.

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512-858-4725





DRIPPING SPRINGS  
Texas

Received

JUL 26 2023

City of Dripping Springs

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Elsa Arriaga

Mailing Address: 801 Old Fitzhugh Rd Dripping Springs TX 78620

Phone Number: 512-749-7024 Email Address: elsa.arriaga85@gmail.com

Name of Owner (if different than Applicant): Alex Pihut

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address of Property Where Structure/Site Located: 801 Old Fitzhugh Rd

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

Zoning Classification of Property: Residential

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

Description of Proposed Work: Storage unit shed

\_\_\_\_\_

\_\_\_\_\_



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

This storage shed will enhance the appearance  
of a clean back yard

Estimated Cost of Proposed Work: \$2,000

Intended Starting Date of Proposed Work: Started/awaited for approval

Intended Completion Date of Proposed Work: \_\_\_\_\_

**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)

E. J. Pross  
 Signature of Applicant

7-24-23  
 Date

Elyse Rhut  
 Signature of Property Owner Authorizing the Proposed Work

7/25/23  
 Date



Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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Signature of Historic Preservation Officer \_\_\_\_\_

\_\_\_\_\_ Date

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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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: \_\_\_\_\_

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Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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*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.*









## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 21, 2023**

Project: **296 Mercer St, Dripping Springs, TX 78620**

Applicant: **Laura Romanelli**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial**

Submittals: ☒ Current Photograph ☒ Concept Plan ☐ Exterior Elevations (N/A)  
☒ Color & Materials Samples

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:

**Create an outdoor display (formerly Dripping Springs Academy, 1881), a contributing resource in the Mercer St. Historic District.**

### Review Summary, General Findings: **"Approval with Condition Recommended"**

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

### Staff Recommendations / Conditions of Approval:

1. **Approval with conditions** - New signage shall be installed through the mortar, not the stone face. The use of pre-existing fasteners is encouraged if available.

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**Case History / Findings of Fact:**

The building under consideration was erected in 2015 as part of a redevelopment of the existing parcel. While the structure is not historic, it exists in and contributes to the experience of the Mercer Street Historic District.

\* \* \*

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

**300 Mercer Street**

**Historic District Contribution Status:** “Non-Contributing.”

**Historic Resource “Priority Rating:”** N/A

**Project Overview:** **296 Mercer Street Commercial Installation**

The applicant is requesting approval to install a new sign and new a new art piece (hanging flowers) on the front porch of 296 Mercer Street. The sign will be visible from Mercer Street and the art installation will be visible from Mercer and OFR due to the projection of the porch awning.

\* \* \*

**Design Standards Consistency:** **“Mercer Street Design and Development Standards”**

**Character/Vision:** “Preserve Historic Resources- Rehab & Adaptive Re-Use”- The applicant’s art installation is removable from the awning and the sign is removable face of the building.

**Design Principles:** “Protect Historic Pedestrian Scale & Main Street Character” - The flower installation is at a pedestrian scale.

**Preferred Uses:** “Pedestrian-Oriented” - The flower installation is pedestrian oriented in that it improved the walking experience along Mercer Street.

**Site Planning & Building Placement:** N/A

**Parking Arrangement:** N/A

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512-858-4725

**Building Footprint / Massing / Scale:** N/A

**Street Frontage / Articulation:** N/A

**Porches:** N/A

**Roofs:** N/A

**Materials:** N/A

**Color Palette:** N/A

**Tree Preservation:** N/A

**Landscape Features:** N/A

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

**(a) STANDARDS & DESIGN GUIDELINES OBSERVED:**

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

**(b) MINIMAL ALTERATION:**

Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

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Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

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☐ Compliant ☐ Non-Compliant ☒ Not Applicable

**(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:**

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512-858-4725

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.

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(h) **NON-DAMAGING SURFACE CLEANING METHODS:**

Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

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Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**

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(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**

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

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☒ 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:

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

\* \* \*

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

By: **Meredith Johnson, MSHP**

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

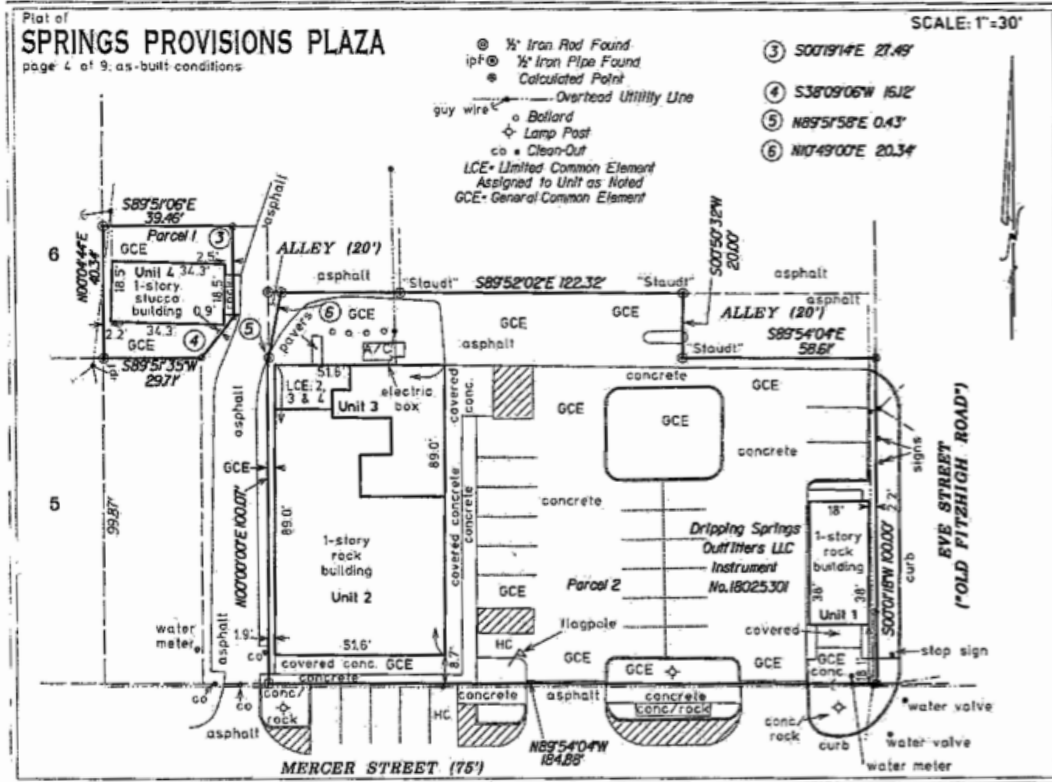


296 Mercer: “Current Condition.” Image from Google Maps, 2022.

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Dripping Springs, Texas 78620  
512-858-4725





296 Mercer: “2019 Mercer St Survey,” from 2019-1724 Mercer Building Remodel application, 2015.

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**296 Mercer: “Non-Contributing.”** Image from Google Maps, 2011.

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



**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: Laura Romanelli

Mailing Address: 1032 Tom Sawyer Rd. DS

Phone Number: 515 635 2211 Email Address: laura.romanelli@me.com

Name of Owner (if different than Applicant): Beast Properties LLC

Mailing Address: PO Box 1678, Dripping Springs, TX 78620

Phone Number: 520-661-8465

Address of Property Where Structure/Site Located: 296 W. Mercer St  
DS and 300 Mercer St.

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):

floral & gifts

Description of Proposed Work: \_\_\_\_\_

Create daily arrangements for retail (store)  
and subscription (delivery).

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

Maintaining the uniqueness of Mercer St.  
filling the beautiful historical building  
with gorgeous flowers!

**Estimated Cost of Proposed Work:** 1000K.

**Intended Starting Date of Proposed Work:** Sept 7

**Intended Completion Date of Proposed Work:** Sept. 14

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

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

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

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

☐ Samples of materials to be used

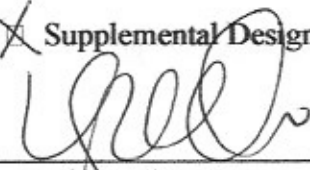
☐ Color chips of the colors which will be used on the structure (if applicable)

☒ Sign Permit Application (if applicable)

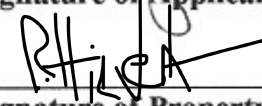
☐ Building Permit Application (if applicable)

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

☒ Supplemental Design Information (as applicable)

  
Signature of Applicant

8/2/23  
Date

  
Signature of Property Owner Authorizing the Proposed Work

8/6/23  
Date



Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process: ☐ Yes ☐ NoAction 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 &amp; 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.*





WOODLAND  
Property Group  
**FOR  
LEASE**  
512.445.0676

296

Mercer





*Delphine*



Moyses Stevens

FLORAL ARTISTRY  
LONDON  
EST 1964

Item 4.

51A & 51B

53

