



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

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Date: November 7, 2024

Project: **Stars of Dripping Springs Art Project  
Mercer Street Right of Way and Nearby Property  
Dripping Springs, TX 78620**

Applicant: Lisa Sullivan, People & Communications Director

Reviewed By: Michelle Fischer, Historic Preservation Officer

Historic District: Mercer Street

Base Zoning: Commercial Services

Proposed Use: Public Art Display

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

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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."

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**Project Type & Description:**

New construction consisting of 5 to 6 star shaped sculptures painted by local artists with artwork celebrating the heritage, culture, people, events, places, plants, animals, and night sky of Dripping Springs. The stars measure 4 feet by 4 feet and will be attached to limestone pedestals.

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The stars will be located in the Mercer Street Historic District in the right of way and on a nearby property (private property or at City Hall, to be determined).

NOTE: the designs for the artwork will be shown during the Historic Preservation Commission meeting. A contest was held to determine what artwork would be used and the designs have not been made public yet.

**Review Summary, General Findings:** Approval is recommended.

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

### CERTIFICATE OF APPROPRIATENESS

#### **Historic Resource Background/Survey Information**

The Dripping Springs Downtown Historic District is centered around Mercer Street roughly between Highway 290 on the west and RM 12 on the east. The district is approximately 13.5 acres in size and includes 33 resources. The majority of resources face Mercer, with additional resources on adjacent blocks. Of the resources, 21 (64%) contribute to the district. The district encompasses the earliest commercial core of this agricultural community. Because the town was never incorporated and never grew in an organized, sophisticated manner, the district remains a combination agricultural/commercial/residential cluster along a curving main street interspersed with trees and other vegetation. The overall effect is one of an old-fashioned agricultural node serving a small, semi-rural town and surrounding ranches. Diverse resources are found, including several in the commerce, education, industry, agriculture, and domestic categories. It is noteworthy that the city's namesake springs natural springs and the two-lane, tree-covered country bridge over the waterway are contributing features of the district as they highlight the rural history of the district. The majority of resources were built during the period of significance (1872-1941) and have good integrity. Most buildings are one-story in height. The most common building material is stone—both limestone and mixed-stone buildings are found.

**Star 1:** Warehouse: Site 11. 332 Mercer St., ca. 1960, altered 1990. Noncontributing.

This building is a large side-gabled corrugated metal barn-like structure that has been converted into retail spaces. Exposed rafter ends indicate that the building may have been built earlier than 1960, but its present appearance dates to more recent alterations including large entrance openings cut out of the metal siding and opening onto a wooden deck. It is noncontributing due to its non-historic appearance.

City Hall: this site is not listed and is noncontributing.

**Star 2:** Between Nest Haven and Mears

Nest Haven building is not listed and is noncontributing.

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Mears building is site 15. 300 Mercer Street. Solon Glosson Grocery, 1952. Noncontributing. This large building has a low-pitched front gable roof and a front-gabled “false front” style parapet. The building is clad in nonhistoric limestone and has a rebuilt front façade. A nonhistoric shed-roofed porch spans the façade. 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.

**Star 3:** Near The Veranda: this site is not listed and is noncontributing.

**Star 4:** Between Acocon and Roxie’s (if H-E-B takes a star this time, this one will not be here).

Acocon is site 25. 211 Mercer Street. Senior Citizens Thrift Store, ca. 1996. Noncontributing. This front-gabled limestone building was constructed in 1996 as a thrift store by a local senior citizen’s organization. It sits on the site of the former Breed’s meat market. That original building was also used variously as a drugstore, café, radio and TV business, clothing store, cleaners, and office space. It was demolished to make way for the thrift store. The current building does not date to the period of significance and therefore does not contribute to the historic district.

Roxie’s is site 26. 299 Mercer Street. Haydon Central Garage, 1937 with 1954 addition. Contributing. This garage building is located at the southeast corner of Mercer and College Streets. It is a front-gabled stone building with a pyramidal-roofed front porte cochere. The building is clad in a variety of rock types including limestone, crystallized rock, and petrified wood. The result is colorful and highly textured. The porte cochere is supported by three battered stone piers and topped with a jagged decorative stone parapet. Under the porte cochere is the building entrance, which has a central double entry door and four storefront windows. The west, College Street, elevation has two single-width entry doors. Approximately two-thirds of the way down this side elevation is a rectangular garage bay that passes through the width of the building and out the other side. About 1954, a cinder-block addition was built onto the side of the original building to shelter those working on cars. The parking bay has its original pressed-tin ceiling. The decorative rustic construction with limestone, crystalized rocks, and petrified wood stands out even in a town known for its stone buildings. The Haydon Garage is exceptional for its architecture and is a contributing element in the historic district.

Charlie C. Haydon bought the lot in 1925. An old wooden building on the site served hamburgers and had a barber shop. Haydon first moved the roof to the site and then built the building around the roof, beginning about 1935. Haydon’s goal was to build the rock building that occupies the lot now. Rocks from nearby cities Llano and Marble Falls, and petrified wood from McDade, were collected for the construction. Masons Wimberley and Hughs completed

the rockwork which was finished in 1937. Called the Central Garage, the building was a Magnolia (Mobil) Gas station and garage. Leroy Roberts ran the service station and his wife ran a café in the east end of the station. The business had a good truck trade along Mercer Street. At one time, the station operated 24 hours a day. After the highway bypassed Mercer Street, Alva Haydon realized that he needed to move his business to Highway 290 and did so in 1964. In 1967, Jake Spears leased the garage building for his repair shop. Today it is vacant and plans for a restaurant with addition have been submitted to the City.

**Star 5:** Near Roxie's on east corner of College and Mercer.

**Star 6:** Near Hudson's on Mercer at east corner of Bluff and Mercer: Site 30. 381 Mercer Street. Billie Garnett Store, ca. 1950s. Noncontributing. This cinder-block building was built by Billie and Alma Garnett as a grocery store in the 1950s. The one-story building has a low, wide front-gabled roof and a shallow front porch that spans the façade. It is not in keeping with the historic buildings in the district and postdates the period of significance. It is therefore noncontributing in the historic district.

**Staff Review / Findings: approval.**

The stars will be noncontributing resources.

Retrovertible improvements: removal allows reversion to un-altered pre-existing conditions.

**Mercer Street Design and Development Standards:**

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

**Character/Vision:** Consistent: "Foster a community focal point; Preserve Historic Resources- Rehabilitation & Adaptive Re-Use; Promote Revitalization."

**Design Principles:** Consistent: "Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings."

**Preferred Uses:** Consistent: "Pedestrian Oriented; Family friendly activities; Full Mix of Uses allowed."

**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- No change to (Existing) Building @ Street Frontage

**Porches:** N/A- No change to existing Porches.

**Roofs:** N/A- No change to existing Roofs.

**Materials:** N/A- No change to existing Materials.

**Color Palette:** N/A- No change to existing Building Colors.

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

**Landscape Features:** no existing historic landscape features affected; landscape areas in right of way in two locations will be somewhat impacted.

**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:**

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**

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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

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Respectfully Submitted By:

Michelle Fischer, Historic Preservation Officer