HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 7, 2026**

Project: **Visitors Bureau, 509 Mercer Street, Dripping Springs, TX 78620**

Applicant: **Lisa Sullivan, City of Dripping Springs, Communications Director**

Historic District: **Mercer Street Historic District**

Base Zoning: **Government/Utility/Institutional**

Proposed Use: **Paint Color Scheme Update for Visitors Bureau on Mercer Street**

Submittals: ■ Current Photograph ■ Concept Plan ■ Exterior Elevations
■ Color & Materials Samples ☐ Sign Permit Application

The following review has been conducted by 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:

The City is proposing to update the color scheme of the Visitors Bureau building located at 509 Mercer Street.

Review Summary, General Findings: "Approval"

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

Staff Recommendations / Conditions of Approval:

The Mercer Street Historic District design guidelines promote muted, rustic earth tone paint colors for the body of a building, and a full range of hues for entry doors. The renderings of the proposed updated paint scheme for the Visitors Bureau include a blue earth tone for the body of the building, and a white accent color for the front door, porch posts and balusters, roof fascia, and window shutters and trims.

Staff recommends approval of the Certificate of Appropriateness for the updated paint scheme based on the following conditions:

a. **Behr Jay Bird (S490-5) will be used for the body of the building**
b. **Behr Silent White (PPU-13) will be used for the front door, porch posts and balusters, roof fascia, and window shutters and trim**

Case History / Findings of Fact:
The Visitors Bureau is located adjacent to the City of Dripping Springs City Hall Building, in the Mercer Historic District. The City is requesting a Certificate of Appropriateness to update the paint color scheme of this non-historic building.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Mercer Historic Resource Preservation Priority Rating: "Low"

Project Overview:

This scope of this project includes:

- Repainting the existing Visitors Bureau building from a tan color to a cool shade of blue
  - Updating the body of the building from a tan color to a cool shade of blue **- Behr Jay Bird (S490-5) or Sherwin Williams Secure Blue (SW6508)**
  - Updating the front door, porch posts and balusters, roof fascia, and window shutters and trims from a brown color to a cool shade of off-white **- Behr Silent White (PPU-13)**
- Adding the Destination Dripping Springs logo to the front exterior of the Visitors Bureau building

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Design Standards Consistency: "Mercer Street Historic District

Character/Vision: "Historic Main Street; Foster a Community Focal Point; Preserve Historic Resources-Rehab & Adaptive Reuse; Promote Revitalization"- The proposed paint color scheme and Destination

Dripping Springs logo will foster a community Focal Point around the Visitors Bureau and present a revitalized image along the Historic "Main" Mercer Street.

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; Provide Pedestrian Shading Devices at Sidewalk Frontage; New Construction shall be compatible with surroundings" – The updated paint color scheme will provide an inviting appearance to pedestrians passing by the Visitors Bureau, and the updated front porch area will provide welcoming shade to tourists and visitors alike.

Preferred Uses: "Pedestrian Oriented" - This project is encouraging of pedestrian activity, as it will provide an inviting and welcoming appearance to visitors and tourists traveling through the Historic District on foot.

Site Planning & Building Placement: "Mercer St. Frontage: 0' Setback; Side yard: 0' Setback" - This project does not alter front and side yard setbacks for the City Hall property in the Mercer Historic District

Parking Arrangement: "Street Parking, Onsite lots in Rear, Offsite Remote Lots" – This project does not alter the existing parking on site

Building Footprint / Massing / Scale: "10,000 SF maximum contiguous footprint, 2,500 SF maximum massing increments, 2 story to 2.5 story height limit" – This project does not alter the existing building footprint

Street Frontage / Articulation: "40' maximum storefront width or articulation increments" – This project does not modify existing street frontage along Mercer Street

Porches: "Porches / Awnings @ Street across minimum 50% of frontage" – This project does not modify the expanse of the existing porch, which extends over 50% of the building frontage

Roofs: "Flat parapets or sloped metal roofs (standing seam or other approved type and finish)" – This project does not modify the profile or material of the existing roof

Materials: "Native stone or wood on all walls, and wood porch structures and trims" – This project does not modify the material of the existing walls or porch

Color Palette: "Muted, rustic, earth tone hues; Entry Doors- full range of hues" – The renderings of the proposed updated paint scheme for the Visitors Bureau include a blue earth tone for the body of the building, and a white accent color for the front door, porch posts and balusters, roof fascia, and window shutters and trims.

Staff recommends that the updated paint scheme include:

a. Behr Jay Bird (S490-5) for the body of the building, as this is a darker, more muted shade of blue than the other paint color alternative, Sherwin Williams Secure Blue (SW6508).

Behr Jay Bird has a Light Reflectance Value (LRV) of 21, compared to Secure Blue, which has a LRV of 50. LRV is a measure of how much visible light is reflected off a surface. It is a number on a scale of 0 to 100, with 0 being pure black and 100 being pure white. The higher the LRV, the more light the color reflects and the lighter it will appear. Therefore, staff recommends Behr Jay Bird as this is a darker and more muted blue paint color.

b. Behr Silent White (PPU-13) for the front door, porch posts, roof fascia, and window shutters and trim. Behr Silent White is a cool off-white color in the gray family, which aligns with the muted color of the Jay Bird Blue, while also respecting the full range of hues permitted for front doors in the Mercer Historic District.

Staff considers the above color combination to be in alignment with Historic District Guidelines, while also respecting the City of Dripping Springs and Destination Dripping Springs logo and brand color guidelines, which emphasize a "cool blue water" and "Blue Jay bird" theme.

Tree Preservation: "Replace trees over 8ft; Preserve heritage trees over 18 ft[1]" – No trees will be removed for this project.

Landscape Features: "Preserve historic walls, gates, fences, outbuildings, cisterns, and notable landscape features" – No notable landscape features will be removed for this project.

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**:

[1] Updated Landscaping and Tree Preservation ordinance requires the preservation of all Heritage trees over 18 ft.

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 - 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**

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Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, AICP, City of Dripping Springs

Visitors Bureau: "Current Conditions, view from the parking lot in front of Visitors Bureau". Staff images, 2026.

Visitors Bureau: "Current Conditions, view from the parking lot to the side of Visitors Bureau". Staff images, 2026.