DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

☐ Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: City of Dripping Springs - Destination Dripping Springs

STREET ADDRESS: 511 Mercer Street, DS 78620

PHONE: 512-858-4725 EMAIL: lsullivan@cityofdrippingsprings.com

PROPERTY OWNER NAME (if different than Applicant): AS ABOVE

STREET ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 509 Mercer Street - Visitor Center; Resource M1B

Zoning Classification of Property: GUI

Description of Proposed Use of Property/ Proposed Work: It is the visitor center. We are wishing to repaint it to make it more attractive and inviting to visitors. We are doing a brand refresh of Destination Dripping Springs. The colors will complement the brand and also stand out as unique and inviting. The Destination Dripping Springs logo will be on the front exterior of the building.

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

Estimated Cost of Proposed Work: $1,000 for supplies. All work will be done by City Maintenance Department

The proposed repainting of the Visitor Center will enhance the visual appeal of the site while remaining compatible with the surrounding historic district. The earth tone blue exterior with white trim introduces a fresh, inviting aesthetic that complements the charm and character of the area without detracting from nearby historic structures. The blue chosen is a light, muted tone selected to create a warm, grounding and calming nature-inspired effect.

While the building itself is not historic, the updated color scheme will create a more cohesive and welcoming presence within the district.

We plan to apply for a COA for the addition of a mural on one side of the building, designed to serve as a subtle visual enhancement and welcoming feature for visitors. The mural will be thoughtfully developed to reflect the character and identity of the community while remaining compatible with the surrounding district. Public art of this nature can contribute to placemaking by creating a recognizable and engaging point of interest. This addition is intended to enhance the visitor experience in a manner that is respectful of the site and supportive of local tourism and economic vitality.

First impressions matter, especially in tourism. The appearance of City facilities plays a key role in shaping visitor perception, influencing length of stay, spending, and overall economic impact. The current Visitor Center structure, which presents as a worn and dated trailer, is in need of a significant visual refresh to better reflect the welcoming, vibrant character of our community.

This is a cosmetic improvement only and does not alter the structure's size, footprint, or materials. The project meets all applicable zoning requirements and contributes positively to the overall visual experience of the area.

Intended Start Date of Work: May 2026 Intended Completion Date of Work: June 2026

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
☐	☒	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)*
☐	☒	Billing Contact Form
☐	☐	Proof of Ownership-Tax Certificate or Deed

Susan Sulk — 4/21/26

SIGNATURE OF APPLICANT — Date

Michelle Fischer — 4/21/2026

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK — Date

**********TO BE FILLED OUT BY CITY STAFF**********

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

_____

_____

_____

_____ _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER **DATE**

Date Considered by Historic Preservation Commission (if required):_____

☐ Approved ☐ Denied

☐ Approved with the following Modifications:

_____

_____

_____

Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required):_____

☐ Approved ☐ Denied

☐ Approved with the following Modifications:_____

_____

_____

_____

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

Date Appeal Considered by City Council (if required):_____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

_____

_____

_____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Received on/by:

_____

Project Number: _____-_____
Only filled out by staff

DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: City of Dripping Springs - Lisa Sullivan

Project Address: 509 Mercer Street, DS 78620

Project Applicant Name: Lisa Sullivan/Destination Dripping Springs

Billing Contact Information

Name: Lisa Sullivan

Mailing Address: PO Box 384
Dripping Springs, TX 78620

Email: lsullivan@cityofdrippingsprings.com Phone Number: 512-858-4725

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

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☐ Variance
- ☐ Zoning
- ☐ Other_____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. ***Please see the online Master Fee Schedule for more details.*** *By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Lisa Sullivan
Signature of Applicant

4/21/26
Date

Current Visitor Center Front

Proposed Visitor Center Front

Current Visitor Center Side

Proposed Visitor Center Side

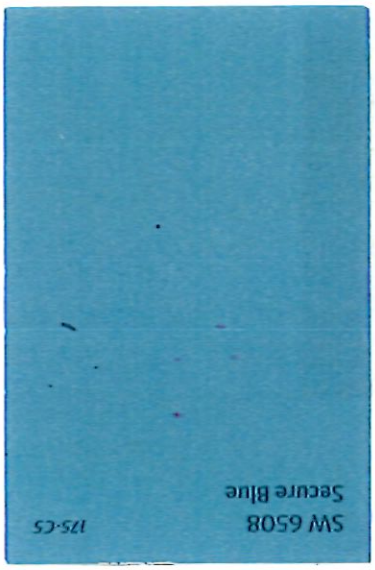
Paint Chip Selection

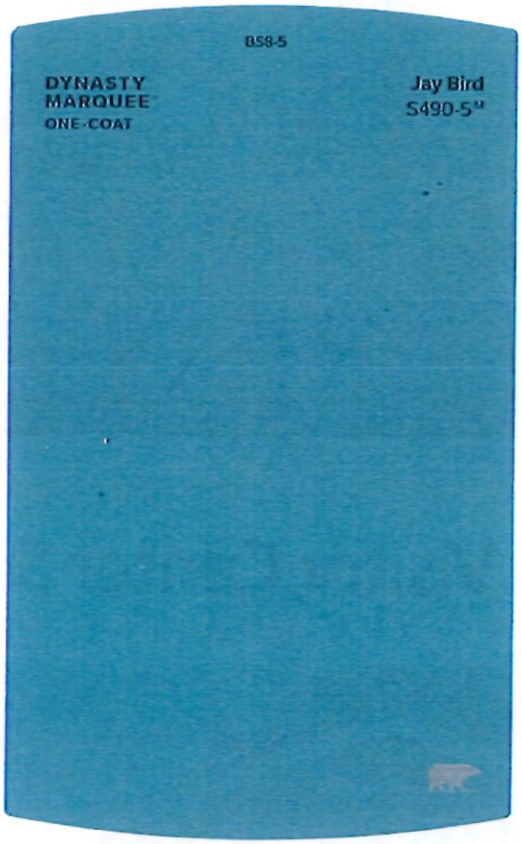
Sherwin-Williams Secure Blue

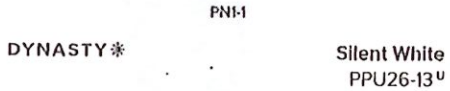
OR

BEHR Jay Bird

BEHR Silent White

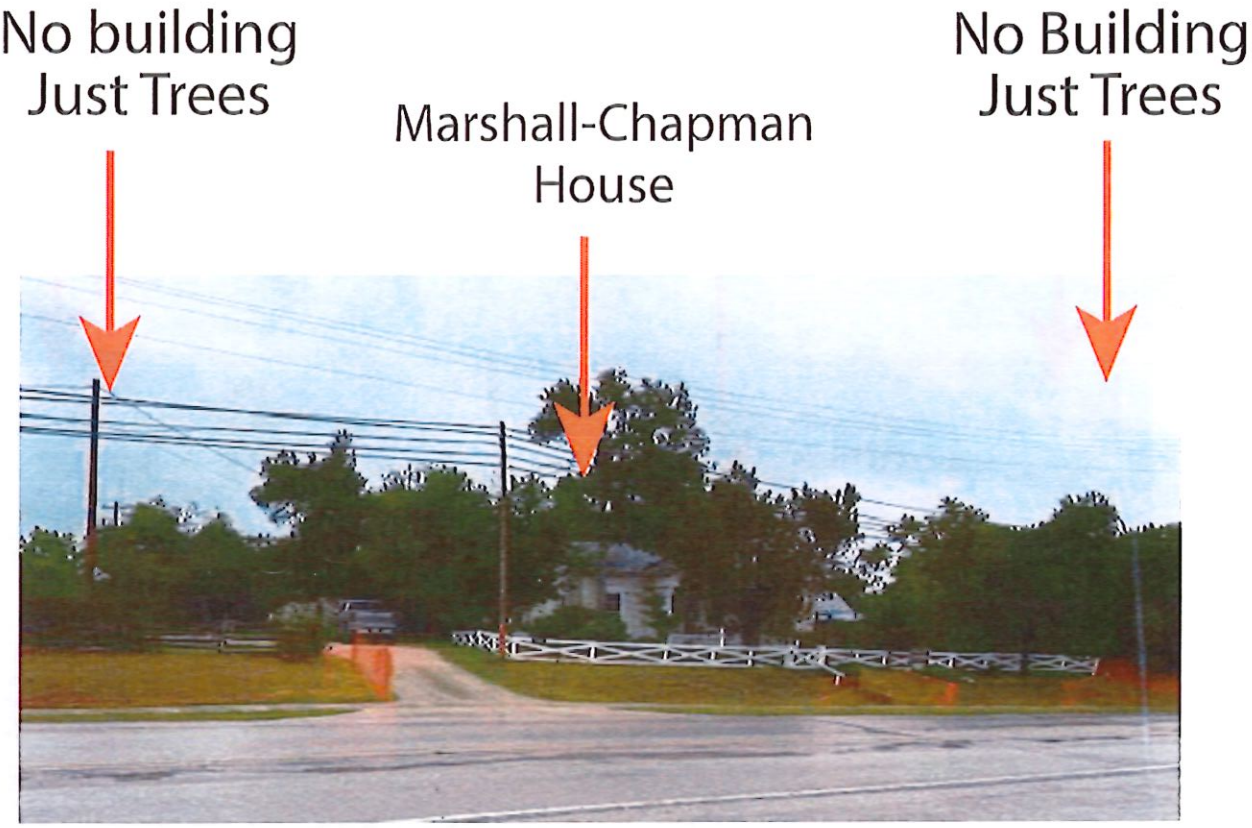






Adjacent Buildings to Visitor Center From the Front (From Across Mercer Street)

Buildings Across Mercer Street to Visitor Center (From Across Mercer Street)



Panarama

Adjacent Buildings to Visitor Center From Behind (From Across 290)