



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **April 19th, 2024**

Project: **101 San Marcos Street, Dripping Springs, TX 78620**

Applicant: **Brandy Wolf**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Restaurant**

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

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:

"Adaptive Reuse; Promote Revitalization " The creation of a new restaurant within the Mercer Street Historic District will help cultivate a focal point within the community.

The applicant aims to create a new business and restaurant that will increase community engagement and help create a family-friendly environment. Using reclaimed materials that currently exist on site, the new project will blend seamlessly with the surrounding structures in the Mercer St Historic District.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

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Staff Recommendations / Conditions of Approval:

1. Approval as submitted

The submitted renderings and construction plans appear to follow the guidelines of the Mercer Street Historic District.

Case History / Findings of Fact:

101 San Marcos currently contains a one story dwelling that was constructed in 1965. It retains a low, side gabled composition with a shingle roof. A shed-roofed porch stretches the length of the front facade. Porch posts, windows, and entry door have been replaced. Due to its construction being after the period of significance, it possesses no contribution to the Mercer Street Historic District.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

101 San Marcos Street

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: 101 San Marcos Revitalization

The applicant is requesting approval for demolition of the current structure as well as a new construction at 101 San Marcos.

The applicant is also requesting approval for the construction of an enclosure for a dumpster.

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

Character/Vision: “Historic Main Street; Foster a Community Focal Point -; Adaptive ReUse / Appropriate Rehab Mixed Use” - The proposed design revitalizes the district

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The revitalization of the property retains pedestrian scale as well as helps “Foster a Community Focal Point”.

Preferred Uses: “Family-Friendly uses / activities” - This project is encouraging of a family friendly environment. Encouraging community and local business.

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Site Planning & Building Placement: “Sides: 0’ Setback; Rear 10’ Setback” - The proposed construction builds to Mercer St and possesses the correct setback requirements.

Parking Arrangement: “ Street Parking / Onsite Lots @ Rear of Property” - No parking will be created alongside the street, however a parking lot will be placed towards the rear of the property as directed by the Mercer St Historic Guidelines.

Building Footprint / Massing / Scale: The one story construction complies with the guidelines as do the scale and building footprints.

Street Frontage / Articulation: “40’ Max storefront width or 40’ max articulation increments” Building complies with storefront width and articulation requirements.

Porches: “Porches / Awnings @ street across min 50% of frontage” The proposed awning appears to meet the required length,

Roofs: “Flat Parapet” The construction plan shows the new building will possess a flat parapet roofing.

Materials: “Maintain Historic Native Stone or Wood all Walls - 75% Net SF.” The proposed building uses reclaimed wood and metal paneling from the existing shed. The rest of the building will be constructed using rubble limestone with heavy mortar smear

Color Palette: “Muted, Rustic Earth Tone Hues” The brick, wood, and metal used in the design of the building all fit comfortably into the muted and rustic earth tone palette much of the Mercer St district retains.

Tree Preservation: None of the trees on site are smaller than 6’ or exceeding 24’.

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

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- (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:

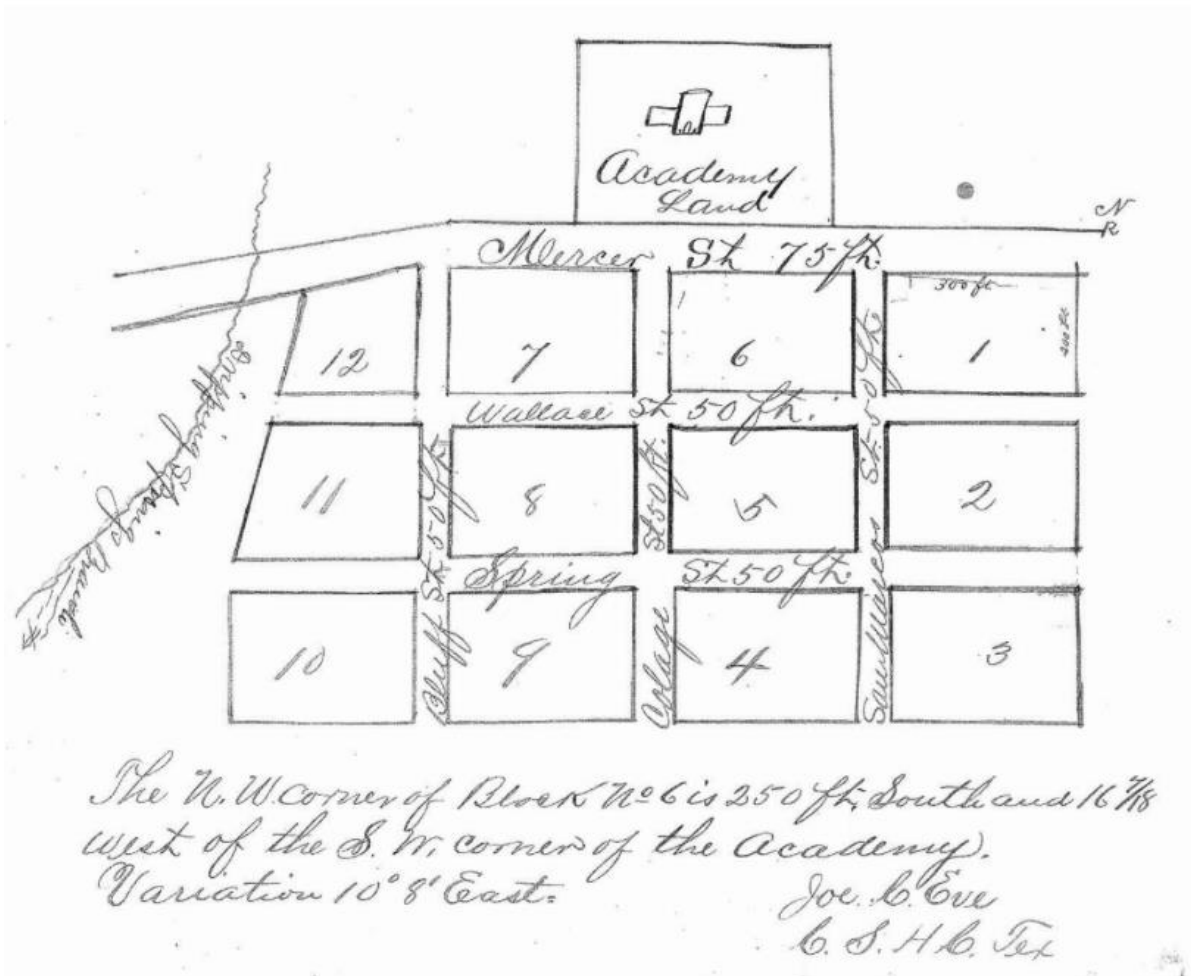
Building Footprint Expansion/Reduction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input type="checkbox"/>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

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101 San Marcos St: “Current Condition”. Images from Google Maps, 2023.

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

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