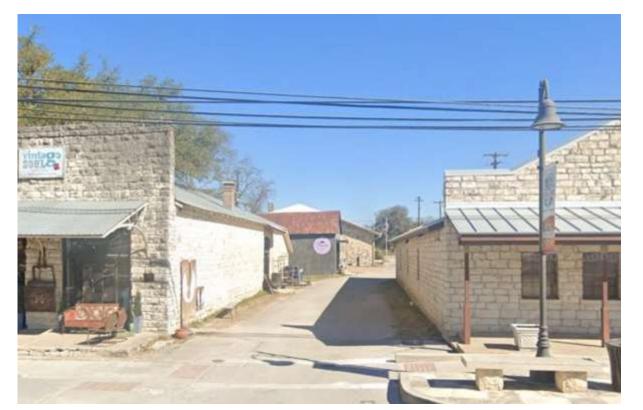


### **Stephenson Way**

Certificate of Appropriateness Review June 6th, 2024

## Existing Conditions





Google Earth, 2022

Currently an empty alleyway situated between contributing and non-contributing structures downtown.

Site Concept



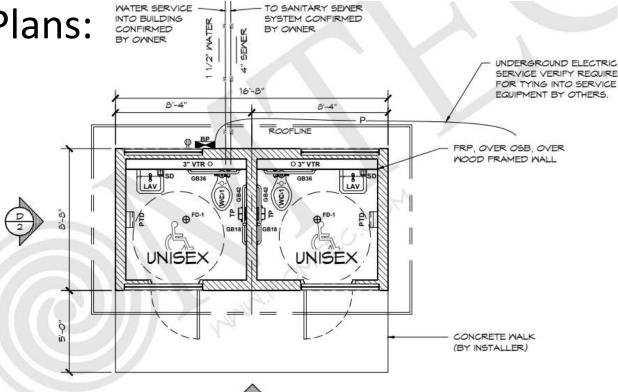


## "Stephenson Way" Civic / Pedestrian Improvements:

- PedestrianAmenities
- Lighting
- Landscaping
- Pervious Pavers
- DowntownRestrooms

# Generic Modular

**Restroom Plans:** 

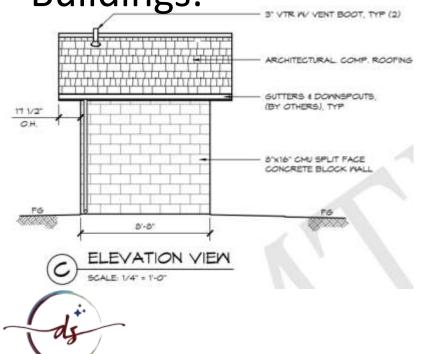


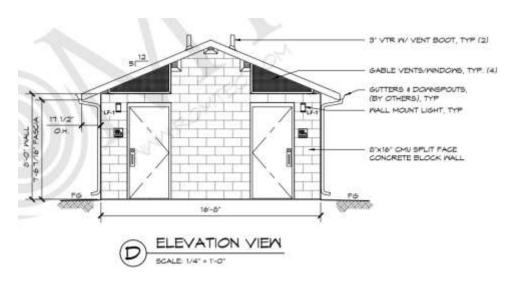




Generic Modular Restroom

**Buildings:** 





### Applicant Request



Hill Country Contemporary - Butterfly Inspiration Concept Sketch

Construct public restrooms facilities
 within the alleyway



### Applicant Request





City of Dripping Springs

"Downtown Restrooms"

240516 - KS

Hill Country Contemporary - Butterfly Inspiration Concept Sketch

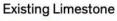
Construct public restrooms facilities

within the alleyway

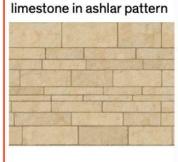
## Cordova Cream Limestone by Salado Stone, or equal....

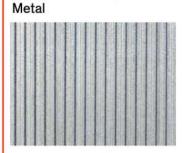
Matching Cordova cream

#### **MATERIALS**









Galvanized Corrugated

Materials







Design Development

Project: Stephenson Building Location: 311 Old Fitzhugh Rd. Phase: Design Development Date: November 13<sup>th</sup> and 14<sup>th</sup>, 2023





## Stephenson Civic District Vision Plan:

- Stephenson Building
- Downtown Parking
- Old Fitzhugh
   Road
- Downtown
   Restrooms

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character				
Vision	Frederice & Emande Habbie Character & Heacurose? Foor Heritage     Frederiggs Rentification     Poster & Emante Complementary New Uses	Historic Main Street     Foster a Community Front     Preceive Historic Resources - Renab &     Adaptive Re-Use     Promote Revisacotion	Historic Brania Flamesteads     Eclectic Revelationary newfold     Adaptive Revolue Paperconale Rehab Mised     Use     Historic Herwootion & Landscade Preservation	Hestoric Resident Recycloprisod:     Neighborhood Preservation     Adaptive Re-Use / Constitute Intil     Landscape / Sibertacope / Title Preservation:
Design Principles / Guidelines & Regulations	Fer implementation (famual / COA (existing criteria & separamenta)     Finneds Alemania - Design to new provision, route & processo)     Create Consistency of Extension Design Ordinarios (new provisions)	Froted Historic Pedestrian Scale & Main Sheet Chaircian     Firmone Walkatin Scale & Sidewalk Activity Zenos     Previos Pedestrian Shading Daracos # Sidewalk Proclage     New Communication shell be competitive with samplings.	Protect Historic Farmestead Scale & Character     Promote Fuelo Locotife and COTFL with Gathering Spaces Philosof Decksor Countyward Carderie & Fear of Production     New Construction shell be competitive with surroundings	Promot Historic Neighborhood Scole & Character     Albre Schall Scale Parhabilistics of Electing     Historic Deedings     Albre Contact-Schall two triffl & Vocant Properties     Hey 200     New Constitution shall be occupatible with surroundings
Preferred Uses	<ul> <li>Zoning Review Verify Consistency with Contidentity / Use Change (new requirement)</li> </ul>	Padeshlam Oriented     Family Frankly uses 7 activities     Full Mix of Uses allowed	Niked Use Rehab: OFR     Retal / Communicial - RR 12     Residental Rehab or Intil	Pesidential Rehabit VIII Hays St.     Retail / Commercial Missed Use: Hay 290
Site Planning & Building Placement	Site Plan Curcest Hovey Inew requirements	Butto-To Mercor St Frantage C systeck     Scher. C setted:     Fear: 10 setted:k	See Balangs within Except Tires & Landscape Features     Front / Rear 10 Setback     Bidde 5 withink	Site Buiktings Facing Local Breets & Hwy 250     Facet / Hear 10' settleds     Sites 5 settleds
Parking Arrangement	Site Plan Concept Heview- previous requirement)	Street Parking     Onsite Lots in Fleer     Other Remote Lots	Onate Lots © Rear of Property     Off Street Spaces © Fronts (sinited 5 must protect trees)	Propertial Carages     Onsize Lots & Fleer of Property     Small Lots & Size Yards
Building Footprint Massing / Scale	Bits Plan Concept Review     COU. (Apprison of Excisive glow regularitant)     Provide Alternative Design (new provision & process)	10 (00 of mair contiguous forgetts     2500 of mair matering increments     25th to 2-12-5th (legist Line)	5 800 of max configural fortpart     2 800 of max massing increments:     2 80y to 2-1/2 81y ineget Limit	5.000 of mile corrigiouse footpret     3.600 of max insenting increasers     1-10 Sty to 2 Sty Height Limb
Street Frontage	COA / Architectural Fredew (new regulations)	+ 40 mex attoration with or     + 40 mex articulation increments.	45 max; 60 max dl RR 12     45 max afficiation increments	40' max 50' max 6! Hwy 250:     40' max artisupation recements.
Porches	COA / Accordance Feature (new regularment)	Porches I Aumings it Street across min. 50% of frontage	<ul> <li>Emit Fraction / Awarings &amp; Entries min 10% of frontage</li> </ul>	<ul> <li>Foort Principe / Sarrings of Entries on in SChool frontage</li> </ul>
Roofs	COA / Architectural Flexion (revised requirements)	Pat Parapets or Sloced Metal Roots (Standing Seam or other approved type & finish)	<ul> <li>Biopod Metal Roofs, or 30 yr. Composition Shing as (Must be of an approved type &amp; final);</li> </ul>	<ul> <li>Bioped Wetal Roofs, or 30 yr. Composition Shingles (Must be of an approved type &amp; Briefly)</li> </ul>
Materials	<ul> <li>CCA / Acontectural Perview (revised requirements)</li> </ul>	Meantain Historic Native Stone or Wood All water 70%, not of     Wood Proc Structures & Titor	Maintain Historic Native Stone or Wood all water 70% net of     Wood Porch Structures & Tron	Mantain Historic Saltine Stone or Wood all water 75% net area of     Wood Proch Structures & Tran
Color Palette	COA Ferrow (social) occurrents;	Muted rustic Earth Tone Huss     Entry Spors full range of huss	Full Range of Hues shaked. Goor Pakettis to be accrowed.	Mutod Justic Earth Tone Hues     Entry Doors full range of hues
Tree Preservation	Tree Replacement Crd. Bits Plan Roylow (now edg/int)  Tree Replacement Crd.	Preplace Trees over 6     Preserve Heritage Trees 24" +	Hepace Trees over 6'     Fresenia Heritage Trees 24" +	Veplace: Trees over d'     Preserve Huttage Trees 24" +
Landscape Features	Dits Plan Concept Daview     OCA / Design Review (1994)	Preserva Hatoric Wints, Gates, Ferces, Outsuickings, Casterns, and notable landsnape features	<ul> <li>Pressave Historic Walls: Gates Pences. Guttu Adings: Cotems and reciative androsper features.</li> </ul>	<ul> <li>Preserve Historic Wode, Garse, Fercoer, Duttualcings, Casterns, and natible landscape features</li> </ul>



### Review Findings

# Approve as submitted

#### City of Dripping Springs Historic Districts Design & Development Standards

	All Districts	Mercer Street
Character	The San Land	图 京 多
Vision	Preserve & Enfrance Historic Character & Resources / Town Heritage     Endousage Revitalization     Foeter & Ensure Complementary New Uses	Historic Main Street     Foster & Conmunity Focal Point     Freserve Historic Resources-Rehab &     Adaptive Re-Live     Freshold Revisional Rehab &     Freshold Revisional Rehab Rehab Rehab Rehab Rehab Rehab
Design Principles / Guidelines & Regulations	<ul> <li>Per Implementation Manual / COA (exitting critoria &amp; requestrents)</li> <li>Provide Attendance Design (a new provision code &amp; process)</li> <li>Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul>	Protect Historic Pedestrian Scale & Main Sheet Character     Promote Walladde Scale & Sidewalk Activity Zones     Provide Pedestrian Shading Devices @ Sidewalk Frontage     New Communion shall be competible with sumputsings.
Preferred Uses	<ul> <li>Zoning Review - Verify Consistency with O or Identify / Use Change (new requirement)</li> </ul>	Pedestrian-Oriented     Family-Frenchly uses / activities     Full Mix of Uses allowed
Site Planning & Building Placement	Site Plan Corcept Review (new requirement)	Build-To Mercur St. Frontage C settack     Bidge: 0 settack     Rese: 10 setback
Parking Arrangement	Site Plan Concept Review- (new requirement)	Stoel Parking     Crisite Lots in Rear     Offsite Remote Lots
Building Footprint Massing / Scale	Sits Plan Concept Review     COA / Anthitectural Review (new requirement)     Provide Alternative Design (new provision & process)	10,000 of max contiguous toolprint     2,500 of max massing increments     R Sty to 2-1/2 Sty Height Limit
Street Frontage	COA / Architectural Review (new requirement)	40' max storefront width or     40' max, articulation increments
Porches	COA / Architectural Review (new requirement)	<ul> <li>Pointes / Awnings @ Street across min. 50% of frontage</li> </ul>
Roots	COA / Architectural Flaview (revised requirements)	<ul> <li>Flat Parapets or Skiped Metal Roots (Standing Seam or other approved type &amp; firsth)</li> </ul>
Materials	COA / Anthibectural Review (revised requirements)	Maintain Historic Native Stone or Wood all walks-75% net st     Wood Posch Structures & Trim
Color Palette	COA Review (revised requirements)	Muled, nustic Earth Tone Hues     Entiry Doors - full range of hues
Tree Preservation	Tree Replacement Ord. Site Plan Review (new reg int).	Reptace Trees over 8'     Preserve Heritage Trees 24' +
Landscape Features	Site Plain Concept Review     COA / Design Review (new)	<ul> <li>Preserve Historic Walls, Gates, Ferroes, Outbuildings, Osterns, and notable landscape hast are</li> </ul>





### **Commissioner Options**

- 1. Approve as submitted.
- 2. Approval with conditions.
- 3. Deny as submitted.
- 4. Postpone the decision.