



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 13th, 2024**

Project: **101 College Street, Dripping Springs, TX 78620**

Applicant: **Patrick Fox**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Restaurant and office lease space**

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:

This proposal will include the addition of a kitchen, ada ramp, and new porch elements.

"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.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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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 College Street currently contains a two story dwelling and a small garage on property. Referred to as “Short Mama’s”, this home was built shortly after the land had been purchased in 1899 by W.G. McKellar. The two story structure is clad in board and batten siding. The front facade has a five bay porch arrangement that was altered in 1929. The alteration saw the change from a two story gabled front porch and balcony to a two story full facade porch that stretches the length of the front facade.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

101 College Street

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: 101 College Street Reuse

The applicant is requesting approval for new additions to the property. These include a kitchen, ADA ramp and new porch elements. The kitchen addition will match the colors of the existing structure as well as matching the board and batten siding.

The new porch element will be a sloped metal roof on the side facade of the building facing Wallace Street.

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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”.

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

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” - Parking will be created and expanded along both College Street and Wallace Street.

Building Footprint / Massing / Scale: The two story dwelling complies with the Mercer St guidelines. “2 sty - 2 ½ sty height limit”.

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”

Roofs: “Flat Parapet or Sloped Metal Roofing” The proposed sloped roofing adheres to the Mercer St Historic Guidelines.

Materials: “Maintain Historic Native Stone or Wood all Walls - 75% Net SF.” The proposed building additions will match the board and batten sides of the existing structure as well as use weathered wood, weathered metal roofing panels, and native limestone.

Color Palette: “Muted, Rustic Earth Tone Hues” The new additions will match the current and existing color palette.

Tree Preservation: “Preserve Heritage Trees over 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.

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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 = “Not Eligible”**
 Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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| 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 checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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Please contact (512) 659-5062 if you have any questions regarding this review.

By: Meredith Johnson MSHP

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101 College St: “Current Condition”. Images from Google Maps, 2019.

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101 College St: / Side view of the property from SW corner. Images from Herron Design Studio.

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