



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 21st, 2024**

Project: **Stephenson Way, Dripping Springs, TX 78620**

Applicant: **City of Dripping Springs**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Pedestrian Improvements**

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:

"Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones"

This proposed development in an alley owned by the City of Dripping Springs aims to further develop the Mercer Street Historic District as well as provide a shaded rest stop and public restrooms. This small development encourages walkability within the district and helps retain the pedestrian scale for downtown Dripping Springs.

Review Summary, General Findings: "Approve as submitted"

General Compliance Determination- Compliant Non-Compliant N/A

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512-858-4725

Staff Recommendations / Conditions of Approval:

1. Approve as submitted

The submitted renderings and designs show compliance with the Mercer Street Historic Guidelines. The materials, color palette, and design of the proposed structures all adhere to the guidelines.

Case History / Findings of Fact:

The “Stephenson Alley” is situated between 302 Mercer (Vintage Soul) and 300 Mercer Street (Perch Plans). While 302 Mercer is contributing and 300 Mercer is considered non-contributing, both buildings play a significant role in the historical aesthetic of the Mercer Street Historic District. Both buildings have been subject to building fire and rehabilitation, as well as the inclusion of various different businesses over the years. At one point 300 Mercer even served as the local post office for the city.

The alleyway between them unofficially has served as a shortcut in between some of the buildings on Mercer Street even though it is not an official thoroughfare. The proposal of development will retain the commercial integrity of the district and aims to increase walkability.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Stephenson Way / Downtown Alley

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” Low

Project Overview: Stephenson Way Development

The applicant is requesting approval for creation and development of public restroom facilities within the Mercer Street Historic District.

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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” - The proposed design helps further create a community focal point for the Mercer Street Historic District.

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Design Principles: “Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings” - The implementation of downtown restroom facilities provides places to rest as well as shade for pedestrians. Both of which encourage the protection of Pedestrian Scale and Sidewalk Activity. .

Preferred Uses: “Pedestrian Activities” - This project is encouraging of pedestrian scale and walkability, as it will provide a resting place.

Site Planning & Building Placement: ‘ Build-To ‘Mercer St. Frontage 0 ‘Setback”

Parking Arrangement: N/A

Building Footprint / Massing / Scale: “10,000 sf max of contiguous footprint”.

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: “Flat Parapets or Sloped Metal Roofing”

Materials: “Maintain Native Historic Stone or Wood” The proposal indicates the usage of native limestone.

Color Palette: “Muted, Rustic Earth Tone Hues” The proposed colors of the walls, roofs, and doors adhere to the color palette approved for the Mercer Street Historic District.

Tree Preservation: N/A

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.

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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)

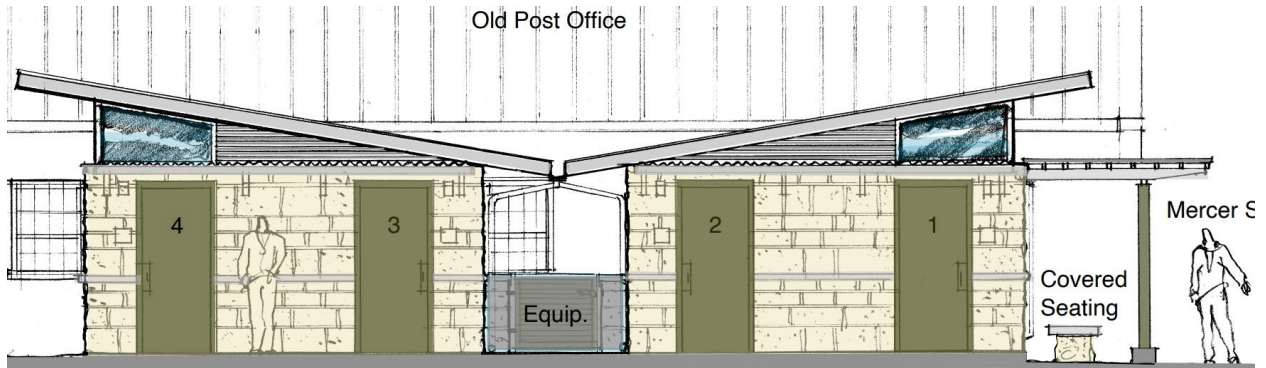
- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

Building Footprint Expansion/Reduction?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Color Scheme Modifications?	<input checked="" 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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Please contact (512) 659-5062 if you have any questions regarding this review.

By: Meredith Johnson MSHP



Stephenson Way: “Concept Sketch”. Images from Dripping Springs, 2024.

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Way
Images
2024



Stephenson
Site Plan
Concept:
from
Dripping
Springs

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