

#### 101 San Marcos

Certificate of Appropriateness Review May 2nd, 2024

# Existing Conditions

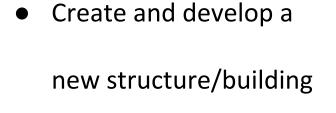




101 San Marcos currently contains a one story dwelling retains a low, side gabled composition with a shingle roof. A shedroofed porch stretches the length of the front facade. Porch posts, windows, and entry door have been replaced.

Google Earth, 2023

#### Applicant Request



Demolish the current structure

Develop a parking lot on site  Create an enclosure for an onsite dumpster



### **Architectural Details**









# Architectural Details Cont:



Hip Hop Design Studio

#### Material s





Reclaimed wood

Rubble limestone with heavy mortar smear





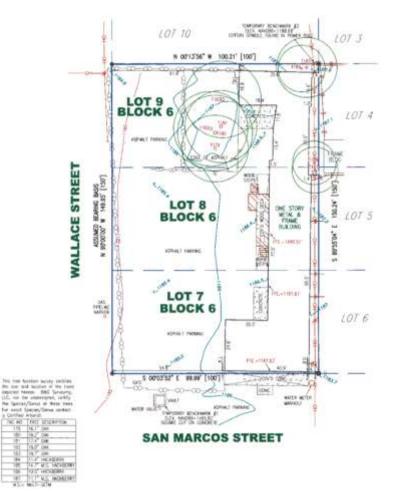




Reclaimed metal panel from existing wood shed

# **Proposed Site Plan**





	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character				
Vision	Frederice & Ernance Hacinic Character & Recourse / Food Hardage     Encourage Horistation     Food & Encourage Complementary New Uses	Hebrid Main Street     Foster a Community Food Point     Preserve Hebrid Resources Rehab & Adapt vs No-Obe     Person Revalabilities	Historic Strail Flammsteads     Eclectic flammsteads and resoluted     Adaptive Tiss July / Appropriate flams Missed     Use     Historic Removation & Landscape Preservation	Headure Resident Respitations     Weighborhood Preservation     Adaptive Residues Formative Infill     Larisboope (Stitestacope Files) Preservation
Design Principles / Guidelines & Regulations	Per implementation (Sanual / CDA (existing critishs is approximated)     Premide Alternative Design (a new provision, route 8 processa)     Create Consistency of Existing Design Ordinando (new provisions)	Protect Historic Pedestrian Scale & Mein Speet Chlussian     Promote Walkate Scale & Galewalk Activity Johns     Previos Pedestrian Shading Devices @ Schwallin Frontage     New Constitution Shall be competitive with serroundings.	<ul> <li>Protect Hators Farmshard Scale &amp; Character</li> <li>Practice Fuels (a) CFPR with Gathering Spaces / Potos / Decks Coortyster / Gardens &amp; Pose of Proportics</li> <li>New Construction shall be competitive with surroundings</li> </ul>	<ul> <li>Proset History Neighborhood Scale &amp; Character         <ul> <li>Alse Small Rehabilitation of Conting entities overlang</li> <li>Alse Conton-Suns the mill &amp; Vocunt Properties &amp; Hey 280</li> <li>Yew Constitution small be operated; with surroundings</li> </ul> </li> </ul>
Preferred Uses	<ul> <li>Zaning Review - Verify Consistency with O or Identify / Use Change (new recaliforment)</li> </ul>	Pedestrien Oriented     Family Friendly uses 7 activities     Full blac of Uses a lowest	Niked Use Rehab. OFR     Retal / Commercial – RR 12     Residental Rehab or Infill	Residential Renactivit I Hays St     Retail / Commercial Mixed Use Hay 290
Site Planning & Building Placement	Site Plan Concept Hwise I haw requirements	Butter To Mercer St Frontage C serback     Schen C settack     From 10 settack	Site Burdings within Excess Times & Landscape Feetunes     Front / Rose: 10" setback     Salous S nothings	Size Builtings Facing Local Streets & Hwy 290     Facilit Fleer: 10 veltack     Sizes 5 settack
Parking Arrangement	Site Plan Concept Players—prew requirement)	Street Parking     Onsire Lots in Fleer     Other Itemste Lots	Orade Lots © Hear of Property     Of Street Boades © Fronts (kinded & must protect thouse)	Productive Garagne     Onsite Lots & Rear of Property     Street Loss & Side Varids
Building Footprint Massing / Scale	Date Plan Concept Flavorer     OOU. I Ancharcount Flavorer grew     regularization     Provide Alternative Design stew provision 6     recessor	10,000 of max contiguous forcests     2000 of max monthly incomeds     20ly to 2-10-20ly (legged Line)	5 000 of max configurals fortput:     2 500 of max enacing increments     2 5ty to 2-1/2 5ty Ineight Limit	5.000 of max contiguous bostores     5.000 of max maximg increvents     1-12 Sty to 2 Sty t legist Livre
Street Frontage	COA / Architectural Fleckey (new (regularment)	HØ mexidonified with or     KØ mex articulation rosements.	n5 max 60 max 8 RR 12     45 max afculation increments	40 max 50 max 6 Hey 390     40 max attauation increments
Porches	COA / Inchitectural Festiva grew requirement)	Promes I Asonings its fitnest across min. 60% of frontage.	<ul> <li>First Frequent / Awrenge &amp; Estéme min. 50% of trootinge</li> </ul>	<ul> <li>Faint Preches / Darings &amp; Entries our 50% of fromage</li> </ul>
Roofs	COA / Aistritocoural Review (revised requirements)	Flat Parispets or Sloped Metal Foots (Standing Seam or other approved type & finan)	<ul> <li>Eloped Metal Roofs, or 36 yr. Composition Shingles (Mest be of an approved type &amp; finally)</li> </ul>	<ul> <li>Sloped Metal Boots, or 30 yr. Composition Shingles (Must be of an approved type &amp; Kneth)</li> </ul>
Materials	<ul> <li>COA / Acontectural Pleasew gravited requirements;</li> </ul>	Maintain Heldric Native Stone or Vend At water 76% and of     Wood Forch Shuchaws & Terr	Maichart Fabric Native Store or Wood of water 75% out of     Wood Poorb Structures & York	Mandairy Historic Status Stone or Wood all walls     This reflama of     Wood Posch Structure & Trim
Color Palette	SCA Renew (noveled requestres)	Multid Hustic Earth Tone Huses     Entry Doors full range of huses	<ul> <li>Full Range of Hues shower. Goor Palettes to be accrowed.</li> </ul>	Mused rustic Sarth Tone Hues     Entry Dears full range of hues
Tree Preservation	Tree Replacement Ord Bits Plan Review (new regimb)	Faplace Trees over 6     Preserve Horitage Trees 24" +	Fispace Trees over 6'     Freserva Hartage Trees 24' +	Puserve Heatage Trees 24" +
Landscape Features	GBs Plan Concept Review     GOA / Design Review (new)	<ul> <li>Preserve Frietoric Walts, Garen, Ferche, Duthwidege, Casherin, and notative landscape features</li> </ul>	<ul> <li>Fresterve Hetoric Walle, Gates, Fencies, Guttu-klings, Gotherns, and richable wirdscape feetungs.</li> </ul>	<ul> <li>Preserve Fletoric Vode, Garrer, Ferrore, Duthariongs, Cisterns, and mitrate landscape lawtures</li> </ul>



#### Review Findings

# Approve as submitted

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

5	All Districts	Mercer Street
Character		
Vision	Preserve & Enhance Historic Character & Resources / Town Heritage     Encourage Revitalization     Footer & Ensure Complementary New Uses	Historic Main Street     Foster a Community Focal Point     Preserve Historic Resources-Rehab & Adaptive Re-Use     Promote Revitalization
Design Principles / Guidelines & Regulations	Fer Implementation Manual / COA (existing criteria & requirements)     Provide Attendance Design (is new provision route & process)     Create Consistency w/ Exterior Design Ordinance (new provisions)	Protect Historic Pedestrian Scale & Main Street Character     Promote Welfatels Scale & Sidewalk Activity Zones     Provide Pedestrian Shading Devices @ Sidewalk Frootage     New Construction shall be compatible with surroundings.
Preferred Uses	<ul> <li>Zoning Review-Verify Consistency wHO or Identify / Use Change (new requirement)</li> </ul>	Pedestran-Oriented     Family-Friendly uses / activities     Full Mix of Uses allowed
Site Planning & Building Placement	Site Plan Concept Review (new requirement)	"Build-To" Mercer St. Frontage 0" setback     Sidex: 0" setback     Rear: 10" setback
Parking Arrangement	<ul> <li>Site Plan Concept Review- (new requirement)</li> </ul>	Street Parking     Onsite Lots in Rear     Offsite Remote Lots
Building Footprint Massing / Scale	Site Plan Concept Review     COA / Architectural Review (new requirement)     Provide Atternative Design (new provision & process)	10,000 of max configuous footprint     2,500 of max massing excrements     2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul> <li>COA / Architectural Review (new requirement)</li> </ul>	40 max storefront width or     40 max, articulation increments
Porches	<ul> <li>CCA / Architectural Review (new requirement)</li> </ul>	<ul> <li>Porches / Awnings @ Street across min. 50% of frontage.</li> </ul>
Roots	COA / Architectural Review (revised requirements)	<ul> <li>Flat Parapets or Sloped Metal Floofs (Standing Seam or other approved type &amp; finish)</li> </ul>
Materials	CCA / Architectural Review (revised requirements)	Maintain Historic Native Stone or Wood all walls-75% net st     Wood Porch Structures & Trim
Color Palette	OOA Review (revised requirements)	Muted, rustic Earth Yorie Hues     Entry Doors- full range of hues
Tree Preservation	Tree Replacement Ord. Site Plan Review (new reg mt)	Replace Trees over 5'     Preserve Heritage Trees 24' +
Landscape Features	Site Plan Concept Review     COA / Design Review (new)	<ul> <li>Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>





## **Commissioner Options**

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