



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 29, 2022**

Project: **Roxie's (aka Haydon Central Garage- c.1937)
299 Mercer St., Dripping Springs, TX 78620**

Applicant: **Roxies, LLC c/o Silver Garza (512) 917-8899**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**
Proposed Use: **Restaurant & Bar**

Submittals: Current Photograph Concept Site Plan Exterior Elevations Renderings
 Color & Materials Samples (Colors not submitted, see Conditions of Approval)
 Sign Permit Application (if applicable) N/A
 Building Permit Application N/A
 Alternative Design Standards (if applicable) N/A

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 w/New Additions" with rehabilitation and improvements to **Haydon Central Garage (ca. 1937)** being a **Contributing Resource** and **High Preservation Priority** in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: **"Approval in Concept w/Conditions Recommended"**

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations / Conditions of Approval:

“Approval in Concept with Conditions”

1. **Permits & City Ordinances:** Obtain necessary Permits from the City of Dripping Springs and comply with all applicable Ordinances, including, but not limited to:
 - a. **Site Development Permit**
 - b. **Building Permit**
 - c. **Lightning Ordinance**
 - d. **Landscape Ordinance**
 - e. **Signage Ordinance**

2. **Conditions for Approval in Concept:**
 - a. **Colors and Materials Palette @ Building Additions-** needs additional design information and shall be reviewed with Staff during Design Development prior to Building Permits. They shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards (muted, rustic earth tone hues for walls, with a full range of hues allowed for doors, windows, and trim).
 - b. **Roofs and Equipment Screening @ Building Additions-** Flat roofs behind parapets are allowed at the proposed new additions. All rooftop equipment shall be screened from view from any adjacent property line.
 - c. **Proposed Storage Container-** needs additional design information and is not a part of this COA. Auxiliary Storage Buildings, if proposed, shall be site-built structures designed to be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.
 - d. **New window and door materials, trim colors, and details-** shall be reviewed & approved by City Staff prior to issuance of Building Permits. New building elements shall be compatible, consistent, and complementary to the building’s history.

3. **Staff Review and Assistance:** Staff review, and assistance is recommended to provide support as needed during the discovery process, design development, permitting and building rehabilitation, to review found conditions and make supportive recommendations which are consistent with the City’s Historic Preservation Program, goals, and Implementation Manual.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(Resource No. 26) #299 Mercer Street. Haydon Central Garage (FKA- Dripping Springs Rental Center), ca. 1937 with 1954 addition. Contributing Element and a “High” Historic Preservation Priority in the Mercer St. (NRHP) Historic District.

“This garage building is located at the southeast corner of Mercer and College Streets. It is a front-gabled stone building with a pyramidal-roofed front porte cochere. The building is clad in a variety of rock types including limestone, crystallized rock, and petrified wood. The result is colorful and highly textured. The porte cochere is supported by three battered stone piers and topped with a jagged decorative stone parapet. Under the porte cochere is the building entrance, which has a central double entry door and four storefront windows. The west, College Street, elevation has two single-width entry doors. Approximately two-thirds of the way down this side elevation is a rectangular garage bay that passes through the width of the building and out the other side. About 1954, a cinder-block addition was built onto the side of the original building to shelter those working on cars. The parking bay has its original pressed-tin ceiling. The decorative rustic construction with limestone, crystalized rocks, and petrified wood stands out even in a town known for its stone buildings. The Haydon Garage is exceptional for its architecture and is a contributing element in the historic district.”

“Charlie C. Haydon bought the lot in 1925. An old wooden building on the site served hamburgers and had a barber shop. Haydon first moved the roof to the site and then built the building around the roof, beginning about 1935. Haydon’s goal was to build the rock building that occupies the lot now. Rocks from nearby cities Llano and Marble Falls, and petrified wood from McDade, were collected for the construction. Masons Wimberley and Hughs completed the rockwork which was finished in 1937. Called the Central Garage, the building was a Magnolia (Mobil) Gas station and garage. Leroy Roberts ran the service station, and his wife ran a café in the east end of the station. The business had a good truck trade along Mercer Street. At one time, the station operated 24 hours a day. After the highway bypassed Mercer Street, Alva Haydon realized that he needed to move his business to Highway 290 and did so in 1964. In 1967, Jake Spears leased the garage building for his repair shop. (‘Until recently’- ed.) ... it (‘housed’) the Dripping Springs Rental Center.”

(US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

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“Roxie’s- Rehabilitation, Adaptive Reuse and new Additions:”

This strategically located project seeks to faithfully preserve and important part of Dripping Springs’ history while injecting a desired new restaurant use and bringing significant revitalization potential to Mercer St Historic District and Downtown Dripping Springs.

The concept proposes an appropriately scaled, sensitive adaptive re-use of one of Dripping Springs’ historic architectural gems. It seeks to preserve, feature, and activate the former gas canopy as a covered outdoor dining patio, oriented to the street, while maintaining and showcasing the distinctive stonework, notable masonry craftsmanship and details of its main street façade. The Master Site Plan calls for an future new, expansive covered patio dining area with a metal roof, extending along the west (College Street) façade. The exemplary stonework craftsmanship which continues along that elevation will also be preserved and becomes a showcase feature of that space while remaining visible to the street.

As a sizable new restaurant in Downtown Dripping Springs, this project will preserve and adaptively re-use an important historic resource and promote revitalization in the very heart of the Mercer St. Historic District. It will foster a community focal point, protect the main street scale and character, promote walkable scale and sidewalk activity zones, provide shading devices at sidewalk frontages, and blend new and old structures in a compatible way. In short, the proposed concept satisfies nearly all the vision and design principles, guidelines and regulations set forth in the Mercer Street Historic District Design and Development Standards, and if implemented, has great potential to become a “game-changing” new use, pedestrian draw and economic activator for the Mercer Street District and Downtown.

New Additions and exterior renovations include a new Main Entry Trellis fronting Mercer Street, the Covered Patio Dining mentioned along College Street, and Kitchen and Bathroom additions tucked and wrapped around the southeast and east elevations. Housing these “back of house” functional elements in new construction additions facilitates code compliance and leaves the historic structure’s rooflines clean and clutter-free from the considerable mechanical equipment associated with a restaurant of this size.

The black-and-white architectural renderings provided supply character clues to the architectural formulation of the overall design and are enough to evaluate the approach and validate the concept. More information will be needed during design development phase, to ensure colors and materials proposed for these simple new building elements are compatible with the historic resource and comply with applicable Design and Development Standards (Conditions of Approval #2a).

In this concept, the “back of house” service components appear appropriately scaled and respectful of the historic resource, in terms of their schematic size, form and strategic location. More design information and review are needed during design development, to ensure that the “new and old” elements will work together well, and all rooftop equipment meets screening requirements (**Condition of Approval #2b**).

This project’s intent, to preserve and reenergize one of Dripping Springs most centrally located, highly visible and notable examples of historic architecture is both harmonious and fully supportive of the Mercer St. Historic District preservation vision and guidelines.

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Due the location, historic importance and high preservation priority of this structure, it is recommended that Staff be directed to provide support to the Applicant as needed during the discovery process and throughout building rehab, to review found conditions, assist the Applicant and City Staff, and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual. **(Condition of Approval #3).**

Approval in Concept is recommended, with Conditions of Approval as noted above.

“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and “Approval in Concept with Conditions” is recommended.

Character/Vision: Consistent: “Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization. Foster a Community Focal Point.”

Design Principles: Consistent: “Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; Provide Pedestrian Shading Devices @ Sidewalk Frontages; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Pedestrian- Oriented.” Building contributes to pedestrian activity on tow streets (Mercer & College Sts). “Family-friendly uses / activities” (dining).

Site Planning & Building Placement: Consistent: (Existing) Building Placement not affected. New Additions appear to comply with setbacks (0’ Front & Sides, 10’ Rear).

Parking Arrangement: Consistent: Parking Arrangement @ rear of lot complies; Parking supply requirements (per Downtown Parking Ordinance 2020) to be verified by Planning Dept. at Site Development.

Building Footprint / Massing / Scale: Consistent: (Existing) Building Footprint complies; New Additions & Massing Increments also comply.

Street Frontage / Articulation: Consistent: (Existing) Building (with proposed additions) complies with storefront width and articulation requirements.

Porches: Consistent: (Existing) Building Gas Canopy (with proposed Entry Trellis and Covered Patio additions) complies with Porch & Awning requirements.

Roofs: Consistent: (Existing) Building metal Roofs (with proposed metal roofs at Covered Patio additions) complies with Roof Requirements. Flat Roofs behind parapets at Kitchen and Restrooms additions also comply. Rooftop Equipment Screening requirements shall be reviewed by Staff at Design Development **(Condition of Approval #2b).**

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Materials: Conditional Approval Recommended. (Existing) Building Materials shall remain and be sensitively refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building's history. New Addition materials shall be reviewed by Staff at Design Development. **(Condition of Approval #2a).**

Color Palette: Conditional Approval Recommended. Exterior Color Palette at proposed Additions shall be compatible and consistent with the building's history. Colors shall be reviewed by Staff at Design Development and comply with Design and Development Standards. **(Condition of Approval #2a).**

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected. However, project must comply with City's Landscape Ordinance **(Condition of Approval #1).**

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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.

See detailed summary above. 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

(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

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- (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. **Must Comply. Staff verify during rehabilitation.**
 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. **Must Comply. Staff verify during rehabilitation.**
 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 with Conditions of Approval.”**
 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:** “Compliant with Conditions of Approval.”
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? Color info needed.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

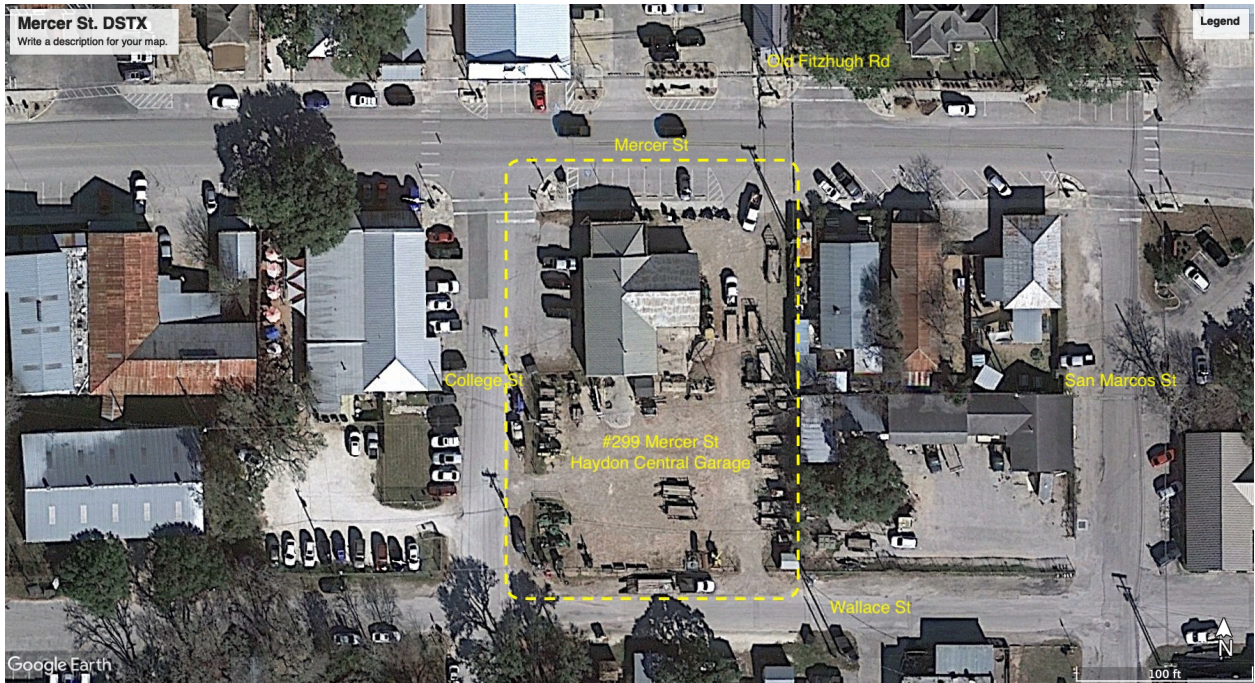
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Please contact (512) 659-5062 if you have any questions regarding this review.



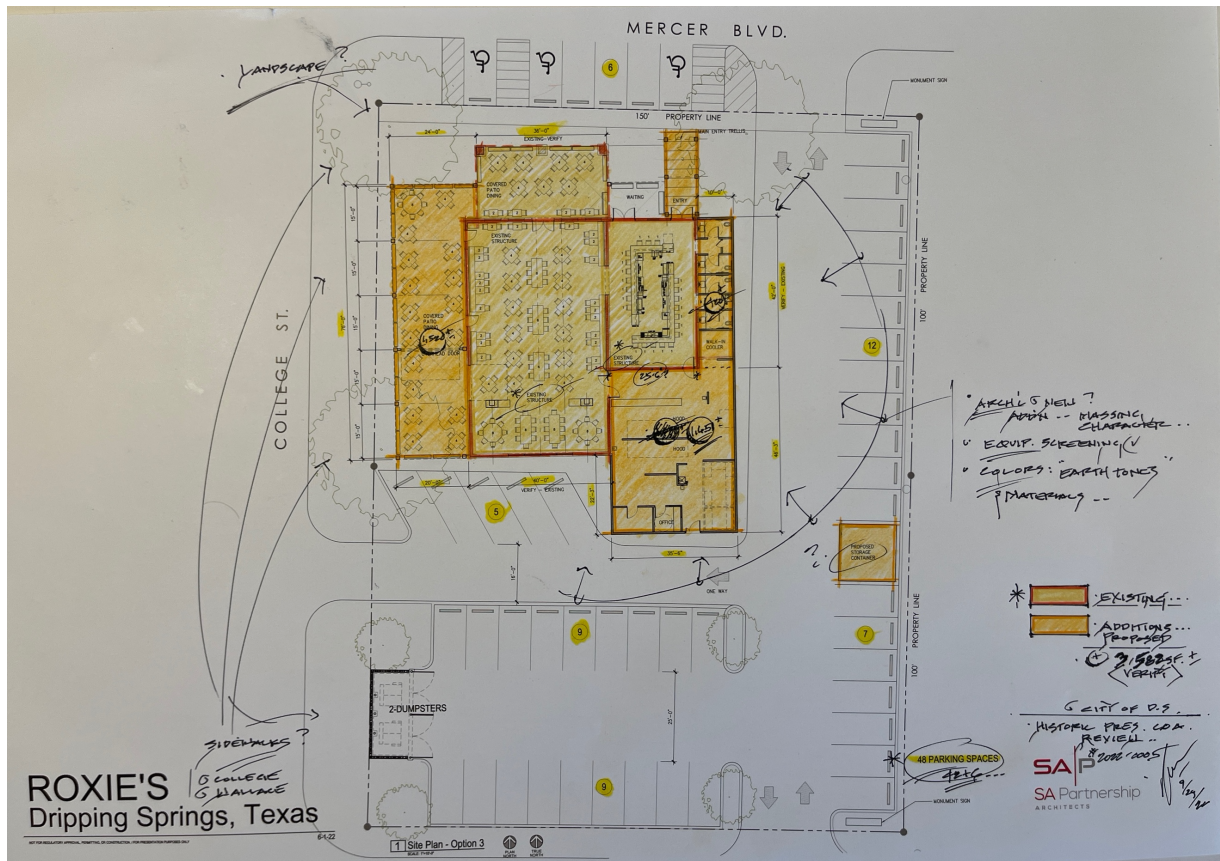
By: **Keenan E. Smith, AIA**

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Roxie's / #299 Mercer St- Haydon Central Garage: Location Map (Google Earth)

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Roxie's / #299 Mercer St- Haydon Central Garage: Preliminary COA Review / Existing + Additions

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