

DRIPPING SPRINGS Texas

299 Mercer Street

Certificate of Appropriateness Review May 2nd, 2024 Existing Conditions





Retains rustic look with native stone and wood paneling. Possesses unique stone pillars. Sloped metal roofing and small signage at front of property. Applicant Request

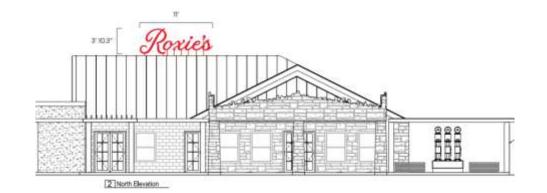


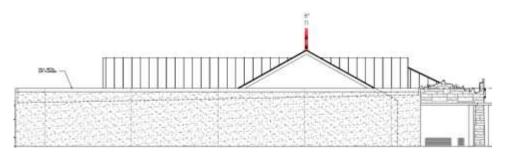
• Update, replace and install

new signage on the building

and property

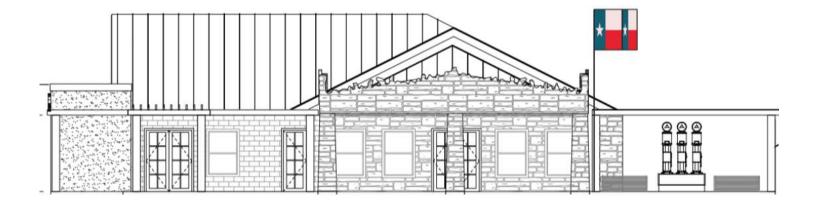
Architectural Details







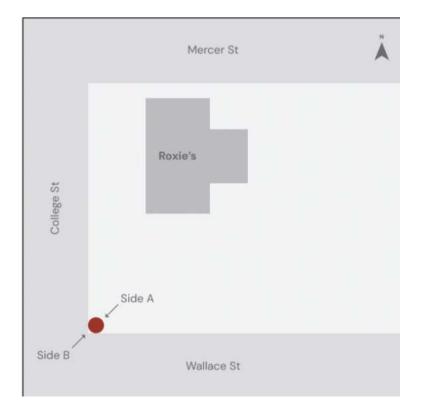
Architectural Details Cont:



Proposed Site Plan



20



City of Dripping Springs Historic Districts Design & Development Standards

City Council Approval- 2/17/15

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character	ee 💿		a 💒 🖬	
Vision	Freezre & Entwice House David & Resource / Tear Heritage Encourage Restauture Face & Ensure Consistentiary face Jack	Hetzis Mari Eseet Fisiar e Comunity Food Part Preame Histori Manufae Nerab 4 Adoptio Re-Ole Product Modelatum	 Halon Shai Fantabada Eclards Revalutation revalid Adgine Re-Dei 7 April: All familie familie thead the Halon Rement on 8 Lendscept Provenation 	
Design Principles / Guidelines & Regulations	For registration Manual / COS (switch) millers & requirements Fronds Abrurd witches sould & prices); Course Constitution of Exempt Design Childraftis (www.powischill)	Protect Hotels: Perilacitian Scale & Hore Devel Oranacian Protect Valvaldi Scale & Sclewack Autory Zenai Protect Postection Shoting Devices & Sciousale Frentage New Construction shall be computed with lamitaches	 Protect Hotel to Formational Social & Character Promote Planto Lopid Rev of ORR, with Carthering Spaces (Field on Foesker) Carcipation Foedbark & Promit Processors New Careta Lopid Hotel on competitive with summandings 	Printed History Tragition found Scale & Character Alse Shadow Tragition found for the extension of Section 2 - extension of Section 2 - Alse Contract-Sametria INER 9 Vecant Properties & Hey 200 Time Comparison of 8 becompatible with summarizings
Prefamed Uses	 Zarking Review Verify Consistency wHO or Literatly (Use Change Inseminate) 	PointPlan Oriented PointPlant Oriented Point's Providy users / activities Point Views plant of Users planted	Wiede Uber Fulkabi OFR Retail / Commenced - AR 12 Resistantial Asheb or Will	Assidential Rehabilit/11 Haps St. Note1 / Continential Wand Utes Hery 250
Site Planning & Building Placement	 Sto Ple: Constit Person (non inquirariant) 	 Eukl-IV Metar El Fontage Elastach Solet O settach Free 19 settach 	 Site Baronyo sittiin Existing Tress & Landooson Headawa Frunt / Hoan 10 sellaeth Sellas 11 sellaeth 	 Stat BLART ga Facing Local Streets & Hey 290 Facil / Rev. 57 (e85x0) Street 5 (e85x0)
Parking Atrangement	 Site Man Cardword Flavoes-2 wai requirements 	Street Parking Chalo Lute in New Offsis Rencie Lots	Christe Lots & Have of Property Of Street Boxess & Fronts dented & nust protect Invest	Reidertial Garapie Desla Lota O Riae of Property Straf Lota E Sub Yarde
Building Footprint Massing / Scale	Sile Park Corougt Finance COL 1 Acceleration Review (Internet) Incode Alternative Design ones position & introde Incode Alternative Design ones position & introde	 to cool of maximum function 2,500 M maximum scattering increases 2 (By to 2 - 40 (by) Augded Linit 	Sooo of max configuration became Sooo of max configuration Sooo of max making incluments Sofyris 2-46-20g Harget Link	 5/022 of their configurate heatpret 5/022 of their research increments 6/45 25g to 2 25g / Wight 1 int
Street Frontage	 COLTACIDALISE Reliev (new majorite) 	IO has stanfort with a O has standor regionerts	de max do max di PP 13 do max di PP 13 do max atoxican recremente	 40 max 50 max 81 Hwy 260 40 max should on coverse to
Porches	 CCATActificitani Review (new regulation) 	 Franker / Farmings # Direct scores mit: 50%- of Brieflags. 	 Excit Precise / Surgings in Ermise. vol. 50% of Tradiuge 	 Frank Practice / Aurings & Entries min, SETuile Instage
Roots	 COL1 Acriticitasi Rolev (crist) wg/lensits) 	 Fait Parapolis at Skippo Vietal Roots (Standing Seam or other approved type & Smarl) 	 Eligent Netol Roots, or 30-yr. Composition (thingles: (that he of an approved type & treet) 	 Stipped Vietal Roch, or 10 yr. Complexiton Briegles (Bluit tre of an approval type & traiti)
Materials	 COLUMETARI Peder protectivação de la constructiva de la c	 Monton Holmon Kollow Three to Write all acats. 75% out of. Write Process Structures & Three 	 Nation in state Anti-e Store or Rood of walk. 75% act of Boost Parch Storeture & Turn 	 Hawton Hollow Data Stream Placet all an in May not accas of Wood Front Structure & Trim
Color Palette	 ODA Robust (solidar organization) 	Muted Inutic Earth Tore mass Entry Does 1.4 longe diffeets	 Full Risege of Hues alcount: Carter Fallettics to be accretized. 	Wated salts Earth Tare Huse Entry Discs All longs of twee
Tree Preservation	The Residential Oil Site Part Review (new segind)	Figlace Tressione E Proaction trackage Trees 24" +	fiecace Trees over 6' Freezers therape Trees 24' +	Propage Trace over 2' Provide Professional 24' +
Landscape Features	Site Taris Content Festime OCA / Design Texase (new)	 Preserve Heffort: Statik, Gates, Percent, Oxfold/rept, Celleres, and Heffold and Kaps, Matans. 	 Faserya Riccas Italia Sates Percent, Outsuffings Satems, and risable anticipation historya 	 Preserve Historic Rubit, Gates, Fernitet, Outbulkings, Celleres, and retidioclanderaps, Nations



Texas

City of Dripping Springs Historic Districts Design & Development Standards

	All Districts	Old Fitzhugh Road
Character	1111	
Vision	Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses	Historic Small Farmsteads Eclectic Revitalization- newfold Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	 Per Implementation Manual / COA (existing onteria & requirements) Provide Attendative Design (a new provision, route & process) Create Consistency w/ Extensr Design Ordinance (new provisions) 	 Protect Historic Famelead Scale & Character Promote Rustic Look/Feel of CPR, with Gathering Spoorer (Patios) Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings
Preferred Uses	 Zoning Review- Verify Consistency wHO or Identify / Use Change (new requirement) 	Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehap on Infill
Site Planning & Building Placement	Site Plan Concept Review (new requirement)	 Site Buildings within Existing Trees & Lundscape Features Front / Rear 10' sotback Sides: 5' sotback
Parking Arrangement	 Site Plan Concept Review- (new requirement) 	 Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (Imited & must protect trees)
Building Footprint Massing / Scale	 Site Plan Concept Review COA / Architectural Review (new regurement) Provide Attemative Design (new provision & process) 	 5,000 ef max contiguous footprint 2,500 ef max massing increments 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	 COA / Architectural Review (new requirement) 	 45 max; 60' max @ RR 12 45 max; articulation increments
Porches	 COA / Architectural Review (new requirement) 	 Front Porches / Awrings @ Entries min. 50% of hontage
Roots	 COA / Architectural Review (revised requirements) 	 Sloped Metal Roofs or 30-yr. Composition Stringles (Must be of an approved type & finish)
Materials	 COA / Architectural Review (revised requirements) 	Maintain Historic Native Stone or Wood all walks- 75% net st Wood Porch Structures & Trim
Color Palette	COA Review (revised requirements)	 Full Pange of Hues allowed- Color Palettes to be approved
Tree Preservation	Tree Replacement Ord Site Plan Review (new reg mt)	Aeplace Trees over 8' Preserve Hentage Trees 24' +
Landscape Features	Site Plan Concept Review COA / Design Review (new)	 Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

Review Findings

Approve as

submitted





Texas

Commissioner Options

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