



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **April 19th, 2024**
Project: **299 Mercer Street, Dripping Springs, TX 78620**
Applicant: **Roxie's, LLC % Silver Garza**
Historic District: **Mercer Street Historic District**
Base Zoning: **CS-HO**
Proposed Use: **Restaurant & Bar**

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:

"New Signs(s)" New roof signage to the former Haydon Central Garage (1937), signage added to the site, signage added to the flagpole.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- **Compliant** Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

- 1. Approval with Conditions**

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“Muted, rustic Earth Tone Hues” The shades of red are rustic, but the brighter shade of red would need approval. The PMS 185 C is a bright red that stands out from the rest of the building.

Case History / Findings of Fact:

Located on the southeast corner of Mercer and College streets, this front-gabled stone garage building was constructed in 1935 by Charlie C. Haydon. The property was originally purchased in 1925 by Haydon. A wooden building temporarily housed a hamburger shop and later a barbershop. Haydon aimed at constructing a rock building. He used natural rock of various colors and texture from nearby cities to give it the unique appearance the building retains today. Rooftop signage can be seen currently as the building stands. Dripping Springs has had many businesses in the past that utilized such signage.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

299 Mercer Street

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: 299 Mercer St Re-Use

The submitted renderings and designs show two shades of red. The signage on the structure is a bright red, which stands out against the earth tones of the natural stone and materials of the structure. The second piece of signage is a rustic and muted red that will be placed on the edge of the property.

The applicant is seeking to include the addition of a sign above the apex of the building as well as a sign that sits atop the building. The sign itself is 3’ 10’’ x 11’ in size and PMS 185 C in color. Additional signage on barrels 3’8’’ x 3’8’’ in size that sit on the corner of Wallace St and College St. The color is PMS 484 C (red). The applicant is also aiming to replace a sign at the front of the building with a Texas State Flag design.

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Design Standards Consistency: “Mercer Street Design and Development Standards”

Character/Vision: “Historic Main Street; Foster a Community Focal Point - Preserve Historic Resources; Adaptive ReUse / Appropriate Rehab Mixed Use” -

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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”.

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

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: “Flat Parapets or Sloped Metal Roofs” Proposed signage does not overtake the current roof.

Materials: “Maintain Historic Native Stone or Wood”. Two of the signs on the property already exist and are made of metal, the additional sign will also be made of metal. None of the included signage takes away from the native and rustic look of the existing materials

Color Palette: “Muted, Rustic Earth Tone Hues” The signage for the building appears to be a bright red, which would go against the guidelines of 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.

Compliant Non-Compliant Not Applicable

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- (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
Color palette needs approval

(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?

Yes No

Façade Alterations facing Public Street or ROW?

Yes No

Color Scheme Modifications?

Yes No

Substantive/Harmful Revisions to Historic District?

Yes No

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

By: Meredith Johnson MSHP



299 Mercer: "Current Condition". Images from Google Maps, 2023.

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299 Mercer: More detailed imagery of the native stone and wood of the structure.

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