



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

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Date: **September 26, 2018**

Project: **Rinkey Dink Domino Hall, 300-C Mercer St. (rear)  
Dripping Springs, TX 78620**

Applicant: **Carter Core Fund LP c/o Dean Erickson (512) 328-3588**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **Commercial Lease Space**

Submittals:  Current Photograph  Concept **Key Plan**  Exterior Elevations **Photomontage**  
 Color & Materials Samples  
 Sign Permit Application (if applicable) **N/A**  
 Building Permit Application  
 Alternative Design Standards (if applicable) **N/A**

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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."

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### Project Type & Description:

**"Rehabilitation & Adaptive Reuse"** Proposed repairs, refurbishment, and improvements to **Rinkey Dink Domino Hall (ca. 1939)** being a **Contributing Resource** and **High Preservation Priority** in the **Mercer St. National Register Historic District (NRHD)**.

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

General Compliance Determination-  **Compliant**  Non-Compliant  Incomplete

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**Staff Recommendations / Conditions of Approval:**

- 1. Permits:** Obtain any necessary Permits from the City of Dripping Springs.
- 2. Approval in Concept:** New window and door materials, trim colors, and details to be reviewed & approved by City Staff prior to issuance of Building Permits. New materials shall be compatible and consistent with the building's history. Colors shall be based on sduPLICATIONS or sustained by historical, physical, or pictorial evidence.
- 3. Staff Review and Assistance:** Staff review, and assistance is recommended to provide support as needed during discovery process and building rehab, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**(Resource #17) Rinkey Dink Domino Hall, ca. 1939. Contributing.**

“The Rinkey Dink Domino Hall was originally built on Mercer Street between the Texaco Station (Resource #12) and the Rock Café (Resource #13). John Butler purchased the supplies for the building for about fifty dollars and El Felps and A.B. Cauthen erected the building. The resident of the Rock Café objected to the “gambling” going on, and the building was moved a block down the street to accommodate the complainant. It is currently located behind 300 Mercer Street (Resource #15).

Although this building was constructed for use as a domino hall, the design, door and window placement, and scale are domestic in appearance. It is, in fact, a “shotgun” house in size, type, fenestration and materials. It is sheathed in asphalt siding like many shotgun houses of the 1920s-1940s. Its low-pitched, front-gabled roof has very little eave overhang. On the front façade is a single door entry and one rectangular window. The door has been replaced but the building contributes to the small town atmosphere of Dripping Springs of the early 20<sup>th</sup> century. Though the diminutive building has experienced some alterations, it is still recognizable to its period of significance and has historic associations for the townspeople. It contributes to the historic district.”

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

**“Rinkey Dink Domino Hall- Rehabilitation & Adaptive Reuse:”**

This project seeks to arrest the decline and the current state of disrepair of this tiny but important part of Dripping Springs' history and develop its adaptive re-use as a boutique commercial lease space.

The proposed program of improvements is aimed at repairing and restoring integrity to the water damaged building envelope and interior, while preserving and maintaining the original story, look and history of the building.

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Exterior renovations include new windows, doors and trim of appropriate type and style, and necessary repairs to water-damaged siding, window and door framing, and miscellaneous roof overhang details. The existing asphalt siding and metal roofing panels will be retained, preserving the narrative of this building's humble beginnings, ad-hoc materials, and informal character. An existing window air conditioning unit will be replaced by new ductless model, and the old, dilapidated metal stove pipe replaced. Interior refurbishments include removal of a recent ahistorical drop ceiling, wood beadboard and board & batten wall finishes. The original wood plank floors will be uncovered and rehabilitated. The goal will be to retain the integrity of the interior and compatibly refinish it, while preparing for its functional adaptive reuse and fit out as retail space.

This project's preservation goals, to save and bring new life to one of Dripping Springs' smallest but most important and meaningful historic structures, are found to be both laudable and completely consistent with the primary vision and guidelines for the Mercer St. Historic District. These call for preserving its' historic resources through rehabilitation and adaptive re-use, thus promoting revitalization.

The aesthetic challenge for this project will be in executing the details in a way that stays true to the original story, roughshod character, and informal look and feel of the building, while balancing the need for immediate repairs, sound construction practices and long-term durability, as well as satisfying the Applicant's desire for a fresh new appearance. Beyond the present exercise of finding the design intentions appropriate, additional challenges will be encountered in the permitting and Code compliance stages, given the ambition to convert the building into useable commercial lease space. Flexibility will be called for, and creative solutions will be critical to successfully implement the goals of the project and bring it to happy fruition.

Staff finds the Applicant's proposed program to be fundamentally appropriate (with a few minor exceptions noted in the detailed compliance review and Conditions of Approval) and wholeheartedly supports this project moving forward.

Due the advanced state of building envelope deterioration and the anticipated depth of the rehabilitation, it is recommended that Staff be directed to provide support to the Applicant as needed during the discovery process and building rehab, to review found conditions 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 stated 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 with Conditions” is recommended.

**Character/Vision:** Consistent: “Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization.”

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**Design Principles:** Consistent: “Protect Historic Pedestrian Scale & Main Street Character; New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: “Pedestrian- Oriented.” Building is in a pedestrian courtyard setting.

**Site Planning & Building Placement:** N/A- (Existing) Building Placement not affected.

**Parking Arrangement:** N/A- (Existing) Parking Arrangement not affected.

**Building Footprint / Massing / Scale:** N/A- (Existing) Building Footprint not affected.

**Street Frontage / Articulation:** N/A- building has no Street Frontage.

**Porches:** N/A- No existing Porches.

**Roofs:** Conditional Approval Recommended. (Existing) Building Materials shall remain or be refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building’s history.

**Materials:** Conditional Approval Recommended. (Existing) Building Materials shall remain or be refurbished in kind to the greatest degree possible. New materials shall be compatible and consistent with the building’s history. New window and door materials, trim colors, and details to be reviewed & approved by City Staff (**Condition of Approval #2**).

**Color Palette:** Revisions Recommended. Proposed “Black” (SW 7069 Iron Ore) windows and trim are not recommended. Exterior Color Palette shall be compatible and consistent with the building’s history. Colors shall be based on duplications or sustained by historical, physical, or pictorial evidence. (**Condition of Approval #2**).

**Tree Preservation:** N/A- No proposed impact to existing trees. Mature Live Oaks @ Courtyard are preserved and enhance the use of the property.

**Landscape Features:** N/A- no existing landscape features affected.

**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

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- (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: “Compliant with Conditions of Approval.”**  
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 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:
- |  |                              |  |
|--|------------------------------|--|
| <b>Building Footprint Expansion/Reduction?</b>             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Façade Alterations facing Public Street or ROW?</b>     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Color Scheme Modifications?</b>                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Substantive/Harmful Revisions to Historic District?</b> | <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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Rinkey Dink Domino Hall  
Key Map  
220825- KS

(Location Approximate)



Google Earth

Mercer Street Historic District

NTS

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