

CITY OF DRIPPING SPRINGS HISTORIC DISTRICTS, DEVELOPMENT AND DESIGN GUIDELINES

2026

These Design Guidelines are meant to be used by Historic District and Historic Landmark property owners, development professionals, and the Historic Preservation Commission (HPC) for guidance on: ordinary maintenance, updates requiring a Certificate of Appropriateness and a Site Concept Plan, and permitted land uses.

Sara Varvarigos

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1.0 Purpose and Intent of Design Guidelines

The City of Dripping Springs (CODS) has three historic districts that convey a unique sense of place and Hill Country charm. The three Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts are distinguishable by their landscapes and design characteristics. The City has surveyed the historic resources within these districts and adopted a Vision and Historic Preservation Ordinance to support their preservation.

This document supports the implementation of the City's Vision and Historic Preservation Ordinance by :

1. Outlining the City of Dripping Springs's processes for maintenance, exterior updates, or new development in the Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts (and/or Historic Landmarks)
2. Illustrating the City's Vision and Design Guidelines of each historic district

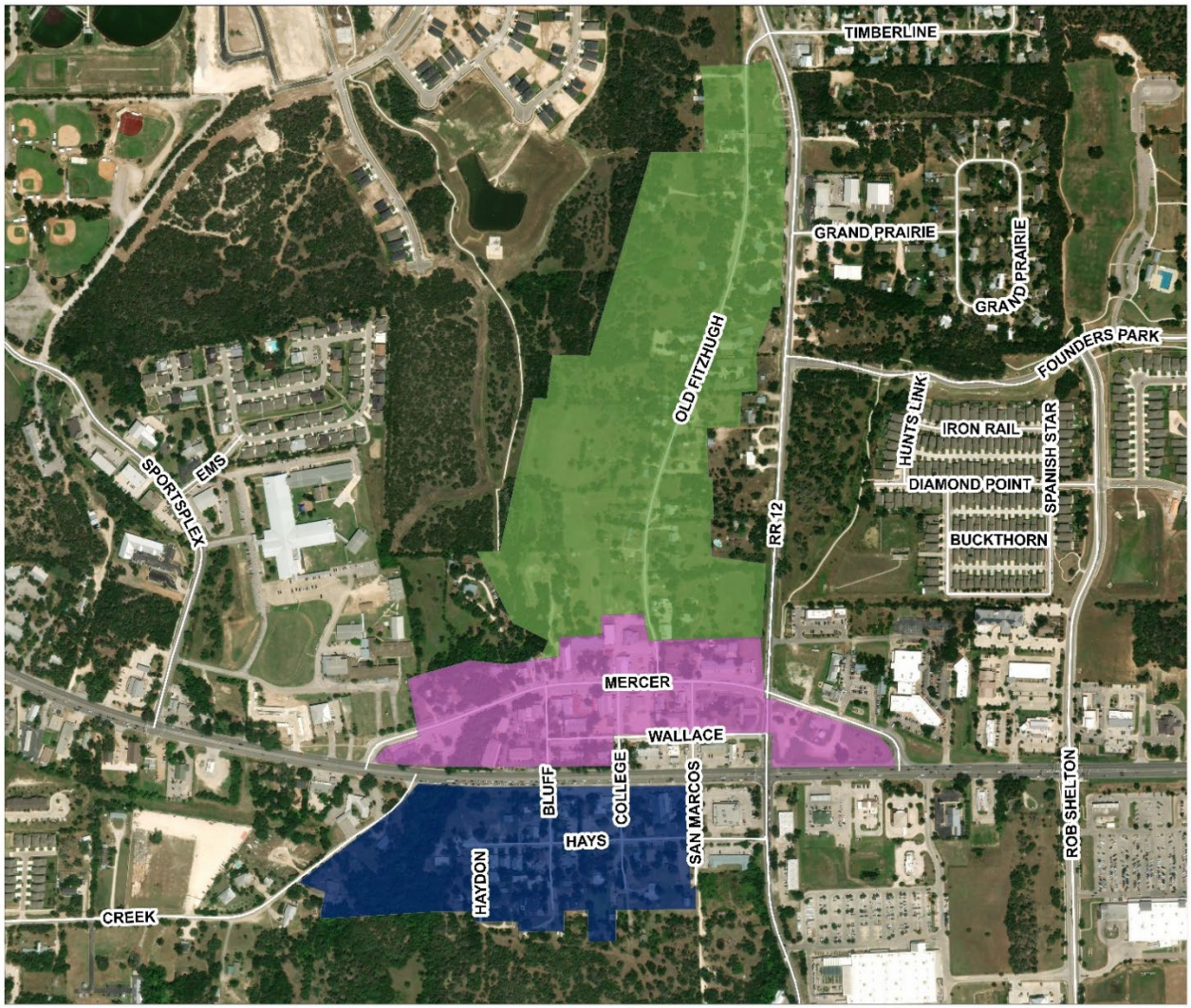
The Design Guidelines are organized by Historic District, and are informed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, with additional content for those Historic Landmarks not located within the boundaries of the Historic Districts. The Design Guidelines are meant to be used by Historic District and Historic Landmark property owners, development professionals, and the Historic Preservation Commission (HPC) for guidance on ordinary maintenance, updates requiring a Certificate of Appropriateness and a Site Concept Plan, and permitted land uses.

Location Map

Legend

Historic Districts
- Hays Street
- Mercer Street
- Old Fitzhugh Road

Roads



0 500 1,000 1,500
Feet

2.0 Permitting Processes for Maintaining, Updating, and Developing Properties in the Historic Districts and Historic Landmarks

a) Verifying Permitted Land Uses and Zoning

As a first step, verify property zoning, preservation priority, and landmark status prior to undertaking any work or plans for a property located in an Historic District (or a Historic Landmark):

i) The zoning determines permitted land uses, building setbacks, maximum building heights and massing, and impervious cover limits, etc.

ii) The historic preservation priority and landmark status will determine the appropriate design guidelines to follow.

b) Permitting Requirements by Types of Improvement

The following table outlines the permitting requirements for various types of improvements, and whether Certificates of Appropriateness (COAs) are required. COAs can be approved administratively or by the HPC, depending on the extent of the improvement. *Note: If your property is a Recorded Texas Historic Landmark (RTHL), then you will also need to apply for a RTHL review of the proposed changes by the Texas Historical Commission's Division of Architecture. Please submit your proposed changes to the THC's South Texas Project Reviewer, at least sixty days before any work is planned to start.*

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Regular Maintenance	☑					
Exterior Paint Color Updates or Limewash			☑			
Exterior Lighting Changes			☑		☑	*If adding new exterior parking + lights
Window Replacements facing a public ROW			☑			
Exterior Door Replacements facing ROW			☑			
Moving, enlarging, or adding new windows and exterior doors facing a public ROW				☑	☑	
Modifying exterior walls, or building additions and expansions		☑		☑	☑	☑
Roof replacements that change the height, profile, color, or roof material		☑		☑	☑	
Moving, adding, or replacing porches, porticoes, and balconies facing a public ROW or alley		☑		☑	☑	
Building Demolitions with or without proposed replacement building[1]				☑	☑	
New parking, sidewalks, and driveways		☑				☑
Landscape updates requiring irrigation systems, grading of site, or *tree removal				*If Tree removal	☑	☑
Demolition of existing historic fence				☑		
New fence facing public ROW or alley		☑	☑	*If in site plan		

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Dumpster Enclosure			☑	*If in site plan		
Rainwater harvesting tank			☑	*If in site plan		
Signs		☑	Maybe required		☑	

1: City may require replacement-building approval, permit sequencing, demolition/replacement agreement, recorded covenant, construction deadlines, site stabilization, and financial security before demolition permit release.

- ***Regular Maintenance*** items listed below don't require a permit or a Certificate of Appropriateness:

  1. Repainting exterior surfaces using existing paint colors;

  2. Replacement of a non-historic door with one in keeping with the character and era in which the home was built, or painting the door a color from approved design guidelines color palette;

  3. Removal of extraneous non-historic features such as burglar bars, awnings, non-original shutters and the like;

  4. Slight modification to exterior steps, walkways, or stairways using same material or that which matches the original material as closely as possible;

  5. Addition of louvers and vents if placed in an existing opening with no other exterior alteration needed;

  6. Replacement of existing roofing with new roofing that is of consistent material, height, color, and style as original roofing material;

  7. Installation of temporary features to protect, weatherize, or stabilize a historic resource subject to formal approval within a reasonable time (including temporary weatherproofing material, framing, bracing, or blocks); and

8. Installation of mechanical units, electrical or plumbing facilities or fixtures, antennas, rooftop HVAC, and mechanical or communication equipment that is not visible from the public right-of-way and results in no modifications to the historic resource.

Refer to Chapter 4 and 5 of the Historic District and/or Historic Landmark Guidelines for best practices for regular maintenance.

- ***Exterior Paint Color*** changes require a Certificate of Appropriateness. Refer to the Historic District Guidelines for your district for approved paint color schemes and palettes.

- ***Painting previously unpainted stone or masonry.*** Painting previously unpainted masonry or stone is strictly prohibited, as the paint coating can trap moisture within porous brick or masonry, leading to peeling, blistering, mold, and degradation of the underlying brick.

- ***Limewashing previously unpainted stone or masonry.*** Limewash is a non-film-forming, vapor-permeable, and breathable coating. It soaks into pores of the brick and masonry, allowing moisture to move in and out, which prevents trapped water from damaging masonry. As such, limewashing previously unpainted masonry or stone may be permitted in certain circumstances, and requires a Certificate of Appropriateness.

- ***New Exterior Lighting*** requires Site Plan Concept review, compliance with Lighting Ordinance, a Certificate of Appropriateness, and a building permit.

- ***Replacing Existing Historic Windows and Exterior Doors facing a public right of way*** requires a Certificate of Appropriateness. **Moving, enlarging, or adding windows and exterior doors facing a public right of way** or alley requires a Certificate of Appropriateness and a building permit.

- ***Building Updates,*** such as modifying exterior walls, or building additions and expansions require zoning verification, Site Plan Concept review, a Certificate of Appropriateness, and a building permit.

- ***Building Demolition or Relocation*** for any historic landmark or property within an historic district, including secondary buildings and landscape features, requires a Certificate of Appropriateness and a building permit.

- ***Demolition with Replacement Construction.*** If an applicant proposes to demolish a historic landmark, historic resource, or property in a historic district and replace it with a new building, the City may require additional safeguards before demolition begins. These safeguards may include approval of the replacement building, issuance of required permits for the replacement building, a demolition and replacement agreement, a recorded covenant that binds future owners, construction deadlines, site-stabilization requirements, and financial security. The City may withhold release of the demolition permit until these safeguards are complete.

- ***Roof Replacement*** that changes the height, profile, color, or material of the roof requires zoning verification, a Certificate of Appropriateness, and a building permit. Roof replacement that does not change the appearance of a structure from the right-of-way or public alley only requires a building permit.

- ***Porch and Balcony*** updates that move, add, or replace porches, porticoes, and balconies facing a public right-of-way or alley requires zoning verification, Certificate of Appropriateness, and a building permit.

- ***New Parking, Sidewalks, and Driveways*** require zoning verification, Site Plan Concept Review, and verification of compliance with Transportation Plan and ongoing transportation and roadway updates.

- ***Landscape*** updates that require the installation of irrigation systems, grading of site, or tree removal require Site Plan Concept review and irrigation, tree removal, and COA permits.

- ***Landscaping and Tree Preservation*** Ordinance must be respected. Heritage trees greater than 18“ DBH shall be preserved. Protected trees with 8” DBH or greater shall be preserved at a minimum of 40%, and mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance.

- ***Fences*** Demolition of existing historic fences requires a COA. New fences along a front or side yard require zoning verification and a Certificate of Appropriateness. Refer to page 21 for additional information about preferred materials and best practices for landscaping and fencing.

- ***Dumpster Enclosures*** on commercial properties require a COA if they are not being permitted as part of a larger site plan COA Permit application. Refer to page 21 for additional information about preferred materials for dumpster enclosures.

- ***Rainwater Harvesting Tanks*** require a COA if they are not being permitted as part of a larger site plan COA Permit application. Refer to page 21 for additional information about preferred materials for rainwater harvesting tanks.

- **Signs** in the Historic Districts require zoning verification, sign permit, and may require a Certificate of Appropriateness, as needed.

c) Steps to Obtain a Certificate of Appropriateness

(1) ***Verify the Zoning, Historic Resource Survey Preservation Priority Rating of your Historic Resource and the Design Guidelines associated with your Historic District*****.** Zoning, Historic Resource Survey Preservation Priority Rating, and Historic District information can be found here: City of Dripping Springs Planning Department Map Old Fitzhugh Road Inventory Table, Mercer Street Inventory Table, Hays Street Inventory Table. Historic District Design Guidelines can be found in Chapter 3.

(2) ***Request a predevelopment meeting with the Planning Department to discuss proposed improvements*****.**

Proposed improvements should comply with the zoning, preservation priority, and historic district guidelines associated with the historic resource. Reach out to the Planning Department for additional information and guidance relating to your proposed design.

(3) ***Fill out Certificate of Appropriateness Form and prepare a complete application package with supporting documents.*** Supporting documents should include:

(a) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work with a concept site plan, and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site and the applicable zoning requirements;

(b) Location and photographs of the property and adjacent properties;

(c) Site Plan Concept, if available- this should include parking, fencing, sidewalks, building and auxiliary structures (such as sheds, accessory buildings and structures, rainwater harvesting tanks, dumpster enclosures, etc).

(d) Elevation drawings of the proposed changes, if available;

(e) Samples of materials to be used;

(f) If the proposal includes signs or lettering that will be placed directly on a historic building, a sign permit application in conformance with the Sign Ordinance (Chapter 26 of this code), a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property;

(g) Color chips of the paint colors which will be used on the structure;

(h) Limewash or another breathable lime-based or mineral-based coating specifications should show that:

1. The coating is vapor permeable, will not trap moisture within the masonry, and can be removed without damage to the historic masonry.
2. The proposed color falls within the color palette adopted for the district in the design guidelines, or, in the Old Fitzhugh Road Historic District, within a palette the Historic Preservation Officer or Commission approves.

3. Documented historical, physical, or pictorial evidence supports the treatment for the building or for a building of similar age and construction in the same district, or the coating covers graffiti or another non-historic coating that cannot be removed by the gentlest effective means.
4. An applicator with demonstrated experience in lime-based coatings on historic masonry, or a qualified preservation professional, will apply the coating.

(i) The intended and desired starting date and completion date of the changes to be made;
(j) Billing contact information for review fees, if required; and
(k) Any other information reasonably needed to evaluate the work.
(l) A demolition or relocation application may require additional information, including current photographs, a condition assessment or structural report, alternatives to demolition or relocation, a reuse or rehabilitation analysis, replacement-building plans if replacement construction is proposed, a demolition and construction schedule, a site-stabilization plan, proposed mitigation or salvage measures, and any financial security, covenant, or demolition/replacement agreement required by the City.

(4) ***Submit a complete application package to the Planning Department*****.**

(a) Updates that require administrative approval of a Certificate of Appropriateness can be submitted anytime and a complete administrative COA application will be approved, approved with conditions, or denied by the Historic Preservation Officer within 15 business days.
(b) Updates that require Historic Preservation Commission approval of a Certificate of Appropriateness must be submitted according to HPC submission calendar. Unless the application qualifies for administrative approval, the Commission will review the application at a regularly scheduled meeting within 60 days after the application is deemed complete. The commission will approve, approve with conditions, approve with modifications, or deny the application within 45 days after the meeting at which the application is reviewed, unless the applicant agrees in writing to more time. If the Commission does not act within 90 days after the application is deemed complete, the application is approved by operation of law unless the applicant agrees in writing to more time or the delay is caused by the applicant's failure to provide required information.

(5) ***Obtain Certificate of Appropriateness and other Necessary Permits***

(a) If approved, the Certificate of Appropriateness will be issued by the Historic Preservation Officer or their designee. Applicant must apply for and obtain approval for any additional required permits (building, site development plan, sign, etc.) before beginning the COA improvements.

(b) If a COA is denied, an applicant dissatisfied with the action of the HPC relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within 30 days after receipt of notification of such action. The City Council shall conduct a hearing within 30 days of receipt of a written letter of appeal. The City Council shall give notice of the hearing to the applicant by mail. The City Council shall make its decision within 30 days of the hearing. If the HPC unanimously recommends denial, approval by the City Council shall require an affirmative vote by a two-thirds majority of those present and voting.

3.1 Mercer Street Historic District Design Guidelines

The Mercer Street Historic District was the first historic district designated by the City of Dripping Springs, capturing the original "Main Street" that developed around the landmark springs for which the town was named. A blend of commercial, residential, and institutional structures built during the city's development in the mid-nineteenth to mid-twentieth century still stands today, having been preserved through the years and rehabilitated by new generations of owners. In 2013, twenty-one properties within the Historic District were listed in the National Register of Historic Places.

Architectural styles include National Folk (Resource M34A), Folk Victorian (Resource M3A), Classical Revival (Resource M17A), One-Part Commercial Block (Resources M12 and M29) Craftsman/Vernacular Craftsman (Resources M5), and Minimal Traditional (Resources M10A). Regardless of style, a majority of existing historic-age resources are 1-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone as a main cladding material (such as Resources M10A).



Refer to Mercer Historic Resource Inventory table of existing design and architectural styles for more information.

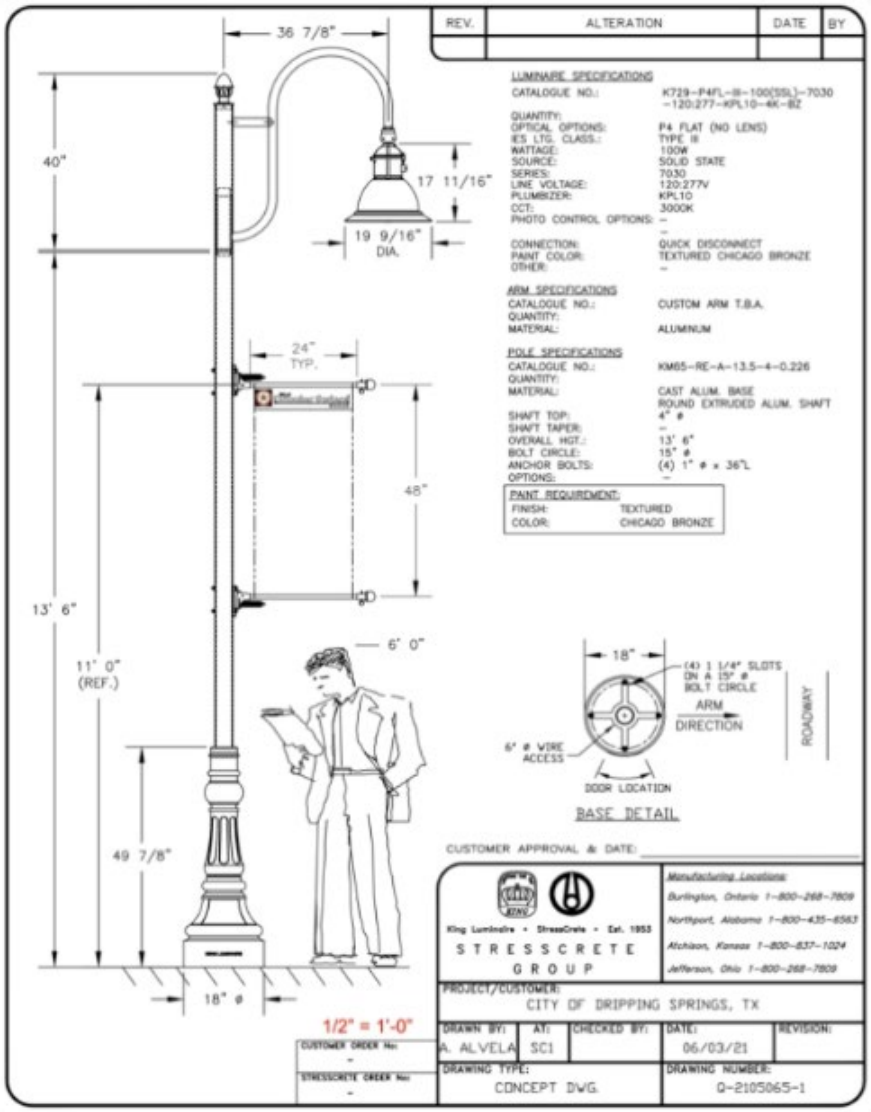
a) Vision for the Mercer Street Historic District

i) Period of significance (1855-1975)
ii) Historic "Main Street" character & prioritizing pedestrian activities
iii) Preservation, rehabilitation, revitalization
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for the Mercer Street Historic District

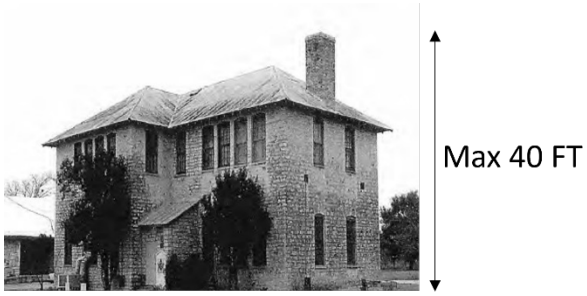
i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry and stone may be permitted with a COA. New limewash coatings, or paint schemes for other types of exterior finishes must be informed by the following guidelines, and require a COA:
   (1) Rustic, earth tones for the body of the buildings;
   (2) All hues are permitted for exterior doors.
   (3) Refer to chapter 6 for complementary guidance on paint color palettes and limewashing.

ii) Lighting. Pedestrian lighting in the Mercer District is shown to the right.

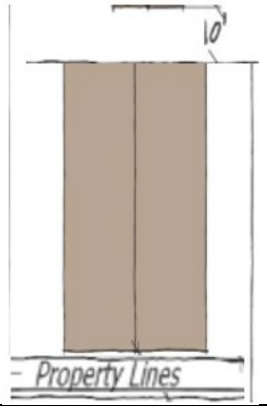


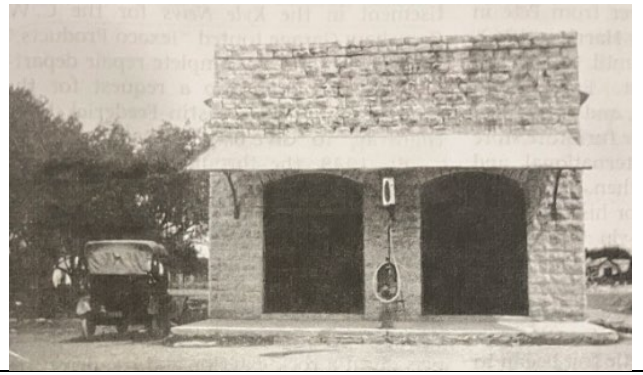
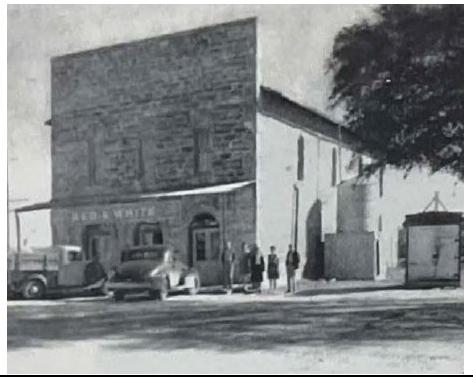
Mercer Street Lighting

iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Mercer Street Historic District is limited to two (2) or two and a half (2.5) stories, not to exceed forty (40) feet.	
Building Width. Building widths may not exceed forty (40) feet or must include articulation at a maximum of 40-foot increments.	

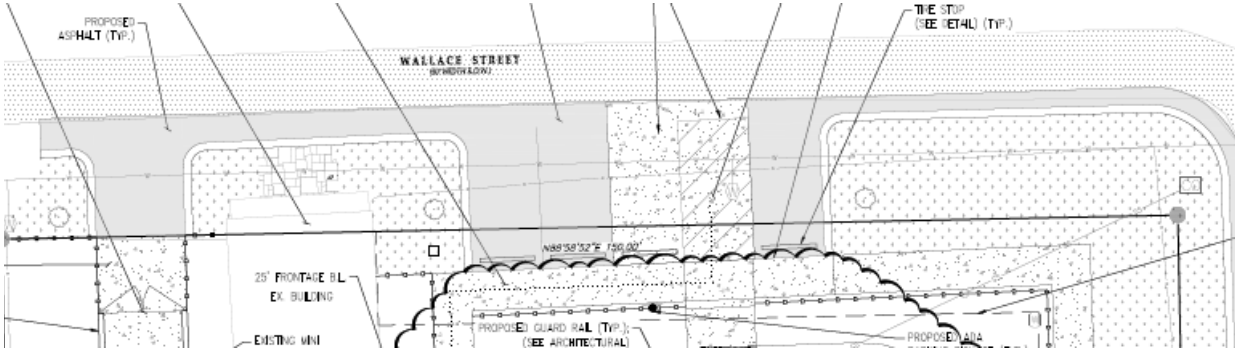
Design Standards for Buildings and Lots	*Dimensions*
Building Footprint. The maximum allowable building footprint in the Mercer Street Historic District is 10,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	Max 2,500 SQ.FT MASSING INCREMENT 
Front Yard Setbacks. If the property fronts a public right of way where there is at least five (5) feet of unobstructed sidewalk space between the front building line and the corresponding roadway, there shall be a zero (0) foot minimum front yard setback.	 Min. 5 FT SIDEWALK

Design Standards for Buildings and Lots	*Dimensions*
Side Yard Setbacks. The minimum side yard setback is zero (0) feet if there is an approved fire wall.	0 FT SY SETBACK IF FIREWALL 
Rear Yard Setbacks. The minimum rear yard setback is ten (10) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood or metal.	
Porches. All primary building entrances along Mercer Street shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be flat parapets or sloped metal roofs (standing seam or other approved type & finish).	

iv) Parking and sidewalks

For commercial uses in the Mercer Street Historic District, minimum on-site parking shall be seventy-five (75) percent of the minimum requirement of Section 5.A Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the rear of the building. Off-site parking and street parking may also be permitted. Five feet wide sidewalks are required, whenever feasible, for the Mercer Historic District.



v) Landscaping, Fencing, and Tree Preservation

Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials for new fences include wood, masonry, or metal. Landscape plantings shall comply with the CODS Native Plant List. Landscape planting examples and Tree Preservation requirements are provided on the following pages.



Plant Pallette:
Paseo Grasses & Native Plants





Turk's Cap
Malvaviscus arboreus



Lindheimer Muhly
Muhlenbergia lindheimeri



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Gayfeather - Texas Blazing Star
Liatris punctata





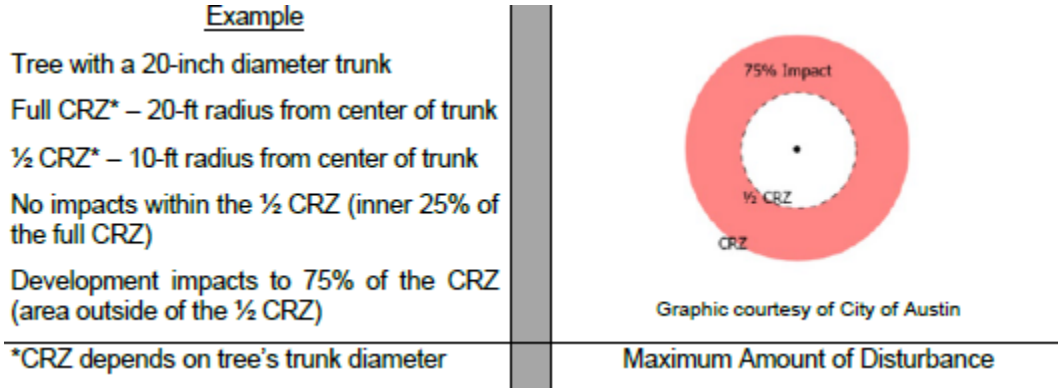
Damianita
Chrysactinia mexicana





Greggs Mistflower
Conoclinium greggii

Tree Preservation Heritage trees greater than 18“Diameter Breast Height (DBH) shall be preserved. Protected trees with 8” DBH or greater shall be replaced or mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance. Tree Critical Root Zones shall be protected in accordance with Tree Preservation Ordinance, see example below.



vi) Rainwater Harvesting Tanks.

Historic rainwater collection tanks (cisterns) generally featured a rock exterior. Preferred materials for rainwater harvesting collection tanks include native rock, metal, or wood exteriors. Plastic or fiberglass tanks may be permitted when accompanied by a vegetative screening element.









Source: Staff Images. Tinytanks.com, Rainranchers.com

vii) Signs. Signs will be evaluated based on their potential impact to the historic resource if they are attached to the structure.



viii) Dumpster enclosure/ Trash Receptacle Screen. Dumpster enclosures must be fully screened from the public right-of-way, and use materials that are compatible with the main building and Ordinance section Sec. 24.03.053 (g) - Accessory building design elements: *It is preferred that all sides of outdoor trash receptacles be screened from view with walls faced with native stone masonry on three sides and opaque metal doors on the fourth side.*



3.2 Old Fitzhugh Road Historic District Design Guidelines

The Old Fitzhugh Road Historic District area historically consisted of scattered homes and small-scale subsistence farms and ranches. As transportation networks improved in the early decades of the twentieth century, numerous new residences were constructed along the roadway, many of which utilized local construction materials such as lumber and native limestone. A majority of these early homes were humble bungalows, some with modest Craftsman style details. In the mid-century, homes in the district incorporated more modern materials and forms typical of the post-war era, including Minimal Traditional and Ranch styles.

Architectural styles include National Folk (ex. Resource 36A), Folk Victorian (Resource 31A), Stylized Craftsman (Resource 33A), Vernacular Craftsman (ex. Resource 11A) and Minimal Traditional (ex. Resource 9), and Ranch. Regardless of style, a majority of existing historic-age resources are 1-story, or at most a very low 1½-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone either as a main cladding material (such as Resource 23A) or as decorative features such as chimneys, accent walls, water tables, and foundations. Most historic-age resources are also relatively plain with modest or no decorative detailing. Refer to Old Fitzhugh Road Inventory Table of existing design and architectural styles for more information.



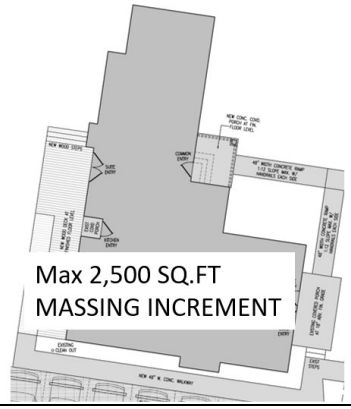
a) Vision for the Old Fitzhugh Road Historic District

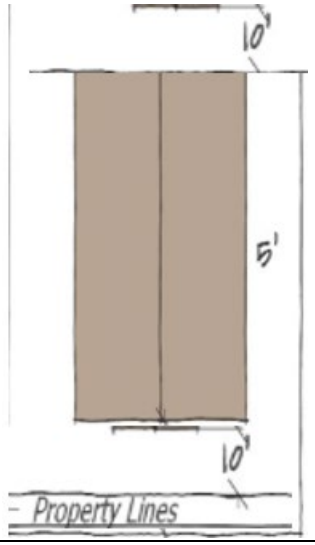
i) Period of significance (1890-1970)
ii) Historic farmsteads, rustic character, and eclectic businesses
iii) Adaptive re-use, rehabilitation, landscape preservation
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for the Old Fitzhugh Road Historic District

i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry or stone may be permitted with a COA. New limewashing, or paint schemes for other types of exterior finishes may be selected from a full range of hues, although the color palettes must be approved by COA. Refer to chapter 6 for complementary guidance on paint color palettes.
ii) Lighting. Pedestrian street lighting in Old Fitzhugh District will be a replica of Mercer District lighting.
iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Old Fitzhugh Road Historic District is limited to two (2) or two and a half (2.5) stories (not to exceed forty (40) feet), which is the height of the tallest building within the viewshed of the District (the Old Dripping Springs Academy building located in the adjacent Mercer Street Historic District).	 Max 40 FT

Design Standards for Buildings and Lots	*Dimensions*
Building Width. Building widths may not exceed forty-five (45) feet along Old Fitzhugh Road. Building widths may not exceed sixty (60 feet) along RR 12. Buildings must include articulation at a maximum of 45-foot increments.	 Max 45 FT
Building Footprint. The maximum allowable building footprint in the Old Fitzhugh Road Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	

Design Standards for Buildings and Lots	*Dimensions*
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood.	
Porches. All primary building entrances facing Old Fitzhugh Road or RR 12 shall be covered by an awning or porch that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	

Design Standards for Buildings and Lots	*Dimensions*
Parking. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be permitted, however, existing trees must be protected and preserved.	
Landscaping, fences, and Tree Preservation. Patios, decks, courtyards, and gardens should be located to reduce visual impacts on the historic neighborhood streetscape when practical and consistent with the design guidelines. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials include wood, masonry, or metal. Trees over 8 inches diameter breast height will be replaced, and heritage trees over 18 inches diameter breast height shall be preserved. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.
Rainwater Harvesting Tanks	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks.
Sidewalks	Eight feet wide sidewalks are required, whenever feasible, for Historic District properties with frontage along Old Fitzhugh Rd and/or RR12.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.
Dumpster Enclosures	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks.

3.3 Hays Street Historic District Design Guidelines

From 1881 to 1911, Chapman expanded the town of Dripping Springs, platting almost all of the present-day Hays Street Historic District. Land south of Hays Street and west of Bluff Street contained agricultural homesteads. The Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. The character of this district is defined mainly by twentieth century, single family dwellings with informal yards, quaint landscaping features and mature trees.



Architectural styles in the Hays Historic District include Folk Victorian (Resource H13A), Greek Revival (Resource H18), Craftsman/Vernacular Craftsman (Resources H4A, H4B), and Minimal Traditional (H15A). Refer to Hays Street Inventory Table for more information.

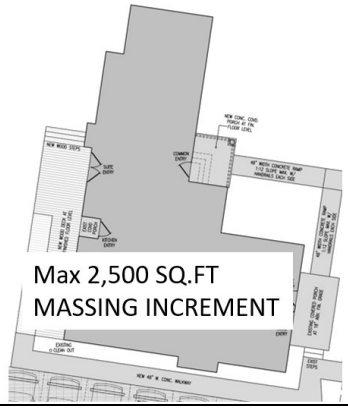
a) Vision for Hays Street Historic District

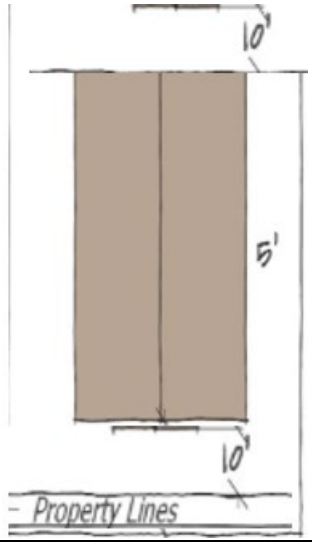
i) Period of significance: 1855-1976
ii) Historic neighborhood scale and character
iii) Adaptive reuse and sensitive infill, tree preservation
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for Hays Street Historic District

i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry or stone may be permitted with a COA. New limewashing, or paint schemes for other types of exterior finishes can be selected from the following guidelines:
   (1) Rustic, earth tones for the body of the buildings;
   (2) All hues are permitted for exterior doors.
   (3) Refer to Chapter 6 for complementary guidance on paint color palettes.
ii) Lighting- there is no lighting specified for the Hays Historic District, although the City's Dark Sky regulations must be respected.
iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Hays Street Historic District is limited to one and a half (1.5) to two (2) stories, not to exceed forty (40) feet.	 Max 40 FT

Design Standards for Buildings and Lots	*Dimensions*
Building Width. Building widths may not exceed forty (40) feet along Hays Street. Building widths may not exceed sixty (60 feet) along US 290. Buildings must include articulation at a maximum of 40-foot increments.	 Max 40 FT
Building Footprint. The maximum allowable building footprint in the Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 3,500 square feet.	

Design Standards for Buildings and Lots	*Dimensions*
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade materials. At least seventy-five percent (75%) of net exterior wall square footage must be historic native stone or wood. Porches and trim must be wood or another material approved as compatible through the COA process.	
Porches. All primary building entrances shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	

Design Standards for Buildings and Lots	*Dimensions*
Parking. Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be permitted, however, existing trees must be protected and preserved.	Refer to Mercer Street Historic District Chapter for more information about parking.
Landscaping, Fences, and Tree Preservation. Patios, decks, courtyards, and gardens must be located at the rear of properties along Old Fitzhugh Road. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials for new fences include wood, masonry, or metal. Trees greater than eight (8) inches in diameter at breast height must be preserved or replaced as required by the City Code. Heritage trees greater than eighteen (18) inches in diameter at breast height must be preserved unless removal is approved under applicable City regulations. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.
Rainwater Harvesting Tanks	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks
Sidewalks	Five feet wide sidewalks are required, whenever feasible, for properties in the Hays Street Historic District.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.
Dumpster Enclosures	Refer to page 22 for additional information about preferred materials for dumpster enclosures.

4.0 GUIDELINES FOR HISTORIC LANDMARKS



Properties located inside and outside of the Historic Districts may have additional preservation protections through a Historic Landmark Status. This status can consist of a Recorded Texas Historic Landmark status, which is conferred by the Texas Historical Commission (THC), or a National Register Listing status, which is conferred by the Secretary of the Interior.

You can verify the status of a property's Historic Landmark Status on THC's Atlas Map.

If your property is a RTHL, then you will need to apply for a Certificate of Appropriateness from both the THC and the City of Dripping Springs' HPC. If your property is a RTHL, and/or a contributing structure in a National Register Historic District (i.e. the Mercer District), and/or listed in the National Register of Historic Places, then you will need to ensure that any proposed updates meet the Secretary of the Interior's Standards for the Treatment of Historic Buildings. Doing this may allow your project to be eligible for Tax Credits and Incentives at both the State and Federal level. For more information about these incentives, click here.

5.0 Maintenance of Historic Structures: Best Practices

An important part of preserving the stability and integrity of historic structures includes the regular monitoring and maintenance of the structure by property owners and/or managers. Regular monitoring and maintenance of historic structures, finishes and materials can help identify maintenance issues and restoration needs including:

- Leaking pipes or failing mechanical equipment
- Water Damage
- Vandalism
- Loose hardware or architectural features
- Scratches, dents, or missing materials
- Failing seals on windows and doors
- Peeling paint or fading wood stain

Benefits of Maintenance include:

- Preventing the deterioration of architectural materials from water, insects and dirt
- Preserving historic finishes and materials
- Showcasing historic properties for occupants, visitors, and the public for years to come
- Maintaining property values in historic districts

Appropriate maintenance and cleaning methods for different types of materials are listed in the following pages.

Maintenance Do's and Don'ts

Do Protect, Repair, and Maintain Original Architectural Details and Style Elements

- When deterioration occurs, repair the original material – remember that weathering and scarring is part of the normal use of a historic building. Preserving the original materials is preferred to replacing them!
- Do patch, piece-in, or splice-in appropriate replacement materials when the existing historic material can't be repaired, using the Secretary of the Interior's preservation methods, as outlined in Preservation Briefs. Appropriate repair and replacement materials may include:
    - Epoxies and resins for small areas of wood repair.
    - Special repair components for degraded masonry.
    - Cementitious board siding for the replacement of degraded wood siding, if the profile is similar to the original wood siding.
    - Fiberglass for the replacement of degraded formed metal, for example degraded metal cornices.
    - Metal columns or posts for the replacement degraded wood columns or posts.
    - Repair of wood-framed windows located on the first story, and replacement of wood-framed windows located on upper stories with metal clad windows of a period-appropriate form.
    - Metal or composition shingles with similar profiles for the replacement of degraded wood, tile or slate roofs.
- Do protect features that are adjacent to the area being worked on.

Do Not Cover Architectural Details, or Add New Inappropriate Elements or Materials

- Do not cover damaged materials with an inappropriate substitute material.
- Do not replace or cover degraded wood siding with vinyl siding.
- Do not replace degraded brick and stone masonry with thin-set brick or brick veneer.
- Do not use an Exterior Insulation and Finish System (EIFS) to replace degraded stone or cast stone.
- Avoid adding new decorative elements, unless pictorial evidence indicates that the building once had them.

Do Prevent dust, water and dirt from entering the historic structure by:

- Maintaining paint and seals on doors, windows, and trims
- Using mats at entrances of high traffic areas where possible
- Maintaining ducts and vents

Do Clean using the gentlest cleaning methods, always spot testing a small area first:

- Magnetic dusting cloths and/or 100% cotton rags with no chemicals
- Vacuum with clean brush attachment
- Dust mop
- Murphy's oil soap for mopping
- Non-ionic detergent – Orvus WA Paste
- Water- use as little water as possible and dry surface immediately after cleaning

Don't Clean with:

- Solvent-based cleaners
- Floor polishers
- Detergents
- Abrasive sponges or sand blasting methods
- Chemically-treated cloths

Do Consider your materials before choosing an appropriate cleaning method.

TYPE OF MATERIAL		
Porous	Hard	Coating
Wood	Concrete	Sealants
Plaster	Tiles	Waxes
Marble		Glazes
Brick/ Masonry		
Linoleum		

Appropriate Cleaning Methods for Floors are shown by floor type below. Always spot clean a small area first.

CLEANING METHOD	TYPE OF FLOORING				
	Hardwood	Tile	Concrete	Linoleum	Brick, Flagstone, or Marble
Dry Untreated Microfiber Pads or a Dry Dust Mop	☑	☑	☑	☑	☑
Slightly Damp Mop with Water	*Minimal Water & Dry Immediately	☑	☑	☑	
Wet Mop		☑	*Sealed Concrete		
Non-Ionic Detergent (Ex: Orvus WA Paste)	*For Heavy Dirt & Dry After	*For Heavy Dirt & Dry After	☑	☑	
Non-Skid Paste Wax	* If needed			☑	
Sealants, Waxes or Oils		*Only if historically coated	*Only if historically coated		
Vacuum					☑

Appropriate Cleaning Methods for Walls, Doors, and Glass are shown below. Always spot clean a small area first.

CLEANING METHOD	TYPE OF MATERIAL				
	Wood Trim or Shutters	Doors	Windows or Transoms	Leaded or Stained Glass	Exterior Masonry
Soft, Dry Microfiber Pads or Cloths	☑	☑	☑	☑	
Slightly Damp Microfiber Cloths with Water and Non-Ionic Detergent (Orvus WA Paste)- For Heavy Soiling	*Minimal water & Dry Immediately	*Minimal water & Dry Immediately	☑	☑	
Non-Sudsing Household Ammonia			*Dry with soft cloth, protect materials surrounding glass		
Damp Cotton Swabs and Deionized Water				☑	
Mycrocristalline or Paste Wax	* Occasionally on unfinished or varnished wood				
Metal Polish and Tarnish Remover		*Infrequently for hardware only & protect surrounding surfaces			
Graffiti Removal	Repainting is often safer than trying to use a chemical remover.	Repainting is often safer than trying to use a chemical remover.	Use Graffiti remover & protect materials surrounding glass	Use Graffiti remover & protect materials surrounding glass	* Clean immediately with products specifically designed for historic masonry

Appropriate Landscape Maintenance

Appropriate maintenance also extends to vegetation growing on and around historic buildings.

- **Do** trim vegetation surrounding historic structures and remove any vegetation growing on masonry by hand.
- **Don't** use weed killers or any other plant mitigation chemicals.
- **Do** regularly maintain the health of historic and protected trees by using the services of a certified arborist.
- **Don't** try to prune historic or protected trees or treat oak wilt by yourself.

6.0 Paint Scheme Palettes for Historic Resources

Paint Color Palettes for the Historic Districts, along with approved Paint Colors, are outlined below:

Mercer Street District

- Muted, rustic, earth tone hues for body of buildings
- Entry doors- full range of hues

Old Fitzhugh District

- Full range of hues allowed- color palettes to be approved

Hays Street Historic District

- Muted, rustic, earth tone hues for body of buildings
- Entry doors- full range of hues

Complementary Exterior Paint Color Palettes are provided on the following pages for consideration.

Note: Where the Historic Preservation Officer or Commission approves limewash for masonry or brick under Section 4.2.13(i), the limewash color shall be compatible with the body-color palette adopted for the district, or, in the Old Fitzhugh Road Historic District, from a palette the Historic Preservation Officer or the Historic Preservation Commission approves.



Craftsman and Victorian Style Paint Color Palettes



Body
SW 2804
Renwick Rose Beige

Trim
SW 2805
Renwick Beige

Accents
Pewter Tankard
SW 0023
Polished Mahogany
SW 2838

Body
SW 2824
Renwick Golden Oak

Trim
SW 2813
Downing Straw

Accent
Roycroft Vellum
SW 2833
Deepest Mauve
SW 0005

Body
SW 2822
Downing Sand

Trim
SW 2811
Rookwood Blue Green

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 0014
Sheraton Sage

Trim

SW 2822
Downing Sand

Accents

Rookwood Antique Gold
SW 2814

Fairfax Brown
SW 2856

VIEW MORE COLORS

Body

SW 0009
Eastlake Gold

Trim

SW 2829
Classical White

Accent

Curio Gray
SW 0024

Downing Slate
SW 2819

Body

SW 0052
Pearl Gray

Trim

SW 0050
Classic Light Buff

Accent

Colonial Revival Stone
SW 2827

Mulberry Silk
SW 0001

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 2819
Downing Slate

Trim

SW 2813
Downing Straw

Accents

Rookwood Antique Gold
SW 2814

Rookwood Medium Brown
SW 2807

VIEW MORE COLORS

Body

SW 2820
Downing Earth

Trim

SW 2805
Renwick Beige

Accent

Rookwood Terra Cotta
SW 2803

Rookwood Dark Brown
SW 2808

Body

SW 2815
Renwick Olive

Trim

SW 2822
Downing Sand

Accent

Rookwood Dark Green
SW 2816

Rookwood Amber
SW 2817

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 2835
Craftsman Brown

Trim

SW 2833
Roycroft Vellum

Accents

Rookwood Brown
SW 2806

Naval
SW 6244

VIEW MORE COLORS

Body

SW 2834
Birdseye Maple

Trim

SW 2843
Roycroft Brass

Accent

Roycroft Bronze Green
SW 2846

Aurora Brown
SW 2837

Body

SW 2848
Roycroft Pewter

Trim

SW 2841
Weathered Shingle

Accent

Roycroft Vellum
SW 2833

Roycroft Copper Red
SW 2839

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 2821
Downing Stone

Trim

SW 2851
Sage Green Light

Accents

Roycroft Bronze Green
SW 2846

Classic Light Buff
SW 0050

VIEW MORE COLORS

Body

SW 2823
Rookwood Clay

Trim

SW 7005
Pure White

Accent

Downing Sand
SW 2822

Teal Stencil
SW 0018

Body

SW 2813
Downing Straw

Trim

SW 2833
Roycroft Vellum

Accent

Roycroft Pewter
SW 2848

Classic French Gray
SW 0077

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 6119
Antique White

Trim

SW 2842
Roycroft Suede

Accents

Creamy
SW 7012

Bunglehouse Blue
SW 0048

VIEW MORE COLORS

Body

SW 2857
Peace Yellow

Trim

SW 2814
Rookwood Antique Gold

Accent

Classical White
SW 2829

Roycroft Bottle Green
SW 2847

Body

SW 2844
Roycroft Mist Gray

Trim

SW 2821
Downing Stone

Accent

Extra White
SW 7006

Rookwood Dark Red
SW 2801

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 0032
Needlepoint Navy

Trim

SW 0050
Classic Light Buff

Accents

New Colonial Yellow
SW 2853

Antiquarian Brown
SW 0045

VIEW MORE COLORS

Body

SW 2850
Chelsea Gray

Trim

SW 2849
Westchester Gray

Accent

Decorous Amber
SW 0007

Roycroft Pewter
SW 2848

Body

SW 2822
Downing Sand

Trim

SW 2829
Classical White

Accent

Toile Red
SW 0006

Rookwood Dark Brown
SW 2808

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 2827
Colonial Revival Stone

Trim

SW 2829
Classical White

Accents

Tricorn Black
SW 6258

Rookwood Red
SW 2802

VIEW MORE COLORS

Body

SW 2832
Colonial Revival Gray

Trim

SW 7005
Pure White

Accent

Downing Slate
SW 2819

Colonial Yellow
SW 0030

Body

SW 2826
Colonial Revival Green Stone

Trim

SW 0050
Classic Light Buff

Accent

Polished Mahogany
SW 2838

Roycroft Bronze Green
SW 2846

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]

Traditional Style Paint Palettes- Post-war Bungalows and Colonials



Body

SW 7748
Green Earth

Trim

SW 6154
Nacre

Accent

Fiery Brown
SW 6055

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 6124
Cardboard

Trim
SW 6120
Believable Buff

Accent
Urbane Bronze
SW 7048

VIEW MORE COLORS

Body
SW 6148
Wool Skein

Trim
SW 6172
Hardware

Accent
Fired Brick
SW 6335

Body
SW 6150
Universal Khaki

Trim
SW 6140
Moderate White

Accent
Naval
SW 6244

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 7669 **Summit Gray**	SW 7006 **Extra White**	**Greenblack** SW 6994

VIEW MORE COLORS

Body	Trim	Accent
SW 6129 **Restrained Gold**	SW 7564 **Polar Bear**	**Forestwood** SW 7730
SW 7039 **Virtual Taupe**	SW 7036 **Accessible Beige**	**Rustic Red** SW 7593

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 7603 **Poolhouse**	SW 7631 **City Loft**	**Peppercorn** SW 7674

VIEW MORE COLORS

Body	Trim	Accent
SW 6121 **Whole Wheat**	SW 6119 **Antique White**	**Raisin** SW 7630

Body	Trim	Accent
SW 7672 **Knitting Needles**	SW 7009 **Pearly White**	**Seaworthy** SW 7620

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 6380 **Humble Gold**	SW 6148 **Wool Skein**	**Griffin** SW 7026

VIEW MORE COLORS

Body	Trim	Accent
SW 6248 **Jubilee**	SW 7006 **Extra White**	**Salute** SW 7582
SW 7748 **Green Earth**	SW 6154 **Nacre**	**Fiery Brown** SW 6055

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 7591
Red Barn

Trim
SW 7008
Alabaster

Accent
Domino
SW 6989

VIEW MORE COLORS

Body
SW 7521
Dormer Brown

Trim
SW 7555
Patience

Accent
Cordovan
SW 6027

Body
SW 7624
Slate Tile

Trim
SW 7541
Grecian Ivory

Accent
Manor House
SW 7505

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 6141
Softer Tan

Trim

SW 7514
Foothills

Accent

Darkroom
SW 7083

VIEW MORE COLORS

Body

SW 7526
Maison Blanche

Trim

SW 7008
Alabaster

Accent

Dried Thyme
SW 6186

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 7533 **Khaki Shade**	SW 7509 **Tiki Hut**	**Brandywine** SW 7710

VIEW MORE COLORS

Body	Trim	Accent
SW 6137 **Burlap**	SW 6155 **Rice Grain**	**Bitter Chocolate** SW 6013
SW 7525 **Tree Branch**	SW 6105 **Divine White**	**Rustic Red** SW 7593

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 6199 **Rare Gray**	SW 7571 **Casa Blanca**	**Pewter Green** SW 6208

VIEW MORE COLORS

Body	Trim	Accent
SW 6385 **Dover White**	SW 7644 **Gateway Gray**	**Mediterranean** SW 7617

Body	Trim	Accent
SW 7684 **Concord Buff**	SW 7005 **Pure White**	**Porpoise** SW 7047

[Traditional Design Exterior Paint Colors | Sherwin-Williams]