HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 1, 2026**

Project: **101 College Street, Dripping Springs, TX 78620**

Applicant: **Kevin Herron on behalf of Patrick Fox**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**
Proposed Use: **Restaurant and office lease space**

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:

This proposal will amend the original certificate of appropriateness to include the addition of a new low white picket fence.

The original certificate of appropriateness was for a kitchen, ADA ramp, and new porch elements.

"Adaptive Reuse; Promote Revitalization " The creation of a new restaurant within the Mercer Street Historic District will help cultivate a focal point within the community.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- ■ Compliant ☐ Non-Compliant ☐ N/A

Staff Recommendations / Conditions of Approval:

1. **Approval of proposed COA revision as submitted, to include a new low white picket fence that resembles a wood picket fence, along the College St and Wallace St elevations.**

The submitted renderings a appear to follow the guidelines of the Mercer Street Historic District.

Case History / Findings of Fact:

101 College Street originally contained a two story dwelling and a small garage on property. Referred to as "Short Mama's", this home was built shortly after the land had been purchased in 1899 by W.G. McKellar. The original two story structure is clad in board and batten siding. The front facade has a five bay porch arrangement that was altered in 1929, to a two story full facade porch that stretches the length of the front facade.

A certificate of appropriateness COA2024-0007 was approved in May 2024 for the addition of a kitchen, ADA ramp, and new porch elements.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

101 College Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 101 College Street Reuse

The applicant is requesting approval for a new low fence white picket fence that resembles a wood picket fence.

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Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Historic Main Street; Foster a Community Focal Point -; Adaptive Reuse / Appropriate Rehab Mixed Use" - The proposed low fence design preserves the pedestrian scale of the district, and supports the revitalized appearance of 101 College St, which is a Community Focal Point.

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character" - The proposed low white picket fence design preserves the pedestrian scale of the district.

Preferred Uses: "Family-Friendly uses / activities" – N/A

Site Planning & Building Placement: "Sides: 0 'Setback; Rear 10 'Setback" – N/A

Parking Arrangement: " Street Parking / Onsite Lots @ Rear of Property" – N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: The proposed low picket fence design is compatible and complementary to the white picket baluster design of the existing building's porches.

Roofs: N/A Historic Guidelines.

Materials: "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed low fence design is similar in appearance to a white wood picket fence, and will complement the existing white picket style porch balusters of the existing structure.

Color Palette: "Muted, Rustic Earth Tone Hues" The proposed fence will match the existing color palette of the building.

Tree Preservation: N/A

Landscape Features: Original fence on site was removed as part of the site development process, to make room for on-street parking. However, the proposed replacement fence is considered appropriate and complementary to the existing building and the Mercer Historic District.

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

(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

(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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Staff Report prepared by Sara Varvarigos, AICP.



101 College St: "Original Condition". Images from Google Maps, 2019.



101 College St: / Side view of the property from SW corner, showing the scale of the site development, which required removal of the existing fence. Images from Near Map.