



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 25, 2019**

Project: **“Acopon Brewing / Mobile Food Vendor”
211 Mercer Street, Dripping Springs, TX 78620**

Applicant: **JCMC3 Holdings LLC; John McIntosh (512) 626-0086**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**
Proposed Use: **N/A no change in proposed use.**

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

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:

“Mobile Food Vendor” A proposed permanent Mobile Food Vendor trailer at **211 Mercer St.** (ca. 1996) **“Non-Contributing” Resource** and a **Low Preservation Priority**, cited as Resource Inventory ID #25 in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: **“Approval 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.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(ID#25) 211 Mercer Street. “Senior Citizens Thrift Store” (Acoxon Brewing). Non-Contributing.

“This front-gabled limestone building was constructed in 1996 as a thrift store by a local senior citizen’s organization. It sits on the site of the former Breed’s meat market. That original building was also used variously as a drugstore, café, radio and TV business, clothing store, cleaners, and office space. It was demolished to make way for the thrift store. Dudley’s Wine Bar and Tap Room opened here in 2012. The current building does not date to the period of significance and therefore does not contribute to the historic district.” (US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

“Acoxon Brewing / Mobile Food Vendor”

This proposal is for a permanent Mobile Food Vendor operation. It requires a Conditional Use Permit, preconditioned by a supporting Certificate of Appropriateness. The Applicant seeks to make permanent the existing Mobile Food Vendor trailer already located on the property (see photos in COA Application).

Since the proposal is not for a building, nor does it impact or affect an existing Historic Resource (the property is Non-Contributing) typical building-specific design standards of the Mercer Historic District are not applicable. However, the general development standards, including the guiding vision & character statements, broad design principles & guidelines do apply. These, along with the “overall compatibility” determination vs. the Historic District (see detailed review below), become governing factors in this case.

Staff Review / Findings: “Approval with Conditions”

- 211 Mercer (Acoxon) = “Non Contributing” Historic Resource... therefore "no impact or harm”
- Proposed MFV Trailer fits in well... tucked in & screened by landscape and fencing
- Proposed MFV is a “Complementary Extension” for the Brick & Mortar (Acoxon brewery)
- “Retrovertable” improvement ... (removal allows reversion to un-altered pre-existing conditions)

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“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with the applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

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

Design Principles: Consistent: “Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Pedestrian Oriented; Full Mix of Uses allowed.”

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

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

*Note CUP required parking.

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

Street Frontage / Articulation: N/A- No change to (Existing) Building @ Street Frontage

Porches: N/A- No change to existing Porches.

Roofs: N/A- No change to existing Roofs.

Materials: N/A- No change to existing Materials.

Color Palette: N/A- No change to existing Building Colors.

Tree Preservation: N/A- No proposed impact to existing trees.

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

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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. [Separate MFV does not alter the existing building.](#)
- 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. *MFV trailer, if removed, would result in the restoration of un-altered existing conditions.*

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. *MFV does not negatively impact Historic District.*

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Eligible”**
 Expedited process for small projects (*cumulative costs < \$10,000*); must be “No” to all:

- | | | |
|--|------------------------------|--|
| Building Footprint Expansion/Reduction? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Color Scheme Modifications? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <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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