



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 5, 2022*** (“New” #COA2021-0011)

Project: **Rippy Ranch Supply- Hay Barn Enclosure
345 West Mercer Street, Dripping Springs, TX 78620**

Applicant: **Terry Polk (512) 844-9846 / Pug & Janet Rippy- Owners (512) 656-5902**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: (existing use unchanged)

Submittals: Current Photograph Concept Site Plan Exterior Elevations – Arch’l Elevs
 Color & Materials Samples - Photomontage

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: *Renewal of the Expired #COA2020-0013, with no Changes to the Proposed Scope of Work. “Approval in Concept with Conditions” is recommended.

“Necessary Repairs and Exterior Alterations” Proposed to the “Hay Barn” portion of the existing “Rippy Ranch Supply” building group (F.K.A.) “Will Crow Wool & Mohair” (ca. 1939- w/1946 addition). Portions of the group (which are not a part of this COA) are Contributing Resources in the Mercer St. Historic District and the “Dripping Springs Downtown Historic District”- National Register (NRHD).

Review Summary, General Findings: “Approval in Concept With Conditions”

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (including: Building Permit).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Permit Submittal Construction Documents for consistency with this COA, prior to issuance of Building Permits.

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(NRHP- Resource #29) “Will Crow Wool and Mohair Building (now Rippy Ranch Supply), ca. 1939 with 1946 addition. Contributing.”

“This frame store and warehouse building is ... located in the 300 block of Mercer. The building consists of a frame, one-story front-gabled portion connected to a frame addition by a short hyphen. The older front-gabled building volume has a partial-width wooden front porch with a shed- roofed porch roof. A single entry is located on the porch. The later wooden addition has a concrete porch with a shed-roofed porch roof. This building volume has a non-historic second floor addition clad in corrugated metal.

Will Crow built a wooden building in 1937 for wool and mohair, which were popular agricultural products at that time. Crow also sold hardware from the building. In 1939, the building burned down but Crow soon built a similar structure in its place. He added a wooden addition that faced Mercer Street and outfitted it as the town’s first hardware store in 1946. Despite changes over the years, the Will Crow Wool and Mohair building is recognizable to its period of significance.”

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

“Rippy Ranch Supply- Hay Barn,” the subject of this COA, is a contemporary Pre-Engineered Steel Structure clad with Pre-Finished Metal Panel Siding. It is located on Lots 9, 10 & 11 of Block 7, behind the original buildings described, facing and accessed from Wallace Street. A relatively recent structure, it does not date to the period of historic significance of the older buildings in the Rippy Ranch Supply building group, which face Mercer Street. It does not contain historic material or exhibit distinguishing architectural features, nor display distinctive stylistic and characteristic features and examples of skilled craftsmanship, and is therefore not considered a contributing resource to the Mercer St. Historic District.

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Staff Review Summary:

**“Hay Barn- Enclosure, Necessary Repairs and Exterior Alterations”
Rippy Ranch Supply”**

The scope of work for this COA proposes repairs and alterations necessary to secure the building envelope, enclose it, and provide improved functionality for the existing feed storage / pickup facility. While not a “Contributing Resource per se” to the Mercer St. Historic District, this utilitarian building plays an integral role in maintaining the ongoing operations of Rippy Ranch Supply, which in and of itself, and continuing to this day, provide a vital service to Dripping Spring’s ranching community, contribute to the viability of a “working downtown,” give an authentic character to Mercer St, and serve as a “living connection” to the town’s agrarian past and the rural heritage of North Hays County.

Proposed repairs include replacement of existing rusted metal siding panels. Exterior alterations include the enclosure of the south (Wallace Street) side, which is now open to the elements and unclad. The new Wallace Street elevation proposes metal panels consistent in type and color to the existing building, and adds series of four (4) new overhead doors to provide feed pickup access, complete the enclosure, and provide security. The visual affect of this work will be to enclose and finish the Wallace Street portion of this Barn consistent with the look and feel of the existing building. An additional result will be to protect and secure the barns’ contents, and screen them from view. A new concrete slab is proposed on the interior, replacing the existing dirt floor, providing an improved, more durable working surface for moving palletized feed storage, and facilitating a tight building envelope & wall enclosure detailing.

The older portions of Rippy Ranch Supply, on Lot 3-4 of “Original Town of Dripping Springs, Block 7” will remain unaltered, but will benefit from the proposed Hay Barn improvements by allowing transfer of heavy palletized feed materials into the Hay Barn, relieving structural loads and facilitating the “Protection & Stabilization” program proposed in conjunction with a previously-approved COA.

The end result of the proposed scopes of work for the Hay Barn leaves the existing building footprints unchanged, and preserves it’s essential forms, massing, rooflines, and primary building materials, while maintaining the rural and agrarian look, feel & architectural character of this significant group of eclectic, rambling and informal buildings.

Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the Mercer St. Historic District (see detailed Compliance Review below).
- 2) **Approval in Concept** is recommended. Construction Documents shall be reviewed for consistency with this COA prior to issuance of Building Permits (Condition of Approval #2).

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“Mercer Street Design and Development Standards”

Compliance Review / Statement: The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is therefore recommended.

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

Design Principles: Consistent: “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “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.

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

Street Frontage / Articulation: N/A- (Existing) Building Frontage Configuration not affected.

Porches: N/A- (Existing) Building Configuration not affected.

Roofs: N/A- (Existing) Building Roof not affected.

Materials: Consistent: New material (metal siding panels) consistent with Existing Building & context.

Color Palette: Consistent: “Tan Colored Metal Wall Panels” ... to match Existing Building. OK.

Tree Preservation: N/A- No proposed impact to any 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.
 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? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Color Scheme Modifications? | <input checked="" type="checkbox"/> Yes | <input 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**
Historic Preservation Consultant

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