



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 21, 2023**

Project: **103 Old Fitzhugh Road, Dripping Springs, TX 78620**

Applicant: **Wayland Clark**

Historic District: **Mercer Street Historic District**

Base Zoning: **GUI**

Proposed Use: **GUI (meeting hall)**

Submittals: Current Photograph Concept Plan (NA) Exterior Elevations (N/A)
 Color & Materials Samples

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:

Replace windows of the Rambo Masonic Lodge (formerly Dripping Springs Academy, 1881), a contributing resource in the Mercer St. Historic District.

Review Summary, General Findings: "Approval with Conditions Recommended"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

1. **Approval with Inspection Required:** Repainting shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Completion.

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Case History / Findings of Fact:

The Rambo Masonic Lodge was originally constructed as the Dripping Springs Academy Building by Professor W. M. Jordan in 1881, just as the town of Dripping Springs was becoming formally established. Professor Jordan, a Baptist preacher, held on to the property for two years. His vision for the property was a Baptist academy with a boarding house.

Professor Jordan remained in charge of the school for the first two years of operation as it became established. In the second year, nearly 200 students attended classes in the two room building. Professor Jordan departed in about 1883 and gave the school to the Pedernales Baptist Association. The school thrived for several years, but eventually saw a decline in enrollment and support. By 1889, the building had seen several changes, including becoming a public, free school for Dripping Springs and the surrounding area.

In 1920, a second story was added to double the internal space. Several alterations occurred at this time, such as window and door replacements. The building was used a public school until 1949 when a newer, purpose-built school building was completed.

The building is constructed of local limestone with lime mortar, all sourced from the fields surrounding Dripping Springs. The original wood materials were sourced from Austin, Texas, about 20 miles north. The second story used the same local limestone and lime mortar materials as the original first level. The original sets of windows and doors were wood, as was the replacement set in 1920.

The Mercer Street National Register District Nomination describes the building: “The front elevation has two building planes—one containing the entry door, and the other projecting forward and containing windows only. The single entry door is located in a small shed-roofed enclosed porch where the two planes meet. To the east of the front door are four windows; above are five. The projecting wing has asymmetrical arrangement with a large first floor window flanked by two smaller windows, and four second floor windows. The building’s east elevation, which faces Old Fitzhugh, has two windows on each floor. The wider west elevation has a second floor entry door reached by two attached staircases. Four windows are also found on this elevation. Several of the rear elevation windows have been infilled with plywood.”

The Dripping Springs Academy became the Rambo Masonic Lodge in 1952, and was added to the Texas Historical Marker program in 1967.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

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Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: Masonic Rambo Lodge Window Replacement

The applicant is requesting approval to replace 12 existing ground floor windows with new windows. The replacement windows will be clad-wood aluminum single-hung with 9 over 9 simulated divided lites.

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Design Standards Consistency: “Mercer Street Design and Development Standards”

Character/Vision: “Preserve Historic Resources- Rehab & Adaptive Re-Use”; “Promote Revitalization”
- The applicant is replacing historically inaccurate windows with a more accurate aluminum clad-wood windows.

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The replacement windows maintain the form and function of the windows added in 1921 with the second story addition. The Marvin Historic Solutions Ultimate Windows appear to have customizable simulated divides.

Preferred Uses: N/A

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: N/A

Materials: N/A

Color Palette: Color is to be determined and shall be compatible with “Muted, rustic Earth-Tones:” OK subject to inspection.

Tree Preservation: N/A

Landscape Features: N/A

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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.
 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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Please contact (512) 659-5062 if you have any questions regarding this review.

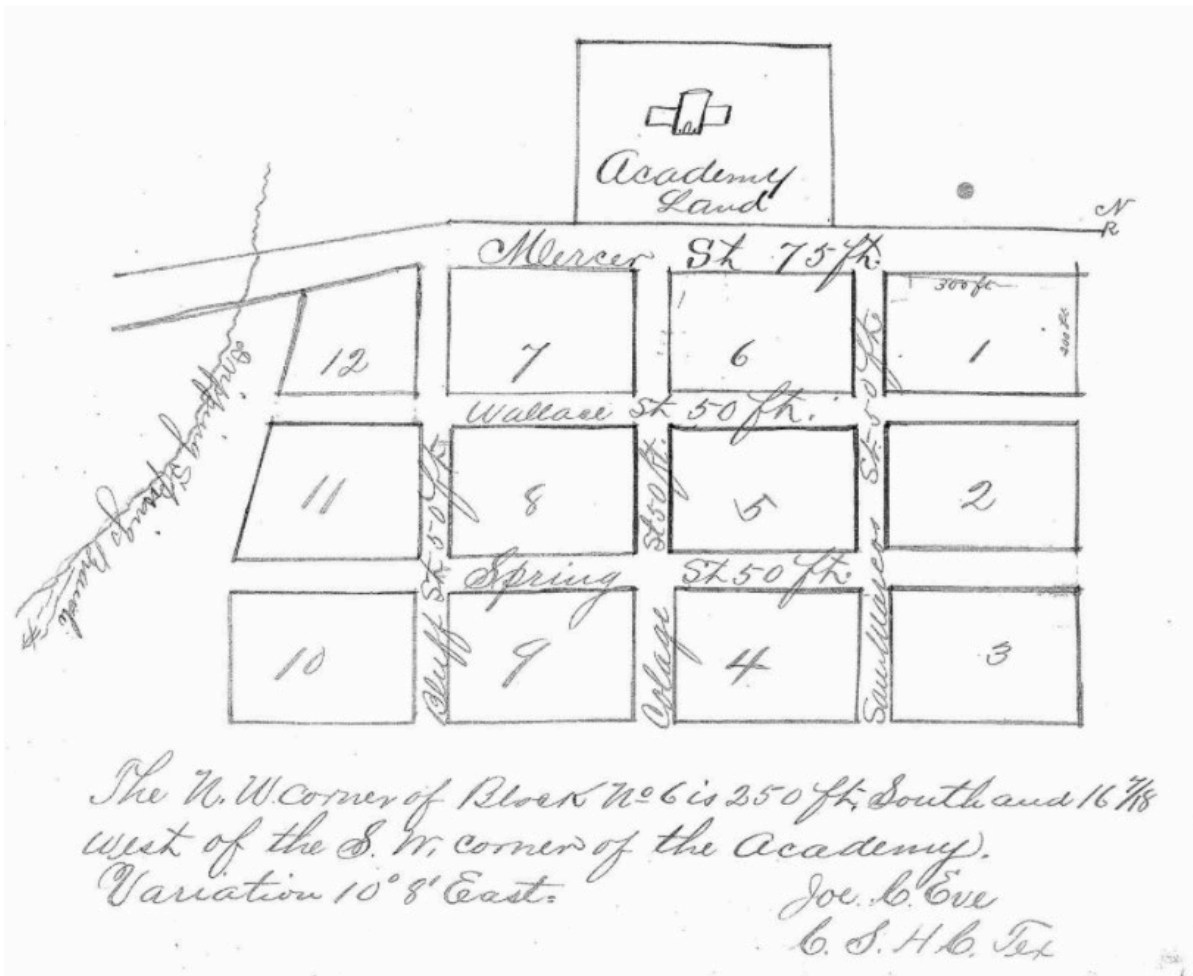
By: **Meredith Johnson, MSHP**

103 OFR: "Current Condition". Images from Google Maps, 2022.

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103 OFR: "1881 Plat". Dripping Springs 1881 Plat map from the Mercer Street National Register District nomination.

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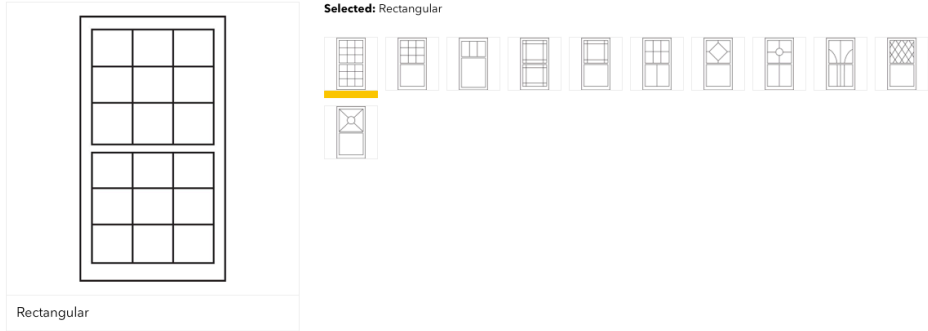


103 OFR: "1967 Nomination". Image of the building that was included in the 1967 Texas Recorded Landmarks nomination.

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Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new design or ask our design professionals to assist in creating a pattern for your needs.

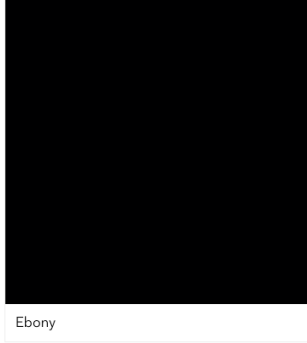


**These are some of our most frequently-requested divided-lite patterns.*

#103 OFR: “Proposed Window Patterns”. Applicant proposes 9 over 9 arrangement

Exterior Finish

Clad Color Options



A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Selected: Ebony



**Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.*

103 OFR: “Proposed Window Finish Colors”. Color is to be determined.

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