

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-10

**VISION STATEMENTS AND IMPLEMENTATION STANDARDS
AND GUIDELINES FOR HISTORIC DISTRICTS**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS
AMENDING THE HISTORIC PRESERVATION PROGRAM
IMPLEMENTATION MANUAL TO INCLUDE VISION
STATEMENTS AND DESIGN AND DEVELOPMENT
STANDARDS FOR HISTORIC DISTRICTS

WHEREAS, the City of Dripping Springs City Council adopted the “City of Dripping Springs Historic Preservation Program Implementation Manual” on September 11, 2007;

WHEREAS, the “Historic Preservation Program Implementation Manual” includes design and development standards for Historic Districts;

WHEREAS, the Implementation Manual should be reviewed from time to time and may be modified and new design and development guidelines may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (a);

WHEREAS, City staff developed vision statements (incorporated herein as *Attachment “A”*) to encourage the preservation of existing structures and compatible growth in the historic districts; and

WHEREAS, City Staff has reviewed the current design and development standards and recommend that they be amended in light of the vision statements; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend the Implementation Manual.

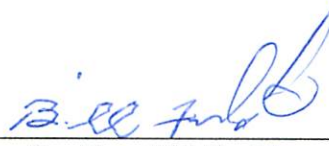
NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Implementation Manual to include Historic Districts Vision Statements in accordance with *Attachment “A”*, incorporated herein.
2. The Council hereby amends the Implementation Manual to include Design Development Standards in accordance with *Attachment “B”*, incorporated herein.
3. The City Secretary is directed to post the amended Implementation Manual on the City’s website and make it available to the public at City Hall.

4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 17th day of February 2015, by a vote of 4 (*ayes*) to 0 (*nays*) to 0 (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: 
Mayor Pro Tem Bill Foulds

ATTEST:


Kerri Craig, City Secretary

Attachment "A"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
DRIPPING SPRINGS HISTORIC DISTRICTS VISION STATEMENTS
February 17, 2015

DRIPPING SPRINGS-HISTORICDISTRICTS

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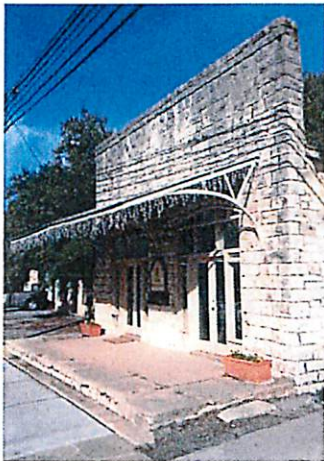
Overall Vision Statement City of Dripping Springs 2/17/15

Vision Statement:

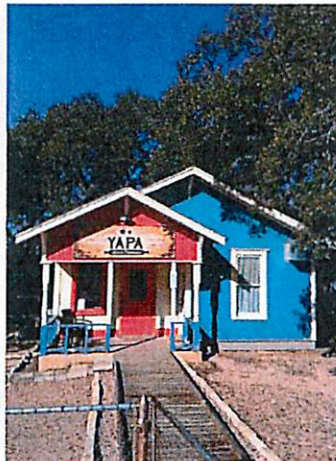
The overall vision for the **Historic Districts of Dripping Springs** is to preserve and enhance the heritage, historic character and resources of these districts, while encouraging revitalization through complementary new uses.

Visions and policies for each individual Historic District will complement, reflect and implement this overall vision through a recognition and understanding of its' own unique qualities, character, historic resources, role within the larger community and future prospects:

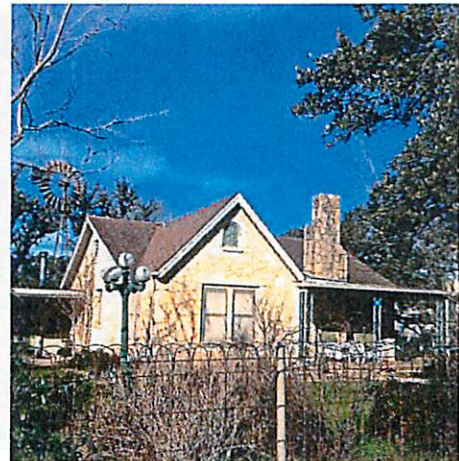
- **Mercer Historic District:** The town's original "Main Street" and first Historic District;
- **Old Fitzhugh Road Historic District:** An emerging, eclectic mixed-use Historic District.; and
- **Hays Street Historic District:** A surviving neighborhood dating from the origins of the town.



Mercer Street District



Old Fitzhugh Rd District



Hays Street District

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MERCER - HISTORIC DISTRICT

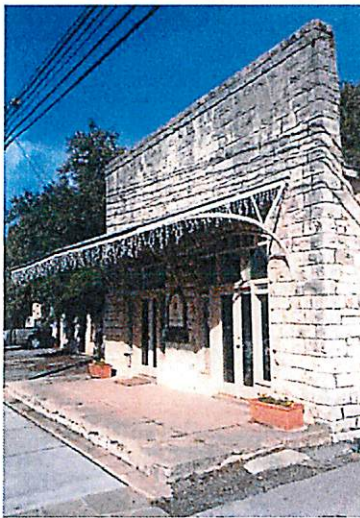
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Vision Statement / Historic Characteristics/Planning Concepts /Policy Recommendations City of Dripping Springs 2/17/15

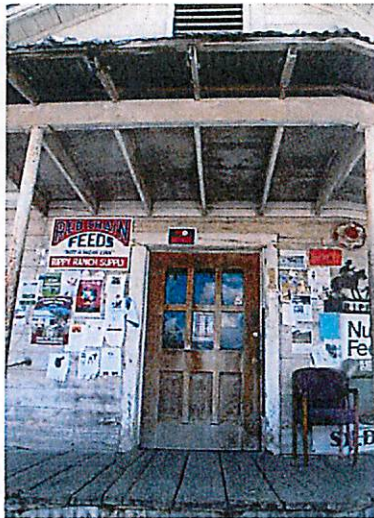
Vision Statement:

The vision for the **Mercer Historic District** is to preserve, enhance, and build upon the heritage, character, vitality, walkable scale and informal charm of the original historic “Main Street” and commercial town center of Dripping Springs.

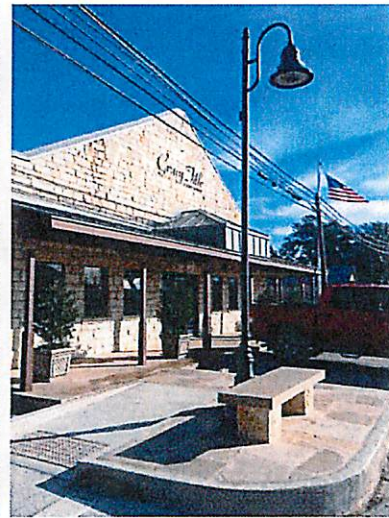
- **Community Focal Point:** Foster it’s emergence as a vibrant, symbolic gathering place for the entire community and promote it as a memorable center for civic activities and public events;
- **Preserve Historic Resources:** Continue to preserve the heritage buildings, storefronts, landscapes and public spaces of Mercer Street, through careful stewardship, appropriate rehabilitation and sensitive adaptive re-use; and
- **Promote Revitalization:** Encourage compatible, attractive new infill development and harmonious businesses that cater to serving residents and visitors with family-friendly, pedestrian-oriented mixed-uses.



Walkable Scale



Rustic Character



Pedestrian Orientation

Distinguishing Historical Characteristics

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Mercer Historic District was established as the City's first Historic District, recognizing a "distinctive and locally significant collection of commercial, institutional and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named." (City of Dripping Springs, Historic Preservation Program Manual- 2007, p. 47). The Historic District was "Listed" in the National Register of Historic Places in 2013.

As the town's original east-west thoroughfare and historic commercial center, Mercer Street forms the core of the Historic District, and east and west "gateways" are formed at convergences with US Hwy 290.

Some of the City's prime historic and cultural resources are found in this District, arrayed along Mercer St. and the adjacent blocks north of Hwy 290. Recent streetscape improvements, including street lighting, sidewalks, crosswalks and plazas, curb & gutter and pedestrian amenities have increased the safety, functionality and comfort of Mercer St. while complementing its historic character and boosting aesthetic appeal. This district serves to preserve the City's historical and cultural identity while providing an identifiable framework for vibrant "Town Center" redevelopment, reinvestment and economic activity.

Defining Qualities & Design Elements

- **Historic Town Center:** concentration of historic commercial, institutional, residential structures
- **Walkable Scale:** pedestrian-friendly streetscapes with convenient parking and traffic calming
- **Public Events & Festivals:** Focal point for regular public events & festivals (Founders Day, etc)
- **Mixed-Use:** a full range of urban uses, especially commercial, retail, public and institutional

Planning Concepts & Future Vision

- **Historic Character:** maintain historic character while promoting complementary new businesses
- **Pedestrian Orientation:** promote attractive street frontages, inviting storefronts & entries, comfortable sidewalks, gathering places, public amenities, porches, awnings and shading devices
- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate mixed-use rehabilitation
- **Sensitive Infill:** maintain predominant influence of historical resources, encourage context-sensitive, compatible new development/redevelopment on available properties

Policy Recommendations & Tools

- **HPC Implementation Manual:** maintain, administer & enforce "Certificate of Appropriateness" criteria to achieve desired vision
- **HP Standards & Design Guidelines:** tighten focus on preserving Historic Character while allowing more variety, freedom & creativity
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that complement Historic character and bring invigorating new uses
- **Historical Zoning Overlay:** encourage compatible mixed-uses while protecting historic qualities

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OLD FITZHUGH ROAD - HISTORIC DISTRICT

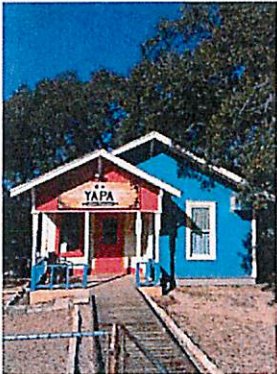
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Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

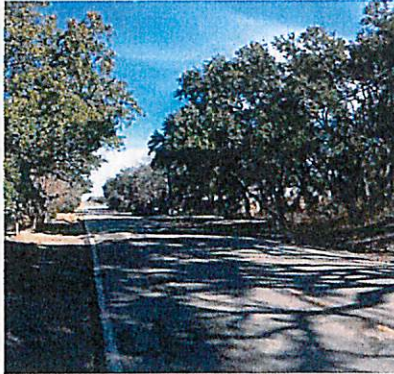
Vision Statement:

The vision for the **Old Fitzhugh Road Historic District** is to preserve the unique character and rustic qualities of this linear collection of small historic farmsteads and residences, while guiding its harmonious evolution into a new and vibrant, eclectic mixed-use commercial and residential district that is well-connected to the Mercer Historic District.

- **Historic Renovation & Landscape Preservation:** Encourage the renovation, upkeep and continued care for historic dwellings; preserve mature tree canopies, informal roadway, rural landscape features, outbuildings and supporting structures defining the character of this district;
- **Adaptive Re-Use:** Continue the flexible, adaptive transformation of existing historic properties to a variety of appropriate commercial, residential and mixed use rehabilitation projects; and
- **Eclectic Revitalization:** Encourage a wide range of new uses and compatible businesses, in a harmonious mixture of new and old buildings, through appropriate rehabilitation and well-scaled, context-sensitive new infill development.



Eclectic Revitalization



Tree Preservation



Context-Sensitive Infill

* * *

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Distinguishing Historical Characteristics

Old Fitzhugh Road Historic District (OFRHD) encompasses a loose collection of historic single-family residences and small family farmsteads (interspersed with more recent mobile home & other uses) extending approx. ½ mi. north from the heart of Mercer St to its termination at Ranch Road 12.

These historic resources developed organically, in a linear fashion, along an informal, rustic street enveloped with a nearly continuous canopy of mature Live Oak trees. Taken as a whole, this District maintains a unique character and sense of place, whose preservation plays a role in connecting the City to its rural heritage. In its current state, OFRHD “retains buildings and landscapes that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.” (Roark-Foster-Consulting: “Historic Resources Survey Report, Old Fitzhugh Road- August 5, 2014).

Defining Qualities & Design Elements

- **Rural Roadway:** rustic road with meandering alignment, irregular frontage setbacks
- **Landscape / Trees:** nearly continuous streetscape & unifying canopy of mature oak trees
- **Farmsteads w/Dependencies:** dwellings w/ domestic and agricultural outbuildings beside/behind
- **Architectural Variety:** collection of period residential styles, materials, building techniques

Planning Concepts & Future Vision

- **Adaptive Re-Use:** preserve history and infuse vitality with appropriate commercial rehabilitation
- **Sensitive Infill:** encourage compatible new development/redevelopment on available parcels
- **Eclectic Character:** promote harmonious mix of new and old, with appropriate scale & character
- **Landscape / Streetscape / Tree Preservation:** maintain District-wide continuity & character, while connecting, screening & accommodating a wide variety of architectural responses

Policy Recommendations & Tools

- **HPC Implementation Manual:** tailor “Certificate of Appropriateness” criteria to achieve vision
- **HP Standards & Design Guidelines:** adapt to promote Eclectic Character & allow variety
- **Alternative Design Standards:** promote flexibility/creativity for unique, quality projects that fit
- **Historical Zoning Overlay:** encourage compatible uses while protecting historic characteristics

HAYS STREET - HISTORIC DISTRICT

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Vision Statement/Historic Characteristics/Planning Concepts/Policy Recommendations City of Dripping Springs 2/17/2015

Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

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Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics





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Attachment "B"
Addendum to the Historic Preservation Program Implementation Manual
Adopted September 11, 2007

CITY OF DRIPPING SPRINGS
IMPLEMENTATION STANDARDS AND GUIDELINES FOR HISTORIC DISTRICTS
February 17, 2015

City of Dripping Springs
Historic Districts
Design & Development Standards

City Council Approval- 2/17/15

Character	All Districts 	Mercer Street 	Old Fitzhugh Road 	Hays Street 
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adaptive Re-Use Promote Revitalization 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation 	<ul style="list-style-type: none"> Historic Remnant Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian-Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hays St. Retail / Commercial Mixed-Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> "Build-To" Mercer St. Frontage 0' setback Sides: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max. articulation increments 	<ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments 	<ul style="list-style-type: none"> 40' max; 60' max @ Hwy 290 40' max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Porches / Awnings @ Street across min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net area sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req't) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features