



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 5, 2023**
Project: **206 Mercer St, Dripping Springs, TX 78620**
Applicant: **Mercer Street Holdings, II LLC**
Historic District: **Mercer Street Historic District**

Base Zoning: **CS**
Proposed Use: **Commercial**

Submittals: Current Photograph Concept Plan Exterior Elevations
 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:

Add a 300’ addition to the north side of the building.

Review Summary, General Findings: “Approval with Condition Recommended”

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

- 1. Approval with conditions -** The addition will be attached to the wall in a way that when removed, the wall will be minimally damaged.
- 2. Approval with conditions -** The paint color shall match the district’s “muted, rustic earth tone hues”
- 3. Approval with conditions –** All nonconforming signs shall be removed from the property.

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Case History / Findings of Fact:

The Stone House, which is the name granted to 206 Mercer Street on the Mercer Street National Register listing, was constructed in about 1940 and lies at the perimeter of the Mercer Street District. This contributing structure is a single-story stone structure with a standing-seam pyramidal roof. The ashlar, or square-cut, limestone is representative of the materials available in Dripping Springs during its early settlement.

The nomination identifies this building as "...retains its original...to an exceptional degree." The nomination further describes the details of the building: "...a corner inset porch supported by one squat post. A single entry door and window are located on the porch, and one set of paired windows is found on the front elevation."

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

206 Mercer Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 296 Mercer Street Commercial Installation

The applicant is requesting a COA to add a 13' by 25' addition to the rear of the building. The existing rear stoop will be removed and a new 4' by 4' stoop will be added to the rear of the new addition. The addition will be attached to the existing rear wall of the structure, meaning the wall will not be demolished. The addition will be clad with vertical board and batten and a standing-seam shed roof. The trim and fascia will match the existing. The proposed exterior color is gray. The addition will reduce on-site parking from four to three spots. There is no change proposed to the front or side facades.

* * *

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

Character/Vision: "Preserve Historic Resources- Rehab & Adaptive Re-Use"- The addition is located at the rear of the historic structure and will be smaller than the original, thus the addition will be minimally visible from the street resulting in minimal change to the district.

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Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The addition is proposed at the rear of the existing building.

Preferred Uses: “Pedestrian-Oriented” - The addition is consistent with the existing use.

Site Planning & Building Placement: The proposed addition meets location standards.

Parking Arrangement: The on-site parking will be reduced from four spots to three. The code requires an additional 3 spaces for the expansion, but allows the property owner to pay a fee in lieu for any deficit in parking. The applicant will have to pay a fee in lieu to account for 4 spaces, including the space being removed for the expansion.

Building Footprint / Massing / Scale: The existing heated, or internal, footprint is 740 square feet, and the new addition will add 330 square feet for a total of 1070 square feet of heated space.

Street Frontage / Articulation: No change.

Porches: No change.

Roofs: The addition will have a shed roof, a common style for a rear addition.

Materials: Standing seam metal for the proposed shed roof and the new siding will be styled as board and batten. The siding material is undefined.

Color Palette: Gray

Tree Preservation: N/A

Landscape Features: N/A

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

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- (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 type="checkbox"/> Yes	<input checked="" 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

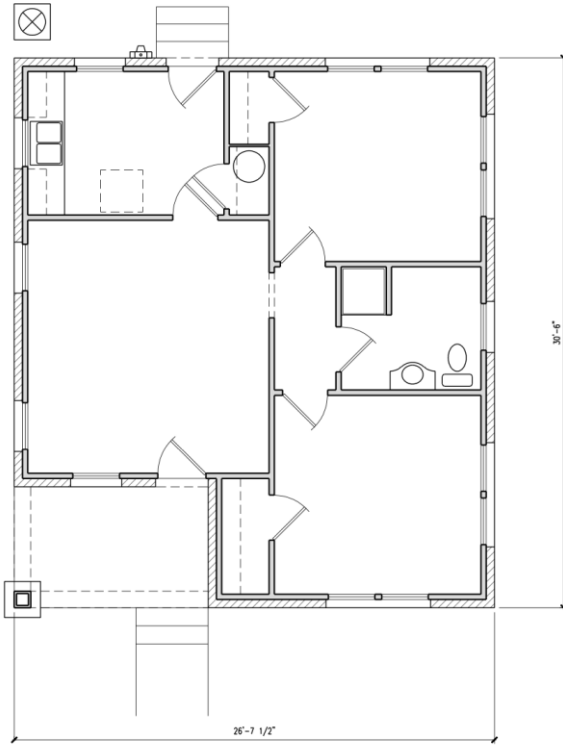
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Please contact (512) 659-5062 if you have any questions regarding this review.

By: **Meredith Johnson, MSHP**

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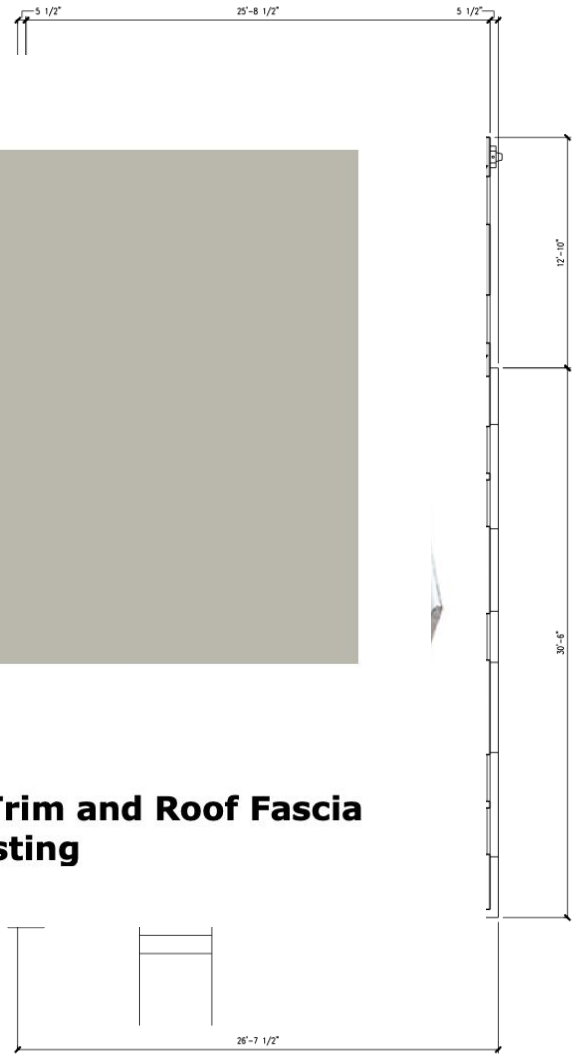


EXISTING FLOOR PLAN

SCALE : 1/4" = 1'-0"

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SW 7016
Mindful Gray
Interior / Exterior
Locator Number: 244-C2



**Board and Batten Vertical Siding, Wall Trim and Roof Fascia
paint color to match existing**

NEW ADDITION FLOOR PLAN

SCALE : 1/4" = 1'-0"

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