



DRIPPING SPRINGS  
Texas

APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Mercer Street Holdings, II LLC

Mailing Address: P.O. Box 1488 Dripping Springs, Tx 78620

Phone Number: 512.328.3588 Email Address: Sales@ericksonandassoc.com

Name of Owner (if different than Applicant): Same

Mailing Address: Same

Phone Number: Same

Address of Property Where Structure/Site Located: 206 Mercer St.

District Located or Landmark:  Mercer Street  Old Fitzhugh Road  Hays Street

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: PDD#2

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Current tenant is Opal Aesthetics + Wellness Spa and will remain

Description of Proposed Work: Add on 300ft on North end of

building on Slab with exterior door to maintain

existing ingress/egress

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:**

The addition will be board + batten sided with the existing paint color scheme. The roof will be a high profile standing seam metal roof. The addition will enhance the current structure and will match what an addition would have looked like in period.

**Estimated Cost of Proposed Work:** \$ 30,000

**Intended Starting Date of Proposed Work:** Oct. 1, 2023

**Intended Completion Date of Proposed Work:** Dec 31, 2023

**ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):**

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

  
Signature of Applicant

08/15/23  
Date

  
Signature of Property Owner Authorizing the Proposed Work

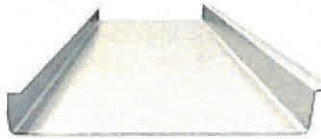
08/15/23  
Date

## Attachment A

Paint sample



Roof sample of standing seam metal roof. (found on multiple properties within the historic district)



\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process:  Yes  No

Action Taken by Historic Preservation Officer:  Approved  Denied

Approved with the following Modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Historic Preservation Officer Date

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Historic Preservation Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by Planning & Zoning Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning & Zoning Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.*

**1 - Site Photo taken from Street - Front Elevation**



**Herron Design Studio, architecture**  
**101 Hays Street, Suite 409**  
**Dripping Springs, Texas 78620**  
**512.858.9889**

**A New Addition for 206 Mercer Street**  
**Dripping Springs, Texas**

**2 - Site Photo taken from Street - Southeast Corner**



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**101 Hays Street, Suite 409**  
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**3 - Site Photo taken from Street - Northeast Corner**



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**A New Addition for 206 Mercer Street**  
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**4 - Site Photo taken from Street - Northwest Corner**



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**A New Addition for 206 Mercer Street**  
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**5 - Site Photo taken from Street - Southwest Corner**



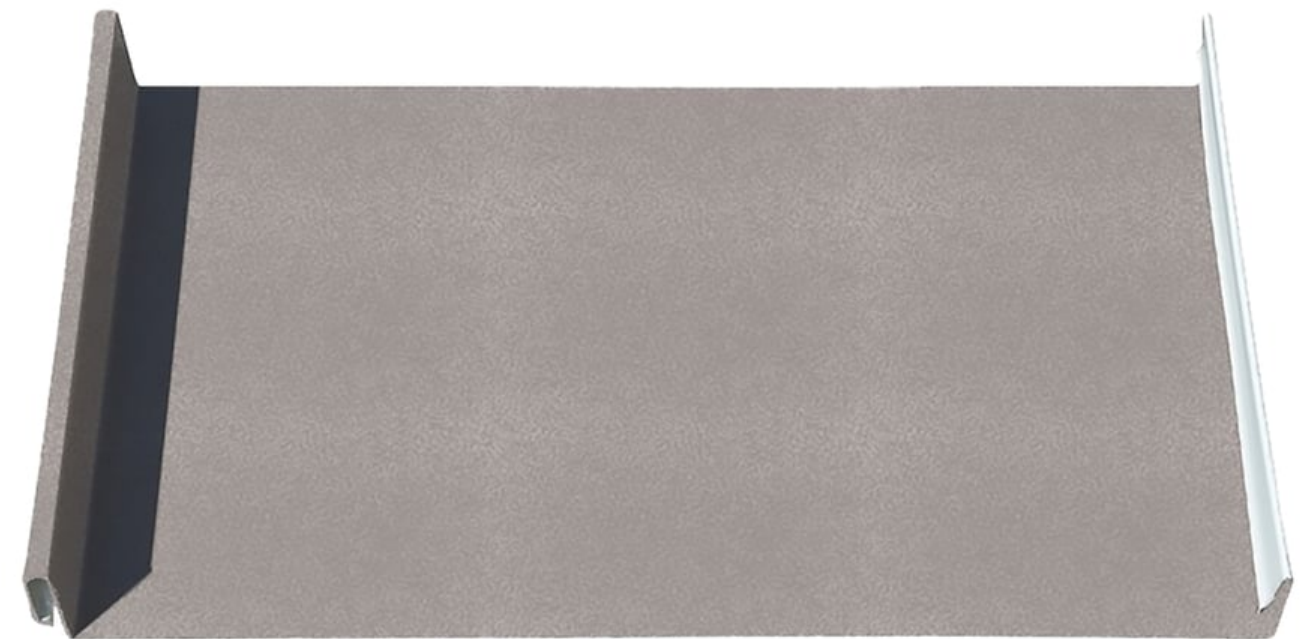
**Herron Design Studio, architecture**  
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**A New Addition for 206 Mercer Street**  
**Dripping Springs, Texas**

## Project Materials



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

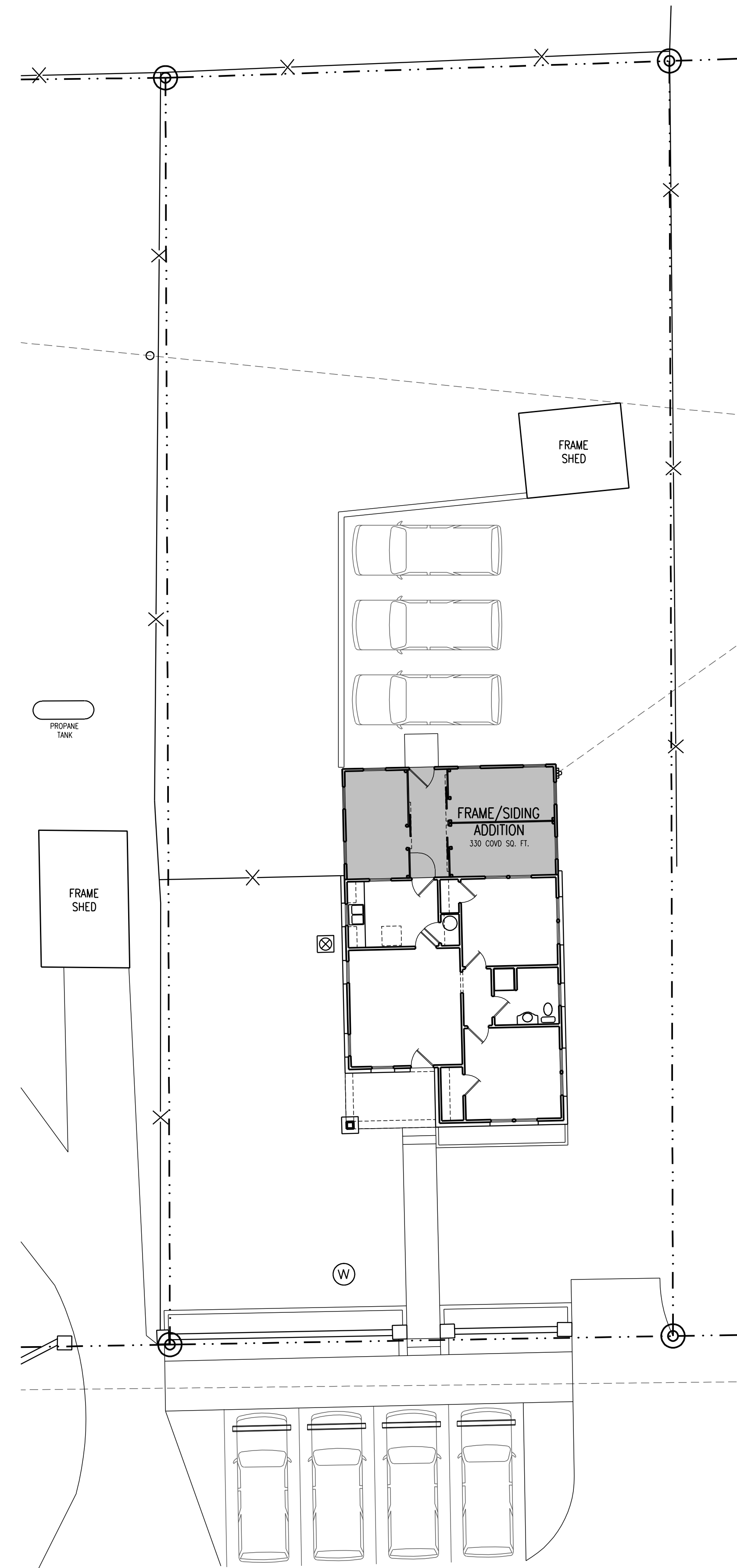


**High-profile Standing Seam Metal Roofing Panels  
in Weathered Galvalume color**

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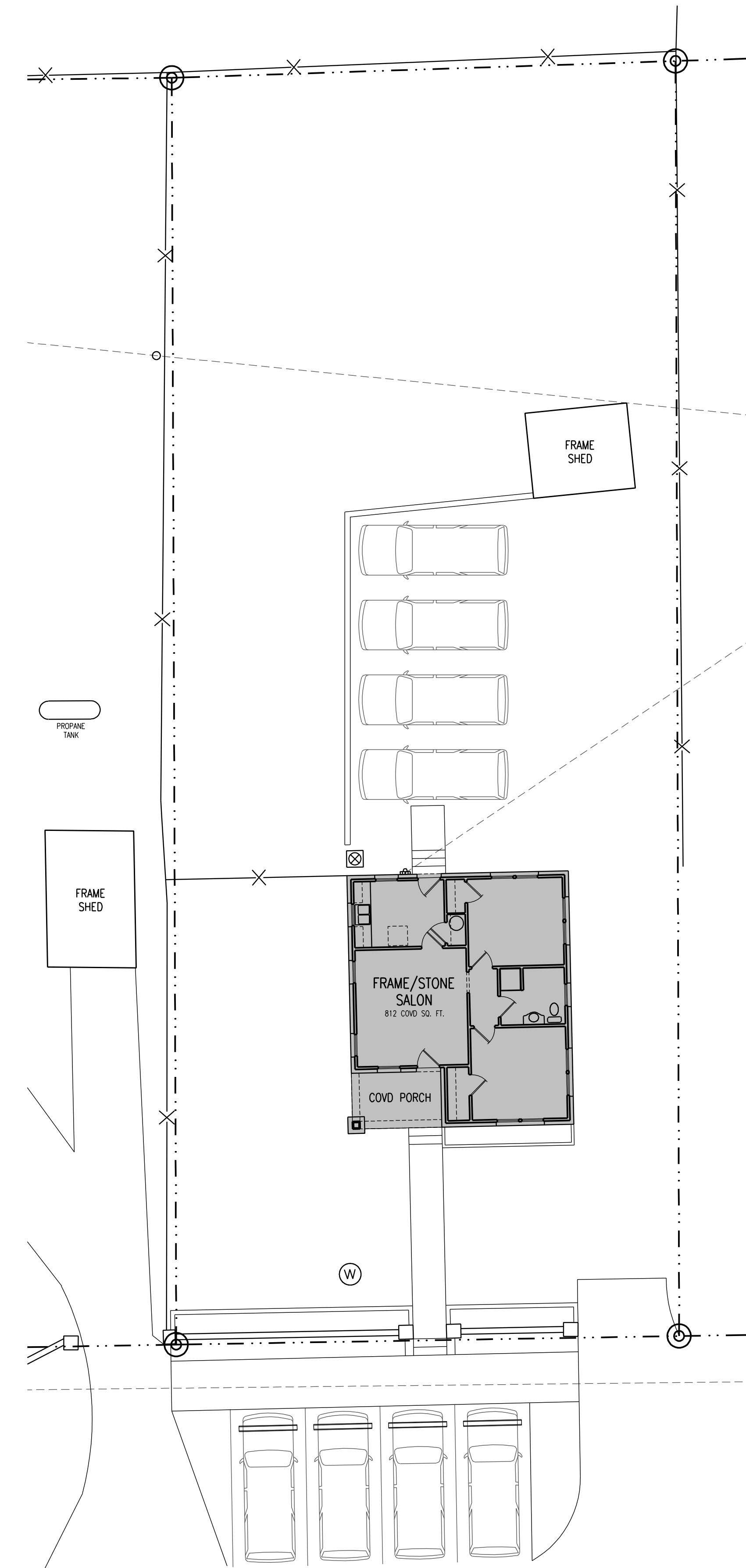




IMPERVIOUS COVER	
LOT AREA	9298 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
<b>NEW STRUCTURE AREA</b>	<b>330 SQ. FT.</b>
SITE ELEMENTS AREA	427 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1571 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	16.97 %

**NEW ADDITION SITE PLAN**

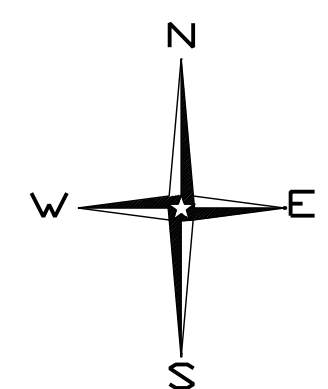
890 OCCUPABLE SQUARE FEET  
 3 PARKING SPACES REQUIRED (1/300)  
 7 PARKING SPACES PROVIDED  
 SCALE : 1" = 10'-0"



IMPERVIOUS COVER	
LOT AREA	9258 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
SITE ELEMENTS AREA	450 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1264 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	13.65 %

**EXISTING SITE PLAN**

574 OCCUPABLE SQUARE FEET  
 2 PARKING SPACES REQUIRED (1/300)  
 8 PARKING SPACES PROVIDED  
 SCALE : 1" = 10'-0"



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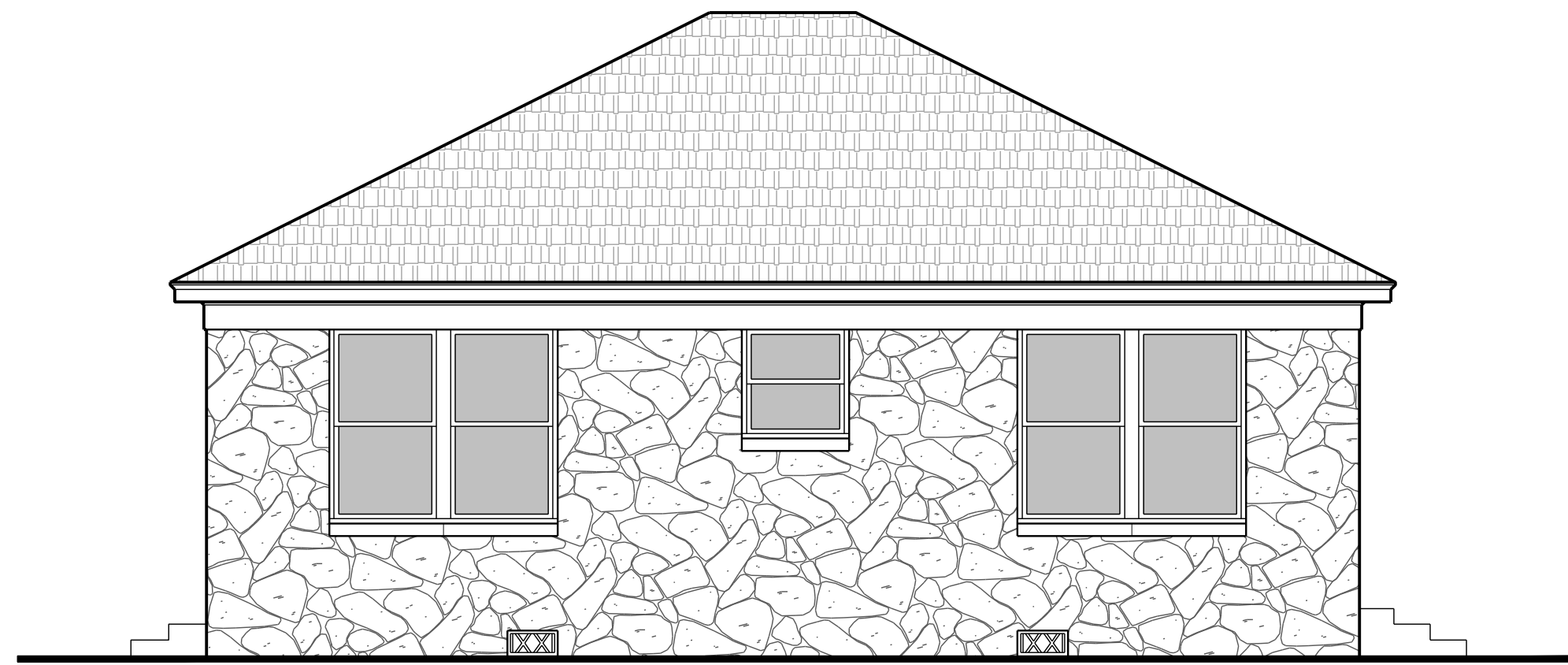
*Herron Design Studio*  
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 101 Hays Street, Suite 409  
 Dripping Springs, Texas 78620  
 512.858.9889

REVISIONS


ERI2311

AUG. 14, 2023

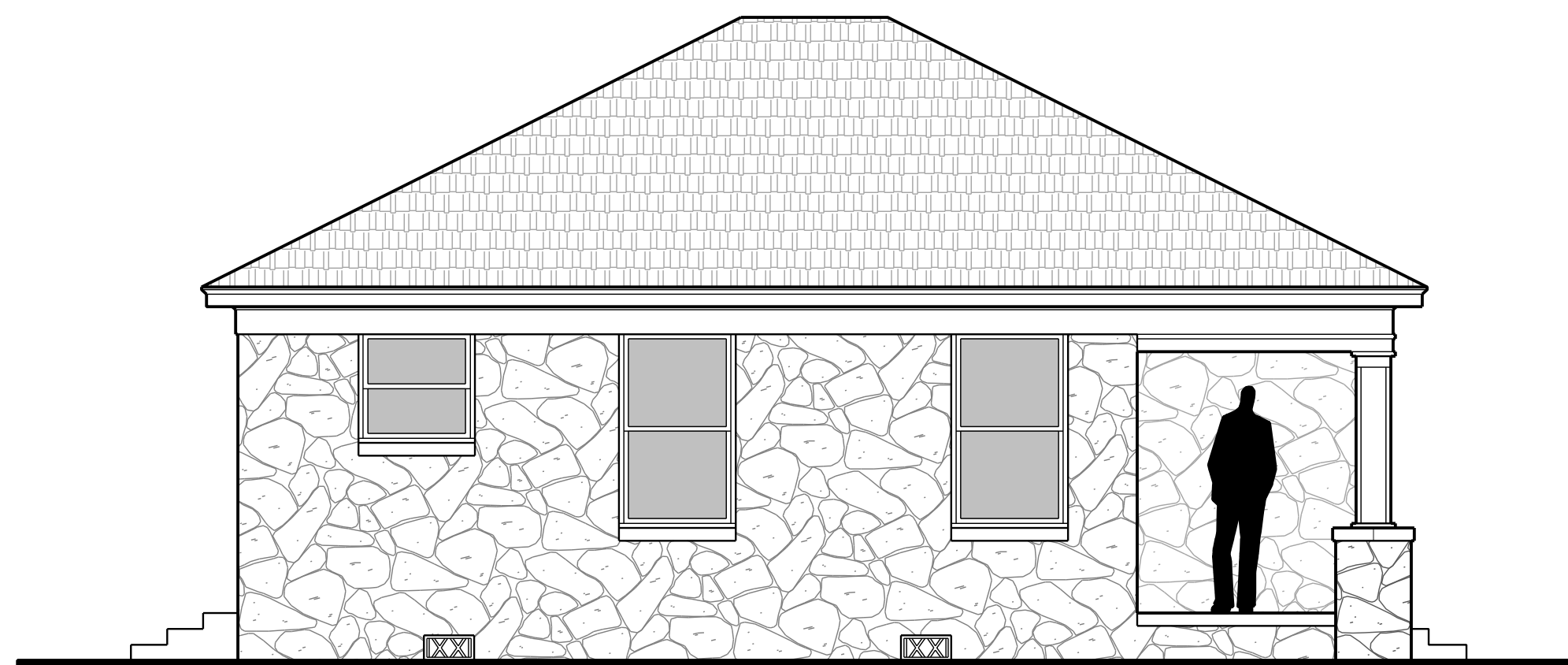
**A1**



EXISTING RIGHT ELEVATION  
FACES EAST SCALE : 1/4" = 1'-0"



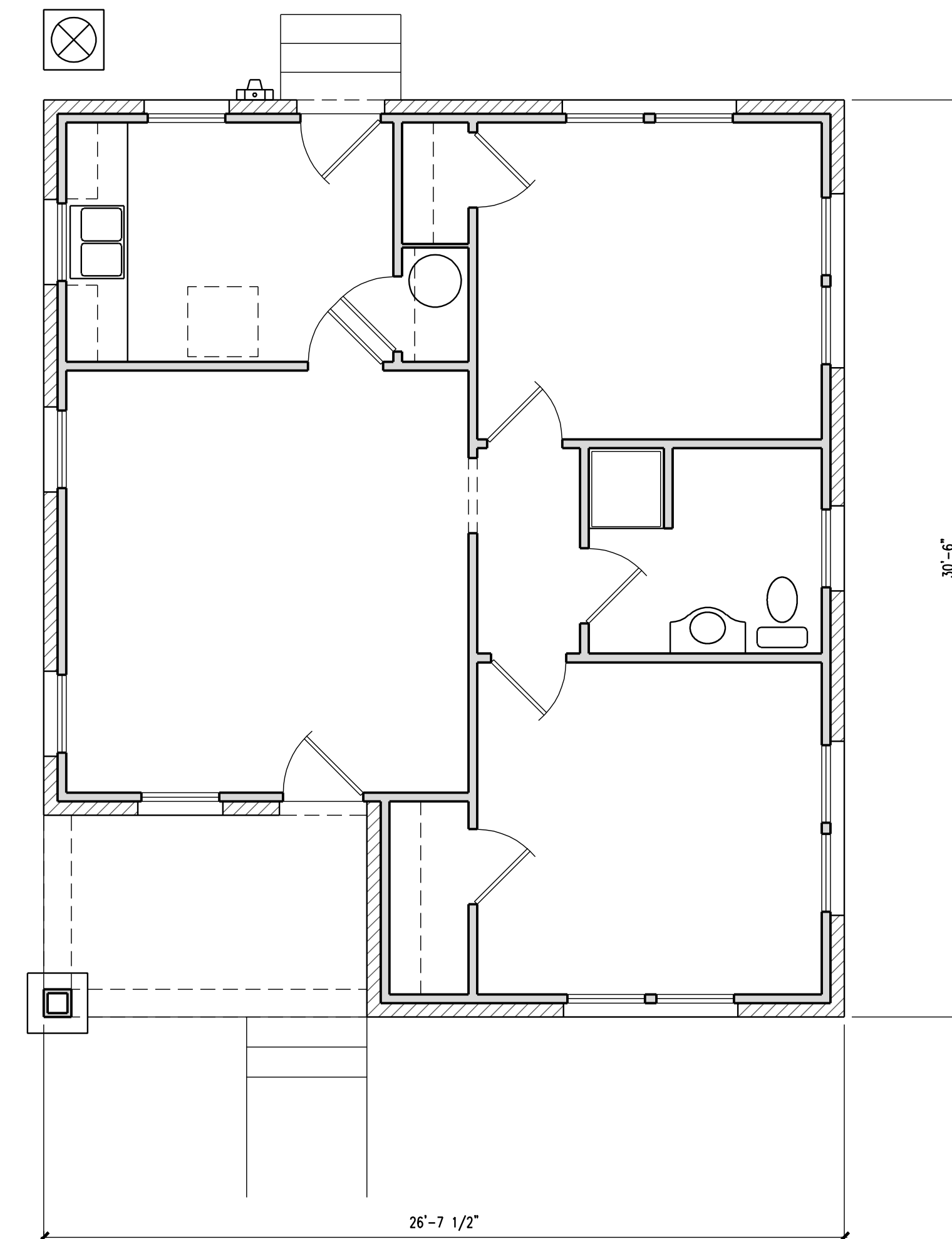
EXISTING REAR ELEVATION  
FACES NORTH SCALE : 1/4" = 1'-0"



EXISTING LEFT ELEVATION  
FACES WEST SCALE : 1/4" = 1'-0"



EXISTING FRONT ELEVATION  
FACES SOUTH SCALE : 1/4" = 1'-0"



EXISTING FLOOR PLAN  
SCALE : 1/4" = 1'-0"

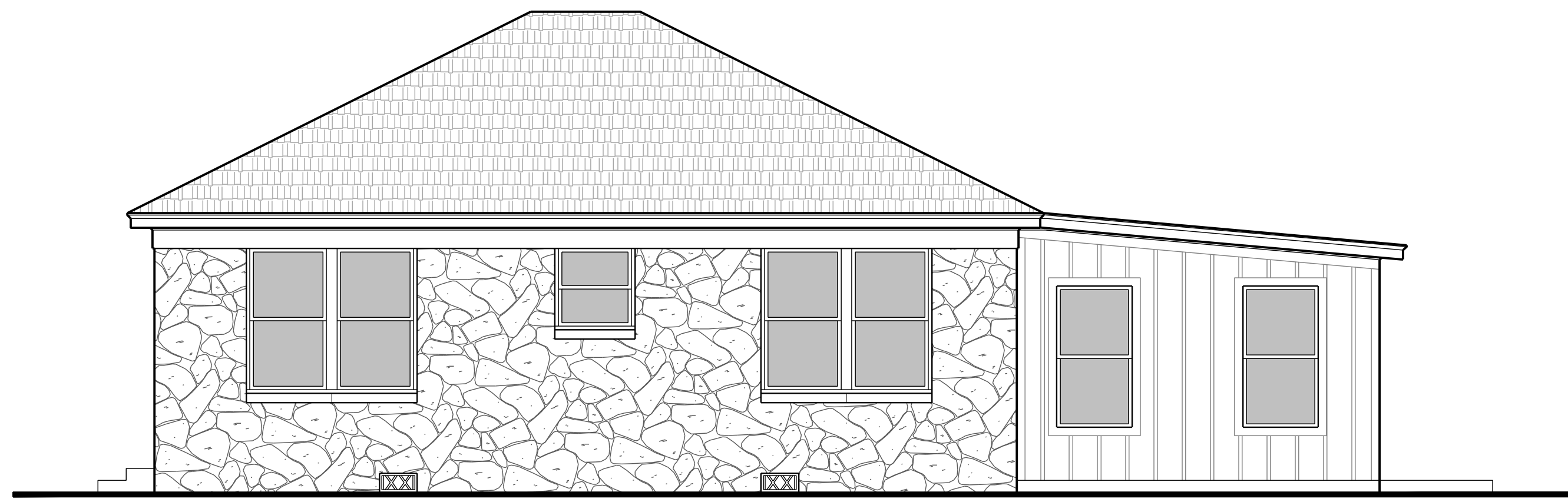
SQUARE FOOTAGES	
EXISTING HEATED AREA	740 SQ. FT.
EXISTING FRONT PORCH AREA	72 SQ. FT.
EXISTING TOTAL COVERED AREA	812 SQ. FT.

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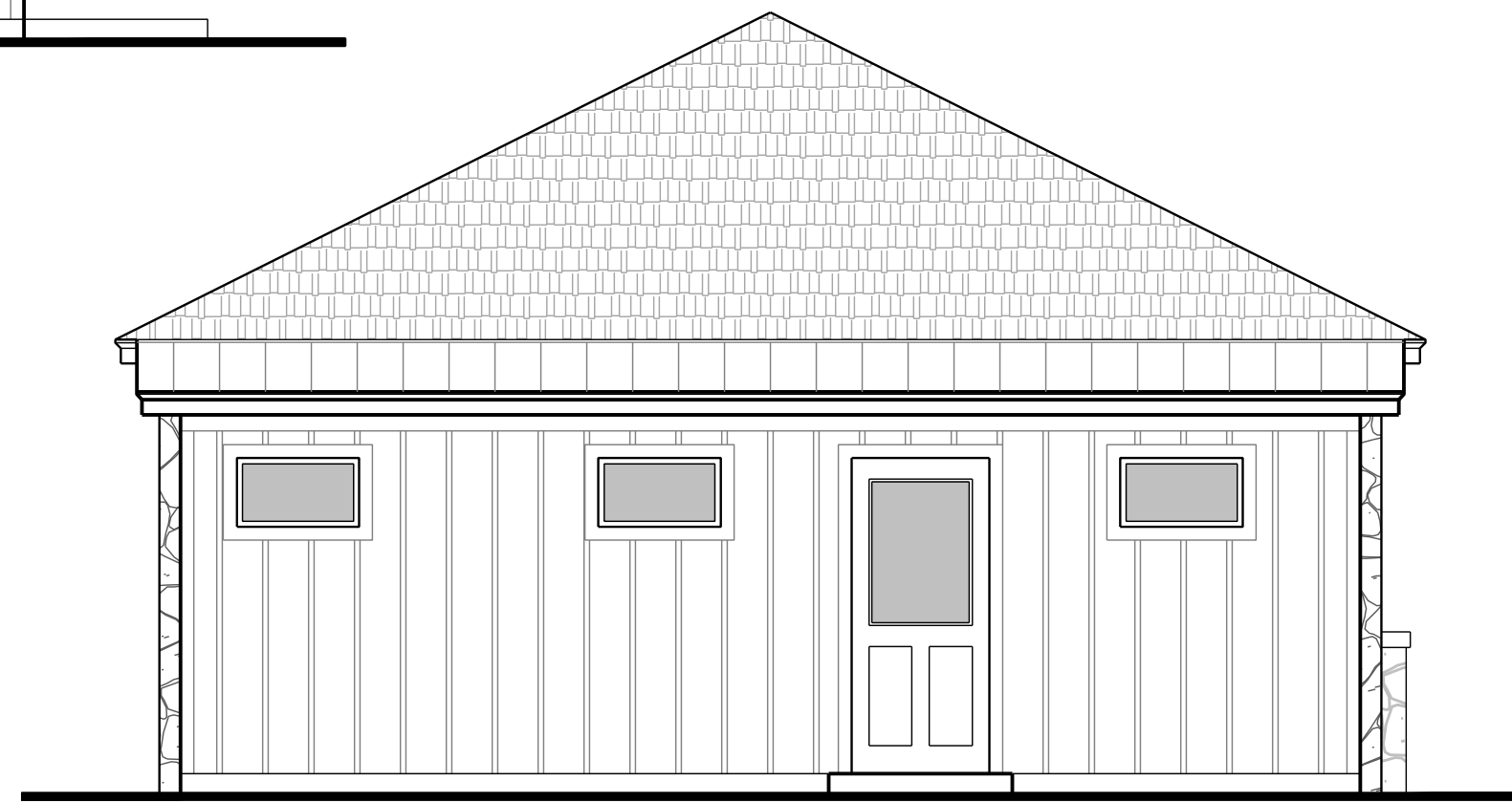
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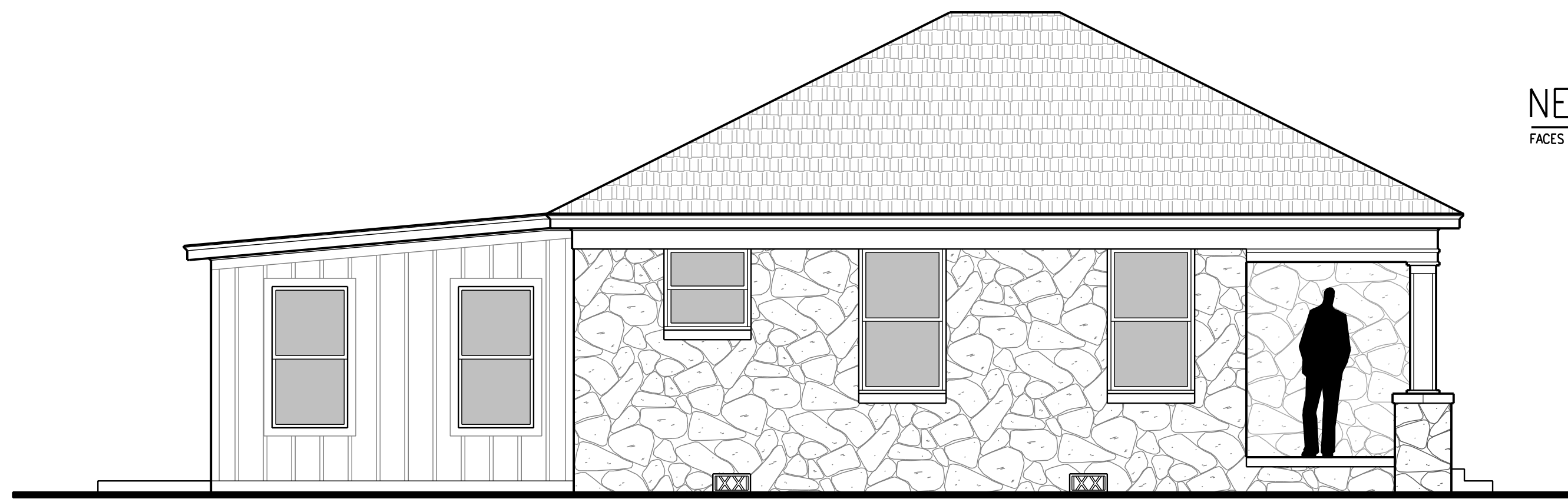
ERI2311  
 AUG. 14, 2023  
**A2**



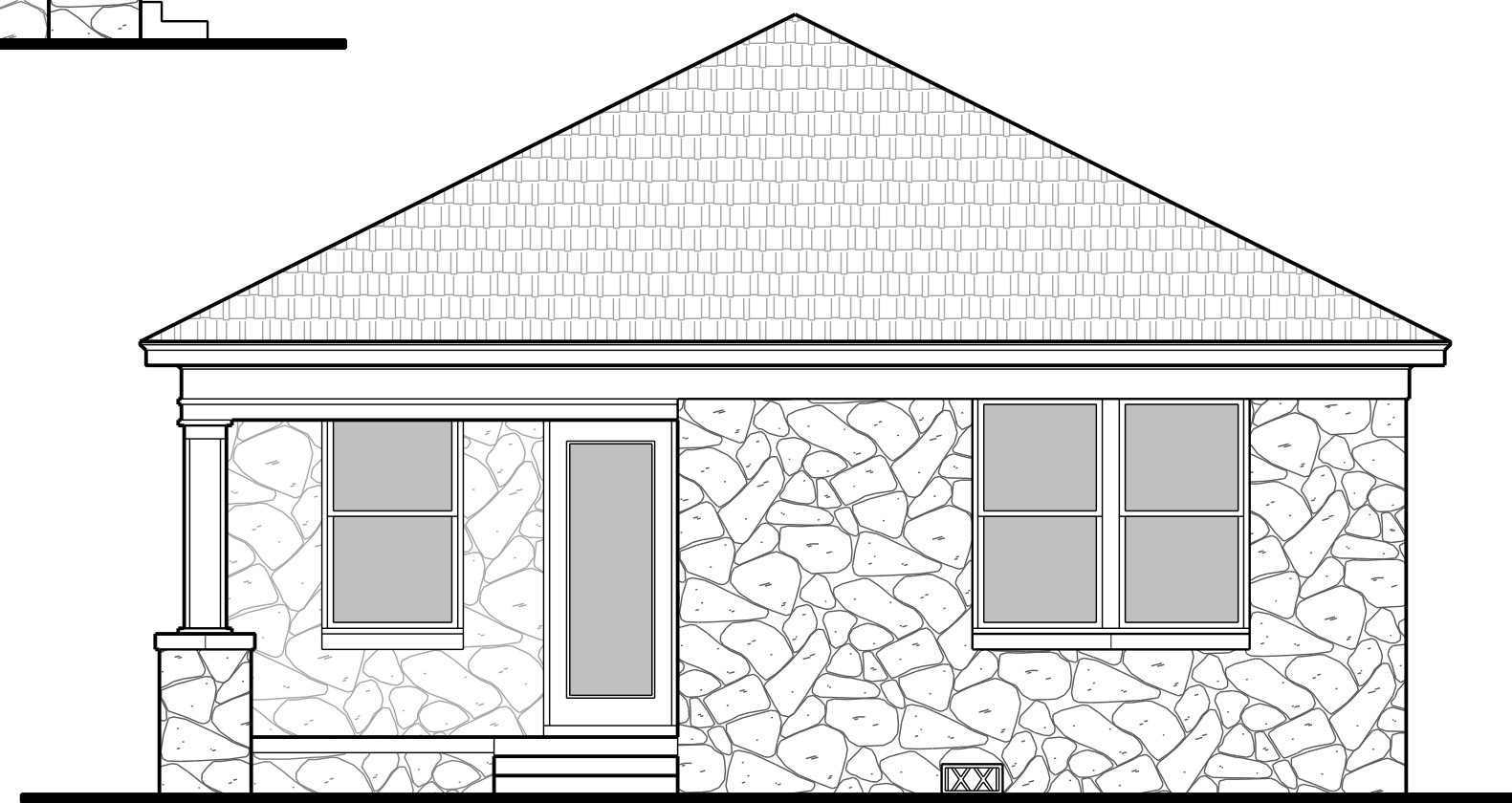
NEW ADDITION RIGHT ELEVATION  
FACES EAST SCALE : 1/4" = 1'-0"



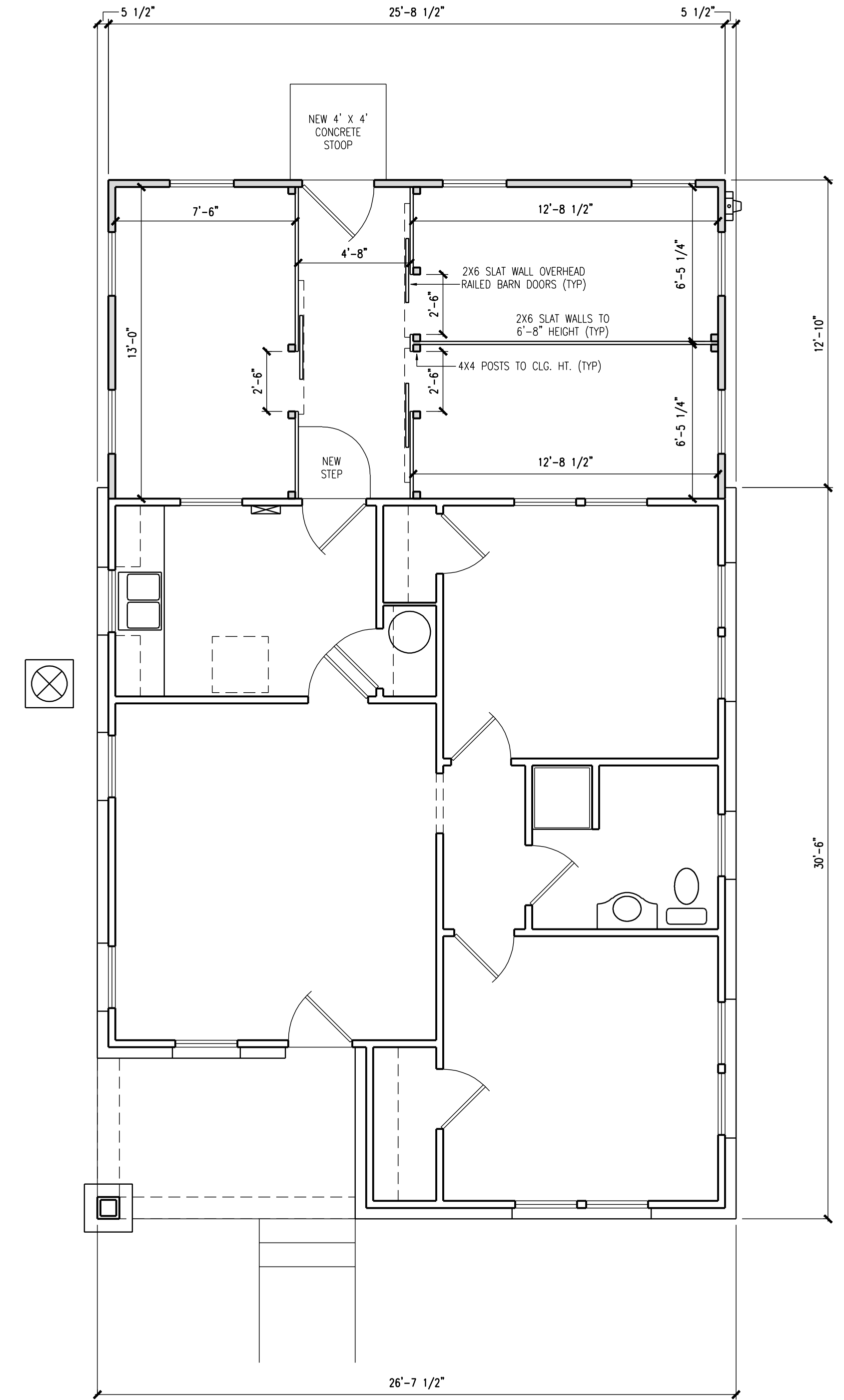
NEW ADDITION REAR ELEVATION  
FACES NORTH SCALE : 1/4" = 1'-0"



NEW ADDITION LEFT ELEVATION  
FACES WEST SCALE : 1/4" = 1'-0"



NEW ADDITION FRONT ELEVATION  
FACES SOUTH SCALE : 1/4" = 1'-0"



NEW ADDITION FLOOR PLAN  
SCALE : 1/4" = 1'-0"

SQUARE FOOTAGES	
EXISTING HEATED AREA	740 SQ. FT.
NEW ADDITION HEATED AREA	330 SQ. FT.
NEW TOTAL HEATED AREA	1070 SQ. FT.
EXISTING FRONT PORCH AREA	72 SQ. FT.
NEW TOTAL COVERED AREA	1142 SQ. FT.

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REVISIONS

ER12311  
 AUG. 14, 2023

**A3**



PLEASE  
DO NOT  
BLOCK  
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AT4

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