



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: City of Dripping Springs

STREET ADDRESS: 511 Mercer St.

PHONE: 512-858-4725 EMAIL: mfischer@cityofdrippingsprings.com

OWNER NAME (if different than Applicant): (same)

STREET ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): Stephenson High School Building – 101 Old Fitzhugh Rd., Dripping Springs, TX 78620

Zoning Classification of Property: GUI

Description of Proposed Use of Property/ Proposed Work: Adaptive re-use of the existing historic building for a variety of community, cultural and civic uses, with an attached new addition of compatible design to provide facilities, functional support and operational office space for the new uses.

9/20/24 - COA Amendment: Revised exterior elevations due to City Council directed Value Engineering.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: Adaptive re-use of the existing historic structure will recognize and respect its contributing significance, preserve its character, materials, and unique craftsmanship, and adhere to the established Historic Preservation Standards and Design Guidelines. The proposed new addition will be consistent in design with the existing historic structure and compatible with the massing, scale, color, materials, and character of the Mercer St. Historic District.

The re-use of this vacant historic building will contribute significantly to the revitalization of Mercer St. Historic District, preserve, and enhance the town’s historic character and heritage, foster increased pedestrian activity, and promote complementary new uses in Downtown Dripping Springs.

9/20/24 - COA Amendment: Wall cladding of the Addition is revised from all Stone Masonry to Corrugated Metal Panels over Stone Masonry Wainscot base, to reduce costs while maintaining consistency of materials with existing buildings, context and historic resources in the Historic District.

Estimated Cost of Proposed Work: \$3.56M / Value Engineering Cost Estimates 9/3/24, to be verified at Bid Phases.

Intended Start Date of Work: Depending on Funding Intended Completion Date of Work: TBD- D.O. Funding


CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site (Revised: Elevations @ Addition- Metal Panels & Stone Wainscot)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used (Revised: Materials Photomontage- Metal Panels & Stone Wainscot @ Addition)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure (if applicable) (see Color Renderings)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable) N/A
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form N/A


 SIGNATURE OF APPLICANT: Michelle J. Fischer- City Administrator


 Date - COA Amendment: 9/20/24


 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK


 Date

*****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.