



DRIPPING SPRINGS
Texas

CERTIFICATE OF APPROPRIATENESS

Granted to the City of Dripping Springs

511 Mercer St.

Dripping Springs, Texas 78620

For adaptive reuse, restoration, and improvements to the existing Stephenson High School Building located on 101 Old Fitzhugh Rd. for a variety of community, cultural and civic uses along with a new addition of an attached facility to operate as an office.

This COA is an approval in concept. Once the design documents have been finalized, the Historic Preservation Commission is to review the plans for consistency of this COA.

These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

Approved by the City of Dripping Springs Historic Preservation Commission
on the 6th day of April 2023.

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

Michelle Fischer, Historic Preservation Officer

Date



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.](#)

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.

Estimated Cost of Proposed Work: \$3.1M / Cost Estimates verified at Construction Documents 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used (see Materials Photomontage)
<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

Michelle J. Fischer
SIGNATURE OF APPLICANT: Michelle J. Fischer- City Administrator

03/24/2023
Date

Michelle J. Fischer
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

03/24/2023
Date

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

Date Received: 3/24/2023

Received By: Walter Rivera

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.

City Council Action:
Approved for COA Application
March 21, 2023

STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



City of Dripping Springs
TIRZ Board / City Council
March 21-22, 2023

*Rehabilitation of the Historic Stephenson
High School Building and Proposed Addition*

CONCEPTUAL DESIGN SUMMARY

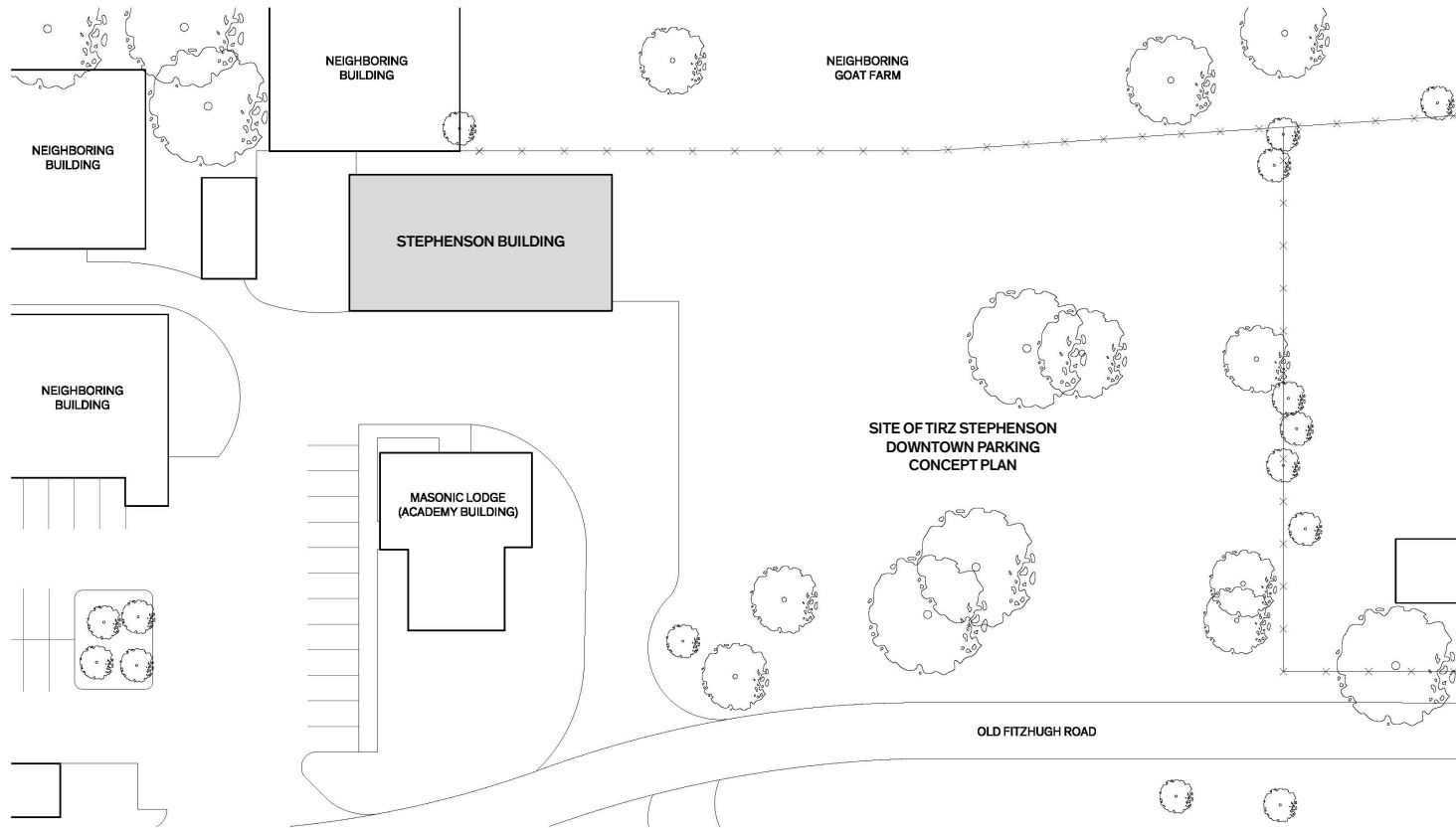


Key Design Updates:

- Accessible stage and dressing room
- Private rear entry to dressing room
- Kitchen with serving window for multi-use space
- Flexible gallery/vestibule
- Addition of Parks & Community Services Department with phasing opportunities

Massing Concepts:

- Addition with limestone façade to match existing with contemporary coursing, and clipped gable roof matching historic roof form
- Addition with corrugated metal siding and limestone base, and gable roof

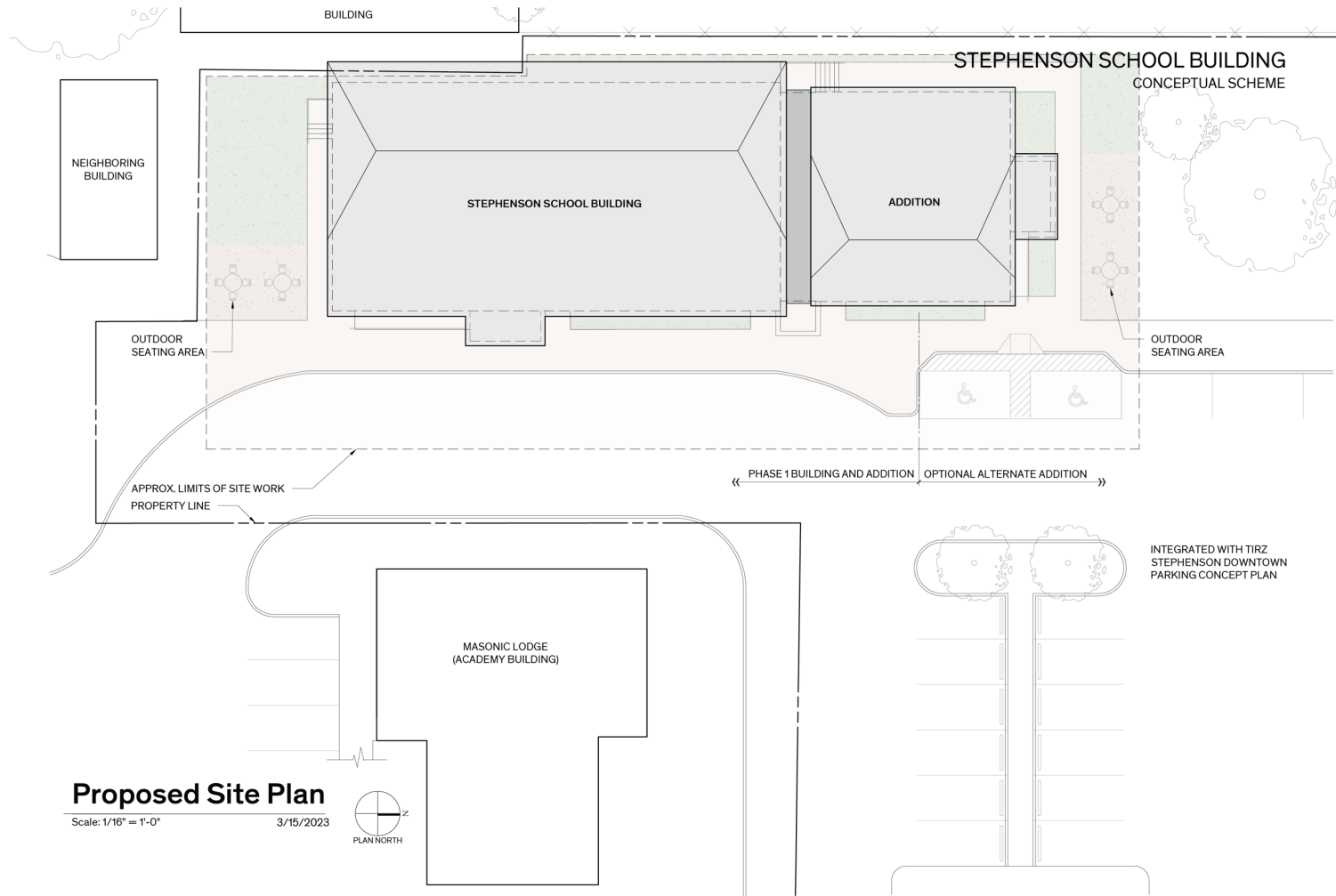


Existing Site Plan

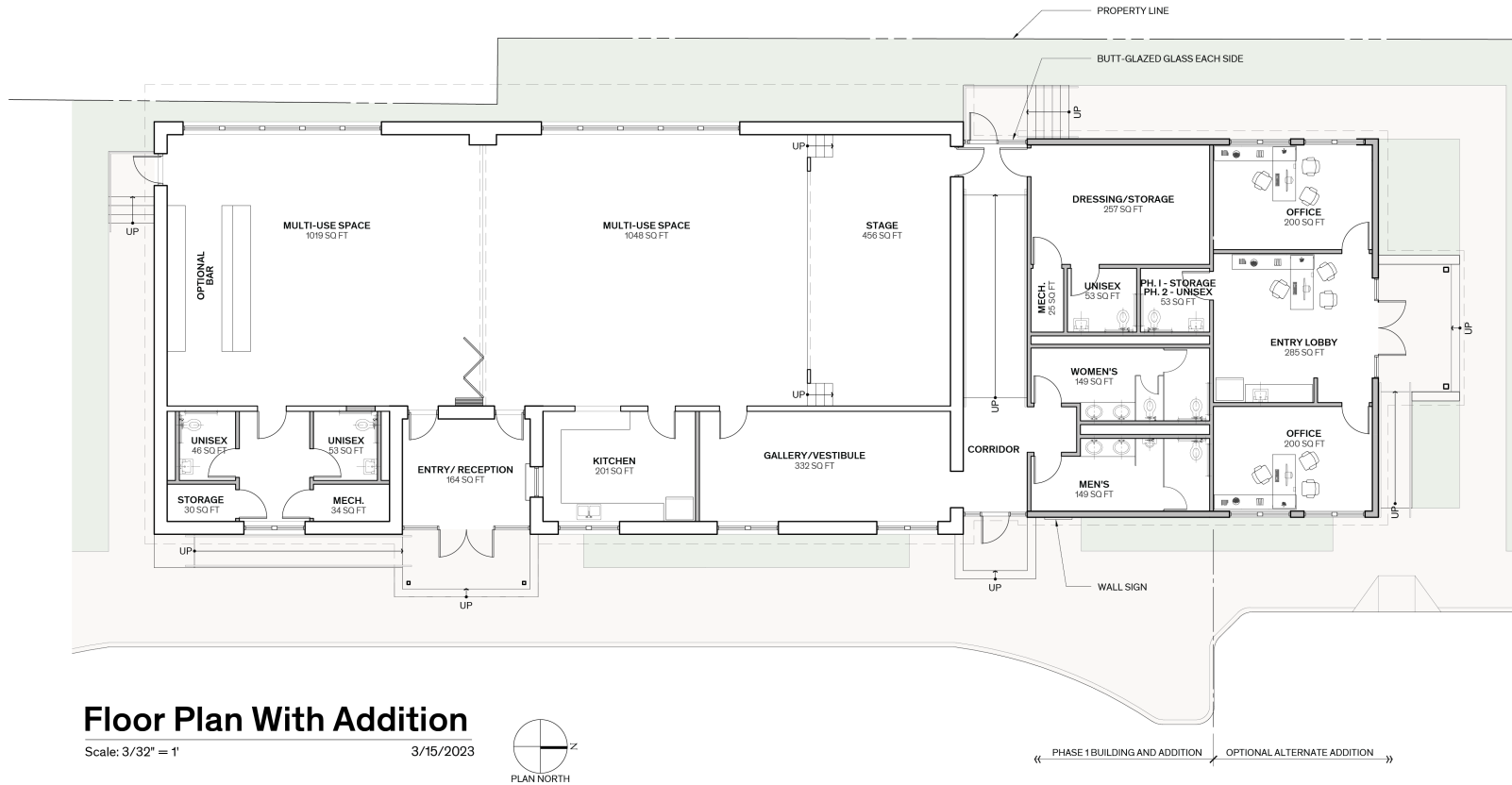
Scale: 1/32" = 1'-0"

04/01/2020





STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME



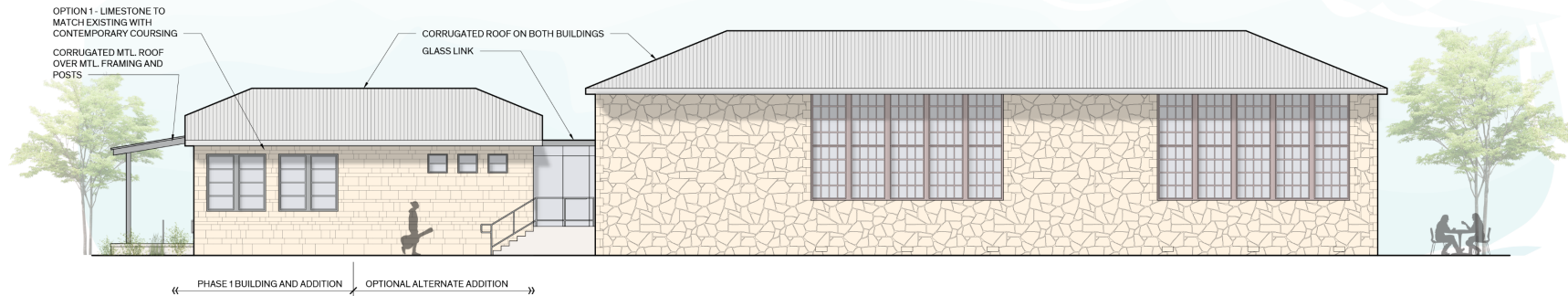
Floor Plan With Addition

Scale: 3/32" = 1'

3/15/2023



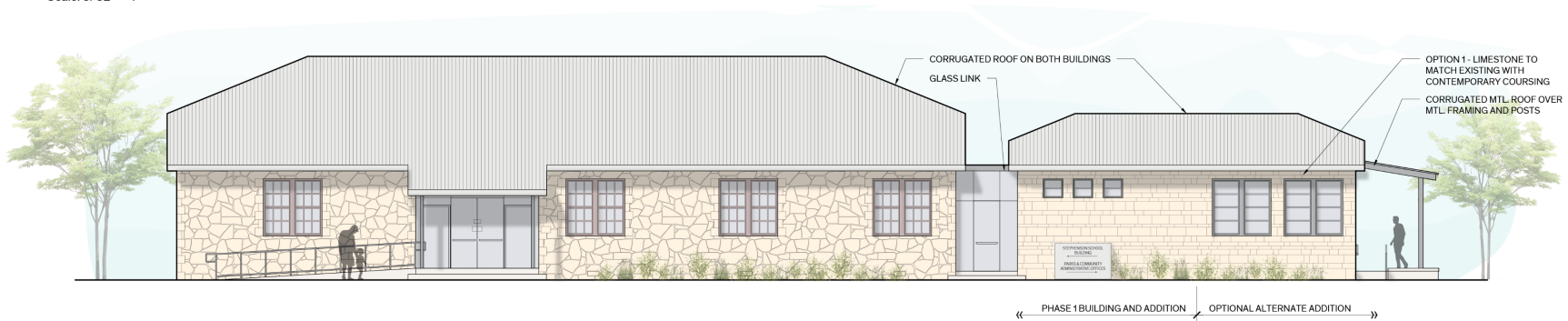
STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME - OPTION 1



Option 1 - West Elevation

Scale: 3/32" = 1'

3/15/2023

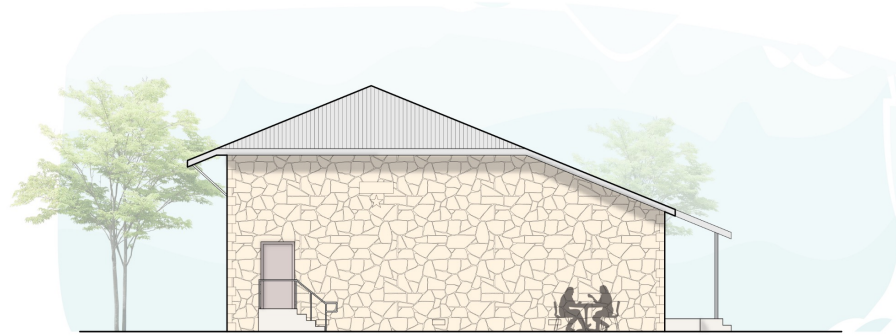


Option 1 - East Elevation

Scale: 3/32" = 1'

3/15/2023

STEPHENSON SCHOOL BUILDING
CONCEPTUAL SCHEME - OPTION 1



Option 1 - South Elevation

Scale: 3/32" = 1'

3/15/2023



Option 1 - North Elevation

Scale: 3/32" = 1'

3/15/2023

Preferred Option:
Native Limestone

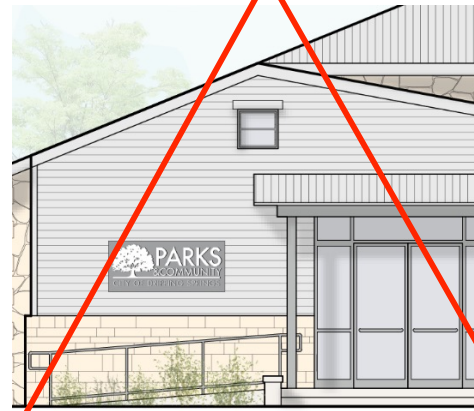
Existing Limestone



Contemporary Limestone



Corrugated Siding



MATERIALS