



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, November 07, 2024, at 4:00 PM*

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# AGENDA

## CALL TO ORDER & ROLL CALL

### Commission Members

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett  
Richard Moore  
Gwyn Sommerfeld

### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
City Secretary Diana Boone

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## MINUTES

- 1. Discuss and consider approval of the October 3, 2024 Historic Preservation Commission meeting minutes.**

## BUSINESS AGENDA

**2. Public hearing, discussion and consideration of approval of a Certificate of Appropriateness for COA2024-0016: Thai-To-Go Food Truck, located at 301 W. US 290 in the Hays Street Historic District. Applicant: Tye Casas.**

1. Presentation
2. Staff Report
3. Public Hearing
4. COA2024-0016

**3. Public hearing, discussion and consideration of approval of a Certificate of Appropriateness for COA2024-0017: Stars of Dripping Springs Public Art Project, located in the Mercer Street Right of Way and nearby Property, in the Mercer Street Historic District. Applicant: Lisa Sullivan, City of Dripping Springs People & Communications Director.**

1. Presentation
2. Staff Report
3. Public Hearing
4. COA2024-0017

**4. Discuss and consider approval of the 2025 Historic Preservation Commission calendar.**

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## UPCOMING MEETINGS

**Historic Preservation Commission Meetings**

December 5, 2024, at 4:00 p.m.

**City Council Meetings**

November 19, 2024, at 6:00 p.m.  
December 3, 2024, at 6:00 p.m.  
December 17, 2024, at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on November 1, 2024 4:00 PM.*

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*Laura Mueller, City Attorney*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, October 03, 2024, at 4:00 PM*

# MINUTES

## CALL TO ORDER & ROLL CALL

With a quorum of commissioners present, Chair Erickson called the meeting to order at 4:00 p.m.

### Commission Members (all present)

Dean Erickson, Chair  
 Ashley Bobel, Vice Chair  
 Delbert Bassett  
 Haley Hunt  
 Steve Mallett  
 Richard Moore  
 Gwyn Sommerfeld

### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
 Deputy City Attorney Aniz Alani  
 Planning Director Tory Carpenter  
 City Secretary Diana Boone  
 Ellis Mumford-Russell, Post Oak Preservation Solutions

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during Presentation of Citizens.

## MINUTES

1. **Consider approval of the July 11, 2024 Historic Preservation Commission meeting minutes.**

A motion was made by Vice Chair Bobel and seconded by Commissioner Bassett, to approve the July 11, 2024 meeting minutes. The motion to approve carried unanimously 7 to 0.

## BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA 2024-0014, a Certificate of Appropriateness for the new construction of a commercial building with a postal facility, tenant lease space, and associated outdoor improvements at 28485 Ranch Road 12 in the Old Fitzhugh Rd. Historic District. Applicant: Rena & Alex Gabrielides**

1. Presentation

Architect Kevin Herron presented on behalf of the applicant.

2. Staff Report

Presented by Ellis Mumford-Russell with Post Oak Preservation Solutions. Staff recommends approval as submitted.

3. Public Hearing

No one spoke during the Public Hearing.

4. COA2024-0014

A motion was made by Commissioner Mallet and seconded by Vice Chair Bobel, to approve the Certificate of Appropriateness as submitted. The motion to approve carried unanimously 7 to 0.

3. **Public hearing, discussion, and consideration of approval of COA2024-0015, a revised Certificate of Appropriateness for the rehabilitation and addition to the Stephenson Building located at 101 Old Fitzhugh Rd., in the Mercer Street Historic District. Applicant: City of Dripping Springs, Texas.**

1. Presentation & Staff Report

City Administrator Michelle Fischer presented. Staff recommends approval as submitted.

2. Public Hearing

No one spoke during the Public Hearing.

3. COA2024-0015

A motion was made by Vice Chair Bobel and seconded by Commissioner Hunt, to approve the Certificate of Appropriateness as submitted. The motion to approve carried unanimously 7 to 0.

**4. Discuss and consider approval of possible City collaboration with the Dripping Springs High School Historic Club.**

Commissioner Moore suggested having the student club present to the Commission.

No action was taken.

**CLOSED SESSION**

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The commission did not meet in Closed Session.

**ADJOURN**

A motion to adjourn the meeting was made by Vice Chair Bobel and seconded by Commissioner Bassett.

The motion to adjourn carried unanimously 7 to 0. The meeting adjourned at 5:09 p.m.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 1, 2024**  
Project: **301 W US 290, Dripping Springs, TX 78620**  
Applicant: **Tye Casa**  
Historic District: **Hays Street Historic District**  
Base Zoning: **CS**  
Proposed Use: **Commercial (food truck)**

Submittals:  Current Photograph  Concept Plan  Exterior Elevations (photos)  
 Color & Materials Samples (photos)  Sign Permit Application

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:**

**Operation of a food truck in the parking lot of an existing restaurant at 301 W US 290.**

**The applicant intends to park a food truck in the parking lot of the existing restaurant at 301 W US 290.**

**Review Summary, General Findings: "Approve as Submitted"**

**General Compliance Determination-**  Compliant  Non-Compliant  N/A

**Staff Recommendations / Conditions of Approval:**

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1. **Approval as submitted.**

**Case History / Findings of Fact:**

The lot at 301 W US 290 is currently occupied by a restaurant and a paved parking lot. The applicant has requested a Certificate of Appropriateness to park a food truck in the northeast corner of the parking lot.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**301 W US 290**

**Historic District Contribution Status:** “Non-Contributing.”

**Historic Resource “Priority Rating:”** N/A

**Project Overview:** **301 W US 290**

The applicant is requesting approval to park a food truck in the northeast corner of the parking lot. The proposal is not not a building, but a separate, detached mobile and removable structure which does not impact or affect the existing Historic Resource (the property is Non-Contributing). The general development standards for the Hays Street Historic District, including the guiding vision & character statements, broad design principles & guidelines apply. These, along with the Historic District “overall compatibility” determination (see detailed review below), become the main considerations and governing factors.

\* \* \*

**Design Standards Consistency:** “**Hays Street Design and Development Standards**”

**The proposal is found to be consistent with the applicable design and development standards (Comparative Summary Below), and “Approve as submitted” is recommended.**

**Character/Vision:** Consistent: “Adaptive reuse/Sensitive infill.”

**Design Principles:** Consistent: “Allow Context-Sensitive Infill At Vacant Properties And Hwy 290.” “Protect Historic Neighborhood Scale And Character (building street frontage is unaltered), “New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: “Retail/Commercial - Hwy 290.”

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**Site Planning & Building Placement:** N/A- (Existing) Building Placement not affected.

**Parking Arrangement:** N/A - No change to existing Parking configuration @ Rear of Lot.

**Building Footprint / Massing / Scale:** N/A- (Existing) Building Footprint not affected.

**Street Frontage / Articulation:** N/A- No change to (Existing) Building @ Street Frontage

**Porches:** N/A- No change to existing Porches.

**Roofs:** N/A- No change to existing Roofs.

**Materials:** N/A- No change to existing Materials.

**Color Palette:** N/A- No change to existing Building Colors.

**Tree Preservation:** N/A- No proposed impact to existing trees.

**Landscape Features:** N/A- no existing landscape features affected.

**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

(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.

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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:**

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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?**    Yes    No
- Façade Alterations facing Public Street or ROW?**    Yes    No
- Color Scheme Modifications?**    Yes    No
- Substantive/Harmful Revisions to Historic District?**    Yes    No

\* \* \*

Please contact [alison@postoakpreservation.com](mailto:alison@postoakpreservation.com) if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

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**301 W US 290: “Current Condition, view from US 290”.** Images from Google Maps, 2023.

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**301 W US 290: “Proposed location of food truck, view from South College St”.** Images from applicant file, 2024.

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Texas

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • 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: TYE CASAS  
STREET ADDRESS: 552 Yellow Bell Run Dripping Springs Tx 78620  
PHONE: 512 284 4821 EMAIL: [REDACTED]

PROPERTY OWNER NAME (if different than Applicant): William Warren  
STREET ADDRESS: 301 US-290, Dripping Springs, Tx 78620  
PHONE: 512 560 7528 EMAIL: \_\_\_\_\_

**PROJECT INFORMATION**

Address of Property (Structure/Site Location): 301 US-290, Dripping Springs Tx 78620

Zoning Classification of Property: \_\_\_\_\_

Description of Proposed Use of Property/ Proposed Work: The proposed use of the property is to operate a Thai-To-go Food truck, providing freshly prepared, authentic Thai dishes for take out. The operation will provide a unique culinary option that complements the existing food offerings on the property.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of


Structure/Site and the Applicable Zoning Requirements: The food truck will be mobile and non-permanent, ensuring that there is no permanent attraction or disruption to any existing historical structures near the property. The presence of Thai To-go Food truck provides a convenient and appealing dining option for tourists and residents, enhancing their experience

Estimated Cost of Proposed Work: \$45,000 - \$65,000

Intended Start Date of Work: \_\_\_\_\_ Intended Completion Date of Work: \_\_\_\_\_

**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 type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

9/26/2024  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

9/26/2024  
 \_\_\_\_\_  
 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.**



Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
Only filled out by staff



DRIPPING SPRINGS  
Texas

**BILLING CONTACT FORM**

Project Name: Thai To-Go Food Truck

Project Address: 301 US-290, Dripping Springs, Tx 78620

Project Applicant Name: Thai To-Go Food Truck Application

**Billing Contact Information**

Name: Thai To-Go LLC

Mailing Address: 552 Yellow Bell Run, Dripping Springs, Tx 78620

Email: [REDACTED] Phone Number: 512 2844821

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other \_\_\_\_\_

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

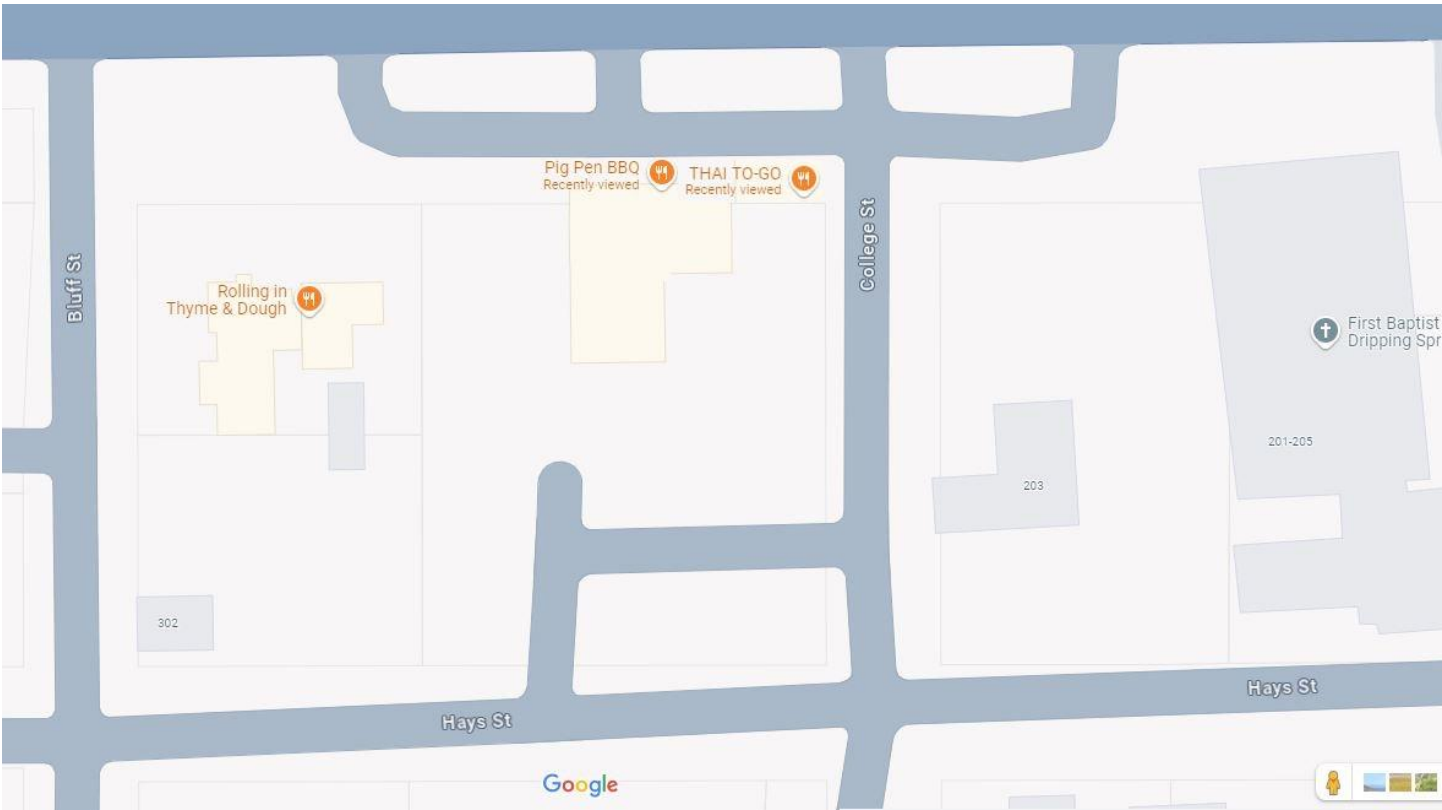
[Signature]  
Signature of Applicant

9/26/2024  
Date

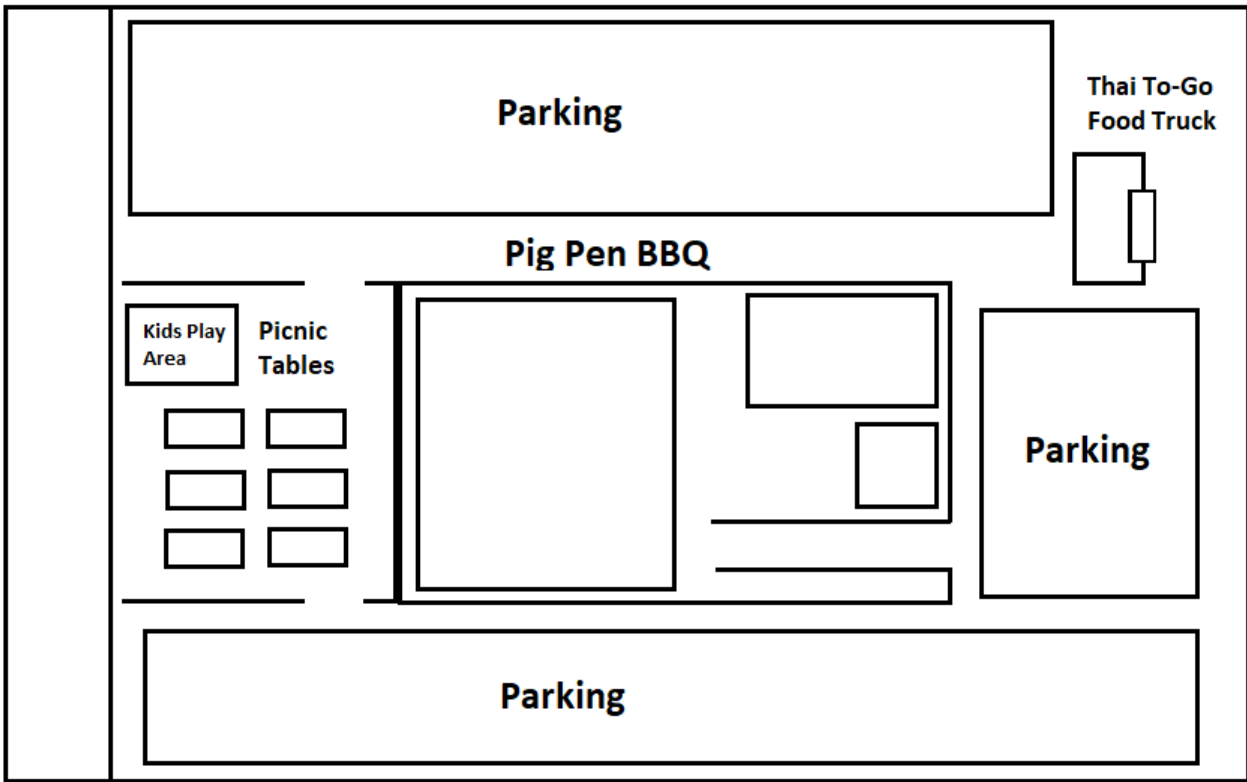








301 W. Highway 290. Dripping Springs, Texas 78620



Hays Street

College Street



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: November 7, 2024

Project: **Stars of Dripping Springs Art Project  
Mercer Street Right of Way and Nearby Property  
Dripping Springs, TX 78620**

Applicant: Lisa Sullivan, People & Communications Director

Reviewed By: Michelle Fischer, Historic Preservation Officer

Historic District: Mercer Street

Base Zoning: Commercial Services

Proposed Use: Public Art Display

- Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations  
 Color & Materials Samples  
 Sign Permit Application (if applicable)  
 Building Permit Application (if applicable)  
 Alternative Design Standards (if applicable)

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:**

New construction consisting of 5 to 6 star shaped sculptures painted by local artists with artwork celebrating the heritage, culture, people, events, places, plants, animals, and night sky of Dripping Springs. The stars measure 4 feet by 4 feet and will be attached to limestone pedestals.

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The stars will be located in the Mercer Street Historic District in the right of way and on a nearby property (private property or at City Hall, to be determined).

NOTE: the designs for the artwork will be shown during the Historic Preservation Commission meeting. A contest was held to determine what artwork would be used and the designs have not been made public yet.

**Review Summary, General Findings:** Approval is recommended.

**General Compliance Determination:**  Compliant  Non-Compliant  Incomplete

**CERTIFICATE OF APPROPRIATENESS**

**Historic Resource Background/Survey Information**

The Dripping Springs Downtown Historic District is centered around Mercer Street roughly between Highway 290 on the west and RM 12 on the east. The district is approximately 13.5 acres in size and includes 33resources. The majority of resources face Mercer, with additional resources on adjacent blocks. Of the resources, 21 (64%) contribute to the district. The district encompasses the earliest commercial core of this agricultural community. Because the town was never incorporated and never grew in an organized, sophisticated manner, the district remains a combination agricultural/commercial/residential cluster along a curving main street interspersed with trees and other vegetation. The overall effect is one of an old-fashioned agricultural node serving a small, semi-rural town and surrounding ranches. Diverse resources are found, including several in the commerce, education, industry, agriculture, and domestic categories. It is noteworthy that the city’s namesake springs natural springs and the two-lane, tree-covered country bridge over the waterway are contributing features of the district as they highlight the rural history of the district. The majority of resources were built during the period of significance (1872-1941) and have good integrity. Most buildings are one-story in height. The most common building material is stone—both limestone and mixed-stone buildings are found.

**Star 1:** Warehouse: Site 11. 332 Mercer St., ca. 1960, altered 1990. Noncontributing. This building is a large side-gabled corrugated metal barn-like structure that has been converted into retail spaces. Exposed rafter ends indicate that the building may have been built earlier than 1960, but its present appearance dates to more recent alterations including large entrance openings cut out of the metal siding and opening onto a wooden deck. It is noncontributing due to its non-historic appearance.

City Hall: this site is not listed and is noncontributing.

**Star 2:** Between Nest Haven and Mears

Nest Haven building is not listed and is noncontributing.

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Mears building is site 15. 300 Mercer Street. Solon Glosson Grocery, 1952. Noncontributing. This large building has a low-pitched front gable roof and a front-gabled “false front” style parapet. The building is clad in nonhistoric limestone and has a rebuilt front façade. A nonhistoric shed-roofed porch spans the façade. Solon Glosson ran the Red & White Grocery Store on the first floor of the A. L. Davis building, starting in 1942. When that building burned in November of 1951, Glosson obtained this lot built a cinder-block grocery store that opened in November of 1952. Glosson and then his son, Jimmy, ran the store until about 1970. A variety of businesses followed. In the 1980s, the building was covered with new limestone blocks and a metal roof was also added. In 1987, the Dripping Springs Post Office operated from the building. Because the building materials have been substantially altered, and because it dates from outside the period of significance, it is a noncontributing resource in the historic district.

**Star 3:** Near The Veranda: this site is not listed and is noncontributing.

**Star 4:** Between Acocon and Roxie’s (if H-E-B takes a star this time, this one will not be here).

Acocon is site 25. 211 Mercer Street. Senior Citizens Thrift Store, ca. 1996. Noncontributing. This front-gabled limestone building was constructed in 1996 as a thrift store by a local senior citizen’s organization. It sits on the site of the former Breed’s meat market. That original building was also used variously as a drugstore, café, radio and TV business, clothing store, cleaners, and office space. It was demolished to make way for the thrift store. The current building does not date to the period of significance and therefore does not contribute to the historic district.

Roxie’s is site 26. 299 Mercer Street. Haydon Central Garage, 1937 with 1954 addition. Contributing. This garage building is located at the southeast corner of Mercer and College Streets. It is a front-gabled stone building with a pyramidal-roofed front porte cochere. The building is clad in a variety of rock types including limestone, crystallized rock, and petrified wood. The result is colorful and highly textured. The porte cochere is supported by three battered stone piers and topped with a jagged decorative stone parapet. Under the porte cochere is the building entrance, which has a central double entry door and four storefront windows. The west, College Street, elevation has two single-width entry doors. Approximately two-thirds of the way down this side elevation is a rectangular garage bay that passes through the width of the building and out the other side. About 1954, a cinder-block addition was built onto the side of the original building to shelter those working on cars. The parking bay has its original pressed-tin ceiling. The decorative rustic construction with limestone, crystalized rocks, and petrified wood stands out even in a town known for its stone buildings. The Haydon Garage is exceptional for its architecture and is a contributing element in the historic district.

Charlie C. Haydon bought the lot in 1925. An old wooden building on the site served hamburgers and had a barber shop. Haydon first moved the roof to the site and then built the building around the roof, beginning about 1935. Haydon’s goal was to build the rock building that occupies the lot now. Rocks from nearby cities Llano and Marble Falls, and petrified wood from McDade, were collected for the construction. Masons Wimberley and Hughs completed

the rockwork which was finished in 1937. Called the Central Garage, the building was a Magnolia (Mobil) Gas station and garage. Leroy Roberts ran the service station and his wife ran a café in the east end of the station. The business had a good truck trade along Mercer Street. At one time, the station operated 24 hours a day. After the highway bypassed Mercer Street, Alva Haydon realized that he needed to move his business to Highway 290 and did so in 1964. In 1967, Jake Spears leased the garage building for his repair shop. Today it is vacant and plans for a restaurant with addition have been submitted to the City.

**Star 5:** Near Roxie’s on east corner of College and Mercer.

**Star 6:** Near Hudson’s on Mercer at east corner of Bluff and Mercer: Site 30. 381 Mercer Street. Billie Garnett Store, ca. 1950s. Noncontributing. This cinder-block building was built by Billie and Alma Garnett as a grocery store in the 1950s. The one-story building has a low, wide front-gabled roof and a shallow front porch that spans the façade. It is not in keeping with the historic buildings in the district and postdates the period of significance. It is therefore noncontributing in the historic district.

**Staff Review / Findings: approval.**

The stars will be noncontributing resources.

Retrovertible improvements: removal allows reversion to un-altered pre-existing conditions.

**Mercer Street Design and Development Standards:**

The proposal is found to be consistent with the applicable design and development standards (Comparative Summary Below), and Approval is recommended.

**Character/Vision:** Consistent: “Foster a community focal point; Preserve Historic Resources- Rehabilitation & Adaptive Re-Use; Promote Revitalization.”

**Design Principles:** Consistent: “Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: “Pedestrian Oriented; Family friendly activities; Full Mix of Uses allowed.”

**Site Planning & Building Placement:** N/A- (Existing) Building Placement not affected.

**Parking Arrangement:** N/A- (Existing) Parking Arrangement\* not affected.

**Building Footprint / Massing / Scale:** N/A- (Existing) Building Footprint not affected.

**Street Frontage / Articulation:** N/A- No change to (Existing) Building @ Street Frontage

**Porches:** N/A- No change to existing Porches.

**Roofs:** N/A- No change to existing Roofs.

**Materials:** N/A- No change to existing Materials.

**Color Palette:** N/A- No change to existing Building Colors.

**Tree Preservation:** N/A- No proposed impact to existing trees.

**Landscape Features:** no existing historic landscape features affected; landscape areas in right of way in two locations will be somewhat impacted.

**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

(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:**

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P.O. Box 384  
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512-858-4725

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**

**City of Dripping Springs**  
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Dripping Springs, Texas 78620  
512-858-4725

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

- Building Footprint Expansion/Reduction?**       Yes       No
- Façade Alterations facing Public Street or ROW?**       Yes       No
- Color Scheme Modifications?**       Yes       No
- Substantive/Harmful Revisions to Historic District?**       Yes       No

\* \* \*

Respectfully Submitted By:

Michelle Fischer, Historic Preservation Officer



# 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:** Lisa Sullivan, People & Communications Director

**STREET ADDRESS:** 511 Mercer St., Dripping Springs, TX 78620

**PHONE:** 512-858-4725 **EMAIL:** lsullivan@cityofdrippingsprings.com

**OWNER NAME** (if different than Applicant): City of Dripping Springs

**STREET ADDRESS:** 511 Mercer St., Dripping Springs, TX 78620

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

### PROJECT INFORMATION

**Address of Property (Structure/Site Location):** Mercer Street Right of Way and 330 Mercer Street

**Zoning Classification of Property:** Commercial Services

**Description of Proposed Use of Property/ Proposed Work:** Installation of 6 painted star shaped sculptures in Mercer Street right of way and nearby private property measuring 4 feet by 4 feet on limestone pedestals. Pedestals for the stars will be installed the week of November 11. The Stars will be installed December 3, but will be covered until December 4. There will be a "Stroll the Stars" downtown Mercer event on December 4 to unveil them with the artists.

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:** The sculptures are painted by local artists and the artwork celebrates the heritage, culture, people, events, places, plants, animals, and night sky of Dripping Springs. The limestone bases compliment the limestone benches and sidewalk bump outs along the street. The work will not impact historical structures and is compatible with the surrounding buildings and environment.

**Estimated Cost of Proposed Work:** \$30,000 - includes cost of the stars, limestone pedestals, materials

**Intended Start Date of Work:** Week of Nov 11, 2024 **Intended Completion Date of Work:** December 4, 2024

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

<b>CHECKLIST</b>		
<b>Staff</b>	<b>Applicant</b>	
<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 type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
Date

\_\_\_\_\_  
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.**

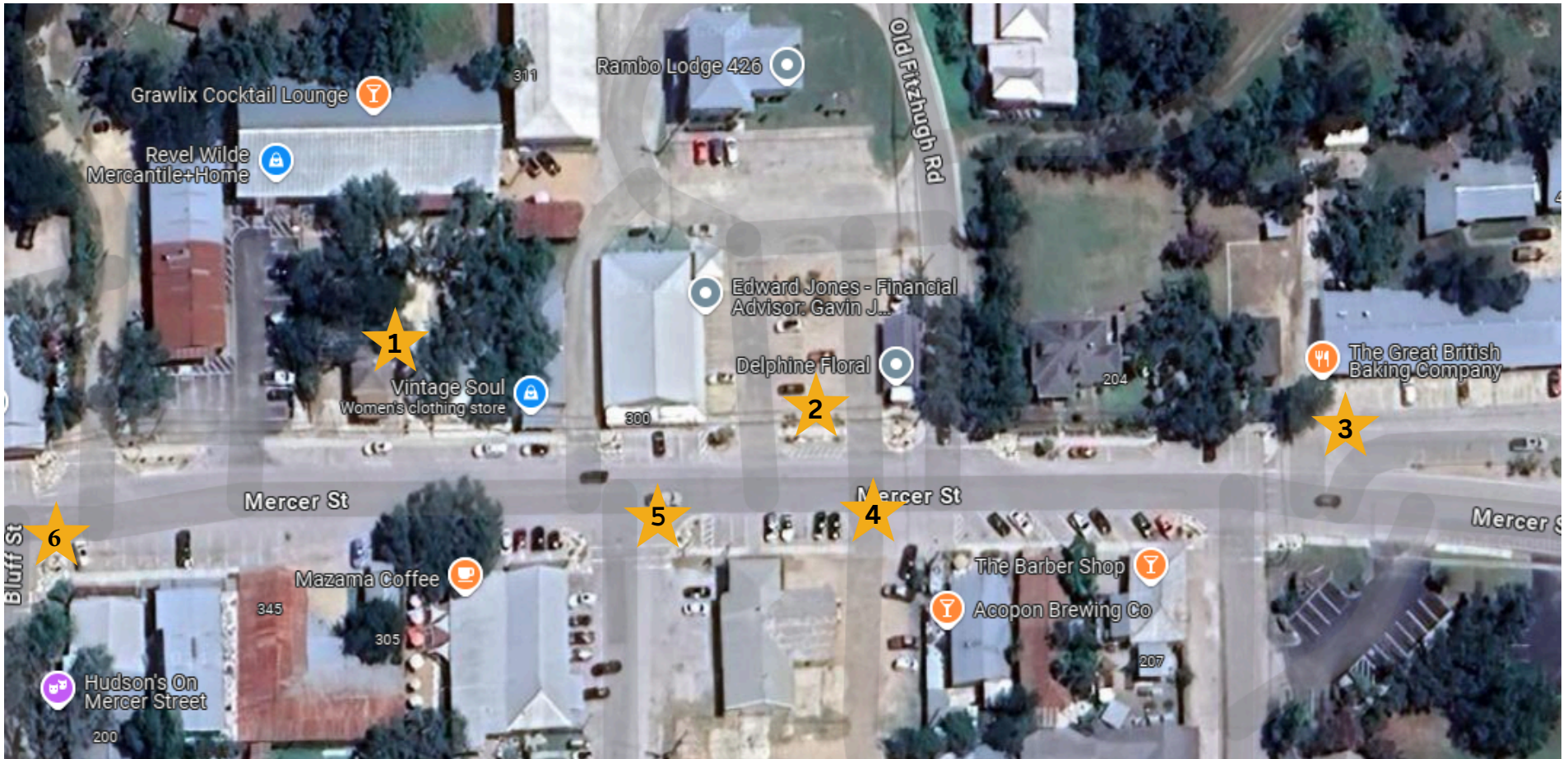






# Star Locations

Item 3.



1. The courtyard in the Warehouse District (we are working on getting permission), facing East and West. If not approved, will be located on City Hall property.
2. In front of the parking lot between Edward Jones and Nest Haven Realty, closer to Nest Haven, facing North and West.
3. The curb area by The Veranda strip mall facing North and West.
4. Area west of Acopon, near the former rental center. (If HEB takes a star this time, this one will not be here)
5. East corner of College and Mercer Street on an angle.
6. East corner of Bluff Street and Mercer Street, on an angle.







## Possible Star Locations on Mercer Street

Item 3.

1. City Hall
2. Area near the Dripping Springs Monument sign



3. East of Garnett Building



4. Courtyard adjacent to the Station back patio



5. Courtyard adjacent to the old Domino Hall



6. In front of the parking lot between Edward Jones and the old flower shop



7. Corner east side of Old Fitzhugh and Mercer Street



8. Area in front of British Baking Company and Rural Home



9. Area west of Starrs on Mercer

### Possible Star Locations on Mercer Street



10. Corner of Mercer and College Street



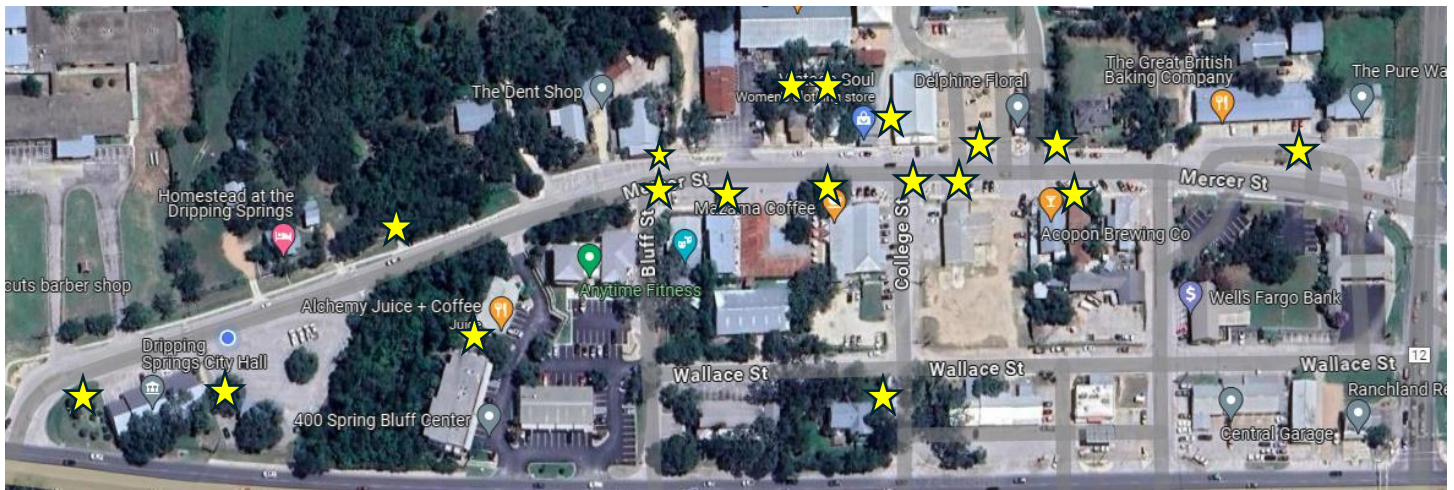
11. Area in front of Mazama near bench



12. East corner of Bluff Street and Mercer Street

#### Future possible sites:

- In front of City Hall at the corner of 290 and Mercer Street
- Alleyway between Vintage Sour and Edward Jones Building, in front of the new restrooms
- San Marcos Street (Brandy's property)
- In front of the proposed Roxy's
- Area between Rippy's and Hudson's
- Area near the Chamber Office and Anytime Fitness
- Short Mama's







**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Diana Boone, City Secretary

**Commission Meeting Date:** November 7, 2025

**Agenda Item Wording:** **Discuss and consider approval of the 2025 Historic Preservation Commission meeting calendar.**

**Agenda Item Requestor:** Diana Boone, City Secretary

**Summary/Background:** Each year the City Secretary prepares the next year’s meeting calendar for approval by the Commission. Meeting dates are scheduled using the frequency as stated in the Commission ordinance. The HPC ordinance calls for monthly meetings which are currently scheduled for 4:00 p.m., the 1<sup>st</sup> Thursday of each month.

Attached for review is the proposed 2025 meeting calendar with approved city holidays. The January meeting conflicts with a holiday and may need to be rescheduled. Below is the proposed meeting date for this meeting. The Commission may select to cancel this meeting, and meetings may also be rescheduled throughout the year as the Board sees fit.

- January 2<sup>nd</sup> meeting is the day after New Year.
  - Proposed meeting date is *Thursday, January 9<sup>th</sup>*

**Commission Recommendations:** Staff recommends approval of the calendar as presented. Should there be any changes to meeting dates, please provide for those changes in a motion.

**Attachments:** 1. HPC 2025 Proposed Calendar

**Next Steps/Schedule:**

1. Update calendar if any changes
2. Add meetings to calendars:
  - a. Commission, Staff and City Council Member liaison(s)
  - b. City website main calendar
  - c. Municode Agenda (automatically populates Agendas and Minutes webpage with upcoming meetings)
3. Provide final calendar to Commission, Staff and City Council Members

# 2025 Historic Preservation Commission

CITY HOLIDAYS
DSISD HOLIDAYS
HPC MEETINGS

## JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

## MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

## MAY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

## JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## JULY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

## NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

## DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

### HPC MEETING DATES:

- 1/9/25 Regular Meeting
- 2/6/25 Regular Meeting
- 3/6/25 Regular Meeting
- 4/3/25 Regular Meeting
- 5/1/25 Regular Meeting
- 6/5/25 Regular Meeting
- 7/3/25 Regular Meeting
- 8/7/25 Regular Meeting
- 9/4/25 Regular Meeting
- 10/2/25 Regular Meeting
- 11/6/25 Regular Meeting
- 12/4/25 Regular Meeting