Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, October 01, 2026, at 4:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members
Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Steve Mallett
Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
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. **Consider approval of the September 3, 2026 Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

2. **Discussion and possible action regarding the 2027 Historic Preservation Commission meeting calendar.**

3. **Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2024-0007, for the property located at 101 College St (Short Mama's) the Old Fitzhugh Road Historic District.** *Applicant: Kevin Herron on behalf of Patrick Fox.*

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. COA 2024-007

4. **Discussion and possible action on a recommendation to approve a resolution adopting Certificate of Appropriateness fees.**

5. **Discussion and possible action on a recommendation to approve a resolution adopting updated Incentives for Historic District and Landmark Properties.**

6. **Discussion and possible action on a recommendation to approve a resolution adopting an updated Historic District Guidelines document.**

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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
November 5, 2026 at 4:00 p.m.
December 3, 2026 at 4:00 p.m.

City Council Meetings
October 6, 2026 at 6:00 p.m.
October 20, 2026 at 6:00 p.m.
November 3, 2026 at 6:00 p.m.
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 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, on September 23, 2026 at 5:00 PM.

_____

Diana Boone, City Secretary

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 City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, September 03, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

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

Commission Members Present
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Richard Moore
Gwyn Sommerfeld

Commission Members Absent
Dean Erickson, Chair
Steve Mallett

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Senior Planner Sara Varvarigos
City Secretary Diana Boone
Post Oak Preservation Ellis Mumford-Russell

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Consider approval of the August 6, 2026 Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Bassett and seconded by Commissioner Moore, to approve the August 6, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2025-005, for the property located at 28485 Ranch Road 12 in the Old Fitzhugh Road Historic District.** *Applicant: Rena and Alex Gabrielides*

   a. Applicant Presentation
   Architect Kevin Herron spoke on behalf of the applicants and remained in the audience to answer questions.

   b. Staff Report
   Senior Planner Sara Varvarigos presented the staff report and recommended approval with the condition to use a natural stone veneer or layer similar to the stone used for the landscape beds along the OFR building elevation be added over the existing concrete block wall.

   c. Public Hearing
   No one spoke during the Public Hearing.

   d. COA 2025-005
   A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the reclaimed water tank as it currently stands and request that the applicant return with other options for the wall surface. The motion carried unanimously 5 to 0.

3. **Public hearing, discussion, and possible approval of a Certificate of Appropriateness, COA2026-005, for the property located at 505 & 519 Old Fitzhugh Road.** *Applicant: James McCormick, D&A Companies.*

   a. Applicant Presentation
   Applicant James McCormick spoke and remained in the audience to answer questions.

   b. Staff Report
   Senior Planner Sara Varvarigos presented the staff report and recommended approval with the following conditions:

   - The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.

- The Applicant will submit individual COA applications for each proposed building/land use on the site. Any proposed building demolition will require the applicant to consult with the City's legal department regarding legal agreements, prior to submitting COA application to HPC for approval.
- The Applicant will conform with all City Ordinance requirements relating to Historic District Tree Preservation and Mitigation (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved).
- Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of the below list trees be reviewed for compliance with best practices during the site development permit stage.

c. Public Hearing
No one spoke during the Public Hearing.

d. COA 2026-005
A motion was made by Commissioner Weinhammer and seconded by Commissioner Moore, to approve the Certificate of Appropriateness with the conditions recommended by staff. The motion carried unanimously 5 to 0.

4. **Public hearing, discussion, and possible approval of a recommendation regarding amendments to Chapter 30, Appendix E, Zoning Use Regulations Charts, of the City's Code of Ordinances, related to the Historic Overlay and creating separate Historic Overlays for the Mercer Street, Hays Street, and Old Fitzhugh Road Historic Districts.**

a. Staff Report
Senior Planner Sara Varvarigos presented the staff report

b. Public Hearing
No one spoke during the Public Hearing.

c. Recommendation on Amendments to the Zoning Use Regulations Charts
A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the recommendation with the amendment to not permit a Maternity Center in the Historic District. The motion carried 4 to 0, with 1 abstention by Commissioner Bassett.

5. **Public hearing, discussion, and possible recommendation regarding the adoption of Certificate of Appropriateness Pre-Application Conference, Application, and Inspection Fees.**

a. Staff Report
b. Public Hearing
c. Recommendation on Fees

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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 was made by Commissioner Sommerfeld and seconded by Commissioner Weinhammer, to adjourn the meeting, the motion carried unanimously 5 to 0.

The meeting was adjourned at 5:44 p.m.

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: October 1, 2027

Agenda Item Wording: **Discussion and possible action regarding approval of the 2027 Historic Preservation Commission meeting calendar.**

Agenda Item Requestor: Dean Erickson, Chair

Summary/Background: Each year the City Secretary prepares 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 1st Thursday of each month.

Attached for review is the proposed 2027 meeting calendar which includes city holidays. Proposed meeting dates are highlighted in yellow. The Commission may select to cancel meetings and meetings may also be rescheduled throughout the year at the commissions discretion.

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

Attachments: HPC 2027 Proposed Calendar

2027 Historic Preservation Commission

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
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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
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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
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AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
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29	30	31				

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
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OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
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24	25	26	27	28	29	30
31						

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
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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	

DRIPPING SPRINGS
Texas

City Holiday (blue)

Proposed Meeting Dates (yellow gold)

Meeting Dates:

Thursday, January 7, 2027
Thursday, February 4, 2027
Thursday, March 4, 2027
Thursday, April 1, 2027
Thursday, May 6, 2027
Thursday, June 3, 2027
Thursday, July 1, 2027
Thursday, August 5, 2027
Thursday, September 2, 2027
Thursday, October 7, 2027
Thursday, November 4, 2027
Thursday, December 2, 2027

HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 1, 2026**

Project: **101 College Street, Dripping Springs, TX 78620**

Applicant: **Kevin Herron on behalf of Patrick Fox**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**
Proposed Use: **Restaurant and office lease space**

Submittals: ■ Current Photograph ■ Concept Plan ■ Exterior Elevations
■ Color & Materials Samples ☐ 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:

This proposal will amend the original certificate of appropriateness to include the addition of a new low white picket fence.

The original certificate of appropriateness was for a kitchen, ADA ramp, and new porch elements.

"Adaptive Reuse; Promote Revitalization " The creation of a new restaurant within the Mercer Street Historic District will help cultivate a focal point within the community.

Review Summary, General Findings: "Approved as submitted"

General Compliance Determination- ■ Compliant ☐ Non-Compliant ☐ N/A

Staff Recommendations / Conditions of Approval:

1. **Approval of proposed COA revision as submitted, to include a new low white picket fence that resembles a wood picket fence, along the College St and Wallace St elevations.**

The submitted renderings a appear to follow the guidelines of the Mercer Street Historic District.

Case History / Findings of Fact:

101 College Street originally contained a two story dwelling and a small garage on property. Referred to as "Short Mama's", this home was built shortly after the land had been purchased in 1899 by W.G. McKellar. The original two story structure is clad in board and batten siding. The front facade has a five bay porch arrangement that was altered in 1929, to a two story full facade porch that stretches the length of the front facade.

A certificate of appropriateness COA2024-0007 was approved in May 2024 for the addition of a kitchen, ADA ramp, and new porch elements.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

101 College Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 101 College Street Reuse

The applicant is requesting approval for a new low fence white picket fence that resembles a wood picket fence.

* * *

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

Character/Vision: "Historic Main Street; Foster a Community Focal Point -; Adaptive Reuse / Appropriate Rehab Mixed Use" - The proposed low fence design preserves the pedestrian scale of the district, and supports the revitalized appearance of 101 College St, which is a Community Focal Point.

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character" - The proposed low white picket fence design preserves the pedestrian scale of the district.

Preferred Uses: "Family-Friendly uses / activities" – N/A

Site Planning & Building Placement: "Sides: 0 'Setback; Rear 10 'Setback" – N/A

Parking Arrangement: " Street Parking / Onsite Lots @ Rear of Property" – N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: The proposed low picket fence design is compatible and complementary to the white picket baluster design of the existing building's porches.

Roofs: N/A Historic Guidelines.

Materials: "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed low fence design is similar in appearance to a white wood picket fence, and will complement the existing white picket style porch balusters of the existing structure.

Color Palette: "Muted, Rustic Earth Tone Hues" The proposed fence will match the existing color palette of the building.

Tree Preservation: N/A

Landscape Features: Original fence on site was removed as part of the site development process, to make room for on-street parking. However, the proposed replacement fence is considered appropriate and complementary to the existing building and the Mercer Historic District.

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

* * *

Staff Report prepared by Sara Varvarigos, AICP.



101 College St: "Original Condition". Images from Google Maps, 2019.



101 College St: / Side view of the property from SW corner, showing the scale of the site development, which required removal of the existing fence. Images from Near Map.

DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Patrick Fox

Mailing Address: 3868 Bell Springs Road, Dripping Springs, TX 78620

Phone Number: 214.435.2403 **Email Address:** patfox@shortmanus.com

Name of Owner (if different than Applicant): Patrick Fox

Mailing Address: 3868 Bell Springs Road, Dripping Springs, TX 78620

Phone Number: 214.435.2403

Address of Property Where Structure/Site Located: 101 College Street Dripping Springs, TX 78620

District Located or Landmark: ■ **Mercer Street** ☐ **Old Fitzhugh Road** ☐ **Hays Street**

☐ **Individual Landmark (Not in an Historic District)**

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance): restaurant and bar on first floor / business lease spaces on second floor

Description of Proposed Work: installation of pre-fabricated PVC fencing behind public sidewalks adjacent to public parking spaces on north and east sides of building. replacement for wrought-iron fencing shown in approved site plan

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

Color (white) of new fencing and shape of pickets / ballusters to match those of railings on building. Character to match the sample photo of use on a historical home

Estimated Cost of Proposed Work: $16,000.00

Intended Starting Date of Proposed Work: As soon as approved - opening in October

Intended Completion Date of Proposed Work: 1 week from start date

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 – approved site plan

☐ Elevation drawings/sketches of the proposed changes to the structure/site

☑ Samples of materials to be used sample photo of product

☑ Color chips of the colors which will be used on the structure (if applicable) moulded white PVC

☐ 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 — **Date** 9/21/26

Signature of Property Owner Authorizing the Proposed Work — **Date** 9/21/26

**********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**

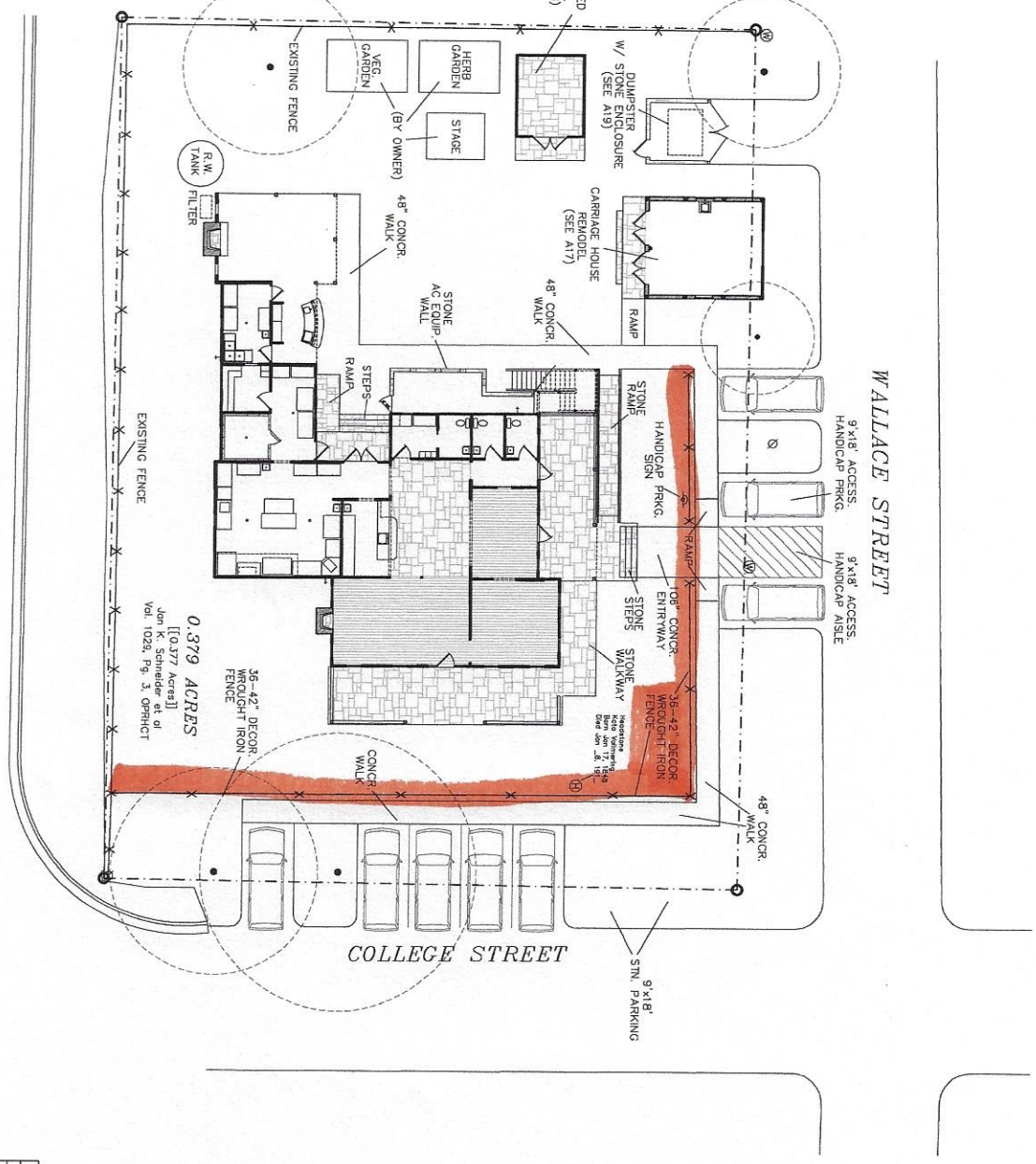
☐ **Approved with the following Modifications:**_____

_____

_____

_____

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 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

LUMEN COMPLIANCE ANALYSIS	
MAXIMUM SITE TOTAL ROOFED FOOTAGE	14,509 SQ. FT.
MAX STRUCTURE COVERED FOOTPRINT	3,992 SQ. FT.
CARRIAGE HOUSE COVERED FOOTPRINT	278 SQ. FT.
DINING SHED COVERED FOOTPRINT	172 SQ. FT.
TOTAL COVERED FOOTPRINT	4,442 SQ. FT.
MAXIMUM SITE UNCOVERED AREA	14,364 SQ. FT.

PARKING SPACES	
STANDARD 9'x18' PARKING SPACES	7
ACCESSIBLE 9'x18' PARKING SPACES	1
9'x18' VAN/ICEL AISLE	1

ARCHITECTURAL SITE PLAN NOTES
REFER TO THE CIVIL ENGINEERING DRAWINGS FOR FINAL SITE PLAN AND DETAILS. THIS DRAWING IS FOR PLAN PROVIDED FOR SCHEMATIC PURPOSES ONLY.

REVISIONS
NO. DATE
ISSUED FOR CONSTRUCTION

FOX 2405
JULY 29, 2020
A2

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

A New Restaurant at Short Mama's
101 College Street
Dripping Springs, Texas 78620

A Restaurant Remodel for Short Mama's House
101 College Street (Corner of College & Wallace Streets)
Dripping Springs, Texas

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6. Site Photo - NW Corner
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8. Existing First Floor Plan
9. Existing Second Floor Plan
10. Existing Exterior Elevations
11. Existing Exterior Elevations
12. Proposed Site Plan
13. Proposed First Floor Plan
14. Proposed Second Floor Plan
15. Proposed Exterior Elevations
16. Proposed Exterior Elevations
17. 3D View - NE Corner
18. 3D View - SE Corner
19. 3D View - SW Corner
20. 3D View - West Property Line
21. 3D View - NW Corner
22. Materials & Color Board

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

Site Photo taken from NE corner



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Dripping Springs, Texas 78620
512.858.9889

A Restaurant Remodel for Short Mama's House
101 College Street (Corner of College & Wallace Streets)
Dripping Springs, Texas

Site Photo taken from SE corner



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Dripping Springs, Texas 78620
512.858.9889

A Restaurant Remodel for Short Mama's House
101 College Street (Corner of College & Wallace Streets)
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Site Photo taken from SW corner inside fence looking at Short Mama's house



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Site Photo taken from SW corner inside fence looking at remodeled Garage



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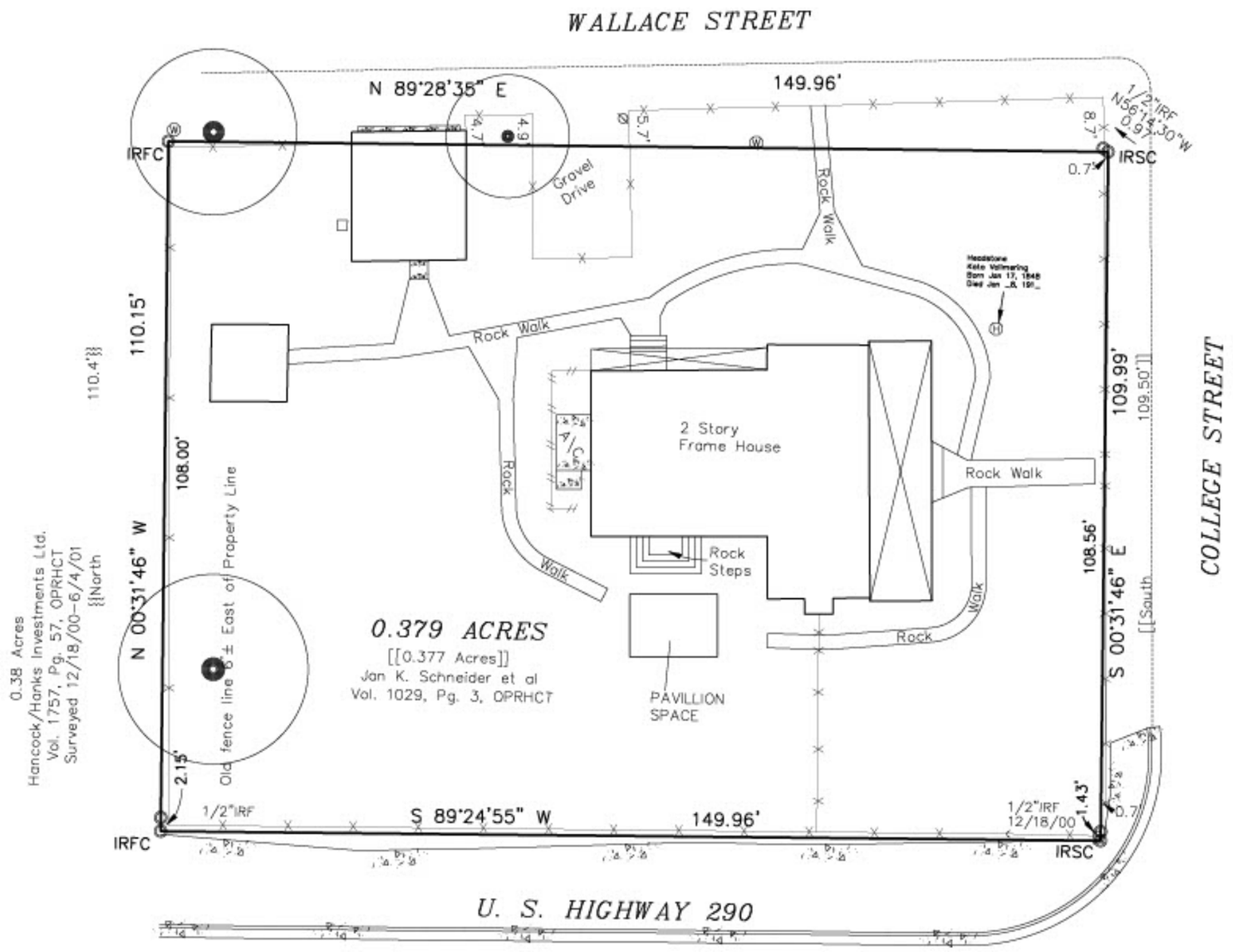
Site Photo taken from NW corner



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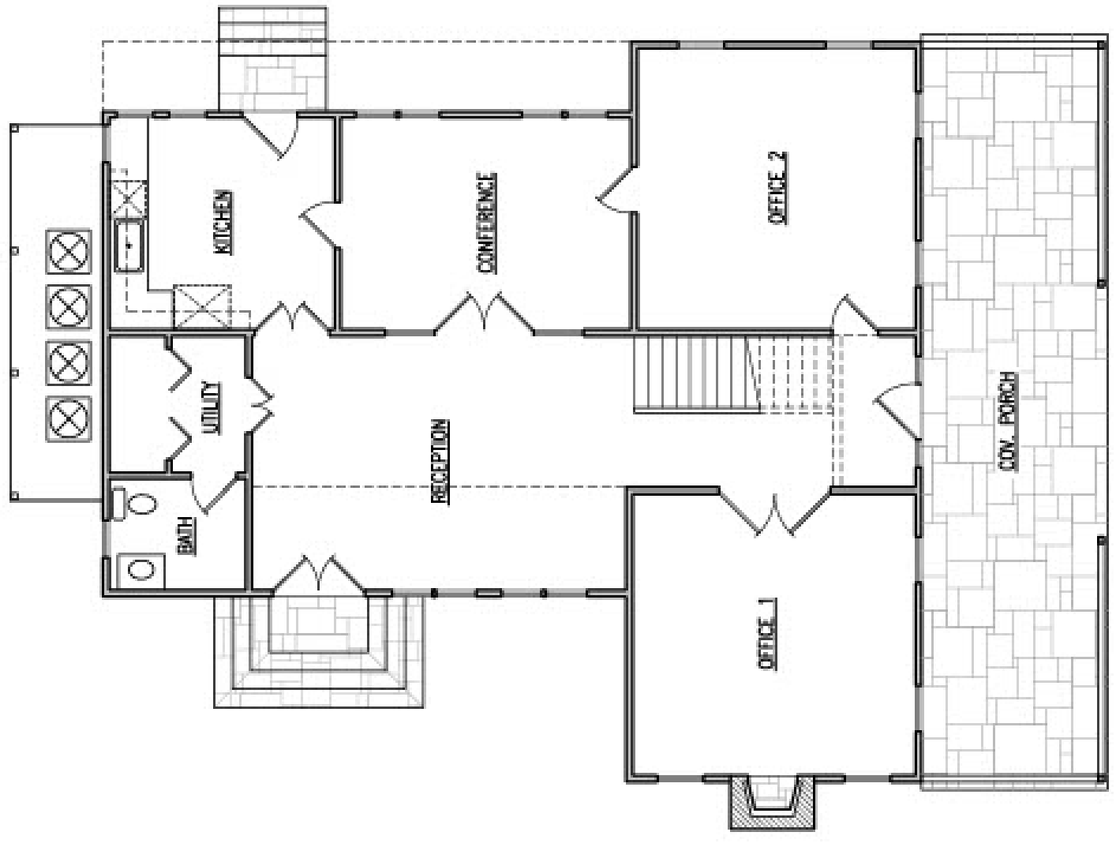
Existing Site Plan



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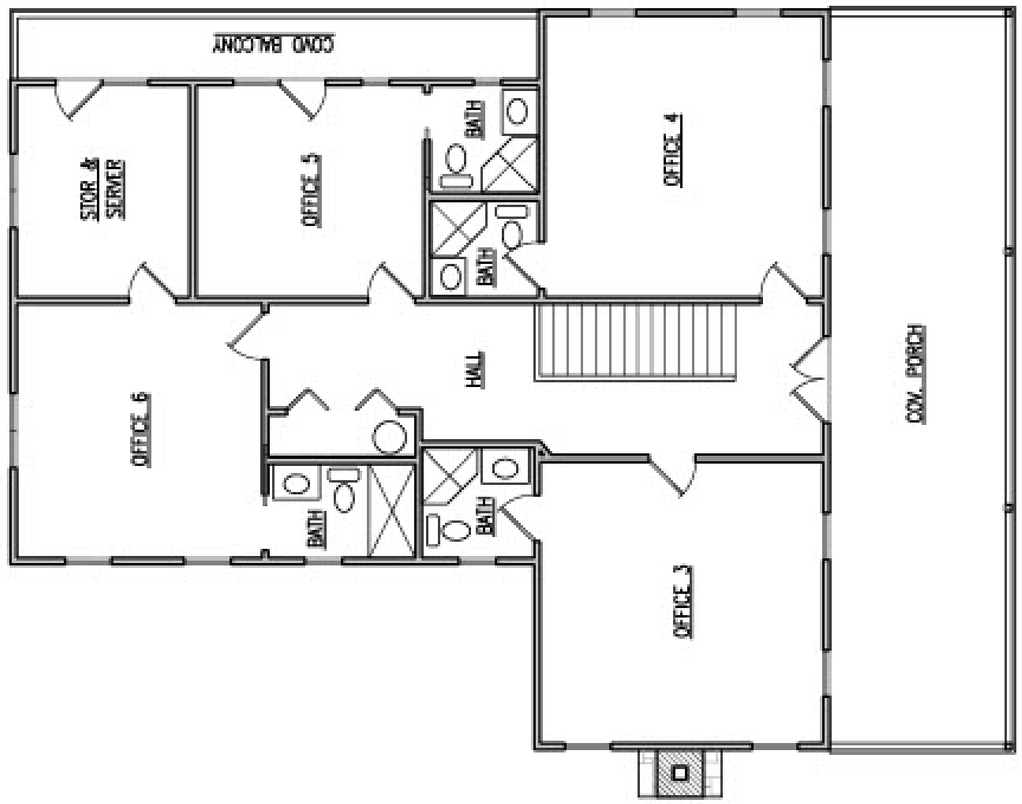
Existing First Floor Plan



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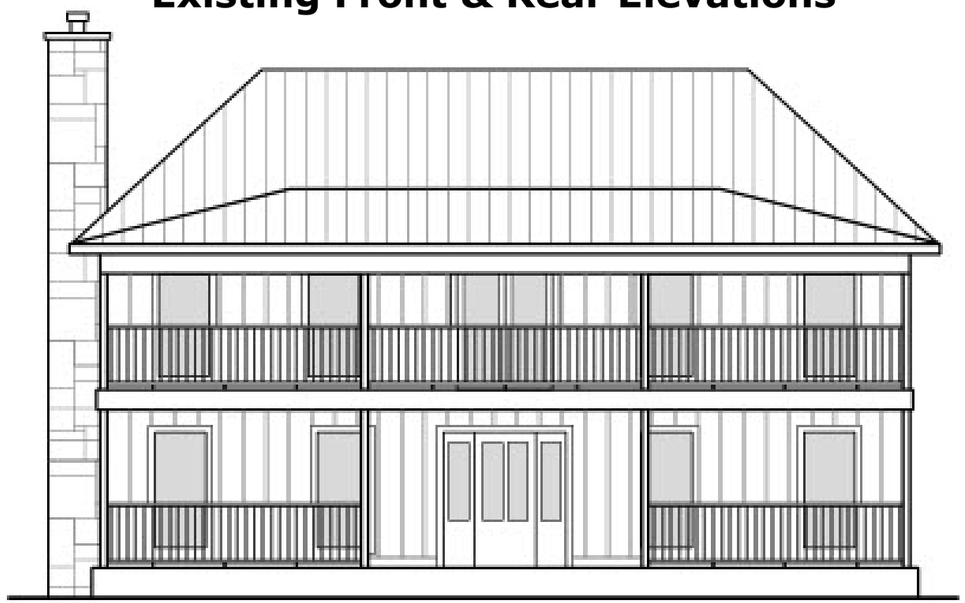
Existing Second Floor Plan



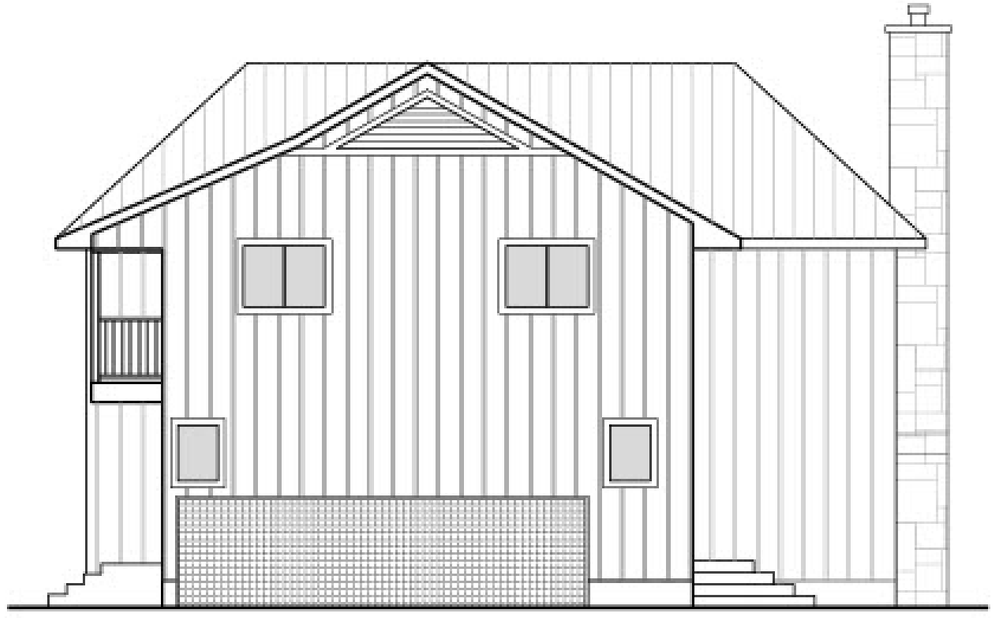
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A Restaurant Remodel for Short Mama's House
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Existing Front & Rear Elevations



Front Elevation
facing College Street



Rear Elevation
facing West Property Line

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Existing Left & Right Elevations



Left Elevation
facing Highway 290

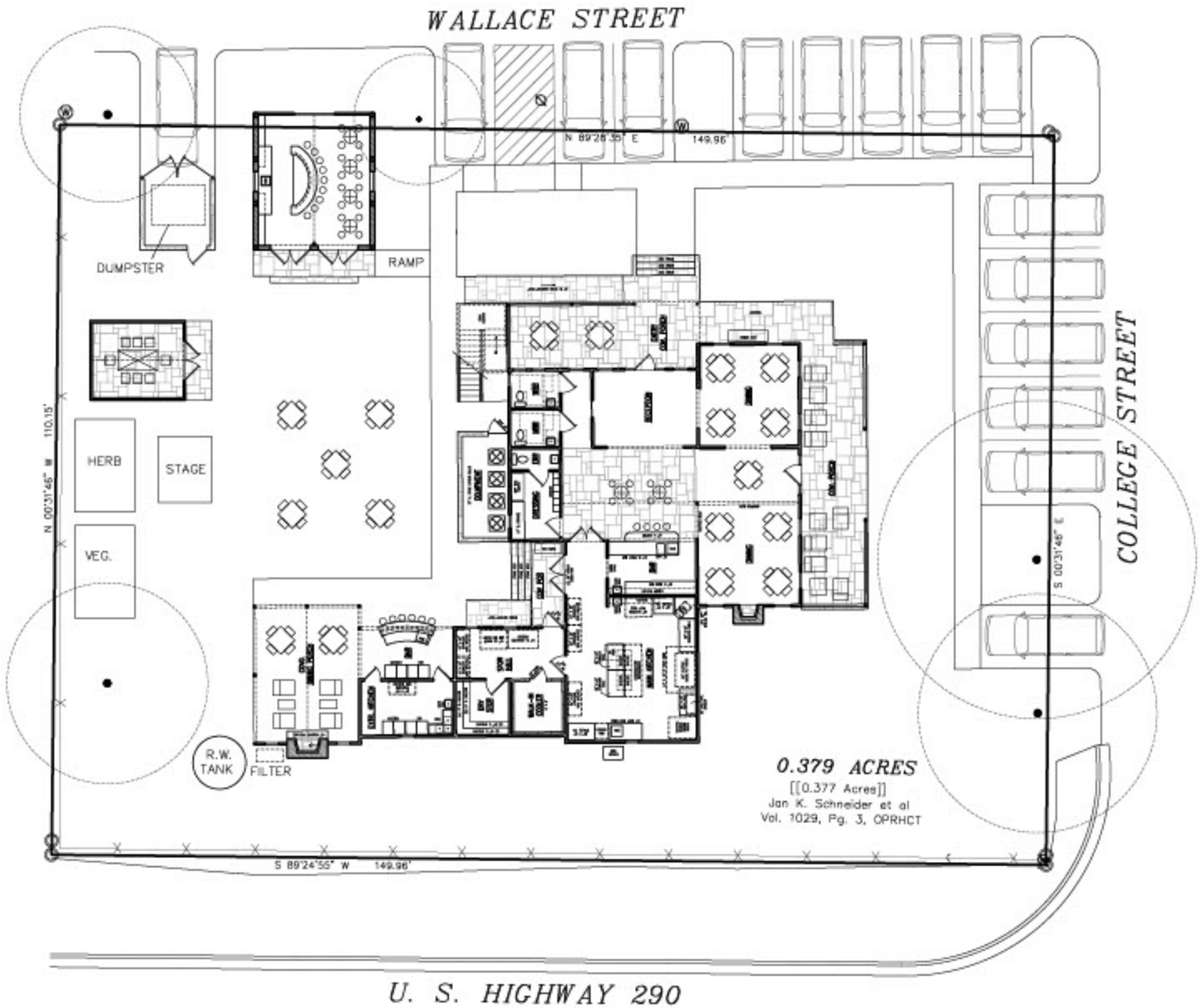


Right Elevation
facing Wallace Street

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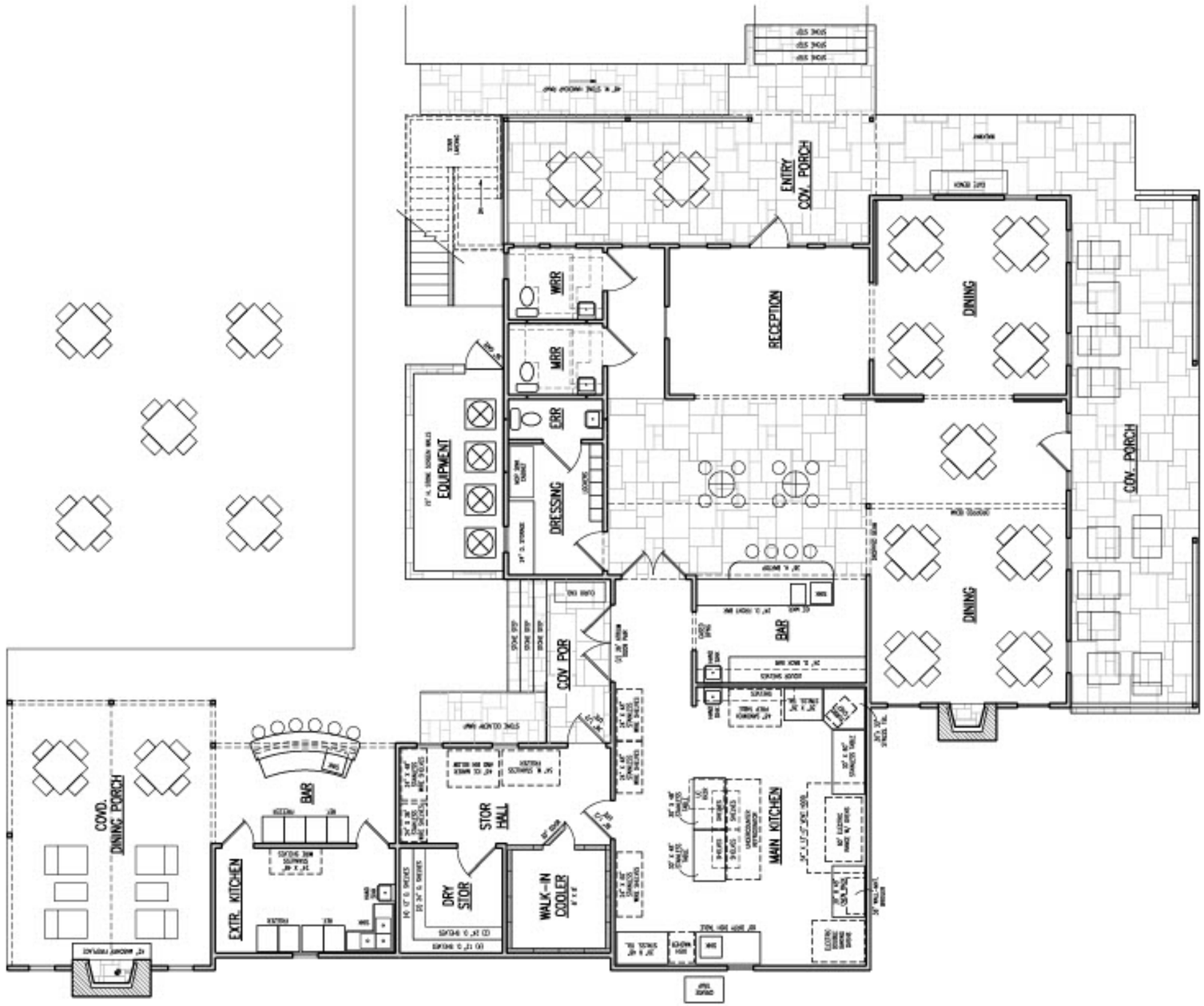
Proposed Site Plan



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512.858.9889

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Proposed First Floor Plan



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Proposed Second Floor Plan



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Proposed Front & Rear Elevations



Front Elevation
facing College Street

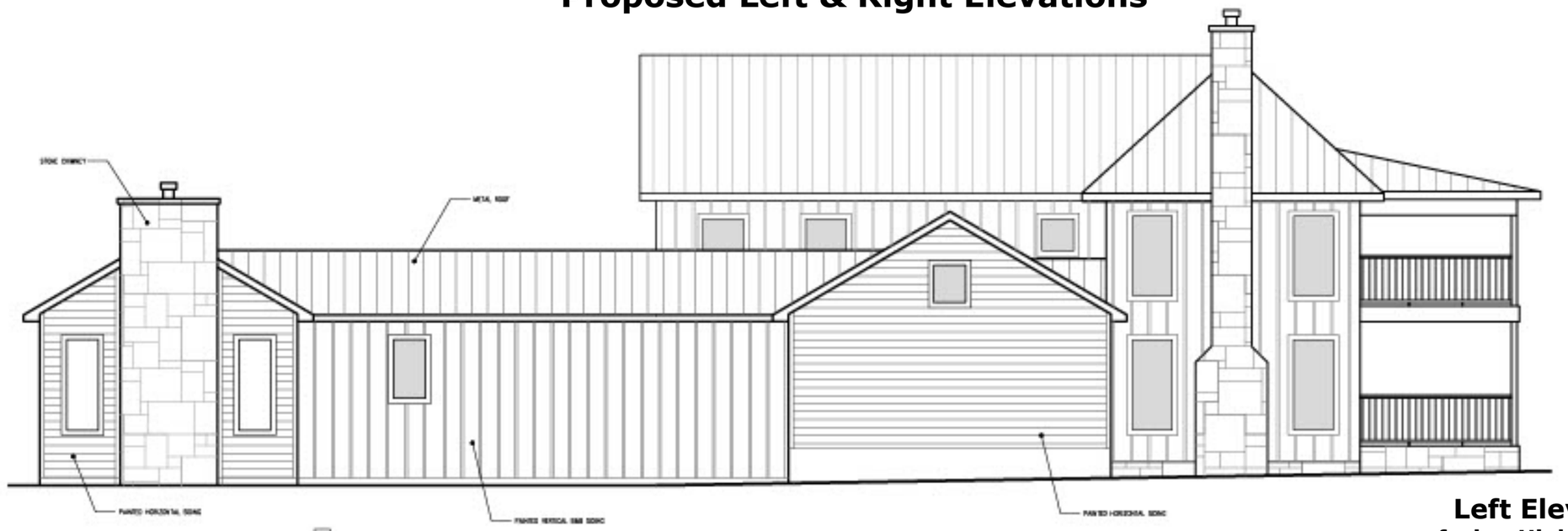


Rear Elevation
facing West Property Line

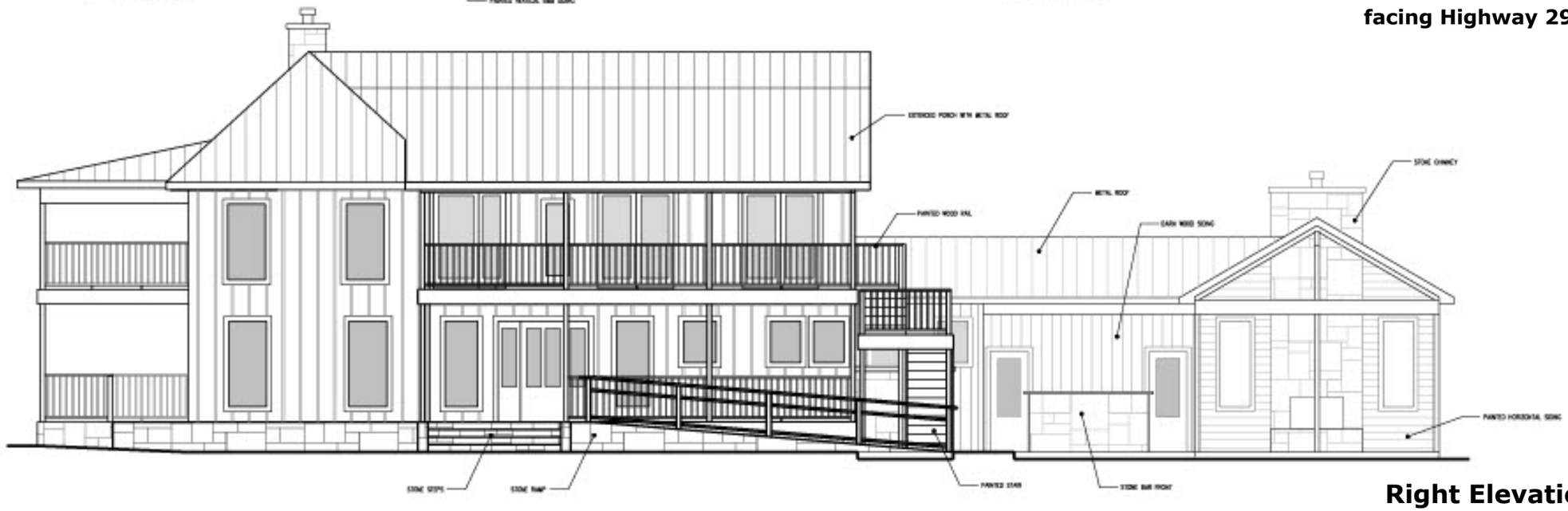
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A Restaurant Remodel for Short Mama's House
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Proposed Left & Right Elevations



Left Elevation
facing Highway 290



Right Elevation
facing Wallace Street

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A Restaurant Remodel for Short Mama's House
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3D View of Proposed Elevation from NE Corner



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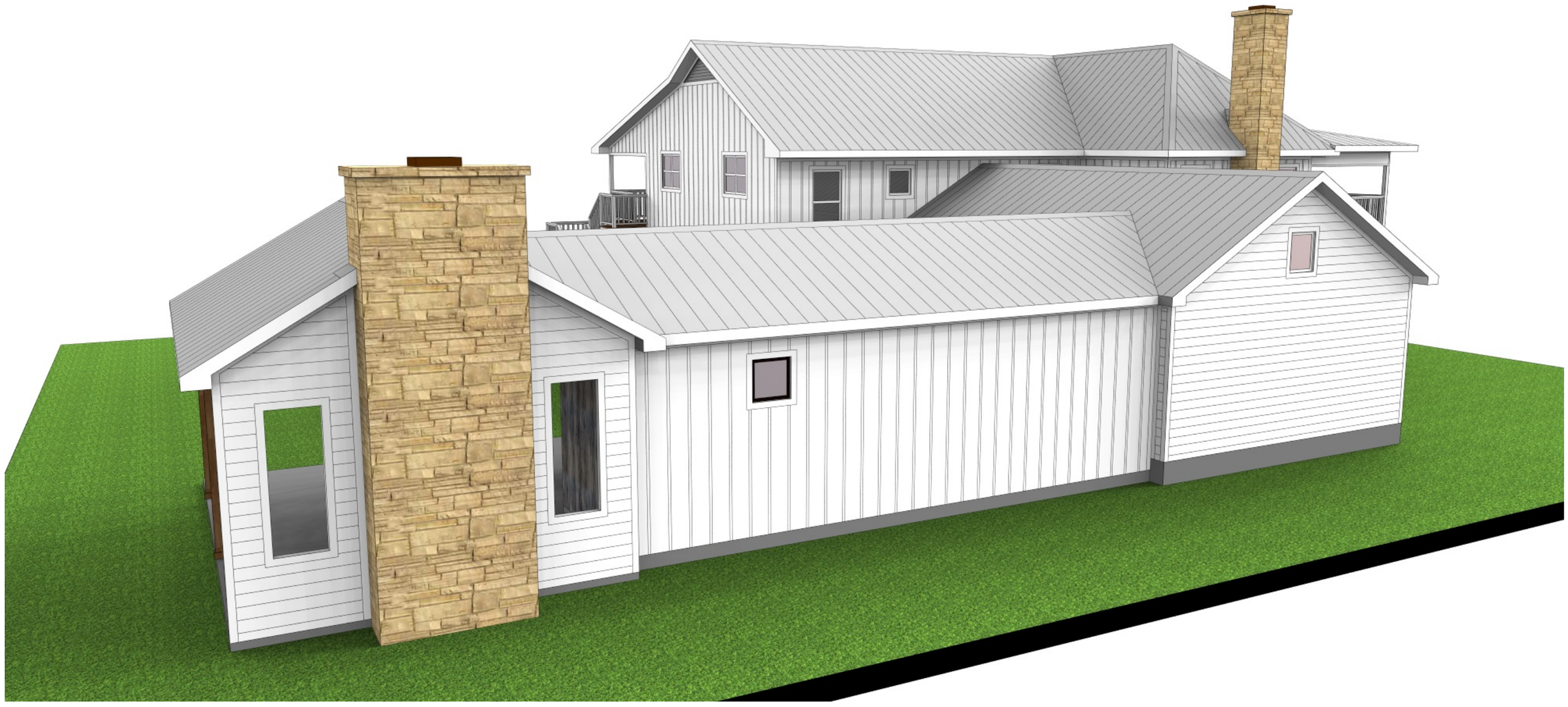
3D View of Proposed Elevation from SE Corner



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A Restaurant Remodel for Short Mama's House
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3D View of Proposed Elevation from SW Corner



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A Restaurant Remodel for Short Mama's House
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3D View of Proposed Elevation from West Property Line



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A Restaurant Remodel for Short Mama's House
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3D View of Proposed Elevation from NW Corner



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A Restaurant Remodel for Short Mama's House
101 College Street (Corner of College & Wallace Streets)
Dripping Springs, Texas

Exterior Materials & Colors



Painted Vertical Board and Batten Siding
on new addition to be similar to Short Mama's house
(painted White to match)



Pre-Weathered Galvalume
Standing Seam Roofing Panels
installed on new additions



Painted Horizontal Lap Siding on new Kitchen addition
(painted White to match)



Sealed Weathered Wood Vertical
Board and Batten Siding on new Kitchen addition
(similar to existing shed out-building)

A Restaurant Remodel for
Short Mama's House
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(Corner of College & Wallace Streets)
Dripping Springs, Texas

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Native Limestone Veneer at New Porches, HVAC
Screen Wall and Dumpster Wall to be similar to
Short Mama's house and Garage out-building

To: **Historic Preservation Commission**
From: **Sara Varvarigos, AICP – Senior Planner**
Date: **September 3, 2026**
RE: **COA Application Fees**

I. COA Application Fee Findings

On June 4, 2026, the Historic Preservation Commission requested that the Planning Department conduct research on fees for COA applications. The purpose of this request is to adopt COA permit fees. Although the City of Dripping Springs waives COA application permit fees for property owners that comply with the City of Dripping Springs' Historic Preservation and Historic District Ordinance, violators will be required to pay these fees once the City of Dripping Springs Historic Preservation Ordinance revision is adopted in the future.

Staff compiled research on COA application fees for 13 cities in the State of Texas, in order to gather a baseline for the range of fees that are currently charged throughout the following jurisdictions:

1. Houston
2. San Antonio
3. New Braunfels
4. Austin
5. Fredericksburg
6. Georgetown
7. Fort Worth
8. Boerne
9. Denison
10. Grapevine
11. Wimberley
12. Elgin
13. San Marcos

The findings are presented in the table below.

Jurisdiction	COA Application Fees				
	COA New Construction and Additions ($)	COA Accessory Structures ($)	COA Restoration and Alteration ($)	COA Demolition/ Relocation ($)	Revision to Previously Approved COAs ($)
1. Houston	$331.87	$146.46	$149.99	$367.45	$146.46
2. San Antonio	**Commercial COA fee**- $100 **Stop Work**- $500 application **Signage:** $100			**Commercial Building:** $100 **Residential Building:** $50	
3. New Braunfels	Currently No COA fees; work begun without a COA is sent to court & $500 fine				
4. Austin	**COA Fee**: $80 **Building Permit Application for National Register Historic Districts**: $75 **Historic Sign Review**: $197.14 **Public Hearing Preparation Fee**: $587.18 **Historic District Zoning Application**: $1223.66 **Historic Landmark Plaque**: $390			**Residential Principal Building Fees:** $125 Partial Demolition Total Demolition ($200) Relocation Review ($200) **Residential Accessory Building Fees:** Demolition/ Relocation ($40) **Commercial Building Fees:** Demolition/Relocation Review ($390)	
5. Fredericksburg	**Administrative Review:** $50 **Historic Board Review:** $150				
6. Georgetown	**Historic and Architectural Review Commission (HARC) Review** $503	**HPO review**: $181 **Minor HPO review** (signage, paint color or awning color/fabric changes, exterior lighting and			

		mechanical equipment $120			
7. Fort Worth	Currently No COA fees				
8. Boerne	**Sign Fee:** $150 **All other COA Fees:** $250				
9. Denison	Currently No COA fees				
10. Grapevine	Provides assistance, at no charge, to owners by helping them plan modifications they may be considering. Guides owners through the application process necessary to implement those changes.				
11. Wimberley	**HPO Review:** $100 **Architect Review:** Cost of consultant review				
12. Elgin	$50				
13. San Marcos	**Technology Fee:** $15 **Filing Fee:** $150				

To: **Historic Preservation Commission**
From: **Sara Varvarigos, AICP – Senior Planner**
Date: **October 1, 2026**
RE: **Historic District Incentives Review**

I. Historic District Incentives Review Findings

On August 6, 2026, the Historic Preservation Commission requested that the Planning Department conduct research on incentives for revitalization of Historic Districts. The purpose of this request is to review and consider updating the City of Dripping Springs existing Historic District Incentives. Currently, the City of Dripping Springs has the following Historic District incentives in place:

(a) Eligible properties in a historic district may receive City assistance with grant requests, subject to staff availability, applicable grant requirements, and City approval.

(b) The following zoning incentives may be available for eligible properties in the Mercer Street Historic District, subject to City approval and applicable law:

(1) Up to ninety percent (90%) impervious cover;

(2) Zero percent (0%) downstream buffer; and

(3) Zero-foot front building setback;

(4) Ten-foot rear building setback; and

(5) Zero-foot side building setback.

(c) The following site development fee incentives may be available for eligible historic district properties, subject to City approval and applicable law:

(1) Waiver of site development permit application fees.

(d) The following zoning fee incentives may be available for eligible properties in a historic district, subject to City approval and applicable law:

(1) Waiver of zoning classification change request fee;

(2) Waiver of zoning ordinance amendment request fee; and

(3) Waiver of conditional use permit application fee.

(e) The following building code incentives may be available for eligible properties in a historic district, subject to City approval and applicable law:

(1) Twenty percent (20%) reduction in building permit fees; and

(2) Expedited review process.

(f) Waiver of sign permit application fees may be available for eligible properties in a historic district, subject to City approval and applicable law.

(g) The following food establishment incentives may be available for eligible properties in a historic district, subject to City approval and applicable law:

(1) Waiver of food establishment permit fees; and

(2) Waiver of food establishment plan review fees.

(h) The following public right-of-way incentives may be available for eligible properties in a historic district, subject to City approval and applicable law:

(1) Waiver of temporary public right-of-way usage permit fee; and

(2) Waiver of temporary public street closure permit fee.

(i) The following COA incentives may be available for eligible properties in a historic district, subject to City approval and applicable law:

(1) Waiver of COA application fee; and

(2) Waiver of professional services fees for a pre-submittal scoping session.

Staff compiled research on COA application fees for 14 cities in the State of Texas, in order to gather a baseline for the type and range of incentives that are currently provided throughout the following jurisdictions:

1. Houston
2. San Antonio
3. New Braunfels
4. Austin
5. Fredericksburg
6. Georgetown

7. Fort Worth
8. Boerne
9. Denison
10. Grapevine
11. Wimberley
12. Elgin
13. San Marcos
14. Bryan

Of these 14 jurisdictions, 43% percent offer Grant programs that partially reimburse property owners for qualified improvements to their historic district or historic landmark properties (these include exterior or structural improvements, as well as plumbing or fire safety improvements). The City of New Braunfels and the City of Bryan finance their Grant programs through Tax Increment Reinvestment Zones (TIRZ).

In addition, 36% percent of the jurisdictions offer Ad Valorem property tax abatements for qualified improvements to historic properties (or City taxes only). These programs are generally concentrated in larger cities.

Lastly, 14% offer City permit fee waivers for qualified historic properties.

	Historic Preservation Incentives		
Jurisdiction	**Tax Exemption**	**Permit Fee Reductions**	**Grant**
Houston	✓	✓	
San Antonio	✓	✓	
New Braunfels			✓
Austin	✓		
Fredericksburg			✓
Georgetown	✓		
Fort Worth	✓		
Boerne			✓
Denison			
Grapevine			✓
Wimberly			
Elgin			
San Marcos			✓
Bryan			✓
Total	5 (36%)	2 (14%)	6 (43%)

Additional information about Historic Preservation Incentives are presented in the tables below.

Jurisdiction	Historic Preservation Incentives

Houston	• **Historic Site Tax Exemption**: Applies to properties designated as **City Landmarks**, **Protected Landmarks**, or "contributing"/"potentially contributing" structures in a designated historic district City of Houston eGovernment Center+1.
	  • **Qualification**: Restoration/renovation expenditures must be at least **50% of the building's assessed improvement value** (HCAD) before work; exemption can be **50%–100%** of that value, up to **15 years** City of Houston eGovernment Center+1.
	  • **Scope**: City property taxes only (not county or school district taxes).
	  • **Application**: Submit to the City Finance Department by **October 1** for the following year; must have a Certificate of Appropriateness (COA) for exterior work City of Houston eGovernment Center.
	• **Significant Historic Buildings Tax Exemption:**
	  • **Qualification**: Designation as a City Protected Landmark, >50 years of age, 4+ residential units if adapted from a commercial or industrial use, National Register or Recorded Texas Historical Landmark (or significant historic rating in historic survey), 75% by HPC; exemption can be up to $30,000/year in City property taxes, in perpetuity
	• **Permit Fee Reductions**: Some designated historic properties may also qualify for 50% reduced building permit fees City of Houston eGovernment Center.

San Antonio	• **Substantial Rehabilitation -** A tax exemption is available for designated local landmarks and properties within local historic districts that undergo a substantial rehabilitation (cost of 30% of homesite value or more). Substantial rehabilitation includes improvements that extend the life of a building, such as: roof, foundation, siding, electrical, plumbing, HVAC system work, other structural work, interior work. • **Benefits are provided after Certification & Verification** • **Residential properties** are eligible for one of the two incentive options below: • **10-Year Tax Freeze:** This incentive freezes the City property tax line at the pre-improvement value (value at the start of work) for ten years. Therefore, the City property tax line will be assessed based upon the value of the property before the substantial rehabilitation occurred. • **5 Zero/5 Fifty:** No City property taxes are owed for the first five years of the incentive (the City property tax line is assessed at zero). For the subsequent five years of the incentive, the City property tax line is assessed at 50% of the post-rehabilitation value.

	• **Commercial properties** are only eligible for the 5 Zero/5 Fifty tax exemption: • No City property taxes are owed for the first five years. • For the last five years of the incentive, City property taxes are assessed at 50% of the post-rehabilitation value. The Substantial Rehabilitation Tax Incentive remains with the property and is transferrable to new property owners. The application process is administered in two parts: **1. Certification** Submitted at the beginning stages of work so the Office of Historic Preservation (OHP) staff can verify that you will qualify for the program. **2. Verification** Submitted once you are fully done with the project, including closure of all permits. If the work that you are using to qualify for the incentive has already been completed, both application packages may be submitted together. Both applications require review and approval by the Historic and Design Review Commission (HDRC). After approval of verification, the tax exemption will go into effect the following calendar year. The Historic Tax Certification and Verification applications are available on the Submit an Application page. Contact OHP staff for further details. The City of San Antonio offers a "Historic Rehabilitation" category in its Fee Waiver Program that can provide up to a 100% waiver of eligible City development fees and/or San Antonio Water System (SAWS) water and sewer impact fees for qualifying historic properties.
New Braunfels	• **Downtown Business Improvement & Preservation Grant Program**- The City of New Braunfels and the Tax Increment Reinvestment Zone #3 (Downtown TIRZ Board) offers business and property owners a business and preservation grant to support improvements of buildings in Downtown New Braunfels. These projects include façade and other exterior improvements, residential and commercial conversions, improvements to public infrastructure, and health, life, and safety updates. These improvement projects are eligible for grant reimbursement if the work takes place within the Downtown TIRZ boundary. • Eligible improvements can receive a reimbursement up to 25% of an approved project's cost, based on current funds available. Prior to starting an approved project, applicants must submit a complete application and may be required to meet with the Downtown TIRZ Board to present their projects. Grant applicants are required to demonstrate how their improvement is compatible with the Downtown Implementation Plan, Downtown Action Plan or Downtown TIRZ Project Plan as well a project summary.

	• All grants are a reimbursement with funds dispersed after required invoices and receipts are received, and the project is completed and inspected by City staff. Applicants must receive Downtown TIRZ Board approval and City Council approval, sign an award/agreement letter, and receive a Notice to Proceed BEFORE project work commences for which the application is made. If construction begins before the Notice to Proceed is issued, all grant monies are forfeited and the project is ineligible for reimbursement.

Austin	**Rehabilitation Tax Abatement for Historic Districts -** If you rehabilitate a **contributing property** in a certified historic district, the City can abate **100% of City property taxes** on the added value from the work.
	Key points:
	• **Eligible work**: Must preserve character-defining features; at least 5% of pre-rehab value must be spent on exterior work.
	• **Minimum expenditure**: At least 5% of pre-rehab value on exterior work.
	• **Duration**:
	  • Homestead: 7 years (every 10 years)
	  • Income-producing: 10 years (every 15 years)
	  • Revitalization Area properties: 10 years (every 15 years)
	• **Pre-rehab value**: Based on Travis Central Appraisal District's most recent appraisal before application,
	
	Annual Partial Tax Exemption for Historic Landmarks
	Owners of **City of Austin, Travis County, or AISD-designated historic landmarks** may receive an **annual partial tax exemption,**
	Details:
	• Apply with Travis Central Appraisal District between Jan 1–Apr 30 each year.
	• Must maintain property to City standards.
	• **Cap**: $8,500/year for homesteads designated after 2004 or changed ownership since 2004.
	Heritage Preservation Grant (City of Austin):
	• Up to **$250,000** for capital work, signage, or planning/marketing/education projects at historic properties attracting tourists.
	• Awarded annually; residential properties not eligible.

Fredericksburg	• **Historic Preservation Grant application**- Homeowners with structures in need of exterior maintenance are eligible to apply for funding assistance. • The City Council has allocated $30,000 for all grants this year. After applications are received, a committee will review and grant recipients will be selected by Monday, Aug. 3.

	• The funds are designed for owners in need of financial assistance and are offered as a reimbursement. Given the limited amount of funding, the grant is only open to owner-occupied structures with significant need.
Georgetown	• **Historic Tax Exemption Program** - offers a partial property tax break for 10 years to encourage the preservation of historic neighborhoods. Owners of a historic property who invest at least $10,000 in approved renovation work, may qualify to reduce the taxable value of their property for the City portion of their property taxes. The greater the investment in eligible improvements, the larger the exemption that may be granted. **Eligibility** - The property must be used residentially; - The property must be the homeowner's primary residence; - The property must either be identified on the most recent Historic Resource Survey and fall; within a local Historic Overlay District or must be a recognized Historic Landmark; - The renovation project must have received an approved Certificate of Appropriateness ("COA"); - The renovation project must total $10,000 in eligible project costs; - The renovation project must be complete at the time of the application for the exemption. - To keep the exemption active, an application must be submitted to WCAD and the City each year during the 10-year period.
Fort Worth:	• **Historic Site Tax Exemption**- freezes the taxable ceiling of the land and improvements at pre-renovation value of the property for the purpose of assessing the City of Dripping Springs property taxes. The property exemption period is 10 years. Application to the Tarrant Appraisal District must be made by the property owner each year of the exemption. • Eligibility requires that a minimum investment of 20% of the assessed valuation of the improvements be spent on rehabilitation. The HPO or HCLC must approve all work requiring a COA in advance. An application for a historic site tax exemption must be received and approved by the HPO prior to the commencement of work to be eligible to receive the historic site tax exemption; failure to comply with this requirement will bar eligibility for a historic site tax exemption.
Boerne	• **Historic District Improvement Grant (Historic Preservation Grant Program)**- allows properties designated as Historic Landmarks or historic properties located within Historic Districts to apply for a Grant matching/reimbursement program, which can contribute up to $14,500 in City match funds on a sliding scale for improvements to building facades, roofs, foundations, plumbing, ADA, and fire code compliance improvements.

	• An application for a grant and Certificate of Appropriateness must be received and approved by the HPO/HLC prior to the commencement of work to be eligible to receive the grant; failure to comply with this requirement will bar eligibility for a grant. Applicants that receive funding may be eligible to reapply after 3 years.

Denison	• The City of Denison does not appear to offer any Historic Preservation Incentives, however, the Denison Development Alliance and the Denison Development Foundation have created incentives to improve the appearance, design, and safety of sites and buildings in strategically targeted areas of Denison.
	• DDA / DDF grants include:
	  • Alley Access Grant Guidelines and Application
	  • Destination Creation Incentive Guidelines and Application
	  • E-Commerce Grant Guidelines and Application
	  • Fire Suppression Grant Guidelines and Application
	  • Site Improvement Grants Guidelines and Applications
	  • Targeted Building Incentive Guidelines and Application
	  • Targeted Business Incentive Guidelines and Application

Grapevine	• **Grapevine Township Revitalization Program Grants** -The Grapevine City Council has authorized a "Matching Grant" program for the exterior revitalization of historic homes in the Township area. Grants are awarded on a 2 to 1 matching basis up to $10,000 for owner-occupied homes and a 1 to 1 matching basis up to $5,000 for residential rental houses. Owner-occupied homes in the historic district may apply for a grant to receive up to $10,000 by contributing $5,000 to the rehabilitation of the home. Homes occupied by tenants can receive up to $5,000 for a $5,000 contribution towards rehabilitation.
Wimberley	• The City of Wimberley does not appear to offer any historic preservation incentives.
Elgin	• **Elgin Main Street Program** – Provides free design assistance, technical training, promotional support, and access to historic tax credits for properties in the Historic Downtown Elgin District. It also offers business assistance grants, advertising support, and volunteer recruitment to help revitalize the historic core.
San Marcos	• City is a Certified Local Government, and as such, is eligible for Historic Preservation Fund Grants, for which the City must provide 50% matching funds. • Local level grants from the Economic Development Department and Arts Commission have supported historic preservation and preservation adjacent projects throughout the city. • Façade Improvement Business(Includes façade grant and public health grant) • Improvement & Growth (BIG) Grant • Downtown Co-Marketing Fund 2012 45 $257,013

	• Main Street Incentive Grant 2012 80 $117,608
Bryan	• **Downtown Façade Improvement (DIP) Program**- $2M in grants awarded since 2002. Matching Grant up to 50% of total construction cost for façade. • **Life Safety Grant (LSG) Program** - Matching Grant Program Attract new business to Main street, Bryan Ave and Historic Designation properties Egress, Fire safety improvements (sprinklers, windows, walls and doors), alarm systems and lighting/exit signs Up to $50K per year (and up to 35$K for each life safety improvement) for eligible properties **Grants funded by Tax Increment Reinvestment Zone (TIRZ)**

II. Summary of Key Findings and Recommendations

The incentives offered by other Jurisdictions largely consist of three categories:

1. Historic Grant Programs (43% of jurisdictions) for qualified property rehabilitation improvements.
2. City Ad Valorem property tax abatement programs (36% of jurisdictions) for qualified property rehabilitation improvements.
3. City Permitting fee waivers (14% of jurisdictions)

The Historic Preservation Incentives offered by the City of Dripping Springs are primarily concentrated in the third category, City Permitting fee waivers.

These incentives appear to be successfully supporting reinvestment into the Historic Districts, therefore, staff recommends investigating additional permit fee waivers for the Historic Districts, including:

- Waiving application fees for variances that will support the implementation of Historic Preservation Goals and Guidelines in the City's Historic Districts.
- Reduced water impact fees
- Reduced sidewalk or parking fee in lieu fees

Aside from the above recommendation, staff recommends that the City investigate the potential for setting aside funds for a Historic Preservation Grant Match Program, which would support Fire safety improvements and/or ADA improvements, as well as exterior building improvements, if TIRZ funds or other funding source would support this in the future.

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2015-26

INCENTIVES FOR HISTORIC DISTRICT AND LANDMARK PROPERTIES

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS AMENDING INCENTIVES FOR HISTORIC DISTRICTS AND LANDMARK DESIGNATION, ZONING, RESTORATION, AND PRESERVATION

WHEREAS, the City of Dripping Springs City Council adopted the "City of Dripping Springs Historic Preservation Program Implementation Manual" on September 11, 2007;

WHEREAS, the "Historic Preservation Program Implementation Manual" includes Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation;

WHEREAS, the Incentives should be reviewed from time to time and may be modified and new incentives may be adopted in accordance with the City of Dripping Springs Code of Ordinances, Section 24.07.012 (b);

WHEREAS, the designation and rehabilitation of historic landmark properties within the City are objectives to be encouraged;

WHEREAS, historical preservation merits certain specific incentives in the form of reduction of fees and special handling/processing procedures by the City;

WHEREAS, City Staff has reviewed the current incentives and recommend that they be amended; and

WHEREAS, the City Council finds it to be reasonable, necessary, and in the public interest to review and amend incentives for historic district and landmark designation, zoning, restoration, and preservation.

NOW, THEREFORE, BE IT RESOLVED by the City of Dripping Springs City Council:

1. The Council hereby amends the Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation attached as *Attachment "A"*.

2. The City Secretary is directed to post the Incentives for Historic District and Landmark Designation, Zoning, Restoration, and Preservation on the City's website and make it available to the public at City Hall.

3. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 21st day of April 2015, by a vote of 4 (*ayes*) to 0 (*nays*) to 0 (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

by: _____
Mayor Todd Purcell

ATTEST:

_____
Kerri Craig, City Secretary

Attachment "A"

CITY OF DRIPPING SPRINGS
INCENTIVES FOR HISTORIC DISTRICT AND LANDMARK
DESIGNATION, ZONING, RESTORATION, AND PRESERVATION

	Mercer	Old Fitzhugh	Hays	Landmark
Site Development				
90% impervious cover	✓	N/A	N/A	N/A
0% downstream buffer	✓	N/A	N/A	N/A
Waiver of Site Development Permit Application Fees	✓	✓	✓	✓
Grant Applications				
Eligible for help with grant requests	✓	✓	✓	✓
Zoning				
0' front building setback	✓	N/A	N/A	N/A
10' rear building setback	✓	N/A	N/A	N/A
0' side building setback	✓	N/A	N/A	N/A
Waiver of Zoning Classification Change Request Fee	✓	✓	✓	✓
Waiver of Zoning Ordinance Amendment Request Fee	✓	✓	✓	✓
Waiver of Conditional Use Permit Application Fee	✓	✓	✓	✓
Building Code				
20% reduction in Building Permit Fees	✓	✓	✓	✓
Expedited review process	✓	✓	✓	✓
Signage				
Waiver of Sign Permit Application Fees	✓	✓	✓	✓
Food Establishment				
Waiver of Food Establishment Permit Fees	✓	✓	✓	✓
Waiver of Food Establishment Plan Review Fees	✓	✓	✓	✓
Use of Public Right-of-Way				
Waiver of Temporary Public Right-of-Way Usage Permit Fee	✓	✓	✓	✓
Waiver of Temporary Public Street Closure Permit Fee	✓	✓	✓	✓
Certificate of Appropriateness				
Waiver of Certificate of Appropriateness Application Fee	✓	✓	✓	✓
Waiver of Professional Services Fees for Pre-Submittal Scoping Session	✓	✓	✓	✓

To: **Historic Preservation Commission**
From: **Sara Varvarigos, AICP – Senior Planner**
Date: **October 1, 2026**
RE: **Historic District Design Guidelines Update**

I. Historic District Design Guidelines

The Planning Department has developed an updated version of the Historic District Guidelines, which combines the guidance outlined in the *City of Dripping Springs Implementation Manual*, which was adopted in 2007, as well as the *Vision Statement and Implementation Standards and Guidelines for Historic Districts*, which was adopted in 2015.

Staff developed these updated Design Guidelines for Historic District and Historic Landmark property owners, managers, development professionals, and the Historic Preservation Commission (HPC). The goal of the updated document is to provide streamlined and user-friendly guidance on best practices for ordinary maintenance and cleaning, application processes for property updates requiring a Certificate of Appropriateness and/or other permits, as well as design standards for each Historic District. The updated guidelines are meant to be a user-friendly and streamlined version of the two previously adopted documents, which combined, total 115 pages, whereas the updated guidelines document is only 61 pages.

The updated document contains visual support elements that illustrate the design standards being communicated for each district, namely:

- Paint color palettes
- Lighting
- Building height
- Building width
- Building footprint
- Yard setbacks
- Building orientation
- Building façade materials
- Porches
- Roofs
- Parking and sidewalks
- Landscaping, fencing, and tree preservation
- Rainwater harvesting tanks
- Signs
- Dumpster enclosure/trash receptacle

II. Next Steps and Staff Recommendation

Staff suggests that the HPC recommend adoption of the updated Historic District Guidelines by the City Council.



CITY OF DRIPPING SPRINGS HISTORIC DISTRICTS, DEVELOPMENT AND DESIGN GUIDELINES

2026

These Design Guidelines are meant to be used by Historic District and Historic Landmark property owners, development professionals, and the Historic Preservation Commission (HPC) for guidance on: ordinary maintenance, updates requiring a Certificate of Appropriateness and a Site Concept Plan, and permitted land uses.

Sara Varvarigos

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2.0 Permitting Processes for Maintaining, Updating, and Developing Properties in the Historic Districts and Historic Landmarks 4

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3.2 Old Fitzhugh Road Historic District Design Guidelines 25

3.3 Hays Street Historic District Design Guidelines 31

4.0 Guidelines for Historic Landmarks 37

5.0 Maintenance of Historic Structures: Best Practices 38

6.0 Paint Scheme Palettes for Historic Resources 44

Craftsman and Victorian Style Paint Color Palettes 45

Traditional Style Paint Palettes- Post-war Bungalows and Colonials 53

1.0 Purpose and Intent of Design Guidelines

The City of Dripping Springs (CODS) has three historic districts that convey a unique sense of place and Hill Country charm. The three Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts are distinguishable by their landscapes and design characteristics. The City has surveyed the historic resources within these districts and adopted a Vision and Historic Preservation Ordinance to support their preservation.

This document supports the implementation of the City's Vision and Historic Preservation Ordinance by :

1. Outlining the City of Dripping Springs's processes for maintenance, exterior updates, or new development in the Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts (and/or Historic Landmarks)
2. Illustrating the City's Vision and Design Guidelines of each historic district

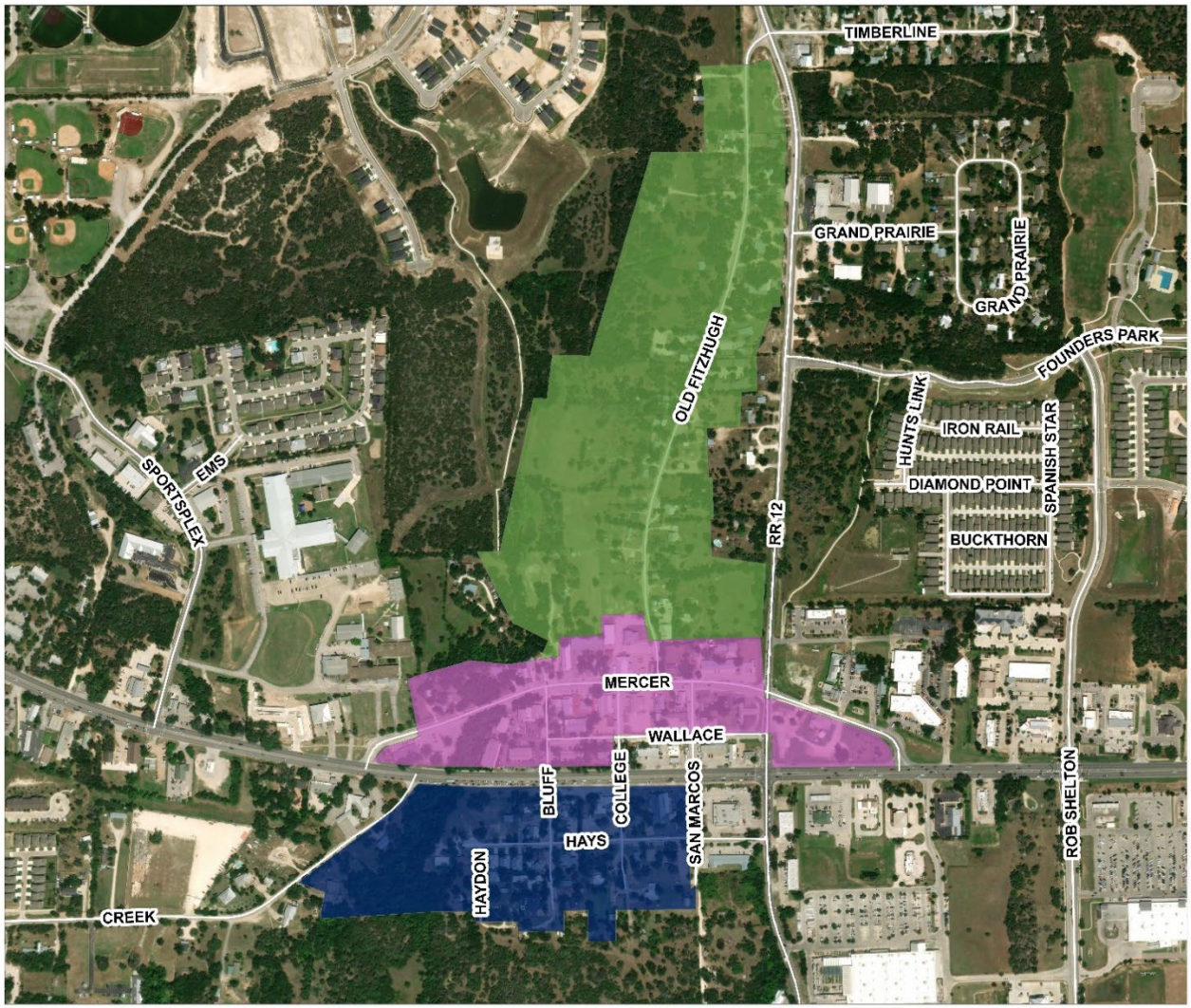
The Design Guidelines are organized by Historic District, and are informed by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, with additional content for those Historic Landmarks not located within the boundaries of the Historic Districts. The Design Guidelines are meant to be used by Historic District and Historic Landmark property owners, development professionals, and the Historic Preservation Commission (HPC) for guidance on ordinary maintenance, updates requiring a Certificate of Appropriateness and a Site Concept Plan, and permitted land uses.

Location Map

Legend

Historic Districts
- Hays Street
- Mercer Street
- Old Fitzhugh Road

Roads



0 500 1,000 1,500
Feet

2.0 Permitting Processes for Maintaining, Updating, and Developing Properties in the Historic Districts and Historic Landmarks

a) Verifying Permitted Land Uses and Zoning

As a first step, verify property zoning, preservation priority, and landmark status prior to undertaking any work or plans for a property located in an Historic District (or a Historic Landmark):

i) The zoning determines permitted land uses, building setbacks, maximum building heights and massing, and impervious cover limits, etc.

ii) The historic preservation priority and landmark status will determine the appropriate design guidelines to follow.

b) Permitting Requirements by Types of Improvement

The following table outlines the permitting requirements for various types of improvements, and whether Certificates of Appropriateness (COAs) are required. COAs can be approved administratively or by the HPC, depending on the extent of the improvement. *Note: If your property is a Recorded Texas Historic Landmark (RTHL), then you will also need to apply for a RTHL review of the proposed changes by the Texas Historical Commission's Division of Architecture. Please submit your proposed changes to the THC's South Texas Project Reviewer, at least sixty days before any work is planned to start.*

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Regular Maintenance	☑					
Exterior Paint Color Updates or Limewash			☑			
Exterior Lighting Changes			☑		☑	*If adding new exterior parking + lights
Window Replacements facing a public ROW			☑			
Exterior Door Replacements facing ROW			☑			
Moving, enlarging, or adding new windows and exterior doors facing a public ROW				☑	☑	
Modifying exterior walls, or building additions and expansions		☑		☑	☑	☑
Roof replacements that change the height, profile, color, or roof material		☑		☑	☑	
Moving, adding, or replacing porches, porticoes, and balconies facing a public ROW or alley		☑		☑	☑	
Building Demolitions with or without proposed replacement building[1]				☑	☑	
New parking, sidewalks, and driveways		☑				☑
Landscape updates requiring irrigation systems, grading of site, or *tree removal				*If Tree removal	☑	☑
Demolition of existing historic fence				☑		
New fence facing public ROW or alley		☑	☑	*If in site plan		

TYPE OF IMPROVEMENT PROPOSED	TYPE OF PERMIT REQUIRED					
	No COA or Permit	Zoning Verification	Administrative COA	HPC COA	Building Permit	Site Development Permit
Dumpster Enclosure			☑	*If in site plan		
Rainwater harvesting tank			☑	*If in site plan		
Signs		☑	Maybe required		☑	

1: City may require replacement-building approval, permit sequencing, demolition/replacement agreement, recorded covenant, construction deadlines, site stabilization, and financial security before demolition permit release.

- ***Regular Maintenance*** items listed below don't require a permit or a Certificate of Appropriateness:

  1. Repainting exterior surfaces using existing paint colors;

  2. Replacement of a non-historic door with one in keeping with the character and era in which the home was built, or painting the door a color from approved design guidelines color palette;

  3. Removal of extraneous non-historic features such as burglar bars, awnings, non-original shutters and the like;

  4. Slight modification to exterior steps, walkways, or stairways using same material or that which matches the original material as closely as possible;

  5. Addition of louvers and vents if placed in an existing opening with no other exterior alteration needed;

  6. Replacement of existing roofing with new roofing that is of consistent material, height, color, and style as original roofing material;

  7. Installation of temporary features to protect, weatherize, or stabilize a historic resource subject to formal approval within a reasonable time (including temporary weatherproofing material, framing, bracing, or blocks); and

8. Installation of mechanical units, electrical or plumbing facilities or fixtures, antennas, rooftop HVAC, and mechanical or communication equipment that is not visible from the public right-of-way and results in no modifications to the historic resource.

Refer to Chapter 4 and 5 of the Historic District and/or Historic Landmark Guidelines for best practices for regular maintenance.

- ***Exterior Paint Color*** changes require a Certificate of Appropriateness. Refer to the Historic District Guidelines for your district for approved paint color schemes and palettes.

- ***Painting previously unpainted stone or masonry.*** Painting previously unpainted masonry or stone is strictly prohibited, as the paint coating can trap moisture within porous brick or masonry, leading to peeling, blistering, mold, and degradation of the underlying brick.

- ***Limewashing previously unpainted stone or masonry.*** Limewash is a non-film-forming, vapor-permeable, and breathable coating. It soaks into pores of the brick and masonry, allowing moisture to move in and out, which prevents trapped water from damaging masonry. As such, limewashing previously unpainted masonry or stone may be permitted in certain circumstances, and requires a Certificate of Appropriateness.

- ***New Exterior Lighting*** requires Site Plan Concept review, compliance with Lighting Ordinance, a Certificate of Appropriateness, and a building permit.

- ***Replacing Existing Historic Windows and Exterior Doors facing a public right of way*** requires a Certificate of Appropriateness. **Moving, enlarging, or adding windows and exterior doors facing a public right of way** or alley requires a Certificate of Appropriateness and a building permit.

- ***Building Updates,*** such as modifying exterior walls, or building additions and expansions require zoning verification, Site Plan Concept review, a Certificate of Appropriateness, and a building permit.

- ***Building Demolition or Relocation*** for any historic landmark or property within an historic district, including secondary buildings and landscape features, requires a Certificate of Appropriateness and a building permit.

- ***Demolition with Replacement Construction.*** If an applicant proposes to demolish a historic landmark, historic resource, or property in a historic district and replace it with a new building, the City may require additional safeguards before demolition begins. These safeguards may include approval of the replacement building, issuance of required permits for the replacement building, a demolition and replacement agreement, a recorded covenant that binds future owners, construction deadlines, site-stabilization requirements, and financial security. The City may withhold release of the demolition permit until these safeguards are complete.

- ***Roof Replacement*** that changes the height, profile, color, or material of the roof requires zoning verification, a Certificate of Appropriateness, and a building permit. Roof replacement that does not change the appearance of a structure from the right-of-way or public alley only requires a building permit.

- ***Porch and Balcony*** updates that move, add, or replace porches, porticoes, and balconies facing a public right-of-way or alley requires zoning verification, Certificate of Appropriateness, and a building permit.

- ***New Parking, Sidewalks, and Driveways*** require zoning verification, Site Plan Concept Review, and verification of compliance with Transportation Plan and ongoing transportation and roadway updates.

- ***Landscape*** updates that require the installation of irrigation systems, grading of site, or tree removal require Site Plan Concept review and irrigation, tree removal, and COA permits.

- ***Landscaping and Tree Preservation*** Ordinance must be respected. Heritage trees greater than 18“ DBH shall be preserved. Protected trees with 8” DBH or greater shall be preserved at a minimum of 40%, and mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance.

- ***Fences*** Demolition of existing historic fences requires a COA. New fences along a front or side yard require zoning verification and a Certificate of Appropriateness. Refer to page 21 for additional information about preferred materials and best practices for landscaping and fencing.

- ***Dumpster Enclosures*** on commercial properties require a COA if they are not being permitted as part of a larger site plan COA Permit application. Refer to page 21 for additional information about preferred materials for dumpster enclosures.

- ***Rainwater Harvesting Tanks*** require a COA if they are not being permitted as part of a larger site plan COA Permit application. Refer to page 21 for additional information about preferred materials for rainwater harvesting tanks.

- **Signs** in the Historic Districts require zoning verification, sign permit, and may require a Certificate of Appropriateness, as needed.

c) Steps to Obtain a Certificate of Appropriateness

(1) ***Verify the Zoning, Historic Resource Survey Preservation Priority Rating of your Historic Resource and the Design Guidelines associated with your Historic District*.** Zoning, Historic Resource Survey Preservation Priority Rating, and Historic District information can be found here: City of Dripping Springs Planning Department Map Old Fitzhugh Road Inventory Table, Mercer Street Inventory Table, Hays Street Inventory Table. Historic District Design Guidelines can be found in Chapter 3.

(2) ***Request a predevelopment meeting with the Planning Department to discuss proposed improvements*.**

Proposed improvements should comply with the zoning, preservation priority, and historic district guidelines associated with the historic resource. Reach out to the Planning Department for additional information and guidance relating to your proposed design.

(3) ***Fill out Certificate of Appropriateness Form and prepare a complete application package with supporting documents.*** Supporting documents should include:

(a) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work with a concept site plan, and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site and the applicable zoning requirements;

(b) Location and photographs of the property and adjacent properties;

(c) Site Plan Concept, if available- this should include parking, fencing, sidewalks, building and auxiliary structures (such as sheds, accessory buildings and structures, rainwater harvesting tanks, dumpster enclosures, etc).

(d) Elevation drawings of the proposed changes, if available;

(e) Samples of materials to be used;

(f) If the proposal includes signs or lettering that will be placed directly on a historic building, a sign permit application in conformance with the Sign Ordinance (Chapter 26 of this code), a description of materials to be used, method of illumination (if any), and a plan showing the sign's location on the property;

(g) Color chips of the paint colors which will be used on the structure;

(h) Limewash or another breathable lime-based or mineral-based coating specifications should show that:

1. The coating is vapor permeable, will not trap moisture within the masonry, and can be removed without damage to the historic masonry.
2. The proposed color falls within the color palette adopted for the district in the design guidelines, or, in the Old Fitzhugh Road Historic District, within a palette the Historic Preservation Officer or Commission approves.

3. Documented historical, physical, or pictorial evidence supports the treatment for the building or for a building of similar age and construction in the same district, or the coating covers graffiti or another non-historic coating that cannot be removed by the gentlest effective means.
4. An applicator with demonstrated experience in lime-based coatings on historic masonry, or a qualified preservation professional, will apply the coating.

(i) The intended and desired starting date and completion date of the changes to be made;
(j) Billing contact information for review fees, if required; and
(k) Any other information reasonably needed to evaluate the work.
(l) A demolition or relocation application may require additional information, including current photographs, a condition assessment or structural report, alternatives to demolition or relocation, a reuse or rehabilitation analysis, replacement-building plans if replacement construction is proposed, a demolition and construction schedule, a site-stabilization plan, proposed mitigation or salvage measures, and any financial security, covenant, or demolition/replacement agreement required by the City.

(4) ***Submit a complete application package to the Planning Department*.**

(a) Updates that require administrative approval of a Certificate of Appropriateness can be submitted anytime and a complete administrative COA application will be approved, approved with conditions, or denied by the Historic Preservation Officer within 15 business days.
(b) Updates that require Historic Preservation Commission approval of a Certificate of Appropriateness must be submitted according to HPC submission calendar. Unless the application qualifies for administrative approval, the Commission will review the application at a regularly scheduled meeting within 60 days after the application is deemed complete. The commission will approve, approve with conditions, approve with modifications, or deny the application within 45 days after the meeting at which the application is reviewed, unless the applicant agrees in writing to more time. If the Commission does not act within 90 days after the application is deemed complete, the application is approved by operation of law unless the applicant agrees in writing to more time or the delay is caused by the applicant's failure to provide required information.

(5) ***Obtain Certificate of Appropriateness and other Necessary Permits***

(a) If approved, the Certificate of Appropriateness will be issued by the Historic Preservation Officer or their designee. Applicant must apply for and obtain approval for any additional required permits (building, site development plan, sign, etc.) before beginning the COA improvements.

(b) If a COA is denied, an applicant dissatisfied with the action of the HPC relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within 30 days after receipt of notification of such action. The City Council shall conduct a hearing within 30 days of receipt of a written letter of appeal. The City Council shall give notice of the hearing to the applicant by mail. The City Council shall make its decision within 30 days of the hearing. If the HPC unanimously recommends denial, approval by the City Council shall require an affirmative vote by a two-thirds majority of those present and voting.

3.1 Mercer Street Historic District Design Guidelines

The Mercer Street Historic District was the first historic district designated by the City of Dripping Springs, capturing the original "Main Street" that developed around the landmark springs for which the town was named. A blend of commercial, residential, and institutional structures built during the city's development in the mid-nineteenth to mid-twentieth century still stands today, having been preserved through the years and rehabilitated by new generations of owners. In 2013, twenty-one properties within the Historic District were listed in the National Register of Historic Places.

Architectural styles include National Folk (Resource M34A), Folk Victorian (Resource M3A), Classical Revival (Resource M17A), One-Part Commercial Block (Resources M12 and M29) Craftsman/Vernacular Craftsman (Resources M5), and Minimal Traditional (Resources M10A). Regardless of style, a majority of existing historic-age resources are 1-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone as a main cladding material (such as Resources M10A).



Refer to Mercer Historic Resource Inventory table of existing design and architectural styles for more information.

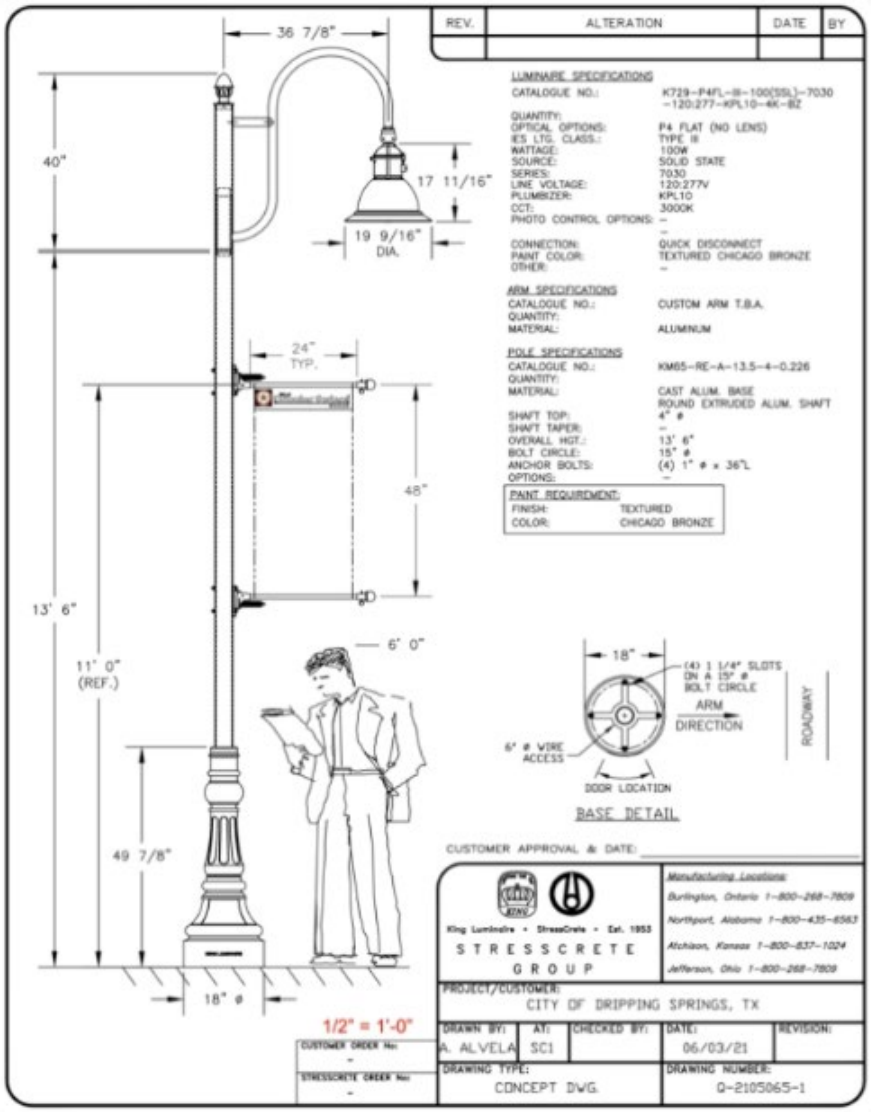
a) Vision for the Mercer Street Historic District

i) Period of significance (1855-1975)
ii) Historic “Main Street” character & prioritizing pedestrian activities
iii) Preservation, rehabilitation, revitalization
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for the Mercer Street Historic District

i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry and stone may be permitted with a COA. New limewash coatings, or paint schemes for other types of exterior finishes must be informed by the following guidelines, and require a COA:
   (1) Rustic, earth tones for the body of the buildings;
   (2) All hues are permitted for exterior doors.
   (3) Refer to chapter 6 for complementary guidance on paint color palettes and limewashing.

ii) Lighting. Pedestrian lighting in the Mercer District is shown to the right.

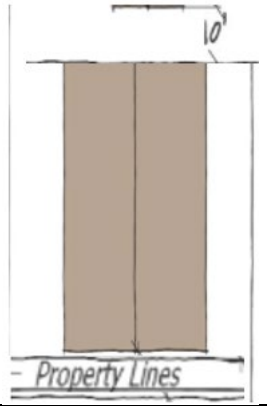


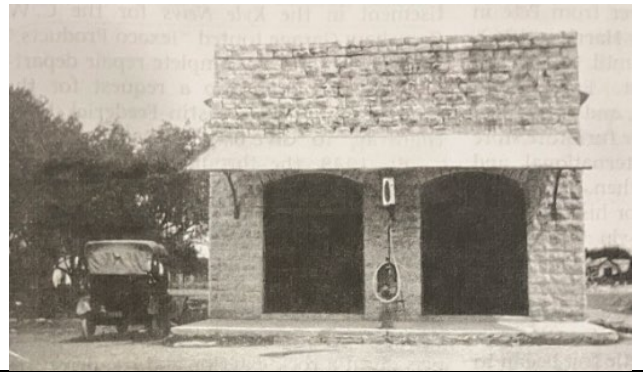
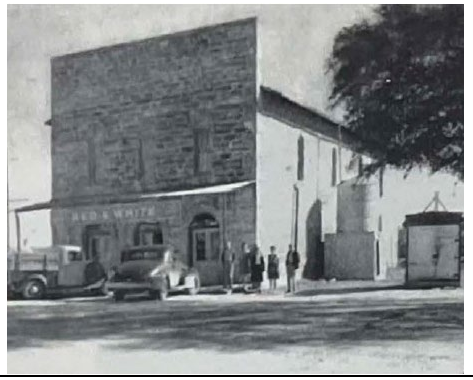
Mercer Street Lighting

iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Mercer Street Historic District is limited to two (2) or two and a half (2.5) stories, not to exceed forty (40) feet.	
Building Width. Building widths may not exceed forty (40) feet or must include articulation at a maximum of 40-foot increments.	

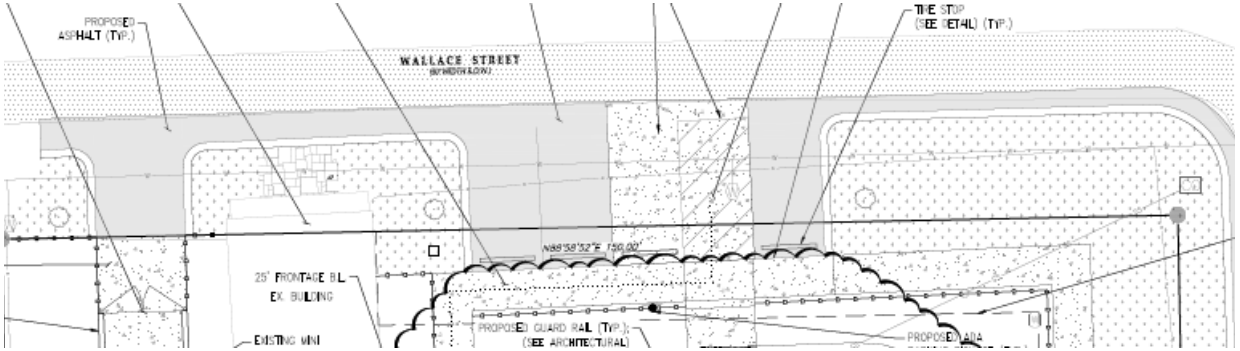
Design Standards for Buildings and Lots	*Dimensions*
Building Footprint. The maximum allowable building footprint in the Mercer Street Historic District is 10,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	Max 2,500 SQ.FT MASSING INCREMENT 
Front Yard Setbacks. If the property fronts a public right of way where there is at least five (5) feet of unobstructed sidewalk space between the front building line and the corresponding roadway, there shall be a zero (0) foot minimum front yard setback.	 Min. 5 FT SIDEWALK

Design Standards for Buildings and Lots	*Dimensions*
Side Yard Setbacks. The minimum side yard setback is zero (0) feet if there is an approved fire wall.	0 FT SY SETBACK IF FIREWALL 
Rear Yard Setbacks. The minimum rear yard setback is ten (10) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood or metal.	
Porches. All primary building entrances along Mercer Street shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be flat parapets or sloped metal roofs (standing seam or other approved type & finish).	

iv) Parking and sidewalks

For commercial uses in the Mercer Street Historic District, minimum on-site parking shall be seventy-five (75) percent of the minimum requirement of Section 5.A Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the rear of the building. Off-site parking and street parking may also be permitted. Five feet wide sidewalks are required, whenever feasible, for the Mercer Historic District.



v) Landscaping, Fencing, and Tree Preservation

Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials for new fences include wood, masonry, or metal. Landscape plantings shall comply with the CODS Native Plant List. Landscape planting examples and Tree Preservation requirements are provided on the following pages.



Plant Pallette:
Paseo Grasses & Native Plants





Turk's Cap
Malvaviscus arboreus



Lindheimer Muhly
Muhlenbergia lindheimeri



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Gayfeather - Texas Blazing Star
Liatris punctata





Damianita
Chrysactinia mexicana





Greggs Mistflower
Conoclinium greggii

Tree Preservation Heritage trees greater than 18“Diameter Breast Height (DBH) shall be preserved. Protected trees with 8” DBH or greater shall be replaced or mitigation shall be required for trees that are removed in accordance with section 28.006 of the Ordinance. Tree Critical Root Zones shall be protected in accordance with Tree Preservation Ordinance, see example below.

<u>Example</u>

Tree with a 20-inch diameter trunk

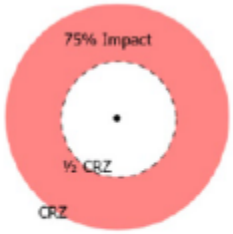
Full CRZ* – 20-ft radius from center of trunk

½ CRZ* – 10-ft radius from center of trunk

No impacts within the ½ CRZ (inner 25% of the full CRZ)

Development impacts to 75% of the CRZ (area outside of the ½ CRZ)

*CRZ depends on tree's trunk diameter



Graphic courtesy of City of Austin

Maximum Amount of Disturbance

vi) Rainwater Harvesting Tanks.

Historic rainwater collection tanks (cisterns) generally featured a rock exterior. Preferred materials for rainwater harvesting collection tanks include native rock, metal, or wood exteriors. Plastic or fiberglass tanks may be permitted when accompanied by a vegetative screening element.









Source: Staff Images. Tinytanks.com, Rainranchers.com

vii) Signs. Signs will be evaluated based on their potential impact to the historic resource if they are attached to the structure.



viii) Dumpster enclosure/ Trash Receptacle Screen. Dumpster enclosures must be fully screened from the public right-of-way, and use materials that are compatible with the main building and Ordinance section Sec. 24.03.053 (g) - Accessory building design elements: *It is preferred that all sides of outdoor trash receptacles be screened from view with walls faced with native stone masonry on three sides and opaque metal doors on the fourth side.*



3.2 Old Fitzhugh Road Historic District Design Guidelines

The Old Fitzhugh Road Historic District area historically consisted of scattered homes and small-scale subsistence farms and ranches. As transportation networks improved in the early decades of the twentieth century, numerous new residences were constructed along the roadway, many of which utilized local construction materials such as lumber and native limestone. A majority of these early homes were humble bungalows, some with modest Craftsman style details. In the mid-century, homes in the district incorporated more modern materials and forms typical of the post-war era, including Minimal Traditional and Ranch styles.

Architectural styles include National Folk (ex. Resource 36A), Folk Victorian (Resource 31A), Stylized Craftsman (Resource 33A), Vernacular Craftsman (ex. Resource 11A) and Minimal Traditional (ex. Resource 9), and Ranch. Regardless of style, a majority of existing historic-age resources are 1-story, or at most a very low 1½-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone either as a main cladding material (such as Resource 23A) or as decorative features such as chimneys, accent walls, water tables, and foundations. Most historic-age resources are also relatively plain with modest or no decorative detailing. Refer to Old Fitzhugh Road Inventory Table of existing design and architectural styles for more information.



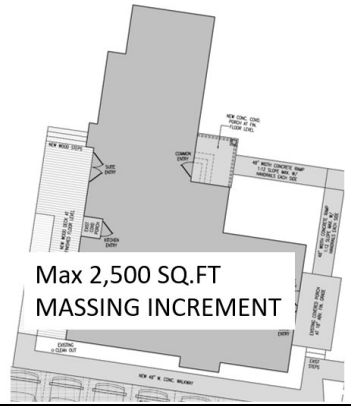
a) Vision for the Old Fitzhugh Road Historic District

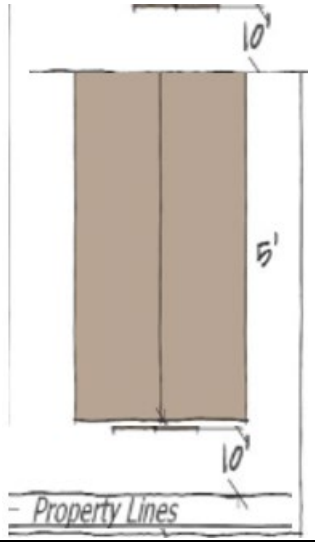
i) Period of significance (1890-1970)
ii) Historic farmsteads, rustic character, and eclectic businesses
iii) Adaptive re-use, rehabilitation, landscape preservation
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for the Old Fitzhugh Road Historic District

i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry or stone may be permitted with a COA. New limewashing, or paint schemes for other types of exterior finishes may be selected from a full range of hues, although the color palettes must be approved by COA. Refer to chapter 6 for complementary guidance on paint color palettes.
ii) Lighting. Pedestrian street lighting in Old Fitzhugh District will be a replica of Mercer District lighting.
iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Old Fitzhugh Road Historic District is limited to two (2) or two and a half (2.5) stories (not to exceed forty (40) feet), which is the height of the tallest building within the viewshed of the District (the Old Dripping Springs Academy building located in the adjacent Mercer Street Historic District).	 Max 40 FT

Design Standards for Buildings and Lots	*Dimensions*
Building Width. Building widths may not exceed forty-five (45) feet along Old Fitzhugh Road. Building widths may not exceed sixty (60 feet) along RR 12. Buildings must include articulation at a maximum of 45-foot increments.	 Max 45 FT
Building Footprint. The maximum allowable building footprint in the Old Fitzhugh Road Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 2,500 square feet.	

Design Standards for Buildings and Lots	*Dimensions*
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade Materials. Buildings shall maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). Porches and trims shall be constructed of wood.	
Porches. All primary building entrances facing Old Fitzhugh Road or RR 12 shall be covered by an awning or porch that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	

Design Standards for Buildings and Lots	*Dimensions*
Parking. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be permitted, however, existing trees must be protected and preserved.	
Landscaping, fences, and Tree Preservation. Patios, decks, courtyards, and gardens should be located to reduce visual impacts on the historic neighborhood streetscape when practical and consistent with the design guidelines. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials include wood, masonry, or metal. Trees over 8 inches diameter breast height will be replaced, and heritage trees over 18 inches diameter breast height shall be preserved. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.
Rainwater Harvesting Tanks	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks.
Sidewalks	Eight feet wide sidewalks are required, whenever feasible, for Historic District properties with frontage along Old Fitzhugh Rd and/or RR12.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.
Dumpster Enclosures	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks.

3.3 Hays Street Historic District Design Guidelines

From 1881 to 1911, Chapman expanded the town of Dripping Springs, platting almost all of the present-day Hays Street Historic District. Land south of Hays Street and west of Bluff Street contained agricultural homesteads. The Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. The character of this district is defined mainly by twentieth century, single family dwellings with informal yards, quaint landscaping features and mature trees.



Architectural styles in the Hays Historic District include Folk Victorian (Resource H13A), Greek Revival (Resource H18), Craftsman/Vernacular Craftsman (Resources H4A, H4B), and Minimal Traditional (H15A). Refer to Hays Street Inventory Table for more information.

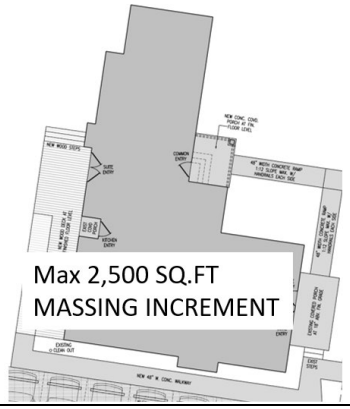
a) Vision for Hays Street Historic District

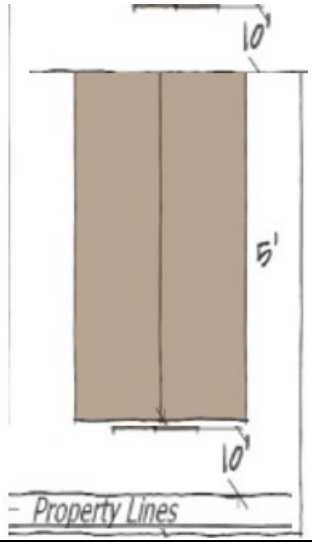
i) Period of significance: 1855-1976
ii) Historic neighborhood scale and character
iii) Adaptive reuse and sensitive infill, tree preservation
iv) Permitted and prohibited land uses are found in Zoning Ordinance

b) Design Standards for Hays Street Historic District

i) Paint color schemes. Painting of previously unpainted masonry and stone is prohibited. Limewashing of previously unpainted masonry or stone may be permitted with a COA. New limewashing, or paint schemes for other types of exterior finishes can be selected from the following guidelines:
   (1) Rustic, earth tones for the body of the buildings;
   (2) All hues are permitted for exterior doors.
   (3) Refer to Chapter 6 for complementary guidance on paint color palettes.
ii) Lighting- there is no lighting specified for the Hays Historic District, although the City's Dark Sky regulations must be respected.
iii) Standards for new buildings and reconstruction

Design Standards for Buildings and Lots	*Dimensions*
Building Height. The maximum allowable building height in the Hays Street Historic District is limited to one and a half (1.5) to two (2) stories, not to exceed forty (40) feet.	 Max 40 FT

Design Standards for Buildings and Lots	*Dimensions*
Building Width. Building widths may not exceed forty (40) feet along Hays Street. Building widths may not exceed sixty (60 feet) along US 290. Buildings must include articulation at a maximum of 40-foot increments.	
Building Footprint. The maximum allowable building footprint in the Historic District is 5,000 square feet for a contiguous building footprint, with maximum massing increments of 3,500 square feet.	

Design Standards for Buildings and Lots	*Dimensions*
Front and Rear Yard Setbacks. The minimum front and rear yard setback is ten (10) feet. The minimum side yard setback is five (5) feet.	
Building Orientation. Primary building entry shall be oriented toward the street of the building's address.	

Design Standards for Buildings and Lots	*Dimensions*
Building Facade materials. At least seventy-five percent (75%) of net exterior wall square footage must be historic native stone or wood. Porches and trim must be wood or another material approved as compatible through the COA process.	
Porches. All primary building entrances shall be covered by an awning or porch, that will extend across a minimum of 50% of the building façade.	
Roofs. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs.	

Design Standards for Buildings and Lots	*Dimensions*
Parking. Development Standards and Land Use Regulations, Off-street Parking and Loading. On-site parking shall be located to the rear of the building. Limited parking in the front yard may also be permitted, however, existing trees must be protected and preserved.	Refer to Mercer Street Historic District Chapter for more information about parking.
Landscaping, Fences, and Tree Preservation. Patios, decks, courtyards, and gardens must be located at the rear of properties along Old Fitzhugh Road. Historic walls, gates, fences, outbuildings, cisterns, objects, and notable landscape features shall be preserved. Preferred fence materials for new fences include wood, masonry, or metal. Trees greater than eight (8) inches in diameter at breast height must be preserved or replaced as required by the City Code. Heritage trees greater than eighteen (18) inches in diameter at breast height must be preserved unless removal is approved under applicable City regulations. Landscape plantings shall comply with the CODS Native Plant List.	Refer to Mercer Street Historic District Chapter for more information about Landscaping and Trees.
Rainwater Harvesting Tanks	Refer to page 22 for additional information about preferred materials for rainwater harvesting tanks
Sidewalks	Five feet wide sidewalks are required, whenever feasible, for properties in the Hays Street Historic District.
Signs	Refer to Mercer Street Historic District Chapter for more information about signs.
Dumpster Enclosures	Refer to page 22 for additional information about preferred materials for dumpster enclosures.

4.0 GUIDELINES FOR HISTORIC LANDMARKS



Properties located inside and outside of the Historic Districts may have additional preservation protections through a Historic Landmark Status. This status can consist of a Recorded Texas Historic Landmark status, which is conferred by the Texas Historical Commission (THC), or a National Register Listing status, which is conferred by the Secretary of the Interior.

You can verify the status of a property's Historic Landmark Status on THC's Atlas Map.

If your property is a RTHL, then you will need to apply for a Certificate of Appropriateness from both the THC and the City of Dripping Springs' HPC. If your property is a RTHL, and/or a contributing structure in a National Register Historic District (i.e. the Mercer District), and/or listed in the National Register of Historic Places, then you will need to ensure that any proposed updates meet the Secretary of the Interior's Standards for the Treatment of Historic Buildings. Doing this may allow your project to be eligible for Tax Credits and Incentives at both the State and Federal level. For more information about these incentives, click here.

5.0 Maintenance of Historic Structures: Best Practices

An important part of preserving the stability and integrity of historic structures includes the regular monitoring and maintenance of the structure by property owners and/or managers. Regular monitoring and maintenance of historic structures, finishes and materials can help identify maintenance issues and restoration needs including:

- Leaking pipes or failing mechanical equipment
- Water Damage
- Vandalism
- Loose hardware or architectural features
- Scratches, dents, or missing materials
- Failing seals on windows and doors
- Peeling paint or fading wood stain

Benefits of Maintenance include:

- Preventing the deterioration of architectural materials from water, insects and dirt
- Preserving historic finishes and materials
- Showcasing historic properties for occupants, visitors, and the public for years to come
- Maintaining property values in historic districts

Appropriate maintenance and cleaning methods for different types of materials are listed in the following pages.

Maintenance Do's and Don'ts

Do Protect, Repair, and Maintain Original Architectural Details and Style Elements

- When deterioration occurs, repair the original material – remember that weathering and scarring is part of the normal use of a historic building. Preserving the original materials is preferred to replacing them!
- Do patch, piece-in, or splice-in appropriate replacement materials when the existing historic material can't be repaired, using the Secretary of the Interior's preservation methods, as outlined in Preservation Briefs. Appropriate repair and replacement materials may include:
    - Epoxies and resins for small areas of wood repair.
    - Special repair components for degraded masonry.
    - Cementitious board siding for the replacement of degraded wood siding, if the profile is similar to the original wood siding.
    - Fiberglass for the replacement of degraded formed metal, for example degraded metal cornices.
    - Metal columns or posts for the replacement degraded wood columns or posts.
    - Repair of wood-framed windows located on the first story, and replacement of wood-framed windows located on upper stories with metal clad windows of a period-appropriate form.
    - Metal or composition shingles with similar profiles for the replacement of degraded wood, tile or slate roofs.
- Do protect features that are adjacent to the area being worked on.

Do Not Cover Architectural Details, or Add New Inappropriate Elements or Materials

- Do not cover damaged materials with an inappropriate substitute material.
- Do not replace or cover degraded wood siding with vinyl siding.
- Do not replace degraded brick and stone masonry with thin-set brick or brick veneer.
- Do not use an Exterior Insulation and Finish System (EIFS) to replace degraded stone or cast stone.
- Avoid adding new decorative elements, unless pictorial evidence indicates that the building once had them.

Do Prevent dust, water and dirt from entering the historic structure by:

- Maintaining paint and seals on doors, windows, and trims
- Using mats at entrances of high traffic areas where possible
- Maintaining ducts and vents

Do Clean using the gentlest cleaning methods, always spot testing a small area first:

- Magnetic dusting cloths and/or 100% cotton rags with no chemicals
- Vacuum with clean brush attachment
- Dust mop
- Murphy's oil soap for mopping
- Non-ionic detergent – Orvus WA Paste
- Water- use as little water as possible and dry surface immediately after cleaning

Don't Clean with:

- Solvent-based cleaners
- Floor polishers
- Detergents
- Abrasive sponges or sand blasting methods
- Chemically-treated cloths

Do Consider your materials before choosing an appropriate cleaning method.

TYPE OF MATERIAL		
Porous	Hard	Coating
Wood	Concrete	Sealants
Plaster	Tiles	Waxes
Marble		Glazes
Brick/ Masonry		
Linoleum		

Appropriate Cleaning Methods for Floors are shown by floor type below. Always spot clean a small area first.

CLEANING METHOD	TYPE OF FLOORING				
	Hardwood	Tile	Concrete	Linoleum	Brick, Flagstone, or Marble
Dry Untreated Microfiber Pads or a Dry Dust Mop	☑	☑	☑	☑	☑
Slightly Damp Mop with Water	*Minimal Water & Dry Immediately	☑	☑	☑	
Wet Mop		☑	*Sealed Concrete		
Non-Ionic Detergent (Ex: Orvus WA Paste)	*For Heavy Dirt & Dry After	*For Heavy Dirt & Dry After	☑	☑	
Non-Skid Paste Wax	* If needed			☑	
Sealants, Waxes or Oils		*Only if historically coated	*Only if historically coated		
Vacuum					☑

Appropriate Cleaning Methods for Walls, Doors, and Glass are shown below. Always spot clean a small area first.

CLEANING METHOD	TYPE OF MATERIAL				
	Wood Trim or Shutters	Doors	Windows or Transoms	Leaded or Stained Glass	Exterior Masonry
Soft, Dry Microfiber Pads or Cloths	☑	☑	☑	☑	
Slightly Damp Microfiber Cloths with Water and Non-Ionic Detergent (Orvus WA Paste)- For Heavy Soiling	*Minimal water & Dry Immediately	*Minimal water & Dry Immediately	☑	☑	
Non-Sudsing Household Ammonia			*Dry with soft cloth, protect materials surrounding glass		
Damp Cotton Swabs and Deionized Water				☑	
Mycrocristalline or Paste Wax	* Occasionally on unfinished or varnished wood				
Metal Polish and Tarnish Remover		*Infrequently for hardware only & protect surrounding surfaces			
Graffiti Removal	Repainting is often safer than trying to use a chemical remover.	Repainting is often safer than trying to use a chemical remover.	Use Graffiti remover & protect materials surrounding glass	Use Graffiti remover & protect materials surrounding glass	* Clean immediately with products specifically designed for historic masonry

Appropriate Landscape Maintenance

Appropriate maintenance also extends to vegetation growing on and around historic buildings.

- **Do** trim vegetation surrounding historic structures and remove any vegetation growing on masonry by hand.
- **Don't** use weed killers or any other plant mitigation chemicals.
- **Do** regularly maintain the health of historic and protected trees by using the services of a certified arborist.
- **Don't** try to prune historic or protected trees or treat oak wilt by yourself.

6.0 Paint Scheme Palettes for Historic Resources

Paint Color Palettes for the Historic Districts, along with approved Paint Colors, are outlined below:

Mercer Street District

- Muted, rustic, earth tone hues for body of buildings
- Entry doors- full range of hues

Old Fitzhugh District

- Full range of hues allowed- color palettes to be approved

Hays Street Historic District

- Muted, rustic, earth tone hues for body of buildings
- Entry doors- full range of hues

Complementary Exterior Paint Color Palettes are provided on the following pages for consideration.

Note: Where the Historic Preservation Officer or Commission approves limewash for masonry or brick under Section 4.2.13(i), the limewash color shall be compatible with the body-color palette adopted for the district, or, in the Old Fitzhugh Road Historic District, from a palette the Historic Preservation Officer or the Historic Preservation Commission approves.



Craftsman and Victorian Style Paint Color Palettes



Body
SW 2804
Renwick Rose Beige

Trim
SW 2805
Renwick Beige

Accents
Pewter Tankard
SW 0023
Polished Mahogany
SW 2838

Body
SW 2824
Renwick Golden Oak

Trim
SW 2813
Downing Straw

Accent
Roycroft Vellum
SW 2833
Deepest Mauve
SW 0005

Body
SW 2822
Downing Sand

Trim
SW 2811
Rookwood Blue Green

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 0014
Sheraton Sage

Trim
SW 2822
Downing Sand

Accents
Rookwood Antique Gold
SW 2814
Fairfax Brown
SW 2856

VIEW MORE COLORS

Body
SW 0009
Eastlake Gold

Trim
SW 2829
Classical White

Accent
Curio Gray
SW 0024
Downing Slate
SW 2819

Body
SW 0052
Pearl Gray

Trim
SW 0050
Classic Light Buff

Accent
Colonial Revival Stone
SW 2827
Mulberry Silk
SW 0001

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 2819
Downing Slate

Trim
SW 2813
Downing Straw

Accents
Rookwood Antique Gold
SW 2814
Rookwood Medium Brown
SW 2807

VIEW MORE COLORS

Body
SW 2820
Downing Earth

Trim
SW 2805
Renwick Beige

Accent
Rookwood Terra Cotta
SW 2803
Rookwood Dark Brown
SW 2808

Body
SW 2815
Renwick Olive

Trim
SW 2822
Downing Sand

Accent
Rookwood Dark Green
SW 2816
Rookwood Amber
SW 2817

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 2835
Craftsman Brown

Trim
SW 2833
Roycroft Vellum

Accents
Rookwood Brown
SW 2806
Naval
SW 6244

VIEW MORE COLORS

Body
SW 2834
Birdseye Maple

Trim
SW 2843
Roycroft Brass

Accent
Roycroft Bronze Green
SW 2846
Aurora Brown
SW 2837

Body
SW 2848
Roycroft Pewter

Trim
SW 2841
Weathered Shingle

Accent
Roycroft Vellum
SW 2833
Roycroft Copper Red
SW 2839

Craftsman Design Exterior Paint Colors | Sherwin-Williams



Body
SW 2821
Downing Stone

Trim
SW 2851
Sage Green Light

Accents
Roycroft Bronze Green
SW 2846
Classic Light Buff
SW 0050

VIEW MORE COLORS

Body
SW 2823
Rookwood Clay

Trim
SW 7005
Pure White

Accent
Downing Sand
SW 2822
Teal Stencil
SW 0018

Body
SW 2813
Downing Straw

Trim
SW 2833
Roycroft Vellum

Accent
Roycroft Pewter
SW 2848
Classic French Gray
SW 0077

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 6119
Antique White

Trim
SW 2842
Roycroft Suede

Accents
Creamy
SW 7012
Bunglehouse Blue
SW 0048

VIEW MORE COLORS

Body
SW 2857
Peace Yellow

Trim
SW 2814
Rookwood Antique Gold

Accent
Classical White
SW 2829
Roycroft Bottle Green
SW 2847

Body
SW 2844
Roycroft Mist Gray

Trim
SW 2821
Downing Stone

Accent
Extra White
SW 7006
Rookwood Dark Red
SW 2801

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 0032
Needlepoint Navy

Trim
SW 0050
Classic Light Buff

Accents
New Colonial Yellow
SW 2853
Antiquarian Brown
SW 0045

VIEW MORE COLORS

Body
SW 2850
Chelsea Gray

Trim
SW 2849
Westchester Gray

Accent
Decorous Amber
SW 0007
Roycroft Pewter
SW 2848

Body
SW 2822
Downing Sand

Trim
SW 2829
Classical White

Accent
Toile Red
SW 0006
Rookwood Dark Brown
SW 2808

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]



Body

SW 2827
Colonial Revival Stone

Trim

SW 2829
Classical White

Accents

Tricorn Black
SW 6258

Rookwood Red
SW 2802

VIEW MORE COLORS

Body

SW 2832
Colonial Revival Gray

Trim

SW 7005
Pure White

Accent

Downing Slate
SW 2819

Colonial Yellow
SW 0030

Body

SW 2826
Colonial Revival Green Stone

Trim

SW 0050
Classic Light Buff

Accent

Polished Mahogany
SW 2838

Roycroft Bronze Green
SW 2846

[Craftsman Design Exterior Paint Colors | Sherwin-Williams]

Traditional Style Paint Palettes- Post-war Bungalows and Colonials



Body	Trim	Accent
SW 7748 **Green Earth**	SW 6154 **Nacre**	**Fiery Brown** SW 6055

Traditional Design Exterior Paint Colors | Sherwin-Williams



Body
SW 6124
Cardboard

Trim
SW 6120
Believable Buff

Accent
Urbane Bronze
SW 7048

VIEW MORE COLORS

Body
SW 6148
Wool Skein

Trim
SW 6172
Hardware

Accent
Fired Brick
SW 6335

Body
SW 6150
Universal Khaki

Trim
SW 6140
Moderate White

Accent
Naval
SW 6244

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 7669 **Summit Gray**	SW 7006 **Extra White**	**Greenblack** SW 6994

VIEW MORE COLORS

Body	Trim	Accent
SW 6129 **Restrained Gold**	SW 7564 **Polar Bear**	**Forestwood** SW 7730

Body	Trim	Accent
SW 7039 **Virtual Taupe**	SW 7036 **Accessible Beige**	**Rustic Red** SW 7593

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 7603
Poolhouse

Trim
SW 7631
City Loft

Accent
Peppercorn
SW 7674

VIEW MORE COLORS

Body
SW 6121
Whole Wheat

Trim
SW 6119
Antique White

Accent
Raisin
SW 7630

Body
SW 7672
Knitting Needles

Trim
SW 7009
Pearly White

Accent
Seaworthy
SW 7620

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 6380
Humble Gold

Trim
SW 6148
Wool Skein

Accent
Griffin
SW 7026

VIEW MORE COLORS

Body
SW 6248
Jubilee

Trim
SW 7006
Extra White

Accent
Salute
SW 7582

Body
SW 7748
Green Earth

Trim
SW 6154
Nacre

Accent
Fiery Brown
SW 6055

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 7591 **Red Barn**	SW 7008 **Alabaster**	**Domino** SW 6989

VIEW MORE COLORS

Body	Trim	Accent
SW 7521 **Dormer Brown**	SW 7555 **Patience**	**Cordovan** SW 6027
SW 7624 **Slate Tile**	SW 7541 **Grecian Ivory**	**Manor House** SW 7505

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 6141
Softer Tan

Trim
SW 7514
Foothills

Accent
Darkroom
SW 7083

VIEW MORE COLORS

Body
SW 7526
Maison Blanche

Trim
SW 7008
Alabaster

Accent
Dried Thyme
SW 6186

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body
SW 7533
Khaki Shade

Trim
SW 7509
Tiki Hut

Accent
Brandywine
SW 7710

VIEW MORE COLORS

Body
SW 6137
Burlap

Trim
SW 6155
Rice Grain

Accent
Bitter Chocolate
SW 6013

Body
SW 7525
Tree Branch

Trim
SW 6105
Divine White

Accent
Rustic Red
SW 7593

[Traditional Design Exterior Paint Colors | Sherwin-Williams]



Body	Trim	Accent
SW 6199 **Rare Gray**	SW 7571 **Casa Blanca**	**Pewter Green** SW 6208

VIEW MORE COLORS

Body	Trim	Accent
SW 6385 **Dover White**	SW 7644 **Gateway Gray**	**Mediterranean** SW 7617
SW 7684 **Concord Buff**	SW 7005 **Pure White**	**Porpoise** SW 7047

[Traditional Design Exterior Paint Colors | Sherwin-Williams]