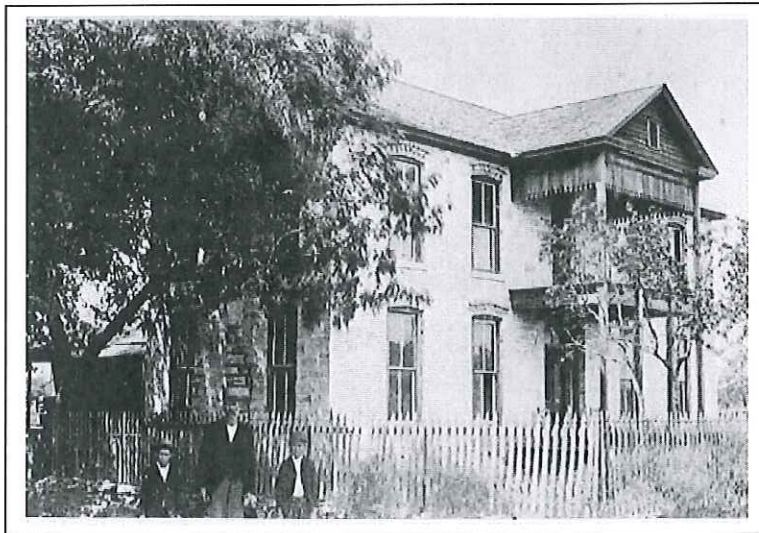


City of Dripping Springs  
Historic Preservation Program  
**IMPLEMENTATION MANUAL**

Adopted September 11, 2007



The City of Dripping Springs  
**Historic Preservation Commission**



This document was produced by the  
**Dripping Springs Historic Preservation Commission**

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Sharon Conner

Eugene Foster (Vice Chair)

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Kelli Tucker

With the Assistance of  
*City Hall Solutions*

Alan Bojorquez, City Attorney  
Walter Brown, Consulting Planner

*Dedicated to the memory of Walter Brown, who passed away on October 7, 2005.*



## Table of Contents

I. ....	<b>The Benefits of Historic Preservation</b> Identity of Place, Economic Development, Quality of Life
II. ....	<b>Historic Resources &amp; Adopted Ordinance</b> Maps, Classification Chart, Prioritization, Adopted Ordinance
III. ....	<b>Historic Landmark Designation Process</b> Process Description & Application Form
IV. ....	<b>Incentives for Historic Designation</b> Incentive Program Description
V. ....	<b>Site Development Within Historic District</b> Historic District Overlay as Related to Site Development Ordinance
VI. ....	<b>Historic Preservation Standards and Design Guidelines</b> Preservation Standards and Design Guidelines for Historic Landmarks and District Certificate of Appropriateness
VII. ....	<b>Hill Country Architectural Vernacular</b> 1850 to 1960
VIII. ....	<b>Historic Preservation Resources</b>

## **Acknowledgments**

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### ***SPECIAL THANKS TO:***

City Planning Consultant WALTER BROWN



## **I. The Benefits of Historic Preservation**

Active municipal historic preservation programs have been demonstrated to be effective in promoting and preserving a community's sense of identity, contributing to its economic development, and enhancing the quality of life for residents and visitors.

The information contained in this Manual will provide the user with a demonstration of how these objectives are accomplished through historic preservation, as well as an explanation of how the City of Dripping Springs Historic Preservation Ordinance works.

### **A Sense of Community Identity**

Local historic districts and historic landmarks protect and embody a community's origins and distinct characteristics. As a community grows, the importance of this record of its unique past becomes more and more important. Older residents take pride in seeing the landmarks they have known all of their lives preserved. Newcomers appreciate a community's historic preservation efforts and take pleasure in learning about their new environment. Understanding the important aspects of a town's history, through the study of its preserved landmarks, provides its citizens with a shared sense of place and a broader vision to apply in planning for their town's future.

### **Economic Benefits of Preservation**

Studies by State Historical Commissions and private non-profit Historical Trust Foundations have shown that an active local program of protecting historic districts and historic landmarks can be an important part of local economic development and add significant value to historic areas and to the community as a whole.

A historic district that is carefully preserved raises property values in both the district and in surrounding areas by providing stability and aesthetic enhancement. Such areas attract tourists and businesses thus contributing to a town's general economic growth and viability.

### Quality of Life

In survey after survey asking why they live and work where they do, people refer most often to “quality of life.” While job security and income are important, quality of life is cited most often as the top criterion.

An active historic preservation program can be an important part of a community’s quality of life ranking. Along with high quality schools, affordable housing, and pleasant environmental surroundings, historic districts lend an attractive authenticity to a community and its overall livability.

In Texas, the central Hill Country is one region that boasts a rich and well-preserved history. Many of the region’s towns and cities have their own unique places within this Hill Country history, having been settled in the mid-Nineteenth Century by immigrants from a wide array of countries and ethnicities. Daily life in a community, in close proximity to the preserved evidence of this rich history, is enhanced by the appreciation of historic landmarks and districts.



*Patterson Building (1895)*

**Demonstrated Benefits of Local Historic Districts:**

- Preserve properties that possess significance in history, architecture, archeology, or culture.
- Preserve properties that embody the distinctive characteristics of a type, period, or method of construction.
- Preserve properties that represent the work of a master designer, builder, or craftsman.
- Preserve properties that represent an established and familiar visual feature of the City.
- Are eligible for state and federal grants.
- Maintain the integrity of the community's historic areas and significant properties.
- Local designation of districts and landmarks offers the best protection to historic properties in that property owners benefit from the preservation expertise of the landmark commission.
- Inclusion in a locally designated historic district may make the property eligible for incentives such as local sales tax relief, local property tax relief, fee waivers, and more flexible development regulations.
- Buildings within historic districts may be recognized as historic landmarks by a small plaque placed on the building.
- Historic districts may be included in tourism publications.
- Historic preservation districts and the preservation of historic landmarks strengthen civil and cultural pride among the members of a community.
- Historic preservation ordinances and their implementation provide a systematic review process for the ongoing preservation of historic landmarks and for appropriate development of a city's historic resources.

*According to the National Trust for Historic Preservation:*

- Local districts protect the investment of owners and residents. Buyers know that the aspects that make a particular area attractive will be protected over a period of time. Real estate agents in many cities use historic district status as a marketing tool to sell properties.
- Local districts encourage better design. It has been shown through comparative studies that there is a great sense of relatedness, more innovative use of materials, and greater public appeal within historic districts than in areas without historic designations.
- A local district can result in positive economic impact from tourism. A historic district that is aesthetically cohesive and well promoted can be a community's most important attraction. The retention of historic areas as a way to attract tourist dollars makes good economic sense.
- The protection of local historic districts can enhance business recruitment potential. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.
- The education benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of ourselves and our communities.

*According to the Texas Historical Commission:*

- Historic designations improve property values. Cities with active historic preservation programs indicate that historical designations can increase property values by as much as 20 percent.
- Incentives for historic properties attract reinvestment. Property owners reinvest in historic properties in many cases because of incentive programs offered by state and local governments. More than 30 Texas cities offer property tax incentive programs resulting in millions of reinvestment dollars. This reinvestment, in turn, generates thousands of in-state jobs and millions of dollars of income and state wealth.

- Texas' heritage attracts tourists. More than 11 percent of all travelers to Texas are *heritage travelers*, and that number continues to rise. Heritage tourism in Texas contributes about \$1.42 billion annually to local economies, with approximately \$1.2 billion resulting from overnight stays and about \$230 million from day trips.
- Historic building rehabilitation rebuilds Texas communities. Private property owners invest more than \$172 million in historic building rehabilitation annually which averages more than 4 percent of all building rehabilitation activity. Public entities add another \$20 million for a total annual historic rehabilitation investment in Texas of more than \$192 million.
- Preservation of historic properties creates jobs. Rehabilitation of historic properties alone created more than 4,200 jobs in Texas in 1997 in diverse areas such as construction, manufacturing, transportation, utilities, retail and services. Overall, historic preservation activities created more than 40,000 jobs that year.



*Dripping Springs Academy (1881/1920)*

## II. Dripping Springs Historic Preservation Ordinance

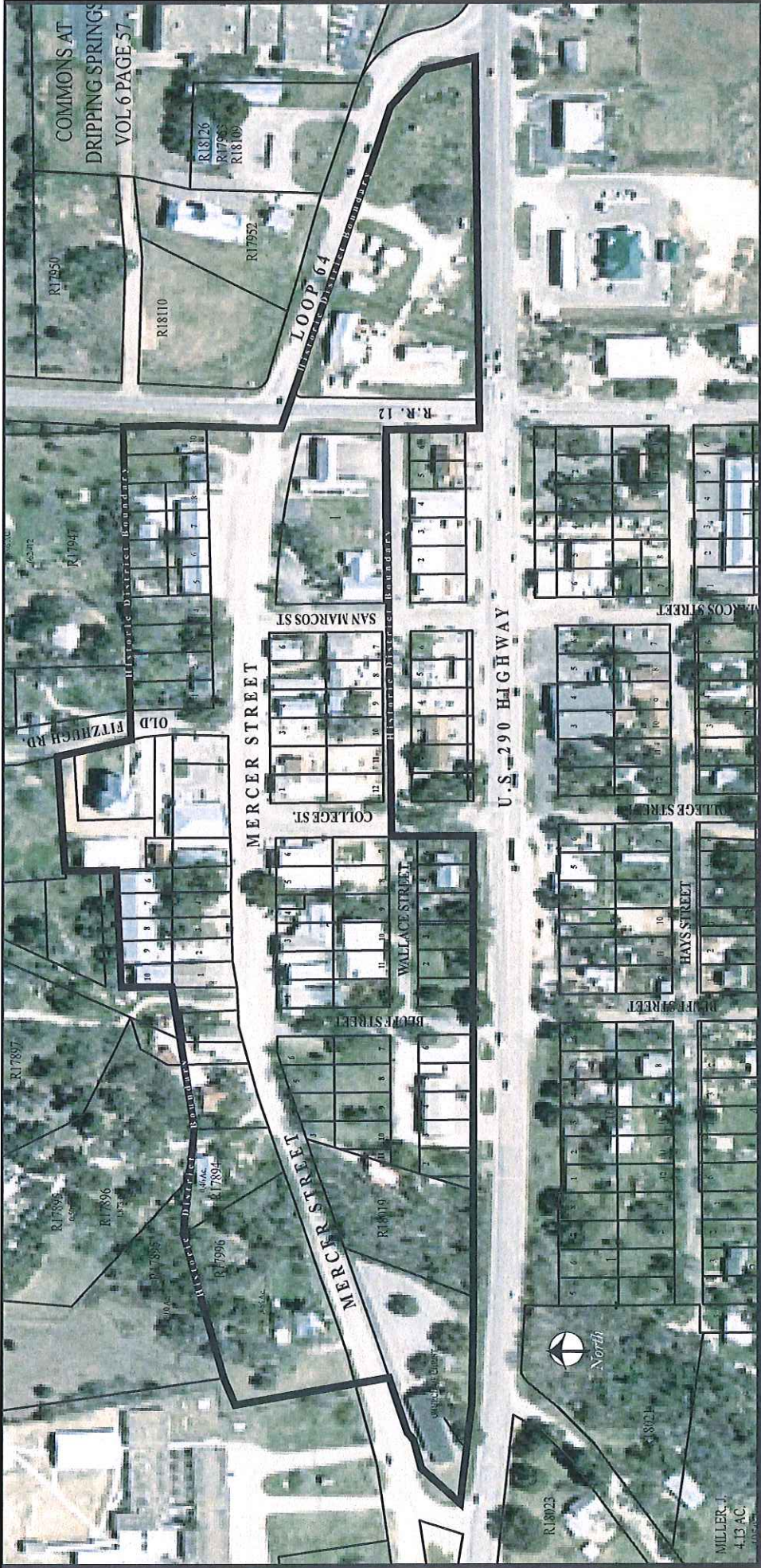
**This section contains the following information:**

- Map of Dripping Springs Historic District
- List of In-District and Out-of-District Historic Resources
- Map of Historic Resources
- Prioritization of Historic Sites
- The adopted Dripping Springs Historic Preservation Ordinance, including establishment of the Historic Preservation Commission

The Dripping Springs Historic Preservation Ordinance was originally adopted by the City Council in April of 2004. The map of Historical Landmarks in the City was generated from a 1988 study by Hardy Heck Moore.

An amended Historic Preservation Ordinance was adopted on November 14, 2006.



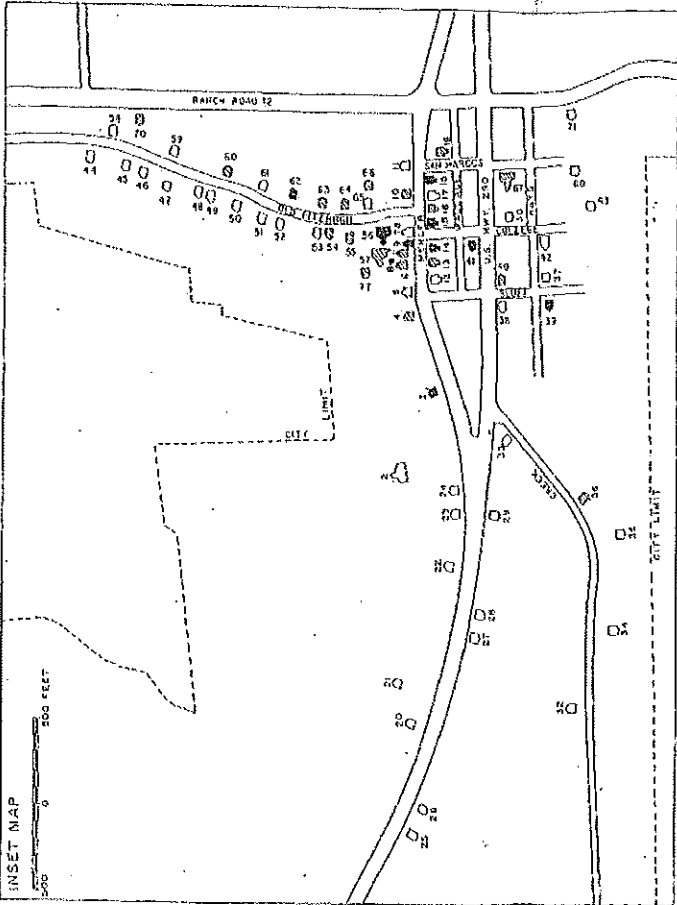
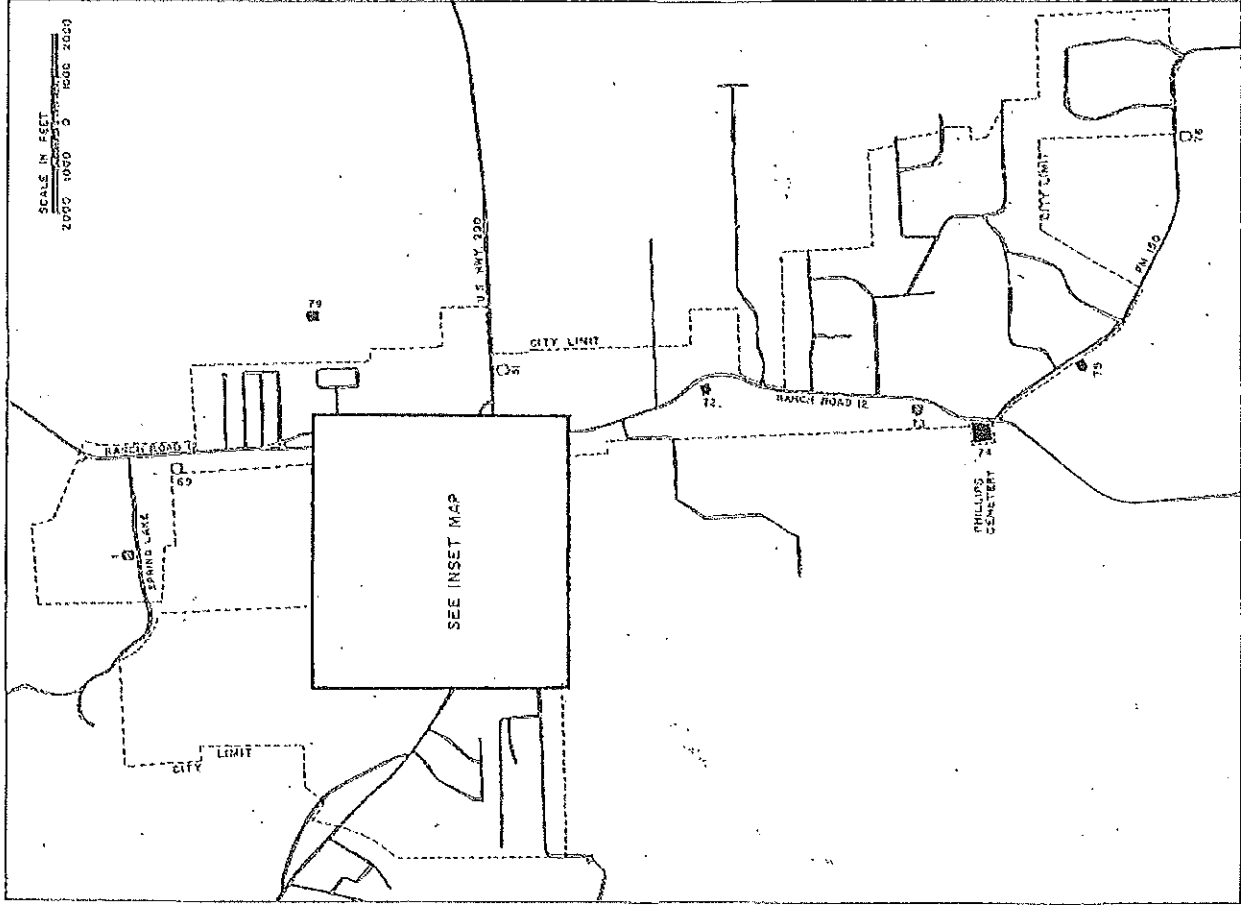


May 2006

**CITY OF DRIPPING SPRINGS  
HISTORIC DISTRICT MAP (V.4.0)**



MILLER, J.  
4.13 AC.  
10/2/06



HISTORIC RESOURCES OF DRIPPING SPRINGS

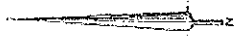
MAP KEY

PRESERVATION PRIORITIES:  
 HIGH MEDIUM LOW

RESOURCE TYPE:  
 DWELLING  
 COMMERCIAL BLDG.  
 INSTITUTIONAL BLDG.

SITES 1 - 79 MAPPED

PREPARED BY MARY HECK-NEGRE APRIL 1988

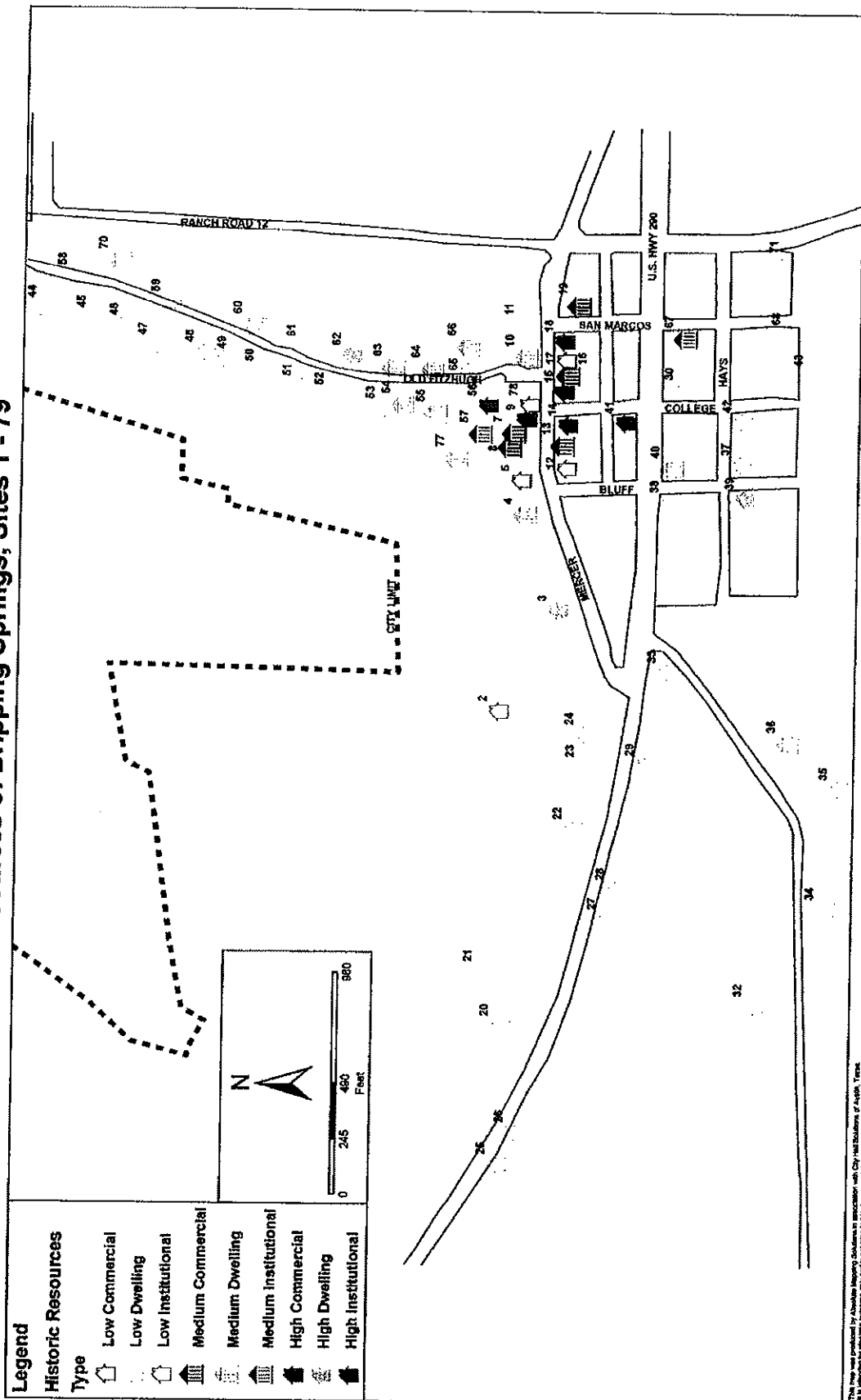


Historic Resources



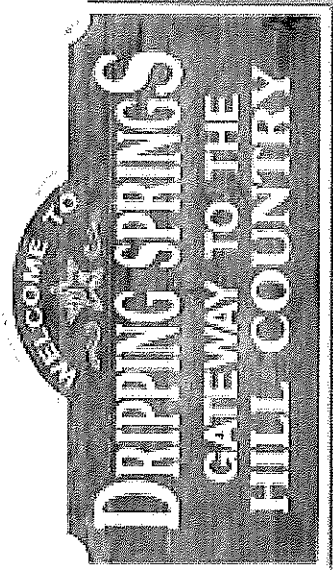
# Historic Resources

Historic Resources of Dripping Springs, Sites 1 - 79



Legend	
Historic Resources Type	Symbol
Low Commercial	[Icon: simple house]
Low Dwelling	[Icon: house with chimney]
Low Institutional	[Icon: house with gable roof]
Medium Commercial	[Icon: building with multiple windows]
Medium Dwelling	[Icon: house with porch]
Medium Institutional	[Icon: building with steeple]
High Commercial	[Icon: building with many windows]
High Dwelling	[Icon: large house]
High Institutional	[Icon: large building with steeple]

This map was prepared by [Name], [Address], in cooperation with City Historians of Austin, Texas. It is intended for general informational purposes only and does not constitute a warranty of the land or products of land. 10/17/2008



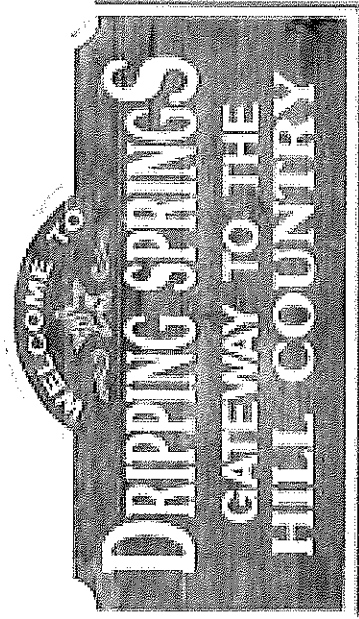
# Historic Resources in District

## High Priority:

Number	Name	Street	Type	Date Constructed (circa)
3	Marshall-Chapman House	Mercer	Dwelling	1871
8	Rinky Dink Domino Hall	Mercer	Commercial	1934
9	Patterson Building	Mercer	Commercial	1905
14	Davis-Chapman Building	Mercer	Commercial	1891
15	Old Central Garage	Mercer	Commercial	1935
18	Service Station	Mercer	Commercial	1938
41	Breed-Haydon House	College	Dwelling	1880
56	DS Academy	Old Fitzh.	Institutional	1881

## Medium Priority:

Number	Name	Street	Type	Date Constructed (circa)
4	House	Mercer	Dwelling	1925
6	Miller Building/Serv. Station	Mercer	Commercial	1940
7	Miller Building	Mercer	Commercial	1940
10	Chase House	Mercer	Dwelling	1925
13	Spaw's Barber Shop	Mercer	Commercial	1937
16	Commercial building	Mercer	Commercial	1900
19	Old Community Center	Mercer	Commercial	1935
57	Stephenson Memorial Bldg.	Old Fitzh.	Institutional	1939

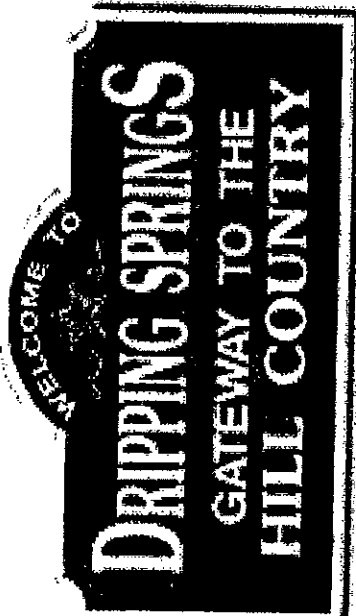


# Historic Resources in District

## Low Priority:

Number	Name	Street	Type	Date Constructed (circa)
5	DS Butane	Mercer	Commercial	1945
11	House	Mercer	Dwelling	1940
12	Rippy Ranch Supply	Mercer	Commercial	1940
17	Bassett Building	Mercer	Commercial	1950
78	US Post Office	Mercer	Commercial	1945

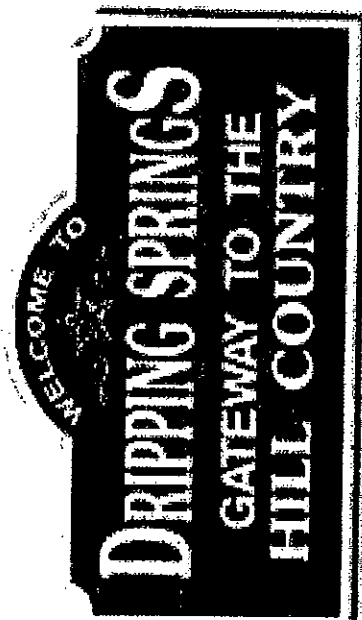
**The Hardy Heck & Moore Survey identified 79 sites in the Dripping Springs area eligible for historic landmark designation.**



# Historic Resources

Within the City Limits, not within the Historic Preservation District:

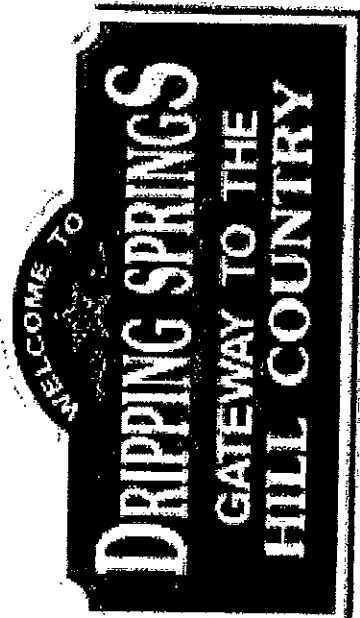
High Priority: Number	Name	Street	Type	Date Constructed (circa)
1	House in Springlake	Springlake	House	1925
39	Jones House	S. Bluff	Dwelling	1880
43	Champion House	College	Dwelling	1900
62	McClendon House	Old Fitzh.	Dwelling	1900
72	Patterson House	RR 12	Dwelling	1886
74	Phillips Cemetery	RR 12	Cemetery	1880
75	Farm Complex	FM 150	Farm Complex	1915
79	Dr. Pound Homestead	RR 12	Farm Complex	1852



# Historic Resources

Within the City Limits, not within the Historic Preservation District:

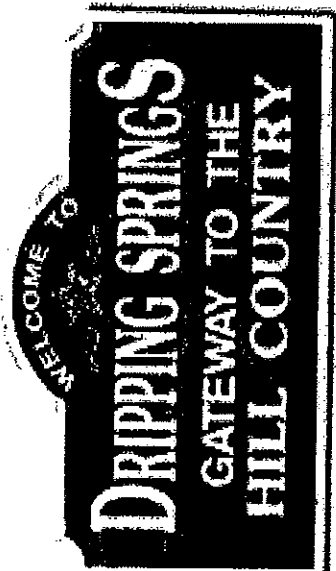
Medium Priority: Number	Name	Street	Type	Date Constructed (cira)
36	Will Crow House	Creek Rd.	Dwelling	1938
40	Chapman/Mercer House	S. Bluff	Dwelling	1900
54		Old Fitzh.	Dwelling	1930
55		Old Fitzh.	Dwelling	1900
60	John T. Spaw House	Old Fitzh.	Dwelling	1900
63	Dr. Shelton House	Old Fitzh.	Dwelling	1890
64	Arthur Patton House	Old Fitzh.	Dwelling	1890
66	Dye/Logan House	Old Fitzh.	Dwelling	1930
67	First Baptist Church	San Marcos	Dwelling	1901
68		San Marcos	Dwelling	1940
70		RR 12	Dwelling	1925
73		RR 12	Dwelling	1890
77		Old Fitzh.	Dwelling	1920



# Historic Resources

Within the City Limits, not within the Historic Preservation District:

Low Priority: Number	Name	Street	Type	Date Constructed (circa)
2	Old DS High School	Mercer	Institutional	1948
20		Hwy 290	Dwelling	1940
21		Hwy 290	Dwelling	1945
22		Hwy 290	Dwelling	1945
23		Hwy 290	Dwelling	1935
24		Hwy 290	Dwelling	1935
25		Hwy 290	Dwelling	1945
26		Hwy 290	Dwelling	1945
27		Hwy 290	Dwelling	1940
28		Hwy 290	Dwelling	1930
29		Hwy 290	Dwelling	1940
30		Hwy 290	Dwelling	1940
31		Hwy 290	Dwelling	1940
32		Creek Rd.	Dwelling	1935
33		Creek Rd.	Dwelling	1945
34		Creek Rd.	Dwelling	1940
35		Creek Rd.	Dwelling	1930
37		Hays	Dwelling	1930
38		S. Bluff	Dwelling	1940



# Historic Resources

Within the City Limits, not within the Historic Preservation District:

**Low Priority:**

Number	Name	Street	Type	Date Constructed (circa)
42		College	Dwelling	1940
43	Champion House	College	Dwelling	1900
44		Old Fitzh.	Dwelling	1935
45		Old Fitzh.	Dwelling	1945
46		Old Fitzh.	Dwelling	1930
47		Old Fitzh.	Dwelling	1935
48		Old Fitzh.	Dwelling	1930
49		Old Fitzh.	Dwelling	1910
50		Old Fitzh.	Dwelling	1925
51		Old Fitzh.	Dwelling	1930
52		Old Fitzh.	Dwelling	1930
53		Old Fitzh.	Dwelling	1940
58		Old Fitzh.	Dwelling	1940
59		Old Fitzh.	Dwelling	1935
61		Old Fitzh.	Dwelling	1920
65		Old Fitzh.	Dwelling	1900
68		San Marcos	Dwelling	1940
69		RR 12	Dwelling	1940
71		RR 12	Dwelling	1940
76		FM 150	Dwelling	1930

CHAPTER 24 BUILDING REGULATIONS

ARTICLE 24.07 HISTORIC PRESERVATION

ARTICLE 24.07 HISTORIC PRESERVATION

Division 1. Generally

Division 1. Generally

**Sec. 24.07.001 Title**

This article shall be commonly cited as the historic preservation ordinance. (Ordinance 1290.3, sec. 1.1, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.002 Purpose**

(a) This article sets out standards and procedures for the protection, enhancement, designation and preservation of landmarks or districts of historical and cultural importance and significance.

(b) The city council hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the city represents the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage. This act is intended to:

- (1) Protect and enhance the landmarks and districts which represent distinctive elements of the city's historic, architectural, and cultural heritage;
- (2) Foster civic pride in the accomplishments of the past;
- (3) Protect and enhance the city's attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (4) Insure the harmonious, orderly, and efficient growth and development of the city;
- (5) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city;



- (6) Encourage stabilization, restoration, and improvements of such properties and their values.

(Ordinance 1290.3, sec. 1.2, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.003 Scope**

This article applies to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ). This article applies to actions done after November 14, 2006 (enactment date of the ordinance). (Ordinance 1290.3, sec. 1.2, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.004 Burden of proof**

An applicant for a certificate of appropriateness under this article must establish that the application complies with the requirements of this article. (Ordinance 1290.3, sec. 1.3, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.005 Definitions**

(a) Rules of interpretation. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word “shall” is always mandatory, while the word “may” is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions.

Alteration. A physical change in or to a building.

Architectural control. Regulations governing the appearance or architectural style of buildings or structures. Architectural control is a form of aesthetic zoning.

Building. A building such as a house, barn, church, hotel, or similar construction that is created to shelter any form of human activity. “Building” also may be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

*Certificate of appropriateness.* A signed and dated document evidencing the approval of the commission of historic structures, sites, or areas that are identified with the lives of historical personages or with important events in national, state, regional, or local history. Structures or areas that embody the distinguishing characteristics of an architectural type specimen as to color, proportion, form and architectural details.

*Comprehensive historic preservation plan.* A document that integrates the various preservation activities and gives them coherence and direction, as well as relates the community's preservation efforts to community development planning as a whole.

*Comprehensive plan.* A document or series of documents prepared by a planning commission or department setting forth policies for the future of a community. Enabling statutes in many states require zoning to be in accordance with a comprehensive plan. A comprehensive plan may also be called a master plan.

*Design review.* The decision-making process conducted by an established review committee of a local government that is guided by the terms set in the historic preservation ordinance.

*Design review guidelines.* The set of guidelines adopted by the commission that details acceptable alterations of designated properties.

*District.* An area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

*Exterior features.* Features which include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material and the type and style of all windows, doors, walls, roofs, light fixtures, signs, other appurtenant features and significant trees.

*Historic preservation commission.* The citizens' advisory group appointed by the city council to oversee historic matters within the city. The term may be referenced in this article with the word "commission."

*Historic property.* A district, site, building, structure, or object significant in history, architecture, engineering, archeology, or culture at the national, state, or local level.

*Historic resource.* This generally is the same as a historic property. It includes architectural, historical, and archeological properties as well as landscape features.

*Integrity.* The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

*Intensive survey.* A systematic detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance.

*Inventory.* A list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

*Landmark.* This refers to any individual building, structure, or object that is significant for historical, architectural, or archeological reasons.

Object. The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment, such as statuary in designed landscape.

Officer. The historic preservation officer appointed by the mayor to administer the historic preservation ordinance and advise the commission on matters submitted to it.

Ordinary repairs or maintenance. Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage, and by using where possible original material. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress. The term also omits changes in exterior paint color.

Overlay zones. A set of zoning requirements that is described in the ordinance text, is mapped, and is imposed in addition to those of the underlying district. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two.

Person. A human individual, trust, association, group, partnership, company, corporation or government entity.

Preservation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Site. A site is the location of a significant event, prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archeological value regardless of the value of any existing structure.

Special district. A district established to accommodate a narrow or special set of uses or for special purposes. The term can signify any district beyond the conventional residential, commercial, industrial, and agricultural districts. Examples include open space districts, hotel/motel districts, or historic preservation districts. The establishment of special districts must have an appropriate police power basis.

Structure. The term “structure” is used to distinguish from buildings those functional constructions made usually for purposes other than creating shelter.

Zoning. A police power measure, enacted primarily by general purpose units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

(Ordinance 1290.3, sec. 1.4, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.006 Enforcement; penalties**

(a) Enforcement. The city shall have the power to administer and enforce the provisions of this article as may be required by governing law. Any person violating any provision of this article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this article is hereby declared to be a nuisance.

(b) Criminal penalty. Any person violating any provision of this article shall, upon conviction, be fined a sum not exceeding two thousand dollars (\$2000.00). Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a misdemeanor.

(c) Civil remedies. Nothing in this article shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following:

- (1) Injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article;
- (2) A civil penalty up to five hundred dollars (\$500.00) a day when it is shown that the defendant was actually notified of the provisions of this article and after receiving notice committed acts in violation of this article or failed to take action necessary for compliance with this article; and
- (3) Other available relief.

(Ordinance 1290.3, sec. 19, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.007 Fees**

Fees for a certificate of appropriateness and other fees that may be associated with this article shall be established by the city council from time to time as set forth in the city's [fee schedule](#) ordinance.

(Ordinance 1290.3, sec. 20, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.008 Historic preservation commission**

(a) Membership; organization; meetings. There is hereby created a commission to be known as the city historic preservation commission. The commission members shall serve without pay. The commission shall consist of seven (7) members to be appointed by majority vote of the city council.

- (1) All commission members shall have a demonstrated outstanding interest in the historic traditions of the city and experience in the preservation of the historic character of the city.
- (2) The city council shall endeavor, to the extent reasonably available, to appoint members from the following categories:
  - (A) Architect, planner or design professional;
  - (B) Historian;
  - (C) Licensed real estate broker or appraiser;
  - (D) Attorney at law;
  - (E) Owner of a landmark property or property in a historic district;
  - (F) Member of the Hays County Historical Society;
  - (G) Archaeologist;
  - (H) Geographer;
  - (I) Anthropologist; and/or
  - (J) Member of the planning and zoning commission.
- (3) To the extent possible, the city council shall endeavor to appoint to the commission residents, business owners or property owners from within the city limits or extraterritorial jurisdiction. The commission as a whole shall represent the ethnic makeup of the city to the extent possible.
- (4) Commission members shall serve for a term of two years, with the exception that the initial term of three (3) members shall be one year. The terms shall expire in June. Commission members may be removed by the city council for cause.
- (5) The chair and vice-chair of the commission shall be elected by and from the members of the commission and shall serve for a period of one year.
- (6) The commission shall meet at least monthly, if business is at hand. Special meetings may be called at any time by the chair or on the request of any two commission members. All meetings shall be held in conformance with the Texas Open Meetings Act, Texas Government Code chapter 551.
- (7) A quorum for the transaction of business shall consist of a simple majority of the membership.
- (8) Commission members unable to attend any meeting shall notify the chairperson as soon as possible, in order to assure a quorum will be present. Any member of the commission absent for three regular consecutive meetings or four regular meetings during the preceding twelve-month period of the commission, without having obtained leave of

absence at a regular meeting, unless prevented by sickness, shall be deemed to have automatically vacated his or her office.

(b) Powers and duties. The commission shall be empowered to:

- (1) Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the commission;
- (2) Prepare rules and procedures as necessary to carry out the business of the commission, which shall be ratified by the city council;
- (3) Adopt criteria for the designation of historic, architectural, and cultural landmarks and the delineation of historic districts, which shall be ratified by the city council;
- (4) Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the city;
- (5) Recommend the designation of resources by the city council as landmarks and historic districts;
- (6) Create committees and delegate to these committees responsibilities to carry out the purposes of this article;
- (7) Maintain written minutes which record all proceedings and actions taken by the commission;
- (8) Recommend conferral of recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers;
- (9) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs;
- (10) Make recommendations to the city council concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city;
- (11) Approve or disapprove of applications for certificates of appropriateness pursuant to this article;
- (12) Prepare specific design guidelines to be enacted by the city council for the review of landmarks and districts;
- (13) Recommend the acquisition of a landmark structure by the city where its preservation is essential to the purpose of this article and where private preservation is not feasible;
- (14) Propose tax abatement programs for landmark districts;
- (15) Accept on behalf of the city the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of the city council.

(Ordinance 1290.3, sec. 6, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.009 Historic preservation officer**

(a) The mayor shall appoint a qualified city official, staff person, or appropriate resident of the city to serve as historic preservation officer (hereafter, the “officer”). This officer shall administer this article and advise the commission on matters submitted to it.

(b) In addition to serving as representative of the commission, the officer is responsible for coordinating the city’s preservation activities with those of state and federal agencies and with local, state, and national nonprofit preservation organizations.

(Ordinance 1290.3, sec. 7, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.010 Procedure for designation of landmarks and districts**

(a) The city council may designate sites, buildings, structures, landscapes, and objects as landmarks and areas as historic districts and the public right-of-way in and surrounding them by adopting zoning overlay districts designated as “H” on the city’s official zoning map pursuant to procedures incorporated into the city’s zoning ordinance by the city council. The provisions pertaining to the designation of historic landmarks and historic districts constitute a part of the comprehensive zoning plan of the city.

(b) A designation request may be initiated by a property owner or the commission. A building or site may not be designated as landmark without the owner’s consent.

(c) Property owners of proposed historic landmarks and property owners within a proposed historic district shall be notified by mail at least fifteen (15) days prior to the commission hearing on the recommended designation or the rescinding of a designation. At the commission’s public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark or proposed historic district.

(d) The commission may recommend the designation of a landmark or historical district if it meets one or more of the criteria for the designation of a landmark or district.

(e) Upon recommendation of the commission, the proposed historic landmark or historic district shall be submitted to the planning and zoning commission within thirty (30) days from the date of the submittal of the designation request. The planning and zoning commission shall give notice and conduct its hearing on the proposed designation within forty-five (45) days of receipt of such recommendation from the commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public

hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing.

(f) The city council shall schedule a hearing on the planning and zoning commission's recommendation to be held within forty-five (45) days of receipt of the recommendation of the planning and zoning commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. Notice of the hearing before the city council may be provided simultaneously with notice of the P&Z hearing.

(g) Upon designation of a building, object, site, or structure as a historic landmark or district, the city council shall cause the designation to be recorded in the official public records of real property of the county, the tax records of the city, and the Hays County Appraisal District, as well as the official zoning map of the city.

(Ordinance 1290.3, sec. 8, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.011 Criteria for designation of landmarks and districts**

A historic landmark or historic district may be designated if it:

- (1) Possesses significance in history, architecture, archeology, or culture;
- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- (3) Is associated with the lives of persons significant in our past;
- (4) Embodies the distinctive characteristics of a type, period, or method of construction;
- (5) Represents the work of a master designer, builder, or craftsman; and/or
- (6) Represents an established and familiar visual feature of the city.

(Ordinance 1290.3, sec. 9, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.012 Implementation standards; incentives**

(a) Implementation manual.

- (1) The city council is hereby authorized to enact by resolution implementation standards and guidelines.



(2) No person shall violate historic implementation standards or guidelines adopted by the city council under this section.

(b) Incentives.

(1) The city council is hereby authorized to approve by resolution financial and/or regulatory incentives for historic preservation, at the city council's discretion.

(2) Incentives shall be designed to achieve the purposes and objectives of this article.

(Ordinance 1290.3, sec. 10, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.013 Certificate of appropriateness required; expiration**

(a) Certificate required. No person shall carry out any construction, reconstruction, alteration, restoration, or relocation of any historic landmark or any property within a historic district, nor shall any person make any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district, without a certificate of appropriateness. Painting of unpainted stone or masonry is prohibited.

(b) Expiration. A certificate of appropriateness expires one year from the date it is issued if the approved work has not commenced, and it expires two years from the date it is issued if the approved work has not been completed.

(c) Extension. A certificate of appropriateness may be extended by the city council for up to six (6) months upon request of the applicant and upon showing of good cause.

(d) Exemption for ordinary repairs and maintenance. A certificate of appropriateness is not required for ordinary repairs and maintenance for which the cumulative cost of construction is less than ten thousand dollars (\$10,000.00). There is an expedited process for projects that for which the cumulative construction costs are less than ten thousand dollars (\$10,000.00) but involve more than ordinary repairs and maintenance.

(Ordinance 1290.3, sec. 11, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.014 Criteria for issuance of certificate of appropriateness; rehabilitation standards**

(a) In considering an application for a certificate of appropriateness, the commission shall be guided by design guidelines adopted by the city, and, where applicable, the following from the Secretary of the Interior's standards for rehabilitation of historic buildings. Any adopted design guidelines and Secretary of the Interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (b) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (c) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (d) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (e) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (f) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (g) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, sustained by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (h) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (i) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (j) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (k) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if such alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would not be impaired.
- (l) Paint color shall be based on duplication of paint color, sustained by historical, physical, or pictorial evidence, when available, rather than on conjectural designs.
- (m) The commission shall review all construction plans for construction in the historic district in order to insure compatibility with the surrounding buildings and environment in relation to height, gross volume, and proportion.

(Ordinance 1290.3, sec. 12, adopted 11/14/06)

## Division 1. Generally

**Sec. 24.07.015 Application for certificate of appropriateness; review procedure; appeals**

(a) Application. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the commission. The application shall contain:

- (1) Name, address, and telephone number of the applicant (and property owner(s), if different), detailed description of proposed work, and a description of how the proposed work will be in character with the architectural or historical aspect of the structure or site;
- (2) Location and photograph of the property and adjacent properties;
- (3) Elevation drawings of the proposed changes, if available;
- (4) Samples of materials to be used;
- (5) If the proposal includes signs or lettering, 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;
- (6) The intended and desired starting date and completion date of the alterations to be made;
- (7) Color chips of the colors which will be used on the structure;
- (8) Payment of the applicable fees as required by the [fee schedule](#) ordinance. The application will not be deemed complete nor will it be processed until such fee is paid in full;
- (9) Any other information which the commission may deem necessary in order to visualize the proposed work; and
- (10) Property owner's signed authorization of the proposed work.

(b) Building permit. No building permit, if required, shall be issued for such proposed work until a certificate of appropriateness has first been issued by the commission. The certificate of appropriateness required by this article shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the city.

(c) Time for action by commission. The commission shall review the application at a regularly scheduled meeting within sixty (60) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The commission shall approve, deny, or approve with modifications the permit within forty-five (45) days after the review meeting. In the event the commission does not act within ninety (90) days of the receipt of the application, a permit shall be deemed granted by operation of law.

(d) Form of decision. All decisions of the commission shall be in writing. The commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A



copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property.

(e) Appeal to planning and zoning commission. An applicant for a certificate of appropriateness dissatisfied with the action of the commission relating to the issuance or denial of a certificate of appropriateness shall have the right to appeal to the planning and zoning commission within thirty (30) days after receipt of notification of such action. The planning and zoning commission shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The planning and zoning commission shall give notice to the applicant by mail. The planning and zoning commission shall make its decision within thirty (30) days of the hearing.

(f) Appeal to city council. An applicant for a certificate of appropriateness dissatisfied with the action of the planning and zoning commission relating to the issuance or denial of a certificate of appropriateness shall have the right to appeal to the city council within thirty (30) days after receipt of notification of such action. The city council shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within thirty (30) days of the hearing.

(g) Expedited process for small projects. There shall be an expedited process for obtaining a certificate of appropriateness for small projects, the cumulative costs of which are less than ten thousand dollars (\$10,000.00). This process is available for projects that involve more than just ordinary repairs and maintenance. The historic preservation officer is hereby authorized to administratively approve the applications without public notice or a hearing. Administratively complete applications shall be evaluated and decisions rendered within fifteen (15) business days of submittal. To be eligible, the project must not involve:

- (1) Expansion or reduction of the building's footprint;
- (2) Alterations to the building facade facing a public street or street right-of-way;
- (3) Modifications of the building's color scheme; or
- (4) Any substantive revisions that in the historic preservation officer's judgment are contrary to the spirit of this article and harmful to the integrity of the historic landmark or, if the building is not a landmark, the historic district.

(Ordinance 1290.3, sec. 13, adopted 11/14/06)

Division 1. Generally
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**Sec. 24.07.016 Certificate of appropriateness for demolition**

A permit for the demolition of a historic landmark or property within a historic district, including secondary buildings and landscape features, shall not be granted by the city without the review and approval of a completed application for a certificate of appropriateness by the city, as provided in [sections 24.07.013](#), [24.07.014](#), and [24.07.015](#) of this article. (Ordinance 1290.3, sec. 14, adopted 11/14/06)

## Division 1. Generally

**Sec. 24.07.017 Economic hardship**

- (a) Hardship process. After receiving written notification from the commission of the denial of a certificate of appropriateness, an applicant may commence the hardship process. No building permit, demolition permit, or certificate of appropriateness shall be issued unless the commission makes a finding that hardship exists, and an economic hardship letter is issued by the city.
- (b) Criteria for claim of hardship. When a claim of hardship is made due to the effect of this article, the owner must prove that:
- (1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
  - (2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
  - (3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
- (c) Effort to seek alternative. The applicant shall consult in good faith with the commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be documented to the commission.
- (d) Action by commission. The commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the officer. Following the hearing, the commission has thirty (30) days in which to prepare a written recommendation to the building official or other official. In the event that the commission does not act within ninety (90) days of the receipt of the application, a letter may be issued.
- (e) Form of decision. All decisions of the commission shall be in the form of a written letter. A copy of the letter shall be delivered to the applicant in person or by registered mail and a copy filed with the city secretary's office for public inspection. The commission's decision shall state the reasons for granting or denying the economic hardship application.
- (f) Appeal to planning and zoning commission. An applicant for a economic hardship letter dissatisfied with the action of the commission relating to the issuance or denial of a economic hardship letter shall have the right to appeal to the planning and zoning commission within thirty (30) days after receipt of notification of such action. The planning and zoning commission shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The planning and zoning commission shall give notice to the applicant by mail. The planning and zoning commission shall make its decision within thirty (30) days of the hearing.
- (g) Appeal to city council. An applicant for a economic hardship letter dissatisfied with the action of the planning and zoning commission relating to the issuance or denial of a economic hardship letter shall have the right to appeal to the city council within thirty (30) days after receipt of notification of such action. The city council shall conduct a hearing within thirty (30) days of receipt of a written letter of appeal. The city council shall give notice to the applicant by mail. The city council shall make its decision within thirty (30) days of the hearing.

(Ordinance 1290.3, sec. 15, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.018 Compliance with certificate of appropriateness; inspections; stop work order**

All work performed pursuant to a certificate of appropriateness issued under this article shall conform to any requirements included therein. It shall be the duty of the city inspector or the officer to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, the city inspector or the officer shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. (Ordinance 1290.3, sec. 16, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.019 Ordinary maintenance and insignificant alterations**

Nothing in this article shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, or outward appearance. In-kind replacement or repair is included in this definition of ordinary maintenance. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or loadbearing support, or removal or change of means of egress. (Ordinance 1290.3, sec. 17, adopted 11/14/06)

Division 1. Generally

**Sec. 24.07.020 Demolition by neglect**

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the commission, produce a detrimental effect upon the character of the historical district as a whole or the life and character of the property itself. Examples of such deterioration include:

- (1) Deterioration of exterior walls or other vertical supports;
- (2) Deterioration of roofs or other horizontal members;
- (3) Deterioration of exterior chimneys;
- (4) Deterioration or crumbling of exterior stucco or mortar;

(5) Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors; and/or

(6) Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

(Ordinance 1290.3, sec. 18, adopted 11/14/06)

Division 1. Generally

**Secs. 24.07.021–24.07.030 Reserved**

ARTICLE 24.07 HISTORIC PRESERVATION

**Division 2. Historic District**

Division 2. Historic District

**Sec. 24.07.031 Title**

This division shall be commonly cited as the “historic district ordinance.” (Ordinance 1295.1, ex. A, sec. 1.1, adopted 9/11/07)

Division 2. Historic District

**Sec. 24.07.032 Boundaries established**

The boundaries of the historic district are hereby established as being in accordance with the borders delineated on the map attached to Ordinance 1295.1 as exhibit B, which is incorporated into this division. (Ordinance 1295.1, ex. A, sec. 1.2, adopted 9/11/07)

Division 2. Historic District

**Sec. 24.07.033 Compliance required**

All persons, buildings, properties, sites and structures located within the historic district shall comply with the historic preservation ordinance and the design guidelines included in the implementation manual adopted by the city council. (Ordinance 1295.1, ex. A, sec. 1.3, adopted 9/11/07)



Division 2. Historic District

**Sec. 24.07.034 Incentives**

All buildings, properties, sites and structures located within the historic district are eligible for consideration for the provision of incentives pursuant to the implementation manual adopted by the city council. (Ordinance 1295.1, ex. A, sec. 1.4, adopted 9/11/07)



### III. Historic Landmark Designation Process

**I**t shall be the policy of the City of Dripping Springs to encourage and facilitate the preservation and enhancement of Historic Landmark properties in the city. Property owners who wish to apply for historic designation, or who plan restorations or improvements to already-designated properties, will be given every assistance possible by City staff. Applications will be expedited and certain incentives, as outlined in Section IV of this Manual, will be offered.

**This section contains the following information:**

- Criteria for the Designation of Historic Landmarks and Historic Districts
- Description of application & approval process
- Sample Application Form

## CRITERIA FOR THE DESIGNATION OF HISTORIC LANDMARKS & HISTORIC DISTRICTS

A historic landmark or historic district may be designated if it:

- Possesses significance in history, architecture, archeology, or culture;
- Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;
- Is associated with the lives of persons significant in our past;
- Embodies the distinctive characteristics of a type, period, or method of construction;
- Represents the work of a master designer, builder, or craftsman; and/or
- Represents an established and familiar visual feature of the City.

## Summary of Historic Designation Process

The designation of property in the City of Dripping Springs as **Historic** is intended to be a cooperative undertaking, toward the objective of benefiting the community at large by preserving its historical assets. The application of *Historic (H)* zoning classification to properties provides many advantages to the property owner and to the community at-large.

Property owners may request historic designation, or the City's Historic Preservation Commission may initiate the process by recommending it to the City Council.

Owners wishing to have their sites or property classified Historic may obtain an application from the City Administrator. A pre-application conference with the Historic Preservation Commission is recommended.

Once the application is completed and submitted to the City, the Administrator will schedule a public hearing date before the Commission. This provides the applicant a forum for presenting and discussing the merits of historic designation for the property, and provides interested parties—neighbors, owners of similar properties, and the general public—information about what is being proposed in the community.

The Commission will make its recommendation and forward the request to the Planning and Zoning Commission, where another forum for public discussion is provided. The Planning and Zoning Commission's recommendation on the property is forwarded, in the final step of the process, to the Dripping Springs City Council.

If the City Council approves the recommendation, *Historic (H)* zoning will be applied to the property and the owner will be provided with documentation outlining the incentives and obligations which come with Historic zoning and will be required to maintain the property according to the requirements set forth in this Manual and the Dripping Springs Historic Preservation Ordinance.

**DESIGNATION OF LANDMARKS & DISTRICTS**  
**(From the City's Historic Preservation Ordinance)**

The City Council may designate sites, buildings, structures, landscapes, and objects as landmarks, and areas as historic districts, and the public right-of-way in and surrounding them by adopting zoning overlay districts designated as "H" on the City's Official Zoning Map pursuant to procedures incorporated into the City's Zoning Ordinance by the City Council. The provisions pertaining to the designation of historic landmarks and historic districts constitutes a part of the comprehensive zoning plan of the City.

A designation request may be initiated by a property owner or the Historic Preservation Commission.

Property owners of proposed historic landmarks and property owners within a proposed historic district shall be notified by mail at least fifteen (15) days prior to the Historic Preservation Commission hearing on the recommended designation or the rescinding of a designation. At the Commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark or proposed historic district.

Upon recommendation of the Commission, the proposed historic landmark or historic district shall be submitted to the Planning & Zoning Commission within thirty (30) days from the date of the submittal of designation request. The Planning & Zoning Commission shall give notice and conduct its hearing on the proposed designation within forty-five (45) days of receipt of such recommendation from the Commission.

Notice of public hearings for Historic zoning shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the Planning & Zoning Commission's public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. The Commission may recommend the designation of a landmark or historical district if it meets one or more of the criteria for the designation of a landmark or district.

The City Council shall schedule a hearing on the Planning & Zoning Commission's recommendation to be held within forty-five (45) days of receipt of the recommendation of the Planning & Zoning Commission. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. (Notice of the hearing before the City Council may be provided simultaneously with notice of the P&Z hearings.)

Upon designation of a building, object, site, or structure as a historic landmark or district, the City Council shall cause the designation to be recorded in the Official Public Records of Real Property of Hays County, the tax records of the City of Dripping Springs, and the Hays County Appraisal District, as well as the Official Zoning Map of the City.



Jones House 1880

**CITY OF DRIPPING SPRINGS**  
**APPLICATION FOR DESIGNATION OF HISTORIC LANDMARK**

*Please check the appropriate box and provide the requested information.*

**Date of Application:** \_\_\_\_\_

**Designation Request Initiated by:** Property Owner; Commission; City Council

**Designation of:** Site; Building; Structure; Landscape; Object

**Description of Proposed Landmark:** \_\_\_\_\_

\_\_\_\_\_  
**Name of Current Owner:** \_\_\_\_\_

**Mailing Address of Current Owner:**

\_\_\_\_\_  
**Phone Number of Current Owner:** \_\_\_\_\_

**Legal Description of Property Where Located:**

\_\_\_\_\_  
**Located in City Limits:** Yes; No; Unknown

**Year Constructed:** \_\_\_\_\_

**Current Condition:** \_\_\_\_\_

**Original Use:** \_\_\_\_\_

**Current Use:** \_\_\_\_\_

**Has it been Altered:** Yes; No; Unknown

If so, please describe alterations: \_\_\_\_\_

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Identified in City's Historic Resource Survey: Yes; No; Unknown

If so, what is the Site Number: \_\_\_\_\_

Please attach a photograph of the proposed landmark taken from the adjacent public right-of-way.

Please attach a description of how the proposed landmark meets the following Criteria for Designation (at least one criteria must be met):

Possesses significance in history, architecture, archeology, or culture;

Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history;

Is associated with the lives of persons significant in our past;

Embodies the distinctive characteristics of a type, period, or method of construction;

Represents the work of a master designer, builder, or craftsman;

Represents an established and familiar visual feature of the City.

*Please call City Hall at (512)858-4725 if you have questions regarding this application.*

*Submit this application to  
City Hall at 511 Mercer St., P. O. Box 384, Dripping Springs, TX 78620.*

\_\_\_\_\_  
Signature of Owner

Date \_\_\_\_\_

\_\_\_\_\_  
Received by (Name & Title)  
City of Dripping Springs

Date \_\_\_\_\_

## IV. Incentives for Historic Designation

### Historic Preservation Incentive Program

It is the policy of the City of Dripping Springs City Council, Planning and Zoning Commission and Historic Preservation Commission that the designation and rehabilitation of Historic Landmark properties within the City are objectives to be encouraged. Historical preservation merits certain specific incentives in the form of reduction of fees and special handling/processing procedures by the City.

The following list of incentives is the product of collaboration of the elected and appointed members of these three bodies of the government of the City of Dripping Springs.

#### **Qualification for Incentives**

Properties meeting either criteria (1) or (2), and meeting criteria (3) of the following conditions will be considered eligible for Historic Preservation incentives:

1. The property lies in the adopted Historic Preservation District and has been granted H-Historic zoning and applied for a building permit for structural and/or architectural restoration work.
2. The property is a designated Historic Landmark, is zoned H-Historic, and the owner has applied for a building permit for structural and/or architectural restoration work.
3. After restoration work, the property and its auxiliary structure(s), if any, are maintained in good condition, as verified by the City's Preservation Officer.

These criteria apply to existing structures, additions, new construction on vacant lots which is compliant with the Historic District Design Standards and signage program, and to the restoration of structures within the adopted Historic Preservation District. They apply as well as to designated Historic Landmark properties elsewhere within the City Limits.



**CITY OF DRIPPING SPRINGS  
INCENTIVES FOR HISTORIC DISTRICT AND LANDMARK  
DESIGNATION, ZONING, RESTORATION, AND PRESERVATION**  
*Approved July 13, 2010*

- 1. Site Development Incentives**
  - A. Change impervious cover requirement to ninety percent (90%) of site
  - B. Change downstream buffer requirement to 0% of site (unless in a Water Quality Buffer Zone)
  - C. Waiver of Site Development Fees (must reimburse City for costs of professional services)
  - D. Expedited review process
  
- 2. Infrastructure Incentives**
  - A. Eligible for help with grant requests from outside sources
  
- 3. Zoning Incentives**
  - A. Front and rear building setbacks reduced to 10'  
Side building setback reduced to 0'
  - B. Permissible floor area ratio increased so that second story can be the same size as the first floor
  - C. Waiver of Zoning Fees (must reimburse City for costs of professional services)
  
- 4. Building Code Incentives**
  - A. Waiver of Building Permit Fees (inspection requirement and fees remain)
  - B. Expedited review process
  
- 5. Signage Incentives**
  - A. Waiver of Sign Permit Fees in exchange for compliance with Historic District signage standards.
  - B. Expedited review process
  
- 6. Food Establishment Incentives**
  - A. Waiver of Food Establishment Permit Fees
  - B. Waiver of Establishment Plan Review Fees
  
- 7. Temporary Public Right-of-Way Usage and Public Street Closure Incentives**
  - A. Waiver of Temporary Public Right-of-Way Usage Permit Fee
  - B. Waiver of Temporary Public Street Closure Permit Fee

## V. Site Development & Redevelopment within the Dripping Springs Historic District Overlay

- The Dripping Springs Historic District as Related to Other Chapters in the Dripping Springs Code of Ordinances
- Comparison of development regulations inside and not inside the Historic District

It is the policy of the Dripping Springs City Council to encourage and facilitate preservation, maintenance, or adaptive re-use of historic properties within the Dripping Springs Historic District (DSHD) and elsewhere within the city limits. Accordingly, development and redevelopment projects that affect designated Dripping Springs Historic Landmark properties will be governed by the Historic Preservation Ordinance, Chapter 10, and the Zoning and Site Development Ordinances, Chapters 23 and 19, of the Dripping Springs Code of Ordinances.

For properties within the DSHD the site development requirements of the Dripping Springs Zoning Ordinance (Chapter 23) Site Development Ordinance (Chapter 19) and the Water Quality Protection Ordinance (Chapter 22), as altered by the Historic District Overlay, will apply.

Goals and incentives for maintaining and preserving the historic qualities and properties of Dripping Springs, as they relate to other Chapters of the Dripping Springs Code of Ordinances, are outlined below.



*Phillips Cemetery*

Preservation, maintenance and adaptive re-use of historic properties and sites within the City of Dripping Springs are regarded as a positive influence on the cultural and economic life of the community. It is appropriate for the City of Dripping Springs to encourage such preservation activities through the use of incentives and waivers from the strict application of the City's Zoning, Water Quality Protection and Site Development ordinances.

Property owners who commit to preserving, maintaining and using designated historic properties in an appropriate manner, and those whose property qualifies for H-Historic zoning and Dripping Springs Historic (DSHL) status may also qualify for additional benefits under national and state programs.

Generally speaking, for appropriately planned and completed projects involving qualified H-zoned or Historic District properties, this assistance will be in the form of modified requirements of the referenced chapters of the Dripping Springs Code of Ordinances.

**Zoning (Chapter 23)**

<i>Minimum Setbacks:</i>	Base Requirement	H-zoned & DSHL Properties
Front Yard	Depends on zoning	Ten (10) feet
Rear Yard	Depends on zoning	Ten (10) feet

**Water Quality Protection (Chapter 22)**

<i>Impervious Cover:</i>	Base Requirement	H-zoned & DSHL Properties
Uplands Zone	50%	90%
WQ Buffer Zone	25%	25%
100-year Floodplain	15%	15%

**Site Development (Chapter 19)**

<i>Review Process:</i>	Base Requirement	H-zoned & DSHL Properties
	Standard	Expedited

**Sign Ordinance (Chapter 18)**

Properties within the DSHD, whether or not they have DSHL designation or H-Historic zoning classification, will comply with the Historic District Uniform Signage Standards.

## VI. Preservation Standards & Guidelines

This Section provides the following:

- Historic Preservation Standards and Design Guidelines for Dripping Springs Historic Landmarks and properties within the Dripping Springs Historic District
- Project Planning Recommendations, including Code Compliance and Preservation Planning
- Recommended and Not-Recommended Treatments for locally distinctive architectural materials common to Dripping Springs and the Texas Hill Country
- New Construction Exterior and Design Guidelines
- Certificate of Appropriateness Criteria, Application, and Process

City of Dripping Springs

# Historic Preservation Standards and Design Guidelines

For

## Dripping Springs Historic District and Landmark Properties

**TABLE OF CONTENTS**

- I. Introduction**
- II. Historic Preservation Standards and Guidelines**
  - Preservation**
  - Rehabilitation**
  - Restoration**
  - Reconstruction**
  - Protection and Stabilization**
- III. Project Planning**
  - Code Compliance**
  - Preservation Planning**
- IV. Treatment of Historic Architectural Materials**
  - Glass**
  - Masonry**
  - Metals**
  - Woods**
- V. New Construction and Exterior Design Requirements**
- VI. Certificate of Appropriateness**
  - Criteria**
  - Application**
  - Process**

## I. INTRODUCTION

This document was prepared by the Dripping Springs Historic Preservation Commission (the "Commission") for the purpose of establishing historic preservation standards and design guidelines within the framework of the City's Comprehensive Plan. As such, it is one aspect of the City's efforts to appropriately guide property development and land use within the City and its ETJ. The document establishes historic preservation standards and design guidelines for properties located within the City's recently created historic district as well as those individual historic landmark properties located elsewhere within the city limits. It is anticipated that this document will be revised as the City and the Commission mature in their understanding of how historic preservation can help Dripping Springs retain its historical and cultural identity while achieving economic sustainability and property tax stability.

The City's Historic Preservation Ordinance was adopted by the City Council on November 12, 2002. The Ordinance created the Commission and its inaugural members were appointed by the City Council on April 4, 2003. Among the Commission's primary goals was to update a 1988 historical survey of the City (Hardy et al, 1988) and define an historic district encompassing the city's historic center along Mercer Street. As designated by the Commission and approved by the City Council, the Dripping Springs Historic District (the "Historic District") includes a distinctive and locally significant collection of commercial, institutional, and residential buildings that represent the city's development in the mid-nineteenth to mid-twentieth century around the landmark springs for which the town is named. The Commission also recognized other historic buildings and sites located outside the Historic District boundaries as Dripping Springs Historic Landmarks ("Landmarks"). The goal of the Commission and the Historic Preservation Ordinance is to provide a basis for preserving and using those historic buildings and places that are culturally and economically important to Dripping Springs within the context of Dripping Springs' future property development trends.

Under the Historic Preservation Ordinance, all major construction, demolition, rehabilitation or redevelopment work to be done on Historic District and Landmark buildings and sites, except regular maintenance work, requires advance review and approval by the Commission. Some situations may also require review and approval by the City's Planning and Zoning Commission and the City Council. These requirements also apply to all properties within the Historic District, whether or not historic landmark buildings are present on that property. The essential purpose of this document is to inform property owners

and project sponsors about the City's historic preservation standards and design review processes before significant planning decisions are made or work is undertaken. Thus, this document is intended as a reference for property owners, architects, and builders needing to consider what is, or is not, appropriate *before* bringing the project plans to the Commission for review and approval.

For further information on the Historic Preservation Ordinance and the design review process, see the Historic Preservation Ordinance. It is important to know that the provisions of these historic preservation standards and design review guidelines shall be considered supplementary to all City Codes and Ordinances. No provisions specified herein shall be construed to otherwise amend or nullify any provision of the Building Code or any ordinance or regulation of the City of Dripping Springs (some incentives for historic designation may allow waivers from certain provisions or regulations).

## **II. HISTORIC PRESERVATION STANDARDS & GUIDELINES**

The United States' Secretary of the Interior's (SOI) guidelines and standards for preservation of historic properties have been adopted as a guideline by the Commission for use in reviewing and certifying a range of preservation related activities affecting Dripping Springs historic district and landmark properties. The range of certifiable preservation related activities include preservation, protection, stabilization, rehabilitation, restoration, reconstruction, and maintenance. These activities each have different goals and vary in the degree of effort directed at "preserving" the character-defining elements that convey a sense of the property's historic significance. Although they differ in substantial ways, each of these activities can contribute greatly to the overall preservation of Dripping Springs irreplaceable historic resources, when applied appropriately.

In the review process, each application for a Certificate of Appropriateness (COA) will be considered according to particular standards and guidelines deemed most appropriate by the Commission. The Commission will decide which preservation standard to apply by considering the preservation priority of the property in relation to the specific conditions and goals of each application. Applicants are encouraged to enlist the assistance of design and construction professionals with qualifications and experience completing historic preservation projects. Early coordination with the Commission will help applicants and their professional agents ensure their project is designed and reviewed according to the most relevant SOI standards and guidelines.

The following are specific standards established by the Secretary of the Interior in the following areas and shall be considered in planning and completing all projects requiring a COA.



**SECRETARY OF THE INTERIOR'S STANDARDS FOR THE  
PRESERVATION  
OF HISTORIC PROPERTIES**

**PRESERVATION**

**Definition.** Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. Preservation includes techniques which impede or retard any deterioration through means of ongoing maintenance.

**Standards.**

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken. Where protection and stabilization are necessary during project planning and design, see the standards for Protection and Stabilization below for general guidance and refer to the SOI bulletin for detailed guidance on mothballing historic buildings.
2. The historic character of a property will be retained and preserved. Replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

## **REHABILITATION**

**Definition.** Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

### **Standards.**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design in color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Previous Alterations.** Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.

**New Additions.** New additions shall not be discouraged if the alterations do not destroy the historical integrity of the building, structure, or site; or the significant historical, architectural, or cultural material. Any new construction shall be compatible with, but not replicate, the old in size, scale, color, material, and character in order to insure continuity of the property, its site and its environment. Limited and sensitive addition or upgrading of mechanical,

electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a rehabilitation project.

**Future Effects.** Any alterations or additions undertaken shall be executed in such manner that if, in the future, the alteration or addition were removed, it would not effect the essential form or integrity of the building or structure.

## **RESTORATION**

**Definition.** Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

### **Standards.**

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research. Records of plans and completed treatments will be filed with the Commission.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires

replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Designs that were never executed historically will not be constructed.

## **RECONSTRUCTION**

**Definition.** Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

### **Standards.**

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historical properties. A reconstructed

property will re-create the appurtenance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

**Purpose.** Reconstruction shall only be undertaken in order to reproduce any significant missing features and when the contemporary design solution is not acceptable. As such, reconstruction shall be based upon accurate duplication of original features documented by historical, physical, or pictorial evidence and shall be produced out of the same material as the original, if feasible.

**Appropriateness.** Reconstruction shall only be deemed appropriate when it is essential for understanding and interpreting the value of a historic district, or when no other building, structure, or landmark survived which has the same associative value. Reconstruction shall only be done to ensure an accurate depiction of the original.

**Investigation.** Reconstruction on an original site shall be preceded by a thorough archeological examination to locate and identify all subsurface features and artifacts of historical significance.

**Procedures.** Reconstruction shall include measures to preserve any remaining original fabric, including foundations, subsurface, and ancillary elements. The reconstruction of missing elements and features shall be done in such a manner that the essential form and integrity of the original, surviving elements and features are unimpaired.

## **PROTECTION & STABILIZATION**

Where necessary, historic buildings and landscape features will be protected and stabilized before and during project planning and construction.

### **Standards For Protection**

**Definition.** Protection safeguards the physical condition of the property or archeological site from further deterioration or damage caused by weather or other natural, animal, or human intrusions.

**Analysis.** Prior to the application of protective measures, which are usually temporary in nature and are indicative of future preservation means, an analysis of the actual or anticipated threats to the property shall be made.

**Procedures.** Historic properties will be protected from likely threats by providing a secure site perimeter with fencing of appropriate design and construction, development of a weather-tight envelope.

**Records and Studies.** Removal of any architectural features or historic material shall be recorded and stored for future study or reuse.

### **Standards For Stabilization**

**Definition.** Stabilization is the reestablishment of the structural stability of a property through the reinforcement of load-bearing members. Stabilization deters material deterioration that may lead to structural failure. In addition, stabilization shall reestablish weather resistant conditions for a property.

**Procedure.** Any stabilization work done shall not interfere with the physical appearance of the property. If the structural stability is required, every effort shall be made to conceal the work so as not to detract from the aesthetic and historical quality of the property. Concealment is not recommended if it results in the alternation or destruction of a historically significant material or space.

**Minimal Alteration.** Every effort should be made to provide a compatible use for the building, structure, or site and its environment, so that only minimal alteration shall be required. If possible, the property should be used as originally intended.

**Materials and/or Features.** There shall be no destruction to any historic materials or distinguishing features that are essential to the historic character of the building, structure, or site and its environment. Any removal or alteration of these materials or features shall be avoided when possible.

**Building Evolution.** Changes may have occurred that display the history and developmental evolution of the buildings, structures, and/or sires. These changes ate of historical significance in their own right and shall be preserved and protected.

**Craftsmanship.** The history, origin, and character of a building, structure, or site are found in the stylistic features, finishes, and/or construction techniques. These are all examples of unique craftsmanship and shall be preserved and protected.

**Surface Cleaning.** If surface cleaning is needed to prevent further deterioration, it shall be undertaken using the gentlest means possible. Sandblasting and other harsh physical or chemical treatments will damage the building or structure and are discouraged.

**Mechanical Systems.** When installation or reinforcement of protective or code required mechanical systems is necessary, then it shall be concealed as much as possible so that it does not destroy or detract from the property's aesthetic and historical qualities. Concealment is not recommended if it results in the alteration or destruction of a historically significant material or space.

### III. PROJECT PLANNING

The Commission recognizes that each project involving historic properties represents a unique set of challenges, and that an appropriate solution may involve a wide range of considerations not clearly addressed in the SOI's general standards. For more detailed guidance beyond the range of possible preservation approaches (e.g. preservation, rehabilitation, restoration, reconstruction, etc.) outlined above, applicants are referred to additional SOI and National Parks Service publications listed in the Reference Materials section of this document. Among these, applicants are encouraged to review **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. These standards emphasize two important goals: 1) the preservation of historic materials, and 2) the preservation of a building's distinguishing character. *Character* refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall form or shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

#### **Code Compliance**

Preservation of historically significant buildings is desirable to the City of Dripping Springs, however there are mandatory city, state, and national codes that all projects must comply with by law. These codes were put into place for the benefit of the health, safety, and welfare of all. It is the responsibility of every person owning a building or site to abide by these codes. The following information provides suggestions for property owners in reference to codes and how to get further information about the required codes for the City of Dripping Springs. To acquire further written information, visit City Hall.

In the effort to balance historic preservation standards with code requirements, the following considerations are recommended.

1. Complying with all code requirements in such a manner that the essential character of the building or structure is preserved



2. Working with local code officials to investigate alternative life safety measures in order to preserve the architectural integrity of the building
3. Installing the proper fire prevention equipment in a manner that does not diminish the appearance or fabric of the property.
4. Adding stairways and elevators, approved by the federal Americans with Disabilities Act ("ADA"), in such a way that they do not alter important architectural features of the building or structure.
5. Installing ramps and doors that comply with the ADA and thus making historical buildings that are for commercial use accessible.

**The following activities are not recommended:**

1. Adding new stairways or elevators that alter the significant architectural features of the building.
2. Diminishing the overall historical character of the building with new additions or alterations.
3. Failing to be well informed on the mandatory codes of the City of Dripping Springs.

**PRESERVATION PLANNING**

Preservation related activities affecting historic buildings and sites are important undertakings that require well thought out processes and plans. The better the initial planning is, the more smoothly the job will go. The following steps are recommended to help in planning the project.

**Research as much background information of the property as possible.**

Start a collection of original drawings, sketches, maps and/or old photographs of the property to get a good understanding of the building and site's historic condition and character. The history of the property and the sequence of alterations are often important in making other planning decisions involving historic form, materials, and detailing. Carl Waits's history of Dripping Springs; The Complete History of Dripping Springs, Texas; and the P.A. Smith Survey, 2003 are good sources for information for many of Dripping Springs' historic residences, civic buildings, and businesses.

**Check for all critical maintenance problems or safety issues.**

1. Check for structural and infestation damage in the foundation and framework.

2. Check the plumbing and electrical system for leaks and possible fire hazards.
3. Check for sagging floors and cracked walls and ceilings.
4. Check windows and doors for weather-protecting ability.
5. Check for structural integrity of roof and weather-tight covering.
6. Check site for ancillary facilities (wells, privies, storage tanks, dumps, etc.) that present possible safety hazards.

**Evaluate the exterior condition of the building and site from a street perspective.**

1. Identify what remains of the original construction and design of the building and its site. If historic construction materials and design features are intact, then consider preservation or rehabilitation combined with repair and maintenance as the most appropriate approach.
2. If some historic materials and design features are intact, but there are some alterations, then consider rehabilitation combined with restoration and repair as the most appropriate approach.
3. If the historic design has been significantly altered, then rehabilitation with reconstruction and compatible new construction may be appropriate.

**Consider how the design of the building affects and coordinates with its environment.**

1. Make sure the new design or update is compatible to the original design in color, details, materials and style.
2. Make sure the new design or update is compatible in scale, setback, and size of the surrounding buildings, structures, and environment.

**Determine your budget and investigate financing options.**

Get estimates of construction costs from various contractors and other professionals prior to deciding how to finance the project. Be sure to always get at least two references on any architects, developers, contractors, craftspeople, and suppliers. If preservation related work is being done in the area, find out who the professionals are heading up the project. Otherwise, the Texas Historical Commission may be able to help identify possible vendors.

**Determine ongoing maintenance that will be required.**

Make a list of seasonal, bi-annual, or annual maintenance procedures that will be required for upkeep on the building such as painting, cleaning gutters, re-caulking, insulation replacement, yard work, etc.

**Plan the project in phases and take into account the expected weather for the different seasons.**

Determine phases to help in the financing of the project and to minimize the risk of undoing recent work. Plan so that each step builds upon the previous one.

#### **IV. TREATMENT OF HISTORIC ARCHITECTURAL MATERIALS**

To find the character of a building, one must go only as far as its detailing and materials. Some of the information that may be found through observation is the building's style, era, and function. One may even think of these intricate details on a building as antiques; a combination of architecture, sculpture and superior craftsmanship that is not readily available today. In order to retain the character of a building or structure, it is essential to properly clean, preserve, and maintain the building's original material and details.

The first step in preserving, rehabilitating, or restoring a structure is to identify the materials used, and then how to properly and sensitively treat them. The National Trust for Historic Preservation recommends the next several steps the property owner should take prior to cleaning the building or structure.

1. Be aware of the weather and climate prior to cleaning; avoid wet cleaning when there is a danger of frost.
2. If undertaking more than one maintenance task at a time, make out a schedule and be sure to plan ahead.
3. Protect all windows and entrances to avoid water entering the structure during the cleaning process.
4. Choose a cleaning method based on three criteria.
  - A. The amount of soil surrounding the building.
  - B. The amount and type of paint to be removed.
  - C. The original composition and current condition of the masonry, wood, metal, glass.

5. Most importantly, test all cleaning agents prior to applying to the building or structure. Do not hesitate to ask for help at building supply stores or from professionals.

Many times, in efforts to “update” a structure’s facade or to conserve energy, people slip-cover the building, covering up important structural details. Look for hidden historic materials and details behind vinyl and aluminum siding, plywood signs, window covers, or covered up transom windows.

Specific architectural materials require specific methods of repair, cleaning and maintenance. For Dripping Springs, historic building materials include a common array of locally available wood, stone, glass, and metal products. In the historic period, builders and craftsmen who used those materials worked them into sizes and shapes and details that now are often manufactured into readily available “off-the-shelf” products. The craftsmanship that is apparent in some historic architectural materials is another character-defining quality that should be treated with appropriate care to retain and protect.

Proper treatment of architectural materials and workmanship should begin with a visual inspection to identify the material used and any structural or physical problems that are present. This inspection is best done by a professional architect, builder, engineer or preservationist trained in historic materials and their common problems. Notes should be made about the location and extent of the problems for later consideration in planning the appropriate treatment method(s).

### **METAL PROBLEMS**

1. Look for lacerations, erosion, holes, and missing pieces.
2. Look for rust and surface discoloration; these are signs that the problem may be internal.
3. Look for sagging, as in the cornices. This may be due to deterioration in the support framing, or in the anchoring to the wall.

### **WOOD PROBLEMS**

1. Look for soft, dry, or split areas; especially in areas highly exposed to the weather and the elements. Consult a local mill shop for a compatible replacement.
2. Check for pest infestation and treat appropriately.

## **GLASS**

Historic glass elements are among the most distinctive and important to consider as a character-defining historic feature of your property. While glass was historically manufactured and used in a wide array of structural and decorative ways, the most common use of glass in Dripping Springs is as lights in windows, doors and door surrounds. Less commonly glass was used as elements of exterior lamps or signs. Due to its fragility, most original glass lights have been lost or replaced over time, leaving original examples of "rolled" glass window panes with their minute ripples and bubbles as very rare building features that should be retained and protected.

Stained and leaded glass appeared in great numbers, between the Civil War and the Great Depression. These types of products may have been present in some Dripping Springs buildings but no specific examples of original historic stained or leaded glass are known in Dripping Springs Historic Landmark buildings. With the current trading and retail markets for antique building materials, old stained or leaded glass products are often salvaged and reused in building projects. Non-historic materials need not be treated with the same regard as original materials, but the following guidelines may be followed voluntarily.

### **Recommended**

1. Preserving and retaining all original historic decorative and/or structural glass; removal of such features shall be avoided.
2. Recognizing the decorative and structural glass as products of their own era; alterations or removal are discouraged except under an approved rehabilitation or restoration plan.
3. Recognizing that the feature is part of the evolution of the building and is evidence of the history of the building and should be preserved.
4. Repairing any drainage or moisture problem which may cause damage to the glass structure.

### **Not Recommended**

1. Removing any structural or decorative glass feature that is essential in defining the character of the building.
2. Ignoring any moisture or drainage problem that causes damage to the glass features.

## Cleaning

### **Recommended**

Decorative glass with the gentlest means possible, such as: soft water, non-ionic detergent, or mineral spirits.

If removal of any pigmented glass is required, the following steps are advised. Remove the glass; clean the substrate of the building by means of a mild solution of water and household ammonia and a soft bristle brush; then re-adhere the panels of glass by means of a mastic adhesive. This procedure is recommended for ceramic or terra-cotta tiles as well.

### **Not Recommended**

Cleaning by harsh or abrasive chemical or physical means.

## Repairing or Replacing

### **Recommended**

1. Replacing cracked or missing panels or features with duplicates based upon historical, physical, and/or pictorial evidence.
2. Repairing panels or features, if possible, rather than removing features with repairable damage.
3. Repointing cracked or open joints, particularly at the ground level where glass adjoins the concrete or wood, or caulking of slightly cracked panels to prevent moisture from entering.
4. Patching slightly chipped pigmented structural glass with appropriately colored, flexible caulk.

### **Not Recommended**

1. Removing damaged features that may be repaired.
2. Maintaining caulking or joints that are insufficient and allow for moisture.
3. Failing to patch cracked or chipped features, or not replacing severely damaged features.

## Designing & Replicating

### **Recommended**

Using original material to replace severely damaged glass or compatible substitute material if it conveys the same visual appearance as the historic material.

### **Not Recommended**

Replacing features with an incompatible substitute, one that differs in size, color, or that alters the overall visual appearance of the building or structure.

## **MASONRY**

In Dripping Springs masonry construction traditionally consisted of work done by local craftsmen using the local limestone. Other less common masonry materials include brick, concrete block, mortar, and rarely stucco. The majority of the buildings and structures in Dripping Springs' downtown are constructed with local limestone rock as the primary exterior material, although decorative contrast is provided by incorporating other contrasting types of rock into the bonding pattern. Because masonry construction using local limestone is one of the primary character-defining features of Dripping Springs' historic district, historic rock facades should be treated, as brick or block should be, in regard to cleaning, repairing, and repointing.

This type of construction was meant to last forever and can if properly maintained. Some of the most distinctive buildings and architectural details found in Dripping Springs are executed in masonry. As a result, it is vital that these details be preserved and maintained.

### **Recommended**

1. Preserving masonry features that are essential elements in defining the overall historical character of the building or structure. These elements include: walls, brackets, door and window pediments, steps, columns, joint and brick unit size, bonding patterns, railings, cornices, coatings, and colors.
2. Providing proper drainage to protect masonry work from standing water on flat, horizontal surfaces or in decorative features.
3. Providing a drainage system away from the foundation to maximize rising moisture.

4. Correcting problems that cause mortar joint deterioration such as: weather exposure, roofs, gutters, or differential settlement of the building or structure.

**Not Recommended**

1. Applying material that was unavailable at the original construction time, such as: brick veneer, artificial cast stone, or brick siding.
2. Removing essential masonry architectural features, thus diminishing the building or structures overall historical integrity and/or character.

**Cleaning**

**Recommended**

1. Cleaning masonry only when necessary to halt deterioration or to remove graffiti, stains, or heavy soil.
2. Cleaning with the gentlest method possible, such as: low pressure water cleaning, use of soft, natural bristle brushes, or chemical cleaning (beware: limestone and marble dissolve easily with acidic cleaners).
3. Applying masonry surface cleaning treatments if the treatments are to slow the erosion and/or deterioration process.

**Not Recommended**

Using harsh chemical agents that will alter or damage the color or finish of the masonry.

**Painting**

**Recommended**

1. Retaining original color and texture of masonry surfaces, whenever possible. Brick or stone surfaces may have been whitewashed or painted for aesthetic and practical purposes.
2. Removing damaged or deteriorated paint only to the next sound layer prior to repainting, by the gentlest means available.
3. Investigating the problem of peeling or loose paint that is indicative of a moisture problem, and remedy the source prior to repainting.



4. Using high quality masonry paint and following the manufacturer's directions when repainting.
5. Painting only that masonry which was historically painted, or to arrest further deterioration of the masonry.
6. Be careful. Much of the paint used historically was lead based.

#### **Not Recommended**

1. Removing paint indiscriminately, thus changing the building's appearance and damaging the material.
2. Removing paint that is firmly adhered to the surface, and as such, acting as a protective layer.
3. Removing old paint by abrasive means, such as sandblasting or high pressure water-blasting.
4. Attempting to create a new appearance or false era by painting or applying a coating, such as stucco, to a historically unpainted or treated surface.
5. Failing to follow manufacturer's guidelines when applying paint.

#### **Repointing**

##### **Recommended**

1. Repointing only those mortar joints where there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint.
2. Duplicating old mortar in composition, strength, color, and texture.
3. Duplicating old mortar joints in size, method of application, and profile.
4. Removing deteriorated mortar gently, by hand-raking the joints to avoid damaging the masonry.

### **Not Recommended**

1. Applying waterproof or repellent coating, or surface treatment, such as stucco, rather than repointing and repairing. (This may cause water to be trapped underneath the coating, thus accelerating deterioration.)
2. Repointing mortar joints that do not need to be, by using electric saws and hammers to remove mortar, which can damage the adjacent brick.
3. Repointing with mortar of high Portland cement content, creating a stronger bond than the actual building material and thus acting as a catalyst for deterioration; or repointing with synthetic caulking agent.
4. Repointing mortar joints of differing size, profile, texture, width, or color.
5. Using electric saws or hammers to remove deteriorated mortar, instead of hand tools.
6. Using a "scrub" technique to repoint, instead of traditional means.

### **Repairing & Replacing**

#### **Recommended**

1. Replacing or repainting only severely deteriorated material with new material that duplicates the old as closely as possible.
2. Replacing significant architectural details and features, such as: cornices, railings, brackets, terra cotta, tiles, etc.
3. Applying water repellent, or the like, surface treatments only after repointing and if masonry repairs prove to be permeable to water problems.
4. Repairing stucco with a mixture duplicate to the original in appearance and texture.

#### **Not Recommended**

1. Removing architectural features such as doorway pediments and not replacing them with researched replicas of the original.
2. Replacing an entire masonry architectural feature when simple repair would be sufficient.

## V. NEW CONSTRUCTION & EXTERIOR DESIGN GUIDELINES

**Definitions.** For the purpose of this section, the following definitions shall apply:

**Masonry Construction.** Shall include all construction of stone material, brick material, or concrete masonry units, which is composed of solid, cavity, faced, or veneered-wall construction.

The standards for masonry construction types are listed below:

1. **Stone Material.** Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone and dimensioned stone techniques are acceptable.
2. **Brick Material.** Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed. Any color other than buff colored brick will require approval by the Commission.
3. **Concrete Masonry Units.** Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications: ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the Commission. Lightweight concrete block or cinder block construction is not acceptable as an exterior finish.

**Construction Standards.** The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the Historic District or on Landmark Properties.

### Residential Construction Standards

1. All residential buildings and structures shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls above grade level and below the first floor plate line, excluding doors and windows, constructed of brick, stone, granite, marble, hollow clay tile, brick veneer, exterior plasters, including stucco, or cement fiber siding, in accordance with the City's Building and Fire Codes.
2. All principal buildings and structures located in the Historic District or which are Landmark Properties shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls, excluding doors and windows, constructed of brick, stone, granite, marble, hollow clay tile, brick veneer, exterior plasters, including stucco, or cement fiber siding, in accordance with the City's Building and Fire Codes.
3. Concrete or metal exterior construction is not permitted on any residential structure.
4. The exterior color of all residential structures must be in keeping with the "Hill Country look" of the City, and therefore shall be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.
5. Roof materials shall be composition (30 year) or standing seam metal in muted colors. Wood shingle and shake roofing systems are prohibited. Flat pan, standing seam metal roof materials are only allowed with a factory finish of an approved color. Natural metal roofs are not allowed, whether galvanized or metal aluminum.

### Exemptions

1. Barns on property of one (1) acre or more, provided that such barns are used solely for agricultural purposes as distinguished from commercial or industrial purposes, shall be exempt from provisions of this Section.
2. Manufactured homes otherwise lawfully existing under the provisions of this article and the City's Zoning Ordinance shall also be excluded from provision of this Section.
3. Historic structures.

### Nonresidential Construction Standards

1. All nonresidential structures, including parking structures, shall be of exterior fire resistant construction having at least seventy-five percent (75%) of the total exterior walls above grade level, excluding doors and windows, constructed of masonry or other equivalent material, in accordance with the City's building and fire codes. Strict adherence to this requirement shall not be such as to prevent architectural creativity.
2. The following materials are permitted materials for exterior construction: Limestone; Rustic wood; Painted wood; and other stone, unless listed below. Use of other exterior construction materials may be permitted by the Commission at the time of site plan approval.
3. The following materials for exterior construction require a Certificate of Appropriateness: Brick; Stucco; Concrete; Glass; Synthetic materials; Adobe (brick); Granite; and Marble.
4. Roof materials shall be composition (30 year) or standing seam metal in muted colors. Wood shingle and shake roofing systems are prohibited. Flat pan, standing seam metal roof materials are only allowed with a factory finish of an approved color. Natural metal roofs are not allowed, whether galvanized or metal aluminum.
5. The exterior color of all nonresidential structures must be in keeping with the "Hill Country look" of the City, and therefore shall be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.

**Elevated Water Storage Tanks & Pump Stations.** All water storage facilities which serve the public shall be designed and painted to compliment natural surroundings. All public water storage facilities shall be placed, to the extent possible, so as to have minimal negative impact on surrounding areas and shall be painted earthtone, natural colors. The Commission shall be authorized to approve alternate color selections if such color(s) are more acceptable with surrounding areas.

**Temporary Construction Buildings.** Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the

building official and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices or buildings and material storage areas shall be removed at the satisfaction of the City Administrator or other designated building official.

### **Procedure for Determining Alternative Exterior Materials**

1. All written requests for alternative exterior building materials shall be noted and described on the site plan. If requested by the City, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the site plan.
2. The City may approve an alternative exterior material if it is determined to be equivalent or better than the exterior materials cited above as part of the approval of the site plan.
3. Consideration for exceptions to the above requirements shall be based only on the following:
  - (a) Architectural design and creativity
  - (b) Compatibility with surrounding developed properties
4. The request shall be reviewed and shall be approved or disapproved by the Commission.

### **Exterior Design Standards**

The architectural character of the built environment should complement the natural landscape and not dominate it. Building masses shall be broken up to provide, through change in texture and color, horizontal and vertical relief and should relate harmoniously on a pedestrian, human scale. Vertical proportions which exaggerate building height shall be avoided.

The level of detailing and finish of wall facades shall be consistent on all sides of a building. Wall planes visible from any roadway or adjoining properties shall be detailed with architectural elements which provide shadow lines and which provide visual depth unless screened with landscaping.

1. Facade Articulation and Color/Texture Variation. For the purpose of this section, a "break" shall be defined as an interruption of the building wall plane with either a recess or an offset at an angle of

between ninety (90) degrees and forty-five (45) degrees to the wall plane.

2. Horizontal Articulation. No building facade shall extend greater than two (2) times the wall's height without having a minimum "break" and color/texture change of 25% of the wall's height, and such "break" and color/texture change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane. The maximum distance without a break shall not exceed 50 feet.
3. Vertical Articulation. No horizontal wall shall extend for a distance greater than two (2) times the height of the wall without changing height through an articulation, or variation, of the roofline by a minimum of 25% of the wall's height, and such roofline change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane.
4. Street-level storefronts and building entrances should be open and inviting to pedestrians. All in-line buildings shall have a street-to-building zone of at least 25 feet to be used for sidewalks, including a minimum 10 foot landscaped buffer strip and pedestrian spaces including benches and other seating facilities.
5. A minimum of 15 square feet of recessed entryway shall be provided for businesses in buildings less than 15,000 square feet. Buildings over 15,000 square feet shall have a minimum of 100 square feet of recessed doorways to help delineate a building's entrance and add variety to the streetscape.
6. Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan, and shall be submitted for commission review and approval along with the site plan.

### **Design & Material Requirements for Water Quality & Nonpoint Source Pollution Control Facilities**

1. All above-ground facilities used for water quality management and nonpoint pollution control, including retention and detention ponds, shall be designed using natural stone materials consistent with the comprehensive plan.

2. Alternative materials may be used in the design of above ground facilities when approved by the City at the time of site plan approval.

## **VI. CERTIFICATE OF APPROPRIATENESS**

No person shall carry out any construction, reconstruction, alteration, restoration, or relocation of any historic landmark or any property within a historic district, nor shall any person make any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within a historic district without a Certificate of Appropriateness. Painting of unpainted stone or masonry is prohibited.

A Certificate of Appropriateness is not required for ordinary repairs and maintenance, for which the cumulative cost of construction is less than ten thousand dollars (\$10,000.00). There is an expedited process for projects that for which the cumulative construction costs are less than ten thousand dollars (\$10,000.00) but involve more than ordinary repairs and maintenance.

### **Criteria**

In considering an application for a Certificate of Appropriateness, the Commission shall be guided by design guidelines adopted by the City of Dripping Springs, and where applicable, the following from The Secretary of the Interior's Standards for rehabilitation of Historic Buildings. Any adopted design guidelines and Secretary of the Interior's Standards shall be made available to the property owners of historic landmarks or within historic districts.

### **Application**

Prior to the commencement of any work requiring a certificate of appropriateness the owner shall file an application for such a certificate with the Commission.

### **Process**

The Commission shall review the application at a regularly scheduled meeting within sixty (60) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The Commission shall approve, deny, or approve with modifications the permit within forty-five (45) days after the review meeting. In the event the Commission does not act within ninety (90) days of the receipt of the application, a permit shall be deemed granted by operation of law. There is an expedited process for obtaining a Certificate of Appropriateness for small projects, the cumulative costs of which are less than ten thousand dollars (\$10,000.00).



CITY OF DRIPPING SPRINGS  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of Owner (if different than Applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Address/Legal Description of Property Where Structure/Site Located: \_\_\_\_\_

Description of Proposed Work: \_\_\_\_\_

Description of How Proposed Work will be in Character with Architectural and/or  
Historical Aspect of Structure/Site: \_\_\_\_\_

Estimated Cost of Proposed Work: \_\_\_\_\_

Intended Starting Date of Proposed Work: \_\_\_\_\_

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

**ATTACH THE FOLLOWING DOCUMENTS:**

- Current photograph of the property and adjacent properties
- Elevation drawings of the proposed changes to the structure/site (if available)
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Property Owner Authorizing the Proposed Work**

\_\_\_\_\_  
**Date**

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

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

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

Project Eligible for Expedited Process:  Yes  No

Action Taken by Historic Preservation Officer:

Approved  Denied

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature of Historic Preservation Officer**

\_\_\_\_\_  
**Date**

Action Taken by Historic Preservation Commission (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.**

# CERTIFICATE OF APPROPRIATENESS

## *When is a Certificate of Appropriateness Required?*

For the preservation, rehabilitation, restoration, reconstruction, or relocation of any historic landmark or any property within a historic district

For any material change in the paint color, light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way

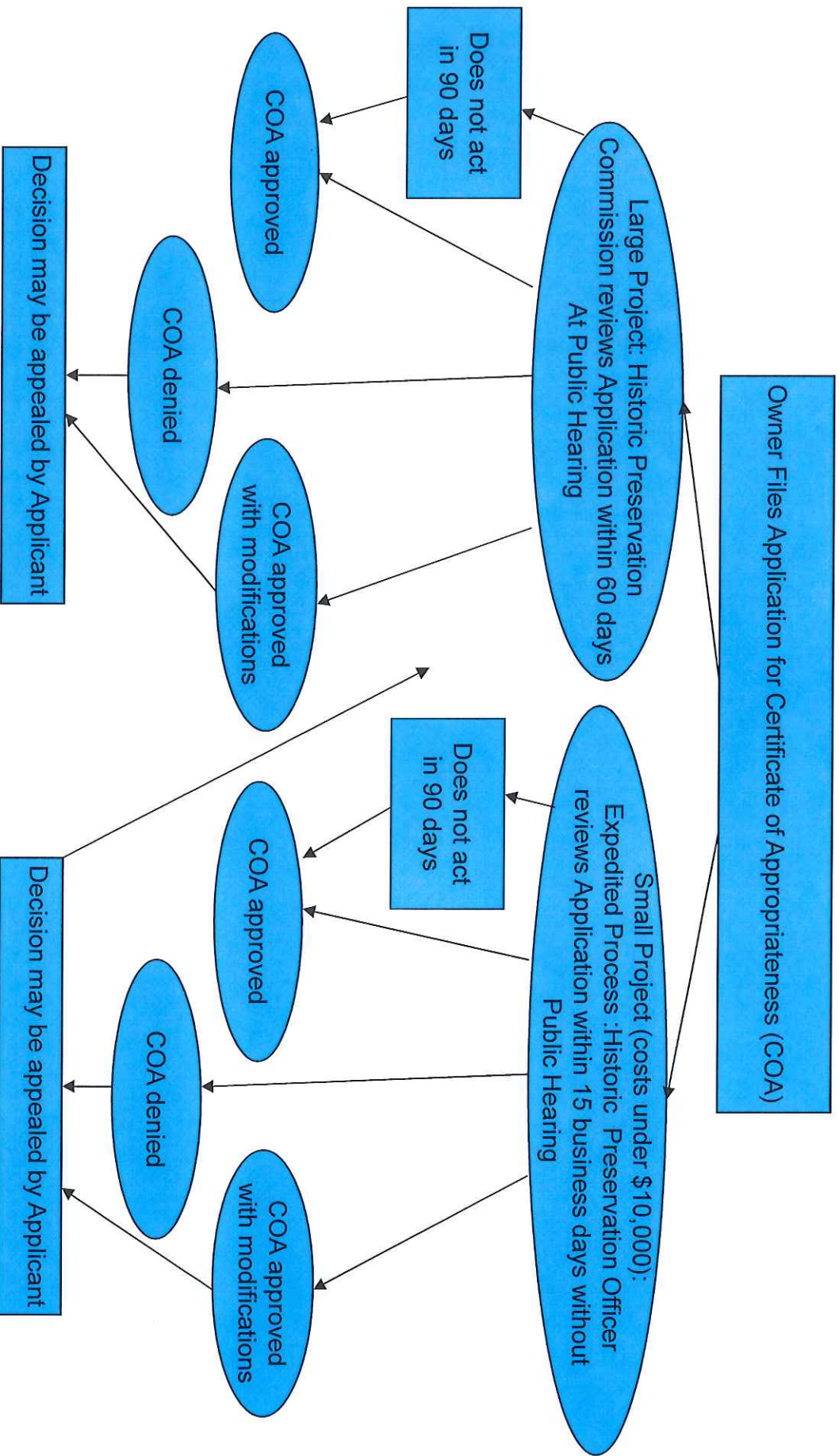
When a structure, accessory building, or historically significant landscape feature is proposed to be demolished

For ordinary repairs and maintenance for which the cumulative cost of construction is over \$10,000

## *When is a Certificate of Appropriateness Not Required?*

For ordinary repairs and maintenance for which the cumulative cost of construction is less than \$10,000.00

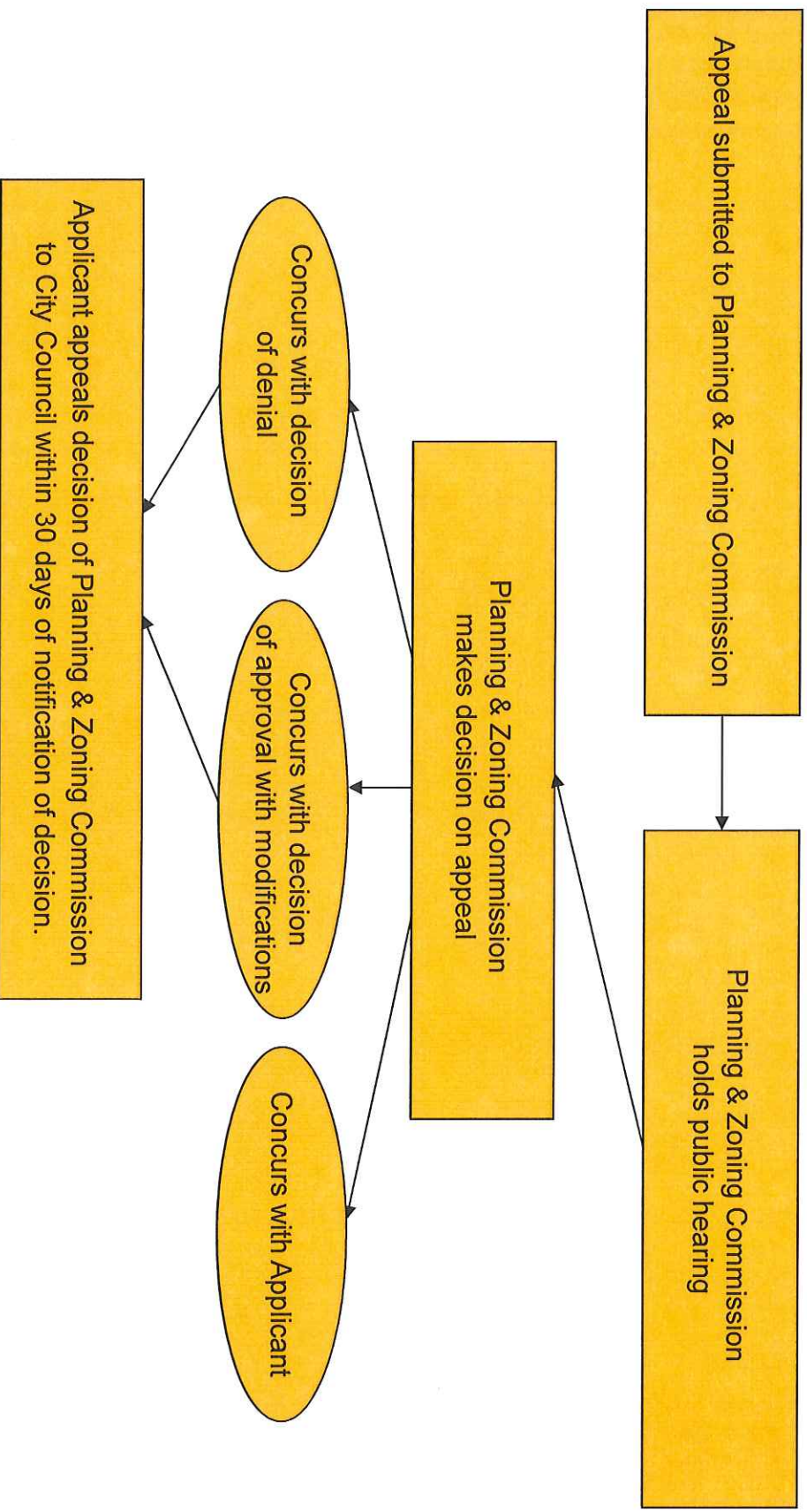
# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS





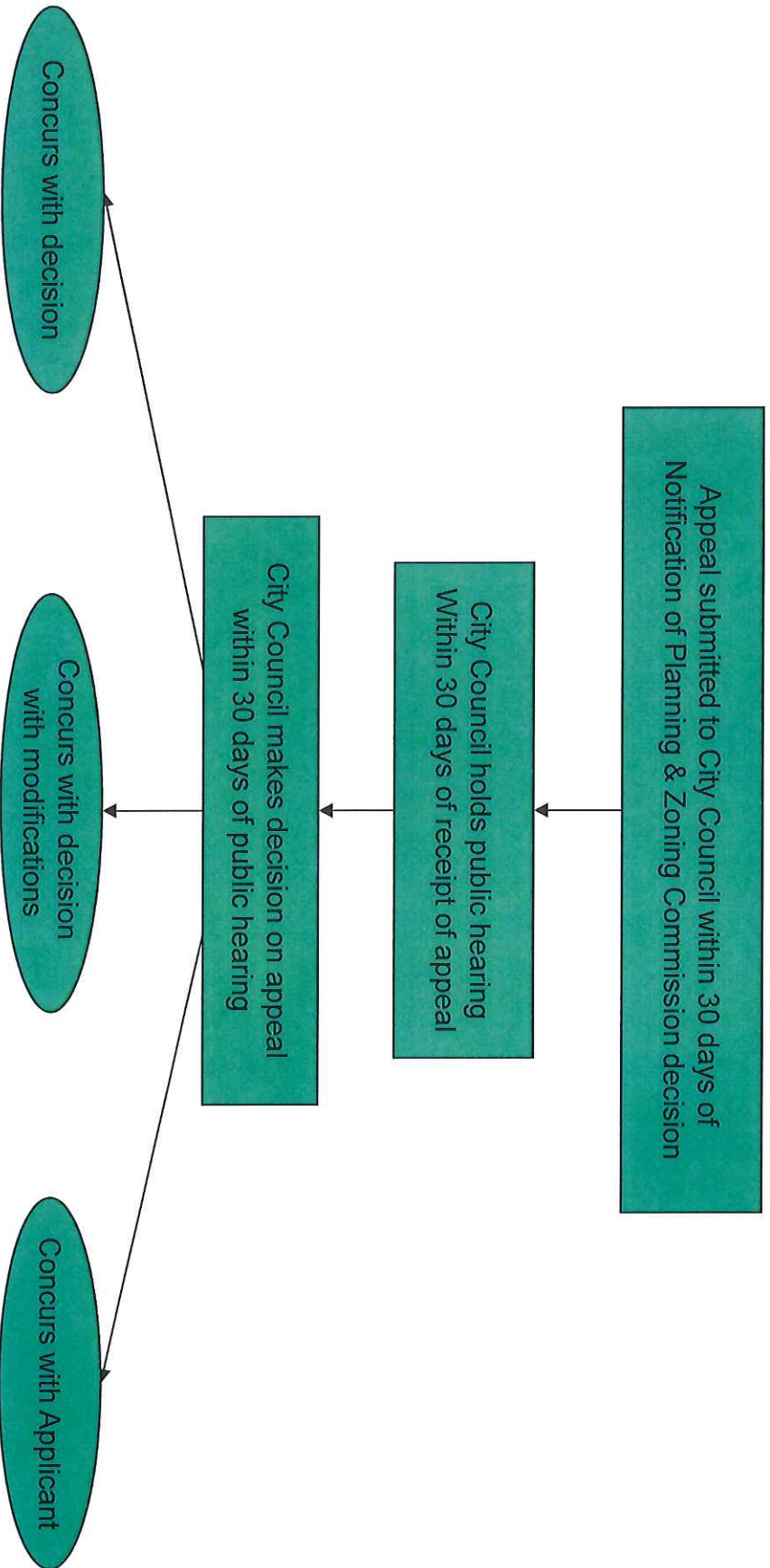


# Appeal Process of Historic Preservation Commission Decisions





## Appeal Process of Planning & Zoning Commission Decisions

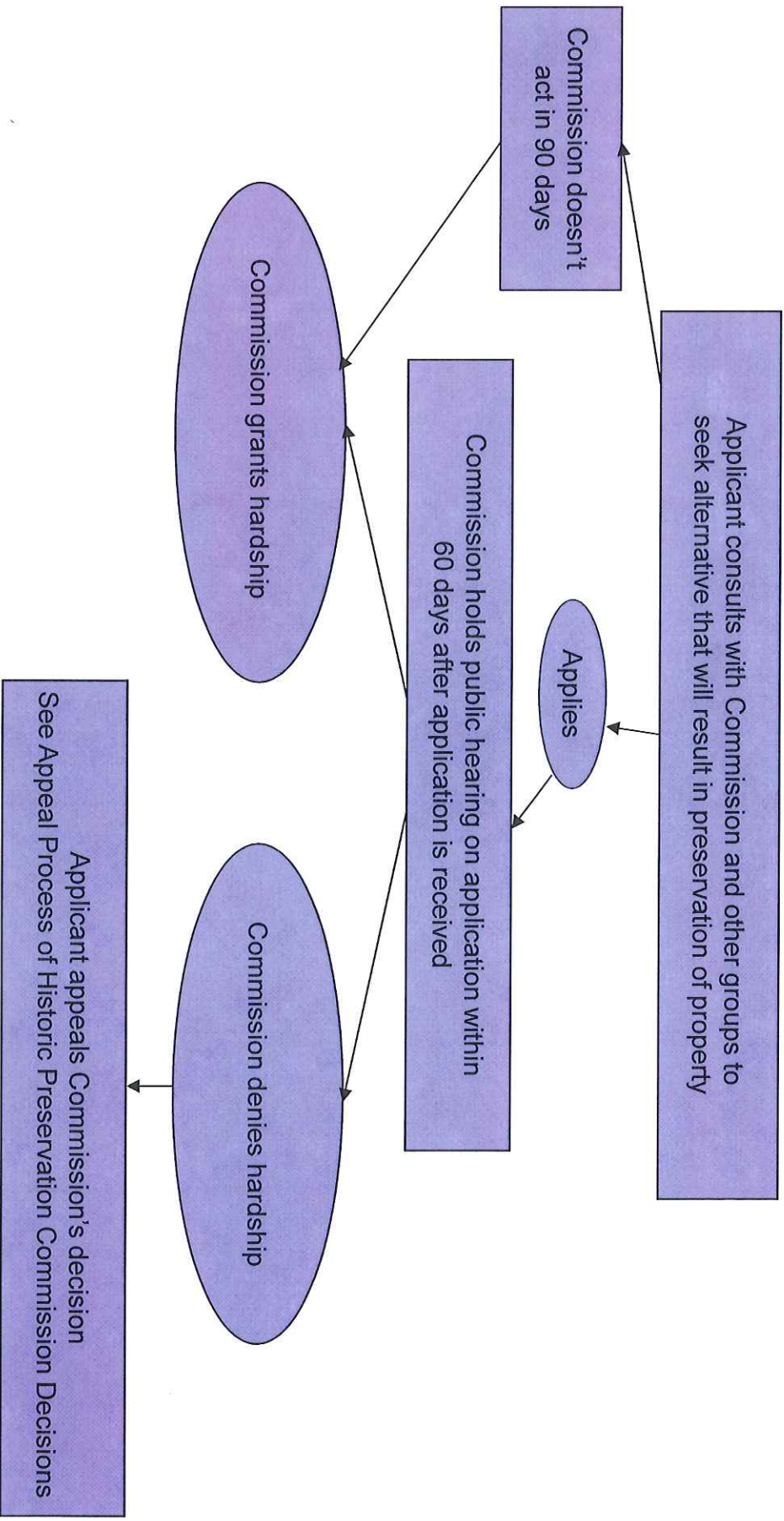






## Economic Hardship Application

Properties for which conforming to guidelines presents an economic hardship.



VII. Hill Country Architectural Vernacular (1850-1960)

Historic Residential, Civic & Commercial Landmarks

City of Dripping Springs, Texas



Hill Country Vernacular (1850-1960):  
An Architectural Context for  
Understanding and Preserving  
Historic Residential, Civic and  
Commercial Properties,  
Dripping Springs, Hays County, Texas

Prepared for Dripping Springs Historic Preservation  
Commission

by Eugene Foster, DSHPC Vice-Chair, and  
Sophie Roark, Architectural Historian



## Frontier-Era Anglo Architecture 1850s to 1870s



Marshall-Chapman House (1870s)  
Side-gable hall-and-parlor house of limestone masonry construction, with later Victorian-era ornamental porch modifications.

Dr. Joseph M. Pound House (1850s) - Anglo pioneer homestead with integral fireplace and cistern; began as double-pen log house, later expanded to accommodate subsequent generations. Recently restored as historical landmark.





## Second-Generation Anglo Settlement and Community Development

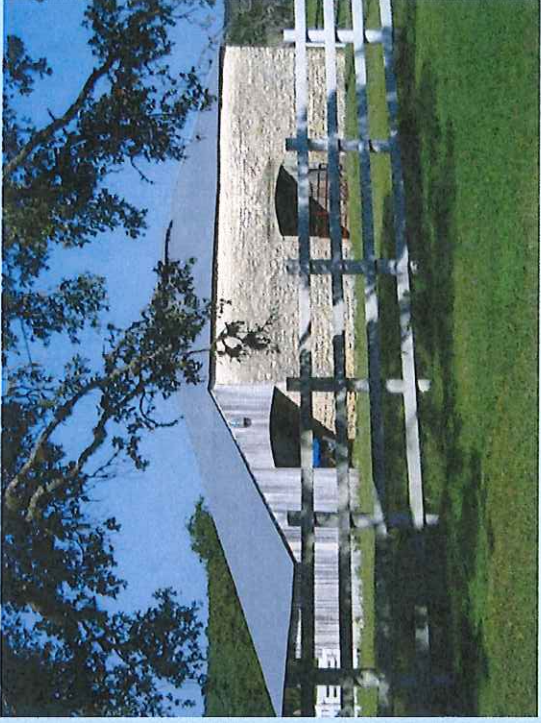
Native limestone masonry construction widely used for more refined homes and barns after first generation of pioneer/frontier era settlers.

Hipped roofs with cypress "shake" shingles, later replaced by "standing seam" or pressed tin roof coverings.



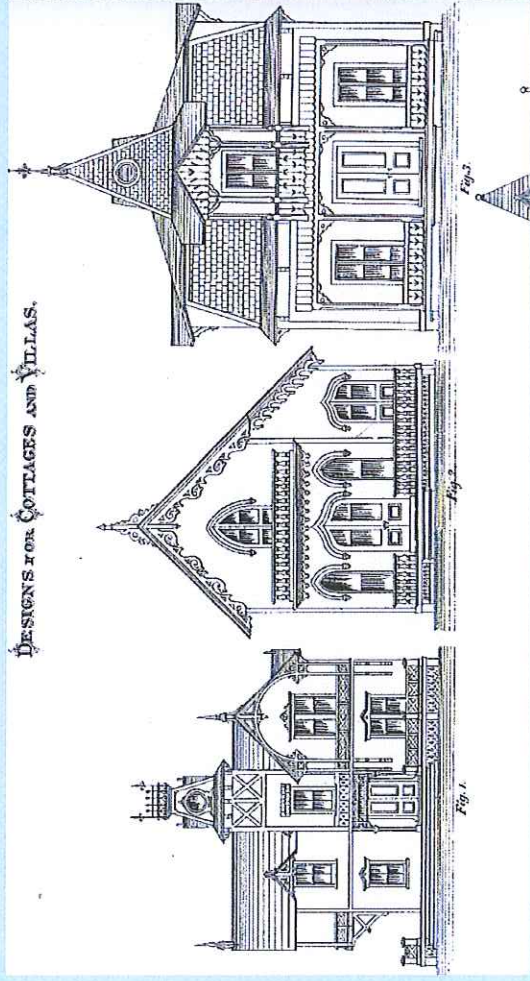
Vertically proportioned windows and arched headers reflect Anglo rather than Germanic architectural traditions seen in German Hill Country settlements (Fredericksburg)

Original two-story "I-house" form of 1880s Dickey-Allen House has been greatly expanded and elaborated over time, most recently with a neo-classical porch addition





## Transition to Post-Railroad “Folk-Victorian” Architecture 1870s to 1900

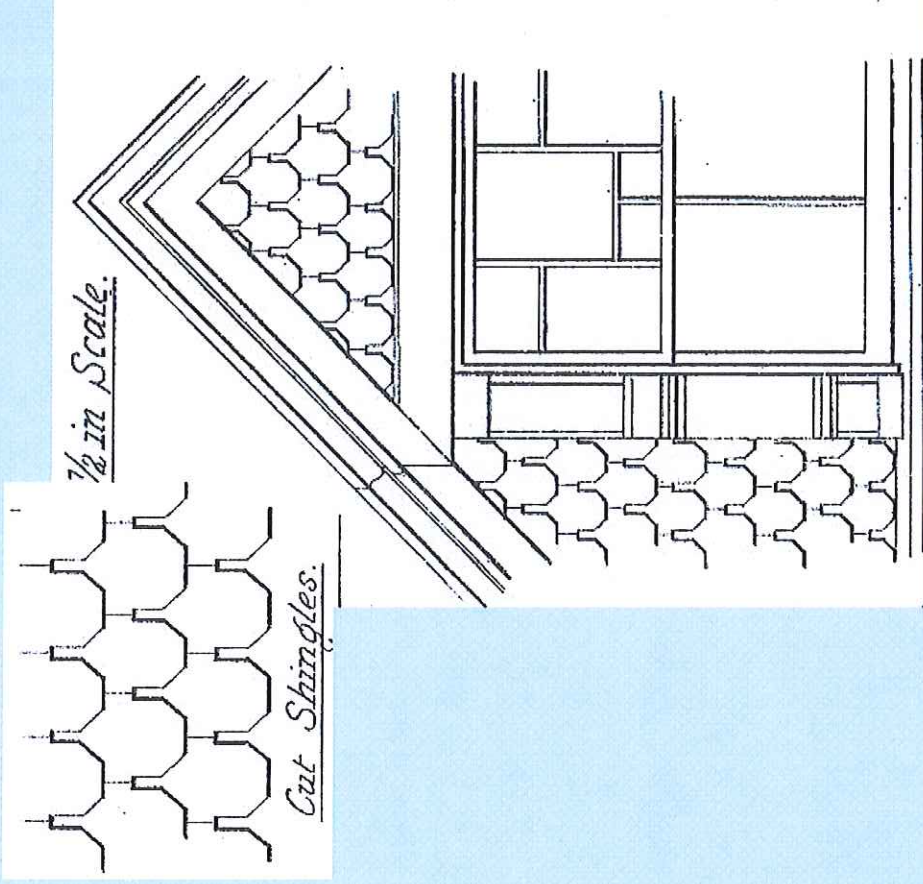
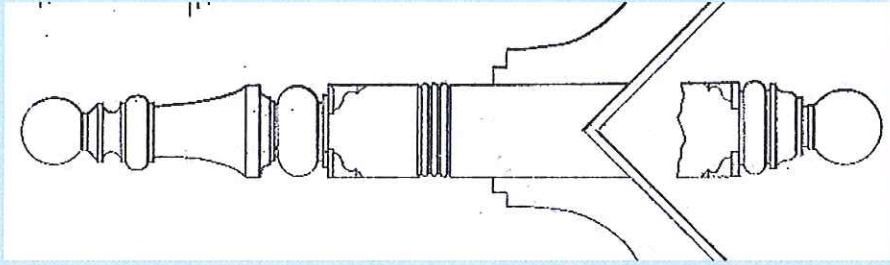
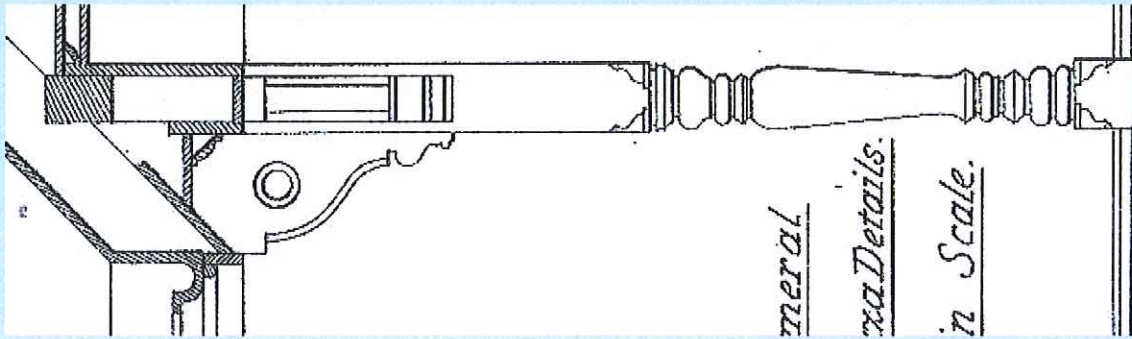


- Rail transportation makes available intricate milled lumber and machine-made ornamentation
- Balloon framing replaces log and stone structural systems
- Transition from classical symmetry of form to asymmetrical plans and complex roof forms
- Hill Country transition from frontier homesteads to rural farmsteads and ranches
- Location along route between Austin and Fredericksburg encourages adoption of new styles seen in urban areas
- Victorian eclectic and historicist stylistic language favored to express increasing wealth and status

- Asymmetrical plans
- Steeply pitched roofs
- Cross gable with front gabled ell
- Horizontal wood siding or stone veneer
- 2/2 light or 1/1 light wood frame windows
- Intricate Queen Anne ornamental details -  
- turned-lathe porch supports, railings, brackets
- decorative wood shingles in gable ends



# Late- Nineteenth Century Details and Ornament



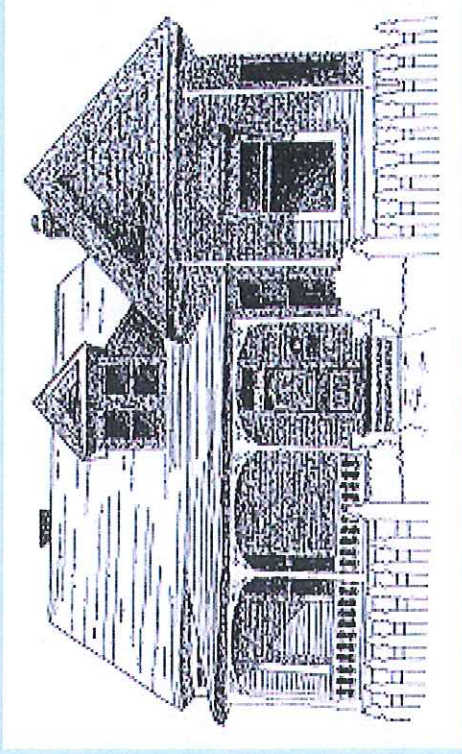
- Turned lathe porch supports, brackets, and balustrades

- Decorative wood shingles



## Folk Victorian L-Plan Cottage, 1880 - 1900

- L-plan with wrap-around porch and classical details
- side gable roof with offset front gable ell
- 2/2 light wooden sash windows
- turned-lathe porch supports
- Metal or shingle roofing







1880s

## Classical Civic and Commercial Buildings - 1880s to 1900s

Despite differences in age and degrees of alteration, all feature a consistent classically inspired language that favors simplicity, permanence and practicality



1890s

Native limestone construction with classical styling elements: corner quoins, multi-light windows, symmetrical facades, arched window and door openings



1900s



**Neo-Classical Harrison-Crosswell  
House, 1880s**



- Two-story I-plan with symmetrical fenestration and end-wall chimneys
- Wood-frame construction with metal roofing and wooden sash windows, frame-and-panel doors
- classical porch detailing (columns, balustrade and pediment)



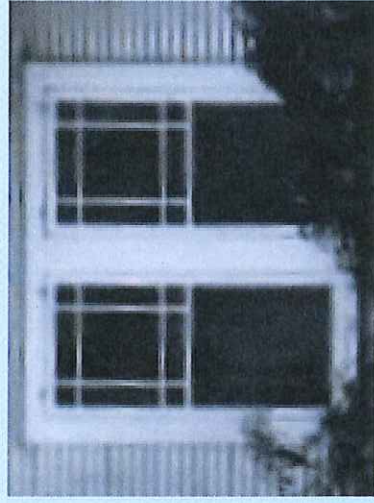
## Twentieth-Century American Bungalow 1910-1930

### Craftsman Cottage



Popularized nationwide through magazines and pattern books as a smaller but more comfortable and fashionable dwelling. Widely varied details emphasize hand-craftsmanship of local builders

- Typically one story
- Irregular or rectangular plan
- Open interior floor plan
- Pier and beam foundation
- Primary exterior material horizontal wood siding
- Cross gable roof with main roof over gable porch
- Clipped gable ends
- Exposed structural elements (ridge beams, truss work, rafters, purlins); knees braces
- prominent, battered porch piers
- paired one-over-one light windows with wood frame and sash
- Ornamental geometric detailing on porch supports, decorative window screen frames





**American Bungalow 1910-1930**  
**Craftsman Cottage, Old Fitzhugh Road**



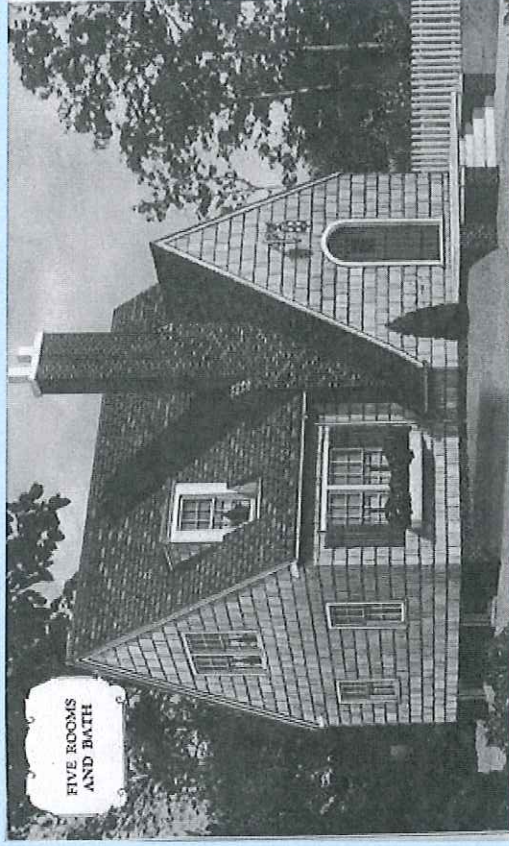
- Front gable roof and porch with clipped gable ends
  - Horizontal wood siding
  - Paired 1/1 wood frame windows
- Battered porch columns on box bases
  - Exposed rafter tails



## American Bungalow 1930s

### *Tudor Revival Style*

- retains bungalow plan with revivalist styling, form and language evocative of rural English medieval cottages



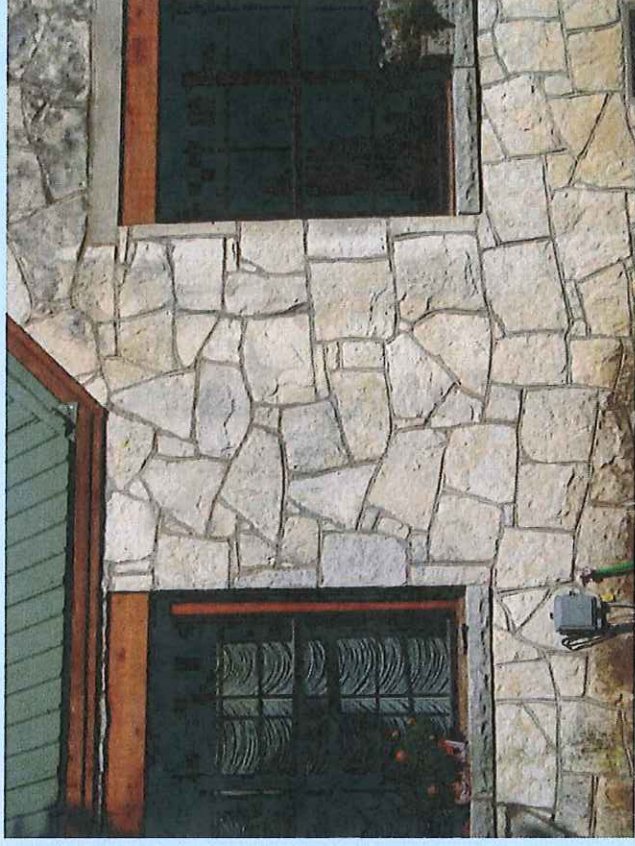
- steeply pitched roof, usually side-gabled
- asymmetrical roof eaves
- wall cladding (stucco, brick, stone or wood)
- tall, narrow windows (commonly in groups with multipane glazing)
- large, elaborate chimneys (commonly crowned with decorative pots)
- decorative half-timbering
- detailed doorways, commonly arched, sometimes recessed



## American Bungalow 1930s *Tudor Revival Style*



- Steeply pitched cross gable roof with metal covering
- Wood-frame pier-and-beam structure
- Arched masonry porch opening



- random “patchwork” fieldstone veneer
- flat concrete lintels
- “beaded” mortar joints



## American Bungalow 1930s

### *Colonial Revival Style*

Influenced by the Beaux-Arts revival of symmetry and classically-inspired ornament



- Stripped-down, regular Bungalow plan
- symmetrical façade
- minimal classically-inspired detailing
- Smaller front porch, often with classical column porch supports and pediments



## American Bungalow 1930s

### *Colonial Revival Style*



Small front porch with triangular gable or hooded awning over front doors  
squared column porch supports

- Symmetrical facade
- Shallow eaves
- Boxed soffits
- Paired windows
- horizontal wood siding or “patchwork” stone veneer





# Automotive-Era Commercial and Domestic Adaptations (1930s – 1960s)

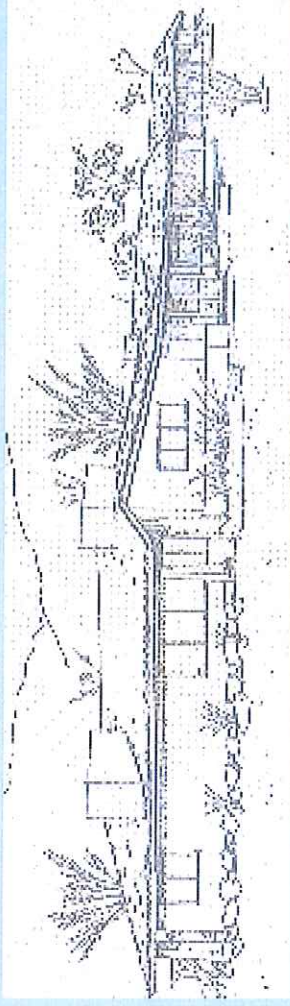
- Widespread adoption of automobiles for private and commercial transportation transformed America's rural and urban landscapes
- New commercial property types were developed (service stations, motels) or adapted with drive-ups or drive-throughs
- as did residential building styles (garages, carports, “ranch” style houses)



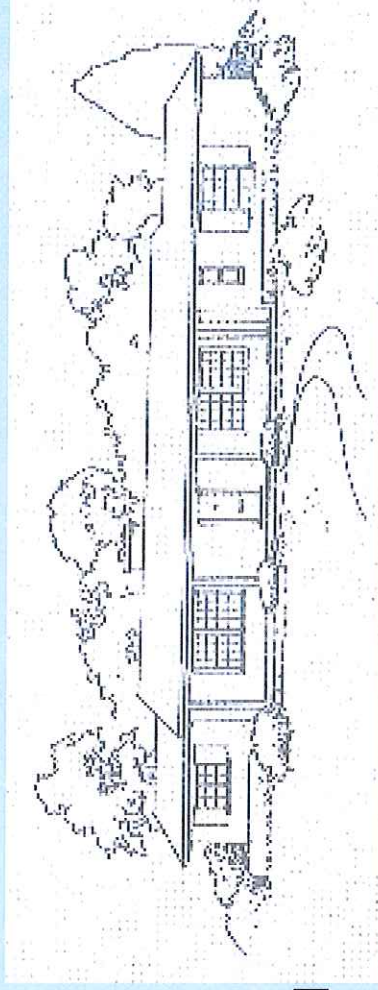


## Postwar Ranch Style 1945-1960

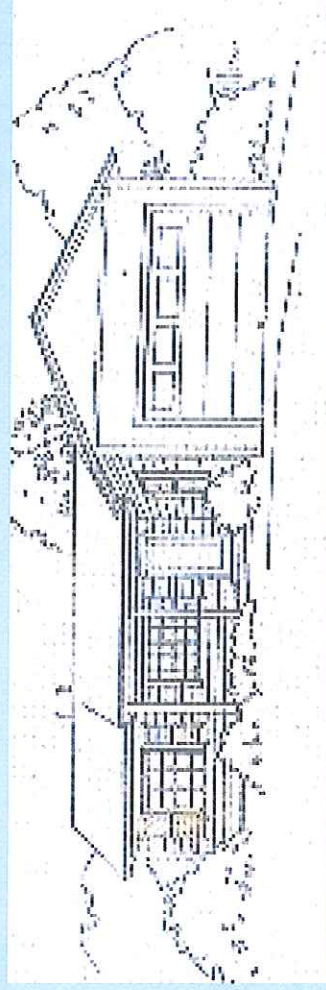
- An automotive-era style with integrated garage or carport
- Rambling, low-slung, and traditional
- The Ranch Style borrowed a horizontal emphasis from Frank Lloyd Wright's Prairie Style, but also incorporated new materials and elements of the International Style
- Dominant in the postwar suburban landscape and translated to a ubiquitous, enduring vernacular style



Southwestern ranch house



Suburban Ranch Style



The Tract Ranch



## Postwar Ranch Style 1945-1960

- low-pitch side gable roof
- One story
- Rectangular, L-shaped, or U-shaped design
- Attached garage or carport
- aluminum frame windows
- casement windows



- Picture windows
- horizontal wood siding
- Asbestos siding
- Masonry or brick veneers
- Synthetic masonry such as PermaStone
- Shallow front porch
- Minimal detailing usually shutters and square porch supports



## VIII. HISTORIC PRESERVATION RESOURCES

