



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 1, 2024**

Project: **301 W US 290, Dripping Springs, TX 78620**

Applicant: **Tye Casa**

Historic District: **Hays Street Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial (food truck)**

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

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

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

Review Summary, General Findings: "Approve as Submitted"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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Dripping Springs, Texas 78620
512-858-4725

1. **Approval as submitted.**

Case History / Findings of Fact:

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

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

301 W US 290

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: **301 W US 290**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

Compliant Non-Compliant Not Applicable

(b) MINIMAL ALTERATION:

Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant Non-Compliant Not Applicable

(c) ORIGINAL QUALITIES PRESERVED:

Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

Compliant Non-Compliant Not Applicable

(d) PERIOD APPROPRIATENESS:

Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.



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Compliant Non-Compliant Not Applicable

- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable

- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable

- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable

- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
 Compliant Non-Compliant Not Applicable

- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
 Compliant Non-Compliant Not Applicable

- (l) **PAINT COLORS- HISTORICAL BASIS:**

Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:

Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”

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

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

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Please contact alison@postoakpreservation.com if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions



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

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

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