



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **July 3rd, 2024**

Project: **100 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Pamela Bosco**

Historic District: **OFR Historic District**

Base Zoning: **CS**

Proposed Use: **Future small business**

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

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

### Project Type & Description:

**"Adaptive Reuse; Promote Revitalization" - Stabilization of a historic home to later convert into a small commercial space.**

Review Summary, General Findings: **"Approved as submitted"**

General Compliance Determination-  Compliant  Non-Compliant  N/A

### Staff Recommendations / Conditions of Approval:

1. None.

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

**The submitted inspection, photos, and work identified appear to follow the guidelines of the Old Fitzhugh Road Historic District.**

**Case History / Findings of Fact:**

100 Old Fitzhugh Road structure is a house constructed in the mid to late 1920s with later mid-century additions and minor alterations. The current condition of the home is poor after years of water and pest damage and needs to be stabilized before Phase 2, finishes.

\* \* \*

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

**Historic Resource Background /Survey Information:**

**100 Old Fitzhugh Road**

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

**Historic Resource “Priority Rating:”**

**Project Overview: 100 OFR Stabilization, phase 1**

The applicant is requesting approval to conduct stabilization efforts on the primary structure due to water seepage from the roof, water introduced at the bottom of the structure, and insect damage throughout the structure. Stabilization will include:

- Deconstruct rotted material from interior and exterior
- Deconstruct, remove, and replace rotted exterior siding with reclaimed siding from a different part of the exterior or from wood found in the interior (with a distinction between the original hard wood and the midcentury pine)
- Deconstruct and remove damaged roof material and structure
- Replace beams in roof structure
- Replace roof material with similar, updated standing seam roof

Deconstruction allows the materials to be examined and considered for new use throughout the structure when appropriate. The stabilization is phase one of two. In the second phase, the applicant will conduct aesthetic work and finishes.

\* \* \*

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

---

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

**Character/Vision:** “Historic Main Street; Foster a Community Focal Point -; Adaptive ReUse / Appropriate Rehab Mixed Use” - The proposed stabilization revitalizes the district.

**Design Principles:** “Protect Historic Pedestrian Scale & Main Street Character” - The revitalization of the property retains pedestrian scale as well as helps “Foster a Community Focal Point”.

**Preferred Uses:** “Family-Friendly uses / activities” - Phase I as slows for a future use of a family friendly environment. Encouraging community and local business.

**Site Planning & Building Placement:** N/A, no change.

**Parking Arrangement:** “ Street Parking / Onsite Lots @ Rear of Property” - No change at this time.

**Building Footprint / Massing / Scale:** Any deconstruction will be of the later additions and only if the condition is unrepairable.

**Street Frontage / Articulation:** N/A, No change.

**Porches:** “Porches / Awnings @ street across min 50% of frontage” The proposed awning appears to meet the required length as there is no change to the facade at this time.

**Roofs:** “Sloped Metal Roofs” The proposed like for like roof replacement meets the criteria.

**Materials:** “Maintain Historic Native Stone or Wood all Walls - 75% Net SF.” The proposed stabilization will use existing wood to replace removed wood, when appropriate.

**Color Palette:** No changes at this time.

**Tree Preservation:** None of the trees on site are smaller than 6 'or exceeding 24'.

**Landscape Features:** N/A

**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:**

---

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

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

Compliant  Non-Compliant  Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**

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

Compliant  Non-Compliant  Not Applicable

(d) **PERIOD APPROPRIATENESS:**

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

Compliant  Non-Compliant  Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**

Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant  Non-Compliant  Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**

Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant  Non-Compliant  Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**

Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant  Non-Compliant  Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**

Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant  Non-Compliant  Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**

Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

- Compliant                       Non-Compliant                       Not Applicable
- (j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- Compliant                       Non-Compliant                       Not Applicable
- (k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
- Compliant                       Non-Compliant                       Not Applicable
- (l) PAINT COLORS- HISTORICAL BASIS:**  
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
- Compliant                       Non-Compliant                       Not Applicable
- (m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**  
 Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.
- Compliant                       Non-Compliant                       Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

- (g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**  
 Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

<b>Building Footprint Expansion/Reduction?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

\* \* \*

Please contact (512) 659-5062 if you have any questions regarding this review.

**By: Meredith Johnson MSHP**

---

**City of Dripping Springs**  
 P.O. Box 384  
 Dripping Springs, Texas 78620  
 512-858-4725

101 San Marcos St: "Current Condition". Images from Google Maps, 2023.



Caption

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725





Caption

---

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725