



DRIPPING SPRINGS
Texas

100 Old Fitzhugh Rd - Stabilization

Certificate of Appropriateness
Review
July 11th, 2024

*Existing
Conditions*



100 Old Fitzhugh Rd currently contains one dwelling, which retains a high level of integrity, but is in need of some repair after years of damage from water, insects, and bio-growth.

*Applicant
Request*

The applicant is requesting approval to conduct stabilization efforts on the primary structure:

- Remove rotted material from interior and exterior
- 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)
- Remove damaged roof material and structure
- Replace roof structure
- Replace roof material with similar, updated standing seam roof



Site View



Building View



Red box indicates proposed removal of later (midcentury) addition to be removed.

Condition Photos



Condition Photos




DRIPPING SPRINGS
Texas

	All Districts	Mercer Street	Old Fitzhugh Road	Hayes Street
Character				
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Team Heritage • Encourage Rehabilitation • Foster & Encourage Complimentary New Uses 	<ul style="list-style-type: none"> • Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources, Rehab & Adaptive Re-Use / Appropriate Mixed Use • Provide Rehabilitation 	<ul style="list-style-type: none"> • Historic Small Farmsteads • Encourage Rehabilitation / Rebuild • Adaptive Re-Use / Appropriate Mixed Use • Historic Farmstead on B. Landscape Focal Point 	<ul style="list-style-type: none"> • Historic Farmstead Neighborhood • Neighborhood Theme / Vision • Adaptive Re-Use / Sensible Re-Use • Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / ODC (existing criteria & requirements) • Provide Alternative Design (a new provision, code & provision) • Create Consistency of Exterior Design: Outcomes (new provisions) 	<ul style="list-style-type: none"> • Protect Historic Pedestrian Scale & Main Street Character • Provide Walkable Scale & Sidewalk Activity Zone • Provide Pedestrian Shading Devices @ Sidewalk / Frontage • New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> • Protect Historic Farmstead Scale & Character • Provide Public Use / Use of ODC, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> • Protect Historic Neighborhood Scale & Character • Allow Small-scale Rehabilitation @ Existing Historic Buildings • Allow Commercial Use on B. & West Properties @ Hay 200 • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review: Vary Consistency w/O or Identify / Use Change (new requirements) 	<ul style="list-style-type: none"> • Pedestrian Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed 	<ul style="list-style-type: none"> • Mixed Use / Retail - ODC • Retail / Commercial - RR 12 • Residential Rehab or Infill 	<ul style="list-style-type: none"> • Residential Remodel / Hay 200 • Retail / Commercial Mixed Use - Hay 200
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • "Build-To" Minors: 15' Heritage 0' setback • Side: 0' setback • Rear: 10' setback 	<ul style="list-style-type: none"> • Site Setbacks within existing Trees & Landscape Features • Front / Rear: 10' setback • Side: 0' setback 	<ul style="list-style-type: none"> • Site Buildings Facing Local Streets @ Hay 200 • Front / Rear: 10' setback • Side: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Street Parking • Drive Lanes in Rear • Drive / Service Lanes 	<ul style="list-style-type: none"> • Create Lots @ Rear of Property • Off Street Spaces @ / Fronts desired & must protect Trees 	<ul style="list-style-type: none"> • Residential Garages • Onsite Lots @ Rear of Property • Street Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • OCA / Architectural Review (new requirement) • Provide Alternative Design (new provision & standard) 	<ul style="list-style-type: none"> • 5,000 of max contiguous footprint • 3,000 of max existing footprints • 2.5y to 2-10.5y Height Limit 	<ul style="list-style-type: none"> • 5,000 of max contiguous footprint • 3,000 of max existing footprints • 2.5y to 2-10.5y Height Limit 	<ul style="list-style-type: none"> • 3,000 of max contiguous footprint • 3,000 of max existing footprints • 4-6.5 2y to 2.5y Height Limit
Street Frontage	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 40' max storefront width or • 40' max. articulation elements 	<ul style="list-style-type: none"> • 40' max. 60' max @ RR 12 • 40' max. articulation elements 	<ul style="list-style-type: none"> • 40' max. 60' max @ Hay 200 • 40' max. articulation elements
Porches	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Street: min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Flat Porches or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> • OCA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls: 75% min of • Wood Frame Structures & Trim 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls: 75% min of • Wood Frame Structures & Trim 	<ul style="list-style-type: none"> • Masonry / Historic Tuff or Stone or Wood: all walls: 75% min of • Wood Frame Structures & Trim
Color Palette	<ul style="list-style-type: none"> • OCA Review (new requirements) 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Pauses • Entry Doors: full range of hues 	<ul style="list-style-type: none"> • Full Range of Hue choices - Color Palette to be approved 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Pauses • Entry Doors: full range of hues
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req't) 	<ul style="list-style-type: none"> • Replace Trees over 10' • Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> • Replace Trees over 10' • Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> • Replace Trees over 10' • Preserve Heritage Trees: 24" +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • OCA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walks, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> • Preserve Historic Walks, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> • Preserve Historic Walks, Gates, Fences, Outbuildings, Columns, and notable landscape features



**City of Dripping Springs
Historic Districts
Design & Development Standards**

	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resilience / Town Heritage • Encourage Rehabilitation • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Small Farmsteads • Eclectic Rehabilitation- new/old • Adaptive Re-Use / Appropriate Rehab / Mixed Use • Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, rule & process) • Create Consistency w/ Exterior Design Ordinance (new provision) 	<ul style="list-style-type: none"> • Protect Historic Farmstead Scale & Character • Promote Rustic Look/Feel of OTH, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/ Ord or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Mixed Use Rehab- OFR • Retail / Commercial - RR 12 • Residential Rehab or Infill
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> • On-site Lots @ Rear of Property • Off Street Spaces @ Fronts (landed & must protect trees)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 5,000 sf max contiguous footprint • 2,000 sf max massing increments • 2 Story to 2-1/2 Story Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 45' max; 60' max @ RR 12 • 45' max articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Entries: min. 50% of footage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood Sill walls: 75% net of • Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord • Site Plan Review (new req't) 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Review Findings

Approve as submitted

Commissioner Options

1. Approve as submitted.
2. Approval with conditions.
3. Deny as submitted.
4. Postpone the decision.



DRIPPING SPRINGS
Texas