



**DRIPPING SPRINGS**  
Texas

215 Old Fitzhugh

Certificate of Appropriateness  
Review  
June 6th, 2024

*Existing  
Conditions*



Small blue structure with stained cedar wood  
and limestone foundation trim

*Applicant  
Request*



- Construct a pergola at the front of the existing structure



- Update structure with antique reclaimed wooden doors

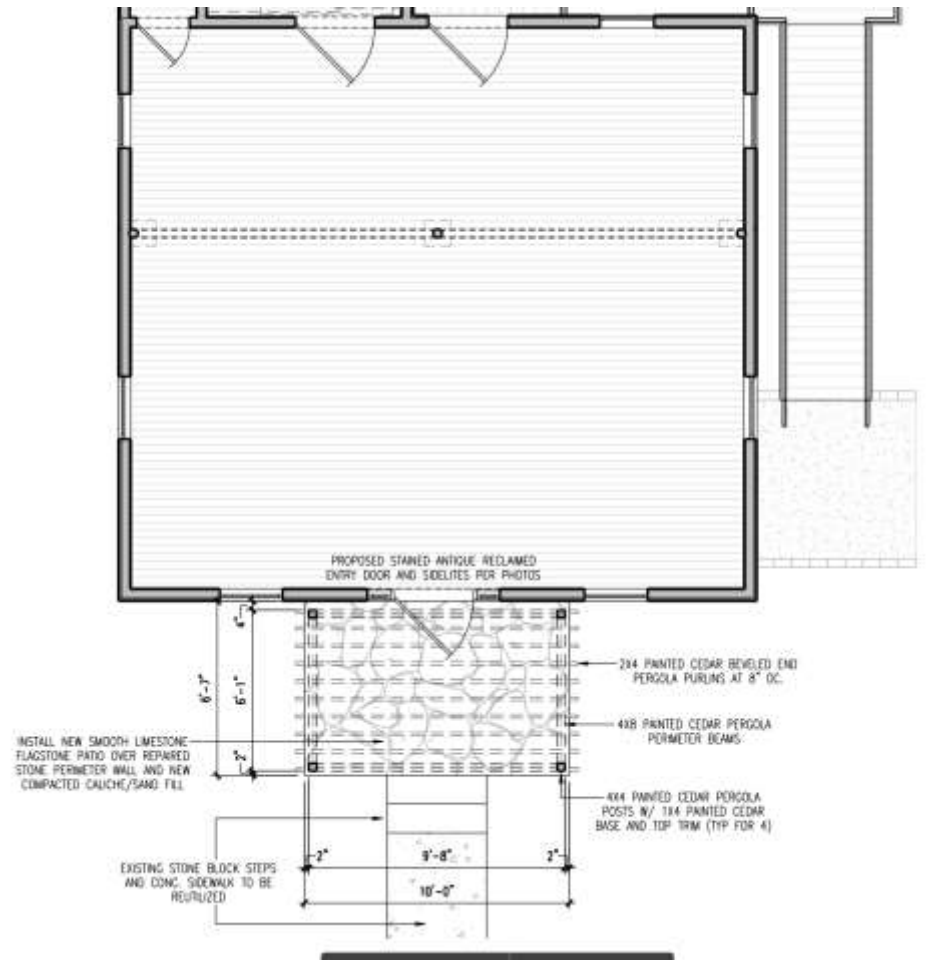
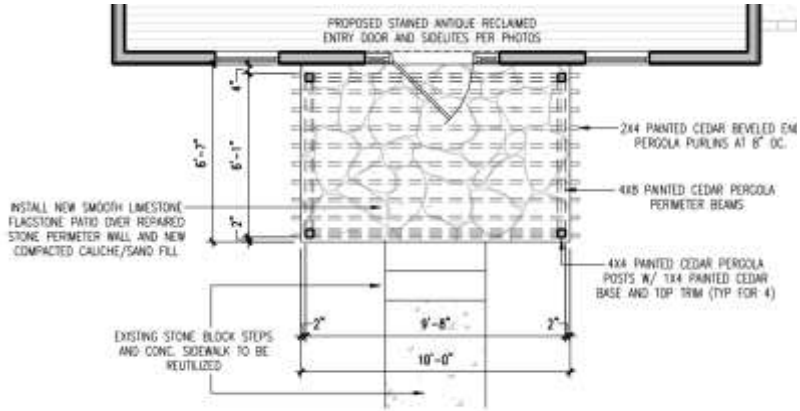
# Architectural Details



# Architectural Details Cont:



# Proposed Site Plan



Character	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Vision	 <ul style="list-style-type: none"> <li>• Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>• Encourage Rehabilitation</li> <li>• Foster &amp; Encourage Complementary New Uses</li> </ul>	 <ul style="list-style-type: none"> <li>• Historic Main Street</li> <li>• Foster a Community Focal Point</li> <li>• Preserve Historic Resources- Rehab &amp; Adapt vs Re-Use</li> <li>• Precise Rehabilitation</li> </ul>	 <ul style="list-style-type: none"> <li>• Historic Small Farmsteads</li> <li>• Encourage Rehabilitation- new/old</li> <li>• Adaptive Re-Use / Appropriate Mixed Use</li> <li>• Historic Homestead &amp; Landscape Preservation</li> </ul>	 <ul style="list-style-type: none"> <li>• Historic Restored Neighborhood</li> <li>• Neighborhood Preservation</li> <li>• Adaptive Re-Use / Sensitive Infill</li> <li>• Landscape / Streetscape / Tree Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> <li>• Per Implementation Manual / COA (existing criteria &amp; requirements)</li> <li>• Provide Alternative Design (a new provision, rule &amp; process)</li> <li>• Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul>	<ul style="list-style-type: none"> <li>• Protect Historic Pedestrian Scale &amp; Main Street Character</li> <li>• Promote Walkable Scale &amp; Sidewalk Activity Zones</li> <li>• Provide Pedestrian Shading Devices @ Sidewalk Frontage</li> <li>• New Construction shall be compatible with surroundings</li> </ul>	<ul style="list-style-type: none"> <li>• Protect Historic Farmstead Scale &amp; Character</li> <li>• Promote Fluid Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>• New Construction shall be compatible with surroundings</li> </ul>	<ul style="list-style-type: none"> <li>• Protect Historic Neighborhood Scale &amp; Character</li> <li>• Allow Small-scale Rehabilitation @ Existing Historic Dwellings</li> <li>• Allow Combined-Sensitive Infill @ Vacant Properties &amp; Hwy 290</li> <li>• New Construction shall be compatible with surroundings</li> </ul>
Preferred Uses	<ul style="list-style-type: none"> <li>• Zoning Review- Verify Consistency w/O or Identify / Use Change (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Pedestrian Oriented</li> <li>• Family-Friendly uses / activities</li> <li>• Full Mix of Uses allowed</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed Use Rehab- OFR</li> <li>• Retail / Commercial - RR 12</li> <li>• Residential Rehab or Infill</li> </ul>	<ul style="list-style-type: none"> <li>• Residential Rehab/Infill Hays St</li> <li>• Retail / Commercial Mixed Use- Hwy 290</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• "Build-To" Mercer St. Frontage 0' setback</li> <li>• Sides: 0' setback</li> <li>• Rear: 10' setback</li> </ul>	<ul style="list-style-type: none"> <li>• Site Buildings within Existing Trees &amp; Landscape Features</li> <li>• Front / Rear: 10' setback</li> <li>• Sides: 5' setback</li> </ul>	<ul style="list-style-type: none"> <li>• Site Buildings Facing Local Streets &amp; Hwy 290</li> <li>• Front / Rear: 10' setback</li> <li>• Sides: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review- (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Street Parking</li> <li>• Drive Lobs in Rear</li> <li>• Offsite Portable Lots</li> </ul>	<ul style="list-style-type: none"> <li>• On- &amp; Off-Street Parking @ Front (limited &amp; must protect trees)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential Garages</li> <li>• On- &amp; Off-Street Parking @ Rear of Property</li> <li>• Small Lobs @ Side Yards</li> </ul>
Building Footprint Massing / Scale	<ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• COA / Architectural Review (new requirement)</li> <li>• Provide Alternative Design (new provision &amp; process)</li> </ul>	<ul style="list-style-type: none"> <li>• 10,000 sf max contiguous footprint</li> <li>• 3,000 sf max massing increments</li> <li>• 2-Story to 2-1/2-Story Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>• 5,000 sf max contiguous footprint</li> <li>• 3,000 sf max massing increments</li> <li>• 2-Story to 2-1/2-Story Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>• 3,000 sf max contiguous footprint</li> <li>• 3,000 sf max massing increments</li> <li>• 1-1/2 Story to 2-Story Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• 40' max storefront width or</li> <li>• 40' max articulation increments</li> </ul>	<ul style="list-style-type: none"> <li>• 45' max, 80' max @ RR 12</li> <li>• 45' max articulation increments</li> </ul>	<ul style="list-style-type: none"> <li>• 40' max, 50' max @ Hwy 290</li> <li>• 40' max articulation increments</li> </ul>
Porches	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Porches / Awnings @ Street access min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Street- min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Street- min. 50% of frontage</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type &amp; finish)</li> </ul>	<ul style="list-style-type: none"> <li>• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>	<ul style="list-style-type: none"> <li>• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>
Materials	<ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net of</li> <li>• Wood Porch Structures &amp; Trim</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net of</li> <li>• Wood Porch Structures &amp; Trim</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net area of</li> <li>• Wood Porch Structures &amp; Trim</li> </ul>
Color Palette	<ul style="list-style-type: none"> <li>• COA Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed, rustic Earth Tone Hues</li> <li>• Entry Doors- full range of hues</li> </ul>	<ul style="list-style-type: none"> <li>• Full Range of Hues allowed- Color Palette to be approved</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed, rustic Earth Tone Hues</li> <li>• Entry Doors- full range of hues</li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>• Tree Replacement Ord</li> <li>• Site Plan Review (new req/rt)</li> </ul>	<ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>	<ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>	<ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• COA / Design Review (new)</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>



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

	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> <li>• Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>• Encourage Revitalization</li> <li>• Foster &amp; Ensure Complementary New Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Historic Small Farmssteads</li> <li>• Eclectic Revitalization- new/old</li> <li>• Adaptive Re-Use / Appropriate Rehab Mixed Use</li> <li>• Historic Renovation &amp; Landscape Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> <li>• Per Implementation Manual / COA (existing criteria &amp; requirements)</li> <li>• Provide Alternative Design (a new provision: route &amp; process)</li> <li>• Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul>	<ul style="list-style-type: none"> <li>• Protect Historic Farmsstead Scale &amp; Character</li> <li>• Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>• New Construction shall be compatible with surroundings.</li> </ul>
Preferred Uses	<ul style="list-style-type: none"> <li>• Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed-Use Rehab- OFR</li> <li>• Retail / Commercial – RR 12</li> <li>• Residential Rehab or Infill</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Site Buildings within Existing Trees &amp; Landscape Features</li> <li>• Front / Rear: 10' setback</li> <li>• Sides: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review- (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Onsite Lots @ Rear of Property</li> <li>• Off Street Spaces @ Fronts (limited &amp; must protect trees)</li> </ul>
Building Footprint Massing / Scale	<ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• COA / Architectural Review (new requirement)</li> <li>• Provide Alternative Design (new provision &amp; process)</li> </ul>	<ul style="list-style-type: none"> <li>• 5,000 sf max contiguous footprint</li> <li>• 2,500 sf max massing increments</li> <li>• 2 Sty to 2-1/2 Sty Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• 45' max; 60' max @ RR 12</li> <li>• 45' max articulation increments</li> </ul>
Porches	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Entries- min. 50% of frontage</li> </ul>
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Materials	<ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 75% net sf</li> <li>• Wood Porch Structures &amp; Trim</li> </ul>
Color Palette	<ul style="list-style-type: none"> <li>• COA Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Full Range of Hues allowed- Color Palettes to be approved</li> </ul>
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*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