

## 215 Old Fitzhugh

Certificate of Appropriateness Review June 6th, 2024 Existing Conditions





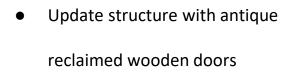
Small blue structure with stained cedar wood and limestone foundation trim



Applicant Request



Construct a pergola at the front of the existing structure





# **Architectural Details**

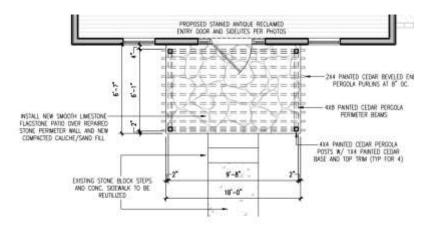




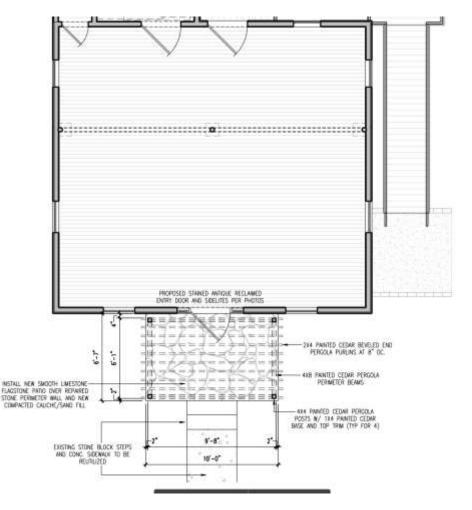
## **Architectural Details Cont:**



# **Proposed Site Plan**







	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character			<b>5 2 3 3</b>	
Vision	Freserve & Errance Hacola Character & Theocures / Toon Hardage     Encourage Horitabacter     Hoster & Encourage Horitabacter	Historic Main Street     Foster a Community Focal Point     Preserve Historic Resources-Rehab & Adaptive Re-Ope     Permod Revisionalism	Histonic Strail Flamesteads     Eclectic Flamesteads - rewaldd     Adaptive Flamest Appropriate Refusit Missed     Use     Histonic Herweston & Lamesteage Preservotorr	Hestorio Resirvant Necotiocirscot     Negotiocirscot Preservadori     Adaptive Re-Use / Spreadive Intil     Landocape / Siteraturace / Tiree Cheservadori
Design Principles / Guidelines & Regulations	Fed implementation (Nanual / CDA (existing critisis is apparatuments)     Francis Alternative Design (a new provision, route 8 process)     Creets Consistoncy et Existino Design Ordinance (new provisions)	Protect Hebroic Pedestrian Scale & Mein Street Character     Promote Walnabe Scale & Galewalk Activity Junes     Previous Pedestrian Shading Devices ® Schwallin Prochage     New Constitution shall be competitive with seminating.	Protect Historic Farmstead Scale & Character     Precide Fuelds LockTeal of CEPTL with Cathering Spaces Februar Decker     Cocrystour Founds Seeks of Proportion     New Construction shall be competitive with suppoundings.	<ul> <li>Project Historic Neighborhood Scale &amp; Character</li> <li>Allow Schall Rehabilitation of Coatring Historic Develope</li> <li>Allow Control Eurochou milit &amp; Vacant Properties</li> <li>Hey 280</li> <li>You Constitution of ellipse compatible with surroundings</li> </ul>
Preferred Uses	<ul> <li>Zaning Review Verify Consistency winClor Identify / Use Change (new requirement)</li> </ul>	Fadostrian Oriented     Family Friendly uses 7 activities     Full title of Uses allowed	Nileot Use Rehab. OFR     Retail / Commercial – RR 12     Residental Rehab or Infili	Pesidontial Retablishi Haya St.     Rata I r Commercial Missell Use: Hay 200
Site Planning & Building Placement	Site Plan Concept Hwise I have requirements	BLAS-TC Mercer St Frontage-C serback     Scher. C settack     Fear. 10 settack	Site Burdings within Excelling Trees & Landscape Factures     Front / Rical 10 Setback     Salas 5 withink	Site Buildings Facing Local Streets & Hwy 290     Facilit / Hear, 10 I settack     Soles, 5 settack
Parking Arrangement	Site Plan Concept Players—prew requirement)	Street Parking     Ovotre Lots in Fleet     Othere Permits Lots	Orade Lots © Hear of Property     Off Sheet Spaces @ Fronts (Amided & must protect thosas)	Presidential Garages     Deside Lots & Rear of Property     Small Lots & Size Yards
Building Footprint Massing / Scale	Bits Plan Concept Flavorer     OOA J Architectural Review grew     regularitant)     Provide Alternative Design snew provision 5     process?	10,000 of max contiguous footprint     2500 of max massing increments     2 Dly to 2-10-20y legget Link	5 000 of max configural fortpart     9 900 of max making increments     2 Sty to 2-1/2 Sty height Limit	5.000 of max reasing increases     5.000 of max reasing increases     1-10 Sty to 2 Sty Height Limb
Street Frontage	COA / Architectural Feliciew (new rescurrent)	+ 10 mex atominer with or     + 10 mex arouston roseneris	45 max 80 max 8 RR 12     45 max affoliation increments	40 max 60 max 61 Hey 290     40 max attenuation recements.
Porches	COA / Amortiscount Festers greek requirement)	Principe I Asinings iff Street across min. Stre- of frontage	<ul> <li>Entry Frechet / Awrings &amp; Entires min 50% of troffige</li> </ul>	<ul> <li>Fairt Preches / Caringo di Entries min. 50% of hoccage</li> </ul>
Roofs	COA / Architectural Review (revised requirements)	Flat Parapets or Sloped Metal Foots (Standing Seam or other approved type & finan)	<ul> <li>Biopos Metal Roofs, cr36 yr. Composition Shingles (Must be of an approved type &amp; final);</li> </ul>	<ul> <li>Sloped Metal Roofs, or 20 yr. Composition Shingles (Must be of an approved type fill finish)</li> </ul>
Materials :	<ul> <li>ODA / Accordant parties gravited requirements</li> </ul>	Misintan Historic Native Stores or Wond at water 75% not of     Wood Forch Structures & Tierr	Mechan Friebric Netwell force or Wood of water 75% net of     Wood Peoch Structures & York	Maintain Hattord Natha Stone or Wood at water 75% had area of     Wood Footh Structures 4 Tren
Color Palette	COA Renkw (novisied requirements)	Mused rustic Earth Tone Hues     Entry Doors Authorage of hues	Full Range of Hues shower. Goor Palettes to be approved.	Mused rusts Saits Tone Hues     Entry Dears full range of hues
Tree Preservation	Tree Replacement Ord Bits Plan Review (new regimt)	Feplace Trees over 6     Preserve Horitage Trees 24" +	Repace Trees over 6'     Freservo Hortage Trees 24' +	Flaghace Traces over 8"     Flagor vio Haritago Traces 24" +
Landscape Features	Disk Plan Content Review     OOA / Design Review (new)	Preserve Historic Walls, Green, Ferche, Duthwidegs, Cashure, and notative landscape features	<ul> <li>Posterve Historic Walls Galler, Ferges Cuthuidings, Collemn, and notable wirdscape feetures</li> </ul>	<ul> <li>Preserve Fletoric Wade, Gazee, Farces, Dutturiongs, Cisterns, and noticité landscape levource</li> </ul>



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

	All Districts	Old Fitzhugh Road	
Character	THE SALE		
Vision	Preserve & Enhance Historic Character & Resources / Town Heritage     Endourage Revitalization     Foster & Ensure Complementary New Uses	Historic Small Farmsteads     Eclectic Revitalization- newfold     Adaptive Re-Use / Appropriate Rehab Mixed Use     Historic Renovation & Landscape Preservation	
Design Principles / Guidelines & Regulations	Per Implementation Manual / COA (existing orderia & requirements)     Provide Attendant Design (a new provision; route & process)     Create Consistency w/ Extenor Design Ordinance (new provisions)	Protect Historic Famestead Scale & Character Promote Rustic Look/Feel of OFFs, with Gathering Spoose / Patios / Decks / Courtyards / Gardens @ Riser of Properties New Construction shall be compatible with surroundings	
Preferred Uses	Zoning Review - Verify Consistency with or Identify / Use Change (new requirement)	Mored-Use Rehab- OFR     Retail / Commercial – RR 12     Residential Rehab or Intill	
Site Planning & Building Placement	Site Plan Concept Review (new requirement)	Site Buildings within Existing Trees & Landscape Features     Front / Rear 10' setback     Sides 5' setback	
Parking Arrangement	Site Plan Concept Review- (new requirement)	Onsite Lots @ Rear of Property     Off Street Spaces @ Fronts (Imited & must protect trees)	
Building Footprint Massing / Scale	Site Plan Concept Review     COA / Architectural Review (new requirement)     Provide Atlantative Design (new provision & process)	5,000 of max contiguous footprint     2,500 of max measuring increments     Sty to 2-1/2 Sty Height Limit	
Street Frontage	COA / Architectural Review (new requirement)	45 max; 60 max @ RR 12     45 max articulation increments	
Porches	COA / Architectural Review (new requirement)	<ul> <li>Front Porches / Awrings @ Entries min. 50% of frontage</li> </ul>	
Roofs	COA / Architectural Review (revised requirements)	<ul> <li>Sloped Metal Floots, or 30-yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>	
Materials	<ul> <li>COA / Architectural Fleview (revised requirements)</li> </ul>	Maintain Historic Native Stone or Wood all walls- 75% net of     Wood Porch Structures & Trim	
Color Palette	COA Review (revised requirements)	<ul> <li>Full Range of Hues allowed-Color Palettes to be approved.</li> </ul>	
Tree	Tree Replacement Ord.     Ste Plan Review (one control	Replace Trees over 8'     Replace Trees Trees 24'	

. Preserve Hentage Trees 24" +

Preserve Historic Walls, Gates, Fences,

Outbuildings. Cisterns, and notable landscape

Site Plan Review (new reg'mt)

Site Plan Concept Fleview

. OOA / Design Review (new)

Preservation

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.