



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

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Date: **May 21st, 2024**

Project: **215 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Carole Crumley**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial, office, retail**

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

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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."

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**Project Type & Description:**

**This proposal includes the installation of an antique door and the addition of a pergola over the existing entry way**

**"Protect Historic Farmstead Scale and Character" The inclusion of the pergola is intended to protect the existing entryway elements.**

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

**General Compliance Determination**  **Compliant**  Non-Compliant  N/A

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**Staff Recommendations / Conditions of Approval:**

**1. Approval as submitted**

**The submitted proposal and construction meet the Historic Guidelines of the Old Fitzhugh Road District.**

**Case History / Findings of Fact:**

This structure came to the HPC in December 2022 to receive permission for a complete restoration. The case was approved with conditions, the conditions being related to obtaining the appropriate permits from the City (Building, Site Development, etc) and coordination with City utilities.

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

**Historic Resource Background /Survey Information:**

**215 Old Fitzhugh Road**

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

**Historic Resource “Priority Rating:”** Low

**Project Overview: 215 Crumley Cabin**

The applicant is requesting approval for a new antique door and a new pergola addition to the entryway.

The antique door has been sourced from an antique dealer in Texas. The door is detailed with stained glass on the top half and two carved panels on the lower half.

The proposed pergola is a simple four post structure, set approximately 4 inches off of the structure. The roof is flat and will utilize slats across the top to increase protection from wind and rain.

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**Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”**

**Character/Vision:** “Historic Small Farmsteads; Eclectic Revitalization;” - The proposed pergola design contributes to the eclectic revitalization the guideline calls for.

**Design Principles:** “Protect Historic Farmstead Scale & Character; New Construction shall be compatible with surroundings.” - The addition will protect the historic elements on the existing structure.

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**Preferred Uses:** - N/A

**Site Planning & Building Placement:** N/A

**Parking Arrangement:** N/A

**Building Footprint / Massing / Scale:** N/A

**Street Frontage / Articulation:** N/A

**Porches:** "Porches / Awnings @ street across min 50% of frontage"

**Roofs:** N/A

**Materials:** "Maintain Historic Native Stone or Wood all Walls - 75% Net SF." The proposed addition will match the material of the structure. Will include new limestone along the base of the pergola.

**Color Palette:** "Muted, Rustic Earth Tone Hues" The new additions will match the current and existing color palette.

**Tree Preservation:** N/A

**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:**

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.

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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)                      **PAIN T 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 checked="" type="checkbox"/> Yes | <input 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 |

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

**By: Meredith Johnson MSHP**

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215 Old Fitzhugh Road: "Current Condition". 2024

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**215 Fitzhugh Road / Front Facade**

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