



# OLD FITZHUGH ROAD LOCAL HISTORIC DISTRICT RESURVEY

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Post Oak Preservation Solutions



## Post Oak Preservation Solutions (POPS) ABOUT US

- Texas based consulting firm with offices in San Antonio, Austin, El Paso, and Kansas City, Missouri
- Expertise in Historic Resources Surveys, National Register Nominations, Design Standards and Preservation Ordinances, Historic Tax Credits, and Preservation Consulting





## Survey Experience

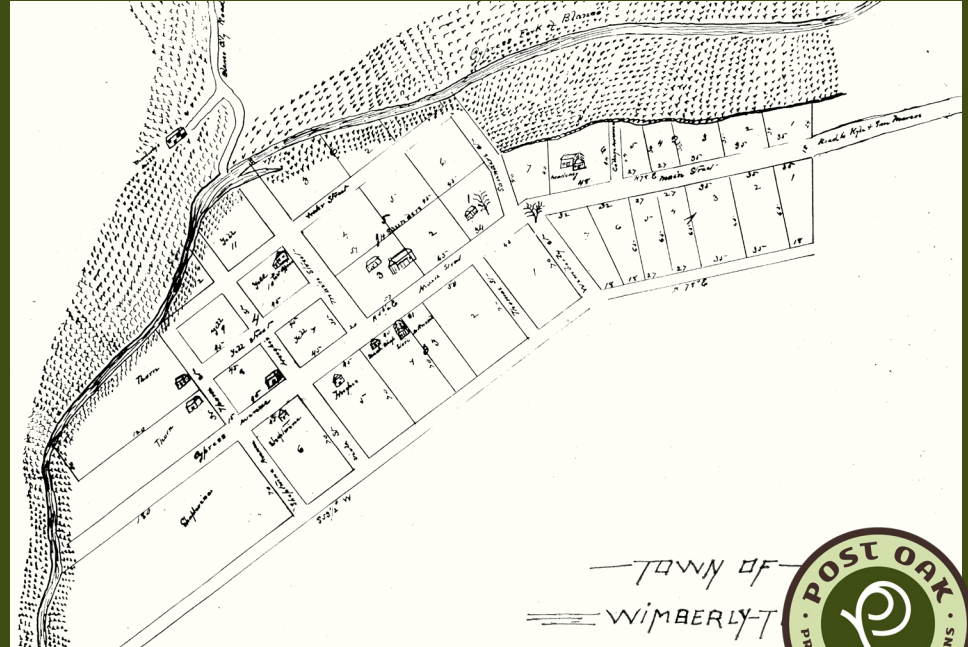
POPS team members have been involved with 30+ successful surveys completed across the nation, ranging in size, scope, and geographical location

- Bankhead Highway Statewide Survey (Statewide - TX)
- Wimberley Downtown Square Historic District (Hays County, TX)
- Tobin Hill Historic Resources Survey (San Antonio, TX)
- Mount Vernon Downtown Historic District Survey (TX)
- San Antonio Zoo Survey and National Register Nomination (San Antonio, TX)



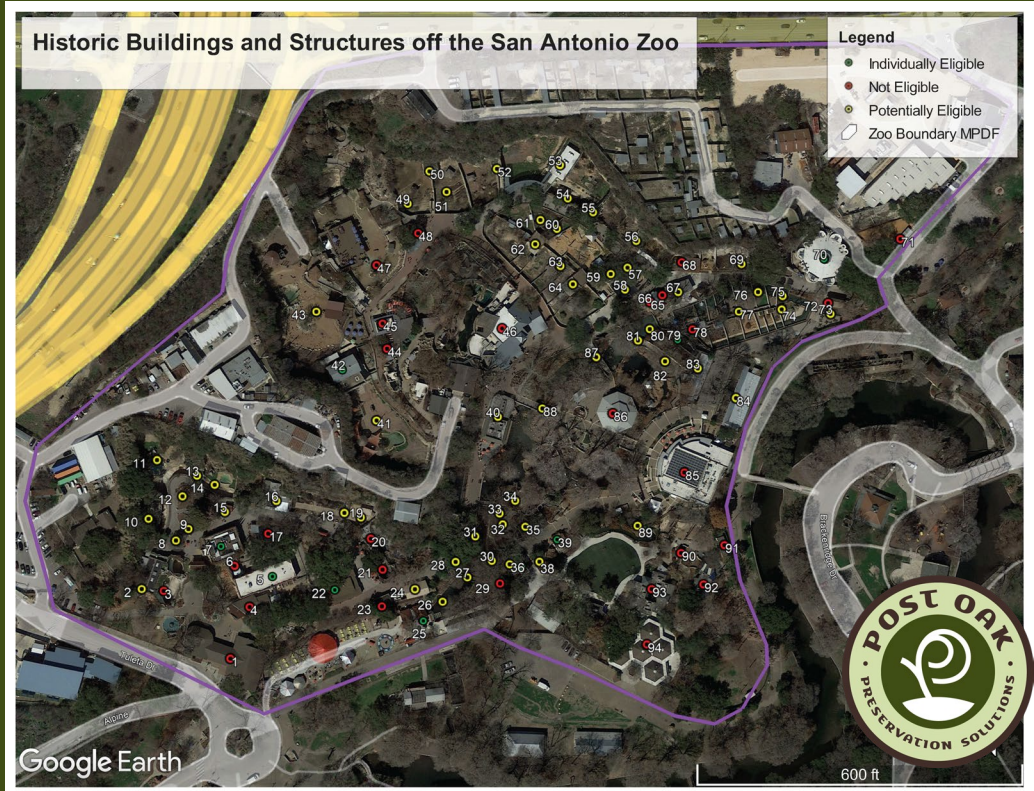
# Wimberley Downtown Square – Hays County, Texas

National Register Historic District, Local Historic District, Local Preservation Ordinance, Design Guidelines



# San Antonio Zoo – Bexar County, Texas

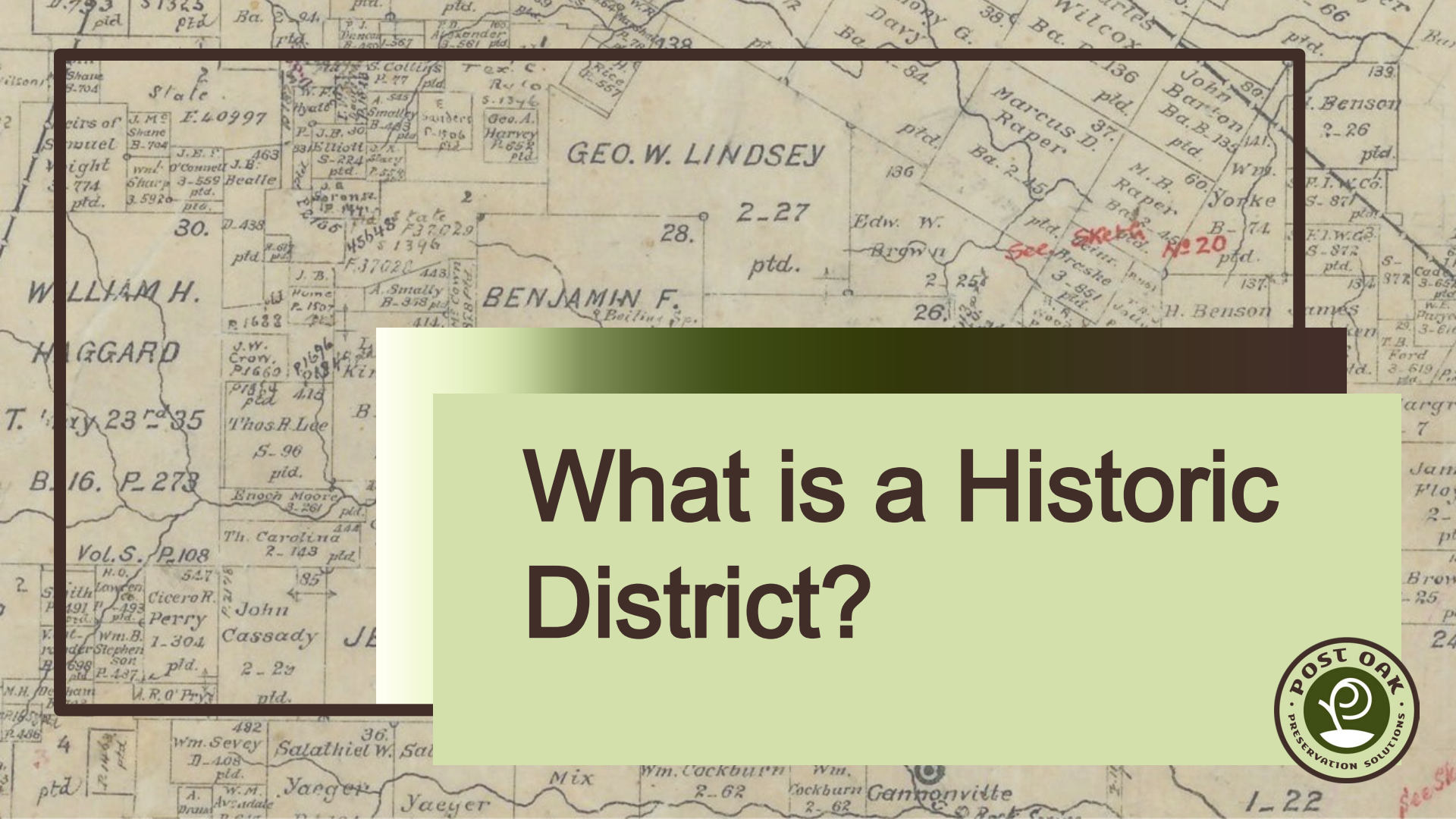
## Survey, National Register Nomination, Historic Tax Credits



# Tobin Hill – San Antonio, TX

## Historic Resources Survey





# What is a Historic District?



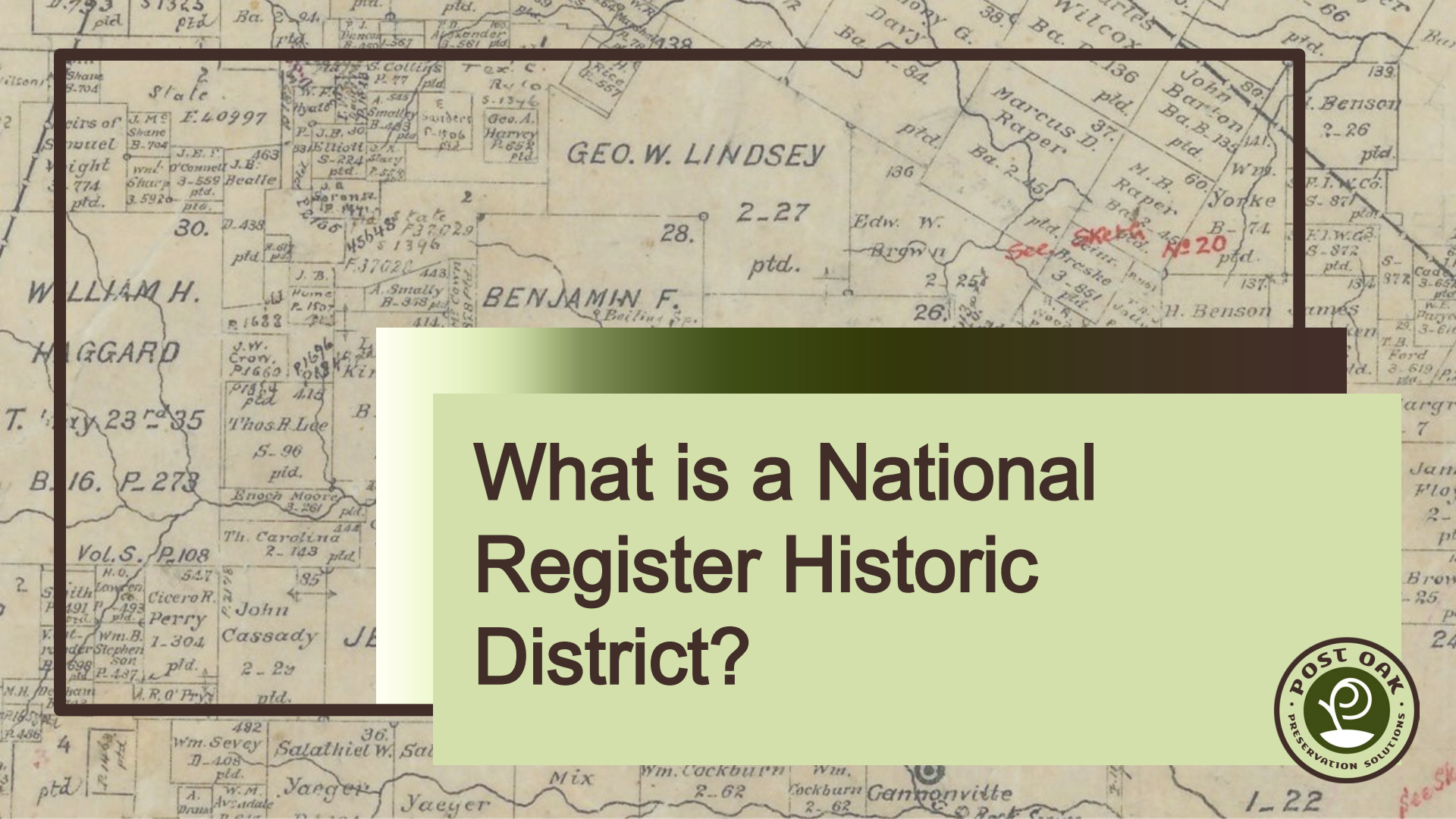
## What is a Historic District?

*A concentration of resources (buildings, structures, and objects) that are related to one another historically or architecturally.*

- While individual buildings tell a specific and unique story, when considered collectively (i.e. as a district) they convey a more comprehensive understanding of the the shared heritage and significance of a community or place.
- A grouping of resources that have been listed on the **National Register of Historic Places** and/or designated as a **Local Historic District** .







# What is a National Register Historic District?



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- Encourages preservation of historic properties
- Imposes NO restrictions on property owners





## Contributing Resource:

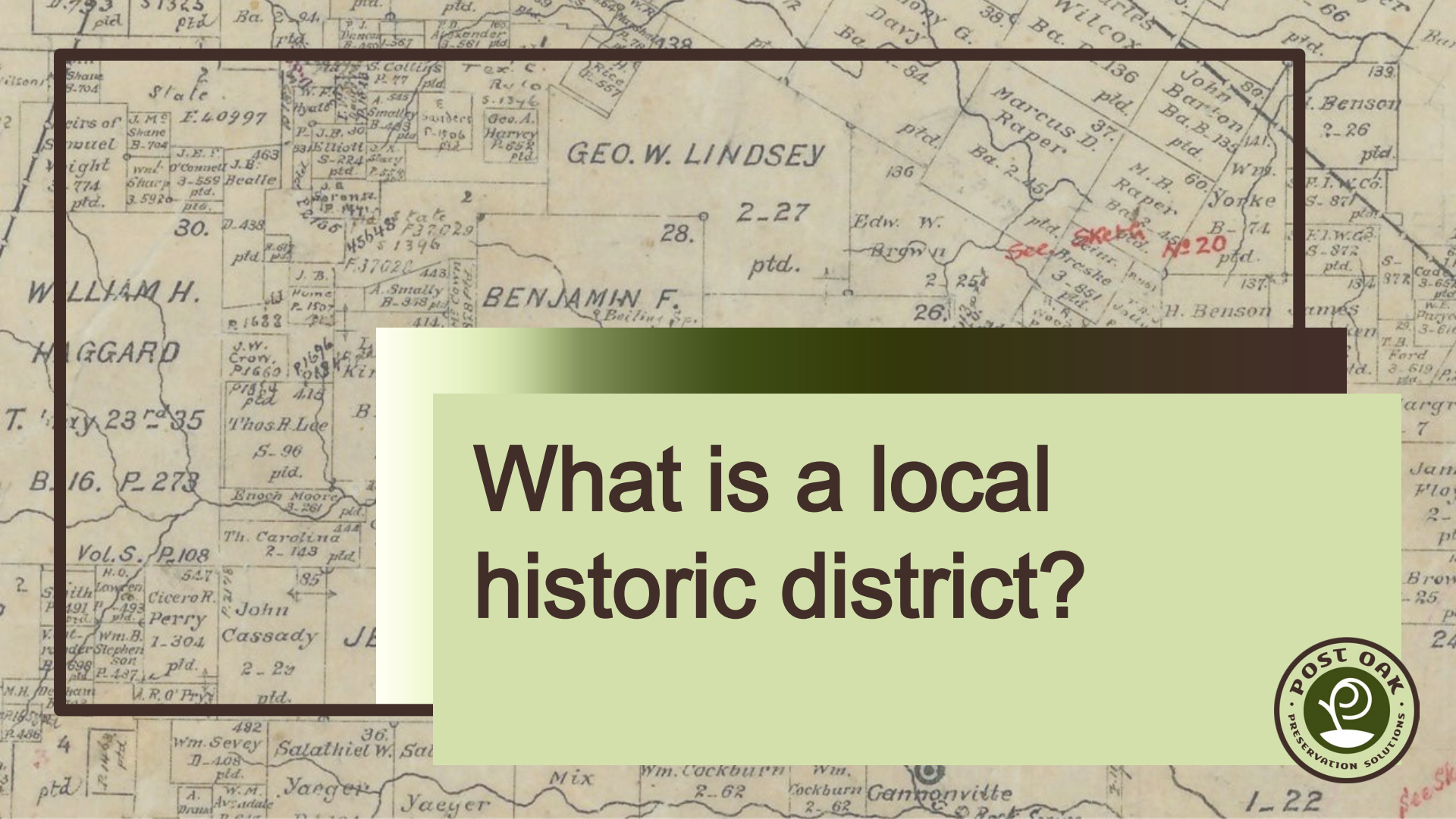
- Resource that adds to historic associations, architectural qualities, or archeological values that make the district significant
- Retains integrity, or enough historical features to convey its significance



## Non-contributing Resource:

- Less than 50 years old
- Significantly altered, no longer conveys historic integrity
- Not associated with a historic theme or time period





# What is a local historic district?



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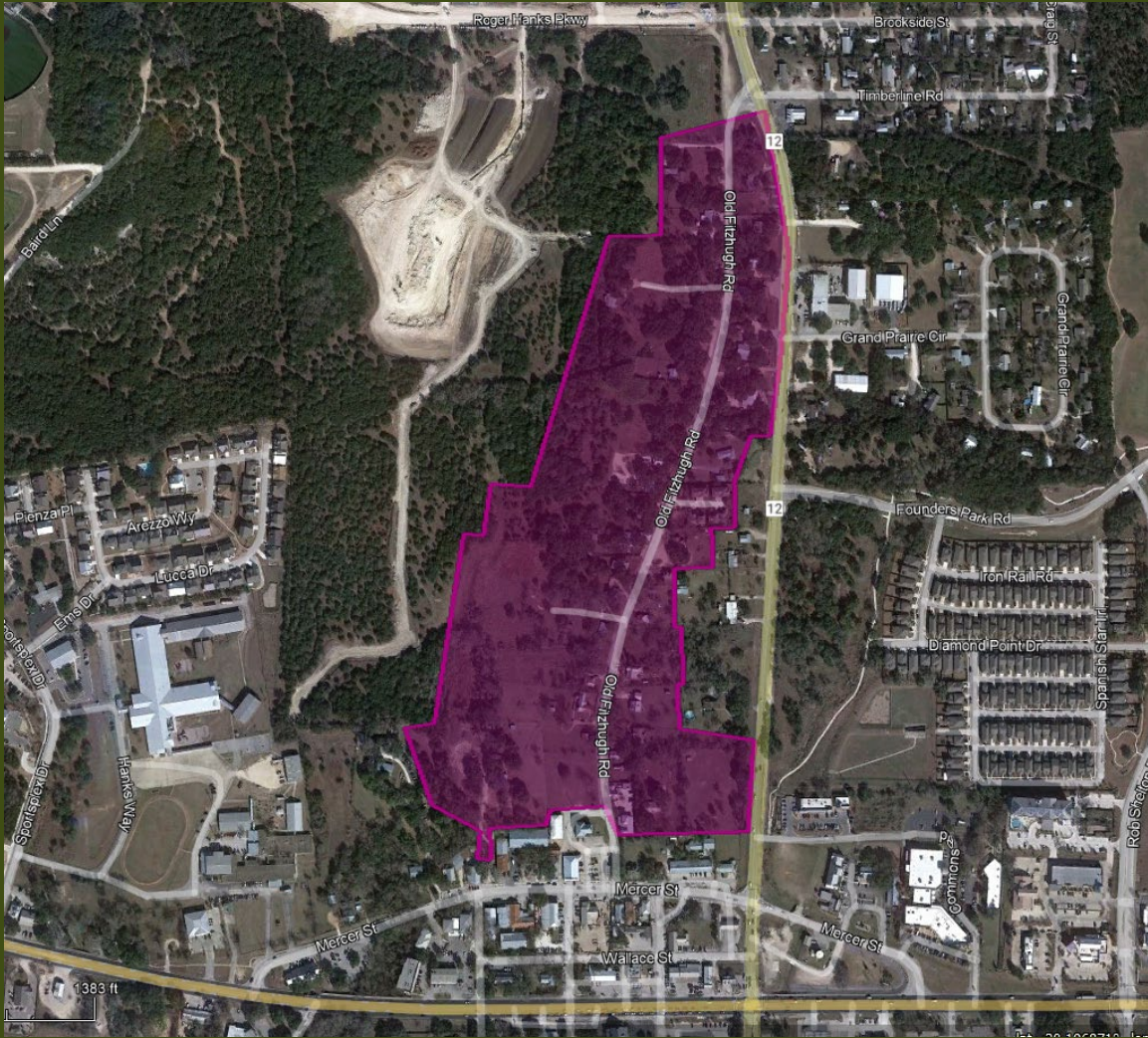
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- Establishes criteria for local designation
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  - In Dripping Springs this is the Historic Preservation Commission [HPC]
  - As the review authority, the HPC acts as the stewards of Dripping Springs' historic resources
- Outlines procedures and standards for reviewing alterations and demolitions within the local historic district boundary





# Old Fitzhugh Local Historic District





# Area to be resurveyed

Boundaries of the Old Fitzhugh Road Local Historic District



# Preliminary Assessments

- Several buildings within the district appear to have been demolished
- Presence of non-historic commercial and residential infill
- Some incompatible alterations
- Area may be facing development pressure





# PROPOSED SCOPE OF WORK



An aerial photograph of a rural landscape. The image shows a mix of agricultural fields, some with distinct circular patterns, and a small cluster of buildings or a settlement in the center. The terrain is somewhat uneven, with patches of trees and open land. The overall color palette is muted, with various shades of brown, tan, and green.

## TASK 1: HISTORIC SURVEY & RESEARCH

- Work with City to determine current local historic district boundaries and a survey methodology
- Review previous surveys and documentation of Old Fitzhugh Historic District
- Conduct additional research as necessary
- Survey and photograph each building within the district



## TASK 2: HISTORIC RESOURCE SURVEY REPORT

- Complete historic resource survey report to include:
  - Historic context statement
  - Current condition of buildings in district and identification and evaluation of contributing/non-contributing resources
  - Inventory table of resources within district



## TASK 3: HISTORIC PRESERVATION RECOMMENDATIONS

- Analyze existing conditions, pressures, and strengths and weaknesses of district
- Provide City with recommendations memo regarding:
  - Historic Preservation Ordinance
  - Implementation Standards
  - Design Guidelines and Vision Statements
  - Future survey or designation opportunities





## TIMELINE

# PROPOSED TIMELINE\*

Dec 2023/Jan 2024

- Historic Survey & Research

February 2024

- Preservation Memo

March 2024

- Draft HRSR

March 2024

- City Review Period

April 2024

- Final HRSR

\* Dates are not exact and subject to change. Exact timeline will be determined in coordination with the city



BUDGET

# PROPOSED BUDGET

\$1,625

- Retainer

\$3,250

- Historic Survey & Research

\$6,500

- Draft HRSR

\$3,250

- Final HRSR

\$1,625

- Preservation Recommendations

**TOTAL: \$16,250**

# POTENTIAL FUTURE OPPORTUNITIES

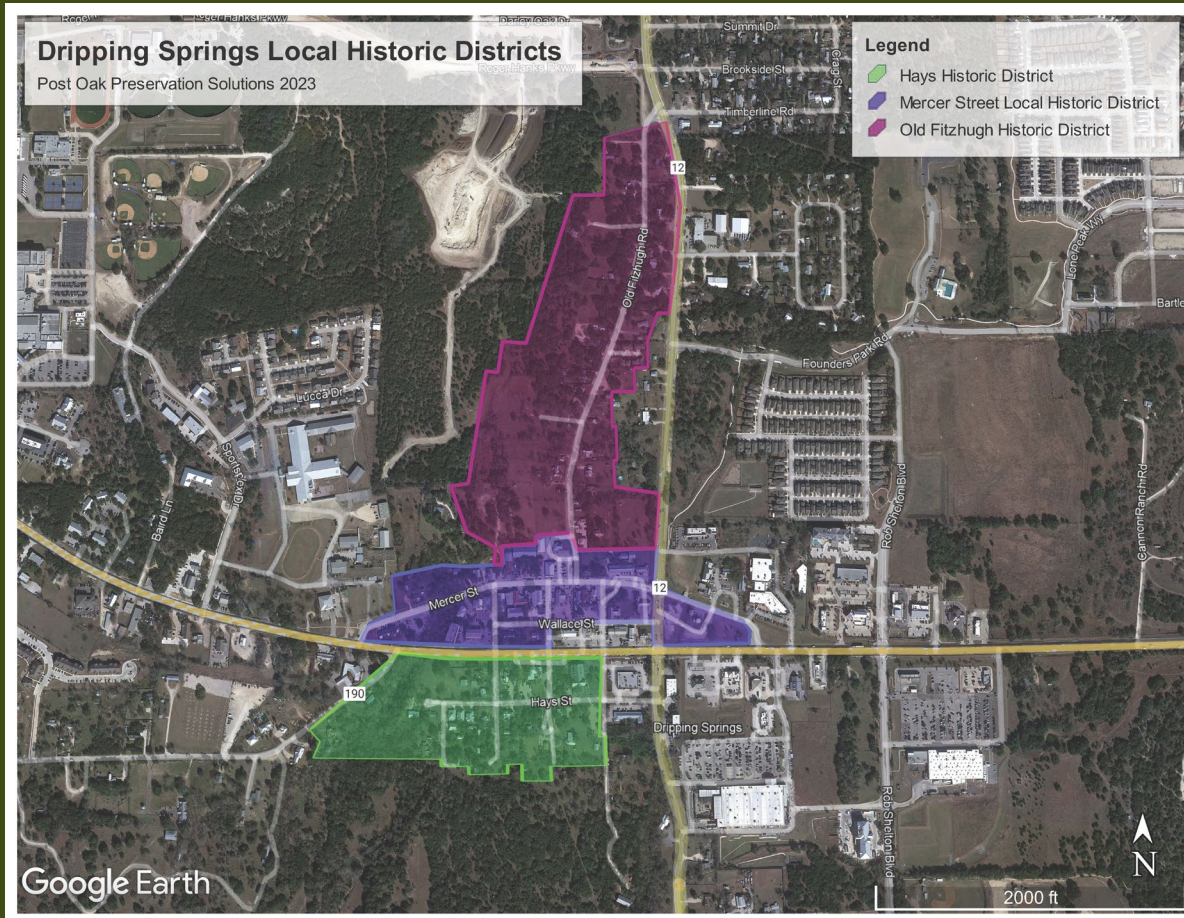


Resurvey and **update evaluations** of other local historic districts, including **Hays Street** and **Mercer Street** Districts

Comprehensive design guidelines to help **manage change and assist property owners** with compatible alterations, maintenance and infill

National Register listing of current local historic districts. Creates **eligibility** for contributing buildings to receive state and federal **historic tax credits** for rehabilitation projects

# DRIPPING SPRINGS LOCAL HISTORIC DISTRICTS



# THE POST OAK PRODUCT: DESIGN GUIDELINES

Designed for council members, staff and property owners

Focus on graphics and examples

Custom and comprehensive

### 1-M Applying the Design Standards

This chart provides guidance on which guidelines are most helpful for a limited number of different buildings in the Haggard Park Heritage District. Some projects may deviate from those in a combination of chapters. Refer to the Table of Contents for details on content found in each chapter.

**Guidelines by Chapter:**  
 Chapter 1: General Principles for Maintaining a Historic Structure  
 Chapter 2: Protecting Highly Visible Façades  
 Chapter 3: Building Design: Windows  
 Chapter 4: Building Design: Roofs  
 Chapter 5: Building Design: Siding  
 Chapter 6: Building Design: Porches  
 Chapter 7: Building Design: Stairs  
 Chapter 8: Building Design: Signage  
 Chapter 9: Building Design: Landscaping  
 Chapter 10: Building Design: Fences  
 Chapter 11: Building Design: Lighting  
 Chapter 12: Building Design: Other

Guideline/Feature	Chapter 1	Chapter 2	Chapter 3	Chapter 4	Chapter 5	Chapter 6	Chapter 7	Chapter 8	Chapter 9	Chapter 10	Chapter 11	Chapter 12
Residence/Residence in historic property	X	X	X									
Commercial or office building	X	X										
Residence in non-historic property	X	X	X									
Commercial or non-primary building	X	X	X									X
Commercial or non-historic building in accessory building	X	X	X									X
Non-historic building in the district	X	X	X									X
Historic public space	X	X										X
Add new fence	X	X	X									X
Signage	X	X										X

### 2-C.3 Building Design: Windows

#### TYPICAL HISTORIC WINDOW MATERIALS

Original historic windows in the Heritage District are either painted wood or iron. New windows require maintenance over time, with regular care and maintenance, they can last for generations.

#### PARTS OF A TYPICAL WINDOW

#### SHUTTERS

Most of the shutters in the Haggard Park Heritage District are lead and installed in the middle of the window. They are made of wood, metal, or plastic, and are used to protect the window from weather and to provide privacy.

#### TYPICAL HISTORIC WINDOW TYPES

Types of historic windows in the Heritage District include:

- Double hung (both sashes are operable)
- Single hung (only the lower sash is operable)
- Fixed windows (not operable; may be decorative)
- Louvered windows for ventilation or gates in entrance way

### 3.A General Principles for Maintaining a Historic Structure

#### 1. RESPECT HISTORIC STYLES AND AVOID ARTIFICIAL HISTORY

Haggard Park Heritage District has a variety of architectural styles that are important to the historical character and integrity of the neighborhood. To preserve this history, changes should reflect the individual architectural style of the building and not attempt to apply inconsistent features or materials that are not compatible. Unauthentic features compromise the historic integrity of the building and its contributing status to the District. Additionally, such actions can create maintenance problems which, in turn, can be expensive to repair and reverse.

The historic Mathews House on 17th Street.

708 E 16th Street, Courtesy of the Plano Public Library.

Category	Examples
<b>APPROPRIATE</b>	<ul style="list-style-type: none"> <li>Retain historic features, including character-defining features, materials, and original scale and massing.</li> <li>Removing non-historic alterations that detract from original historic style.</li> </ul>
<b>INAPPROPRIATE</b>	<ul style="list-style-type: none"> <li>Adding stylistic elements and incompatible materials that were not originally present or trying to make the building look older than its actual period.</li> <li>Constructing alterations that have no historic basis and that seek to create the appearance of a different architectural style or a false sense of history.</li> </ul>

#### 2. PROTECT HIGHLY VISIBLE FAÇADES

Protected and non-protected façades define which façades are prioritized when implementing rehabilitation and/or maintenance of a building. The standards prioritize the preservation of building façades that are visible from public streets; these are designated as "protected" façades and are defined by Diagram 4 for interior lots and Diagram 5 for corner lots. Protected façades shall be preserved, rehabilitated, or restored, and alterations to these façades should be avoided if possible. Alterations to all exterior façades shall require review; however, greater emphasis is placed on protected façades.

- Protected primary façades are defined as the front façade and corner side façade and the front 75% of the secondary interior side façades.
- Non-protected façades are the remaining secondary and rear or tertiary façades of the building. Work to these façades shall also be performed in an appropriate manner, but these standards recognize that additional flexibility may be warranted when changes do not significantly compromise the historic integrity of the building.

**KEY**

- Primary Protected Façade
- Secondary Non-Protected Façade
- Tertiary Non-Protected Façade

On an interior lot within a block, the primary protected façade consists of the front façade and 75% of the secondary interior side façades.

On a corner lot, the primary protected façade consists of the front and side street-facing façade and 75% of the interior side façade.

### 3.L Fences

13. A fence that is directly in front of all or any portion of the rear 50 percent of the corner side façade may be appropriate if:

- More screening is necessary to ensure privacy due to unusually high pedestrian or vehicular traffic.
- The fence does not screen all or any portion of a significant architectural feature of the main building.

14. A fence in the corner side yard shall be set back a minimum of two feet from a public sidewalk.

15. A fence shall run either parallel or perpendicular to a building wall or lot line.

16. Gates shall match the height, style, color, and material of the fence.

17. Rolling gates shall be metal picket or vertical wood.

18. Railroad ties or landscape timbers are out of character and not appropriate.

19. Retaining wall materials shall be concrete and no larger than eight (8) inches high or shall not exceed the height of the slope it retains.

**TYPICAL HISTORIC FENCE TYPES**

**APPROPRIATE**

Front yard fences/wood picket fences should be at least 50% opaque.

This metal fence is appropriate for the district.

This privacy wood fence is appropriate for the side and rear yards in the district.

**INAPPROPRIATE**

Fences with pickets that are too close together are inappropriate for the heritage district.

This style of wood and wire fence is incompatible for the heritage district.

This compressed metal fence is an inappropriate material for fencing in the heritage district.



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Let us help you

preserve the unique character of  
Dripping Springs, Texas.