



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **July 30, 2020 (updated & revised)**

Project: **501 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Nate Pruitt / Bell Springs Winery (512) 565-1204**

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

Base Zoning: **LR-HO**

Proposed Use: **Auxiliary Building- Storage Shed**

Submittals: ☒ Current Photograph ☒ Concept ☒ Site Aerial ☐ Exterior Elevations (“3D Views”) ☐ Color & Materials Samples **N/A- Color & Material Palette to match existing**

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.”

Project Type & Description:

Demolition of an Existing Shed and New Construction of a Storage Shed at the “Sidecar Tasting Room” (ca. 1939) a Contributing Resource & Medium Preservation Priority in the Old Fitzhugh Rd. Historic District.

Review Summary, General Findings: **“Approval in Concept w/Conditions”**

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ **Verify**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Findings of Fact:

1. **Notice of Violation / “Stop Work Order:”** June 24, 2020- Work Without Proper Permits:
 - a. Existing Shed Demolition
 - b. New Shed Construction
 - c. Concrete Sidewalk & Flatwork
2. **Submittal Administratively Incomplete:** Elevations or Sketches not Submitted.
 - a. Elevations/Sketches of Proposed “Rebuild” design- (something to give Staff and Commission an idea of the stated design intentions). Requested not provided.

Possible HPC Actions (Alternatives):

1. **“Approval in Concept with Conditions”** (Updated & Revised Staff Recommendation).
2. **“Denial”** (With Reasons Stated).
3. **“Other Discretionary Action”** (TBD by Commission).

Staff Recommendations / Conditions of Approval: (Recommendations Unchanged)

1. **Permits Required:** All necessary Permits shall be obtained from the City of Dripping Springs, including Demolition Permit (Retroactively- if required); Building Permit (required) and Site Development Permit (if required). Confirm all Permit requirements with Staff.
2. **Cautionary Approval in Concept:**
 - a. Permit Submittal Documents- shall be reviewed by City Staff to verify consistency with this COA prior to issuance of Permits.
 - b. Building Exterior Design- shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Occupancy).

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#501 Old Fitzhugh Rd.: (c.a. 1939) Roark-Foster Survey: Site #12 / HHM Survey: Site #48 / Hays County TP #17914.

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” “Medium.”

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Project Overview: “501 Old Fitzhugh Road – Shed Demolition and Rebuild:”

See COA application and Existing Photographs. COA application and request is a “case after the fact.”

The proposed project under consideration is partially underway. Work was stopped by the City Code Enforcement Inspector for lack of proper permits. A small, dilapidated, pre-existing Smokehouse Shed- 8.2’ x 10.5’ behind the main structure, was demolished (re: photos - Appendix). Foundation and partial framing for a New Shed-10’x25’, plus concrete flatwork, was constructed prior to the Stop Work Order.

The Applicant’s explanation and his stated design intentions for the New Shed are given as narrative descriptions and indicative photos in the COA Application with supporting photos and information:

“The previous shed structure that was in place was no longer usable, leaning to one side, not dried in, with an uneven stone floor. The new structure will be used to house a walk-in cooler on the right side to store kegs of beer and cased wine and the left-hand side will be used for expanded storage.”

“The design would match the existing building with the same siding, paint color, and simple shed roof with galvalume metal. The same as the main structure. Elevations match the existing structure as well.”

“Colors and materials would match the existing main structure. Wood siding with trim to match (see photos). The exterior color would be the same grey/blue as the main structure. The roof would be galvalume metal as well, that would match the existing building.”

* * *

Staff Recommendation: “Approval in Concept with Conditions of Approval.”

(Updated & Revised): Following HPC Meeting of 7/23/20, the Applicant submitted Supplemental Design Information (3D views of all sides, 3D Cut-Away View, Electrical Plan Layout w/Outline Specs), giving a better visual representation of the proposed design intentions. Based on this Supplemental Design Information, Staff Recommendation is “updated & upgraded” to **“Approval in Concept.”** Given the conceptual nature of the information, the recommended **Conditions of Approval** remain unchanged:

Staff recommends that Building Permit submittal documents be reviewed to verify consistency w/the COA. Further, Staff recommends an Exterior Design Final Inspection to verify compliance with this COA prior to issuance of a Certificate of Occupancy.

* * *

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

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

Based on the information submitted by the Applicant, the proposed design direction appears to be consistent with applicable Standards (see review comments below). “Cautionary Approval with Conditions” (as stated above) is recommended.

Character/Vision: Consistent: “Eclectic Revitalization- mix of new/old;

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” “Promote Rustic Look/Feel of OFR (street frontage unaltered), “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: allowed by LR/HO Zoning (Planning Dept. verify).

Site Planning & Building Placement: Consistent: Building Placement within existing trees & landscape features. Rear Setback: 10’ / Sides: 5’ Setback (per OFR HD Standards).

Parking Arrangement: N/A: No change to existing Parking configuration @ Rear of Lot.

Building Footprint / Massing / Scale: Consistent: New Shed @ 250 GSF- < 5,000 sf max contiguous footprint; ... < 2,500 sf max massing increments; ... < 2 to 2-1/2 Sty height limit.

Street Frontage / Articulation: N/A: No change in Street Frontage / Facade.

Porches: N/A.

Roofs: Consistent: New Roof to match Existing Roof (verify).

Materials: Consistent: OK subject to confirmation and verification @ Building Permit.

Color Palette: Consistent: OK subject to confirmation and verification @ Building Permit.

Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: Inconsistent- Pre-Existing Shed (a contributing Historic Landscape Feature) was demolished without an approved COA or proper permits.

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.

See detailed summary above. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

- (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.
- ☒ 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) **PAINT 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:

Building Footprint Expansion/Reduction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

* * *

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



By: **Keenan E. Smith, AIA - July 30, 2020 (updated & revised)**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. –Rear of Property w/Outbuildings @ Rehabilitation: **Archive Photo- 12/16/14**



#501 Old Fitzhugh Rd. – Outhouse & Smokehouse:



Archive Photos- 12/16/14

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Smokehouse Shed:

Archive Photo - 12/16/14

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Rear of Property w/ Smokehouse & Outhouse:

Archive Photo-12/28/18

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#501 Old Fitzhugh Rd. – Rear of Property w/New Shed Construction:

Current Photo- 7/2/20

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725