



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **December 28, 2022**

Project: **215 Old Fitzhugh Rd- "Little House," Dripping Springs, TX 78620**

Applicant: **Carole Crumley (512) 894-0619**

Historic District: **Old Fitzhugh Rd Historic District**

Base Zoning: **CS / HO**

Proposed Use: **Commercial- office or retail**

Submittals: Current Photograph Concept Site Plan Exterior Elevations – Arch'l Elevs
 Color & Materials Samples – Photos & Cut Sheets

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:

"Adaptive Re-use" of an existing structure, a **Contributing Resource** and **"High" Preservation Priority** in the **Old Fitzhugh Rd. Historic District**, for a proposed commercial lease space.

Review Summary, General Findings: **"Approval in Concept With Conditions"**

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, etc).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 3) **Coordination with City Projects:** OFR TIRZ Project; City Utility improvements, etc.

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(RFC- Resource Site #24B; HHM Site No. 55)

“I.V. Davis House Addition* / #215-B Old Fitzhugh Rd. (Early Vernacular Dwelling), ca. 1915”

“The Davis family bought the house that was on block four, second addition, in 1902. In 1916, two of the older sons built a two-room addition on the east side of the house. Mr. Davis died in 1911. In 1941, Mrs. Davis decided to tear down the original house and use the materials to build another house in her property next door. The two-room addition was left behind and still stands today. For many years, Bradley Davis used this building to store many of his science projects and other varmints he used in his exhibition at camps, etc.”

(*Source: Waits, Carl: “The Complete History of Dripping Springs Texas – and the P.A. Smith Survey” / Austin, Nortex Press- 2003 / p. 123)

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“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

This property retains it’s architectural integrity and represents a surviving example of a primary dwelling accompanied by the “mostly older domestic and agricultural outbuildings” which characterize the Pre-WWII development of the lower portion of Old Fitzhugh Rd from roughly 1910 - 1935.

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(RFC’s high priority ratings were assigned to (3) three sites that) “ ...best represent the traditional family farms that were once common within the study area. While none of these buildings should be considered high-style examples of their type and time period, their simplified vernacular design is characteristic of the modest single-family dwellings constructed in the local region. Each of these three high-priority properties also retains a strong sense of the historic setting with distinctive historic landscape features that contribute to the historic character of the property as well as that of Old Fitzhugh Road.”

(Source: Roark Foster Consulting- Historic Resources Survey Report & Inventory: 8/5/2014)

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Staff Review Summary: #215 OFR – “Little House” Adaptive Re-Use of Existing Structure

The scope of work for this COA addresses the smaller of the two existing historic structures on the property the “Little House.” Although it survives today, the exterior envelope is deteriorated and in need of protection, stabilization, and rehabilitation. The project would rehabilitate the structure to be adaptively re-used as a commercial lease space, as described in the COA Application.

The existing “plank wall” construction of the building exterior would be structurally stabilized by the addition of new stud wall framing installed on the inside. Window and door openings are proposed to be replaced with new units consistent with the historic character. A small new rear addition is proposed, providing an accessible bath and accessible entry & ramp facilities. Parking is proposed to the rear of the building. The existing form and character of this simple, humble historic design are maintained, with a minimal increase in building footprint necessary to make it functional and accessible. Front porch and rock underpinning would be rebuilt. The total improved floor area would be approximately 642 gsf.

Given the deteriorated existing condition of the structure and its “High Preservation Priority,” Staff finds the proposed preservation approach to be timely and well intentioned, and the design concept appropriate to the scale and character of the Old Fitzhugh Rd. Historic District.

The preservation & restoration goals of this project are laudable, and the approach to the improvements is very modest. The focus is on saving and restoring a small but notable piece of Dripping Springs’ history and bringing it back with a new life and use.

Staff Recommendation: “Approval with Conditions”

Findings for “Appropriateness:” Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review below).

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“Old Fitzhugh Rd. Design and Development Standards”

Compliance Review / Statement: The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel; New Construction shall be compatible with surroundings.”

Design Principles: Consistent: “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Mixed Use Rehab; Residential Rehab or Infill.”

Site Planning & Building Placement: Consistent: “Site Buildings within existing trees & landscape features.” Setbacks: Front / Rear > 10’; Sides > 5’ .

Parking Arrangement: Consistent: “Onsite Lots @ Rear of Property.”

Building Footprint / Massing / Scale: Consistent: Proposed (improved) = 642 GSF < 5,000 max.

Street Frontage / Articulation: Consistent: Existing frontage (24’-9”) < 45’ max.

Porches: N/A. Preserve existing conditions (no covered porch).

Roofs: Consistent: Rehabilitate existing corrugated metal roof.

Materials: Consistent: Rehabilitate existing wood siding or allow replacement “in kind.”

Color Palette: Consistent: Preserve existing color palette.

Tree Preservation: N/A- no existing trees features affected.

Landscape Features: N/A- no existing trees affected.

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

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- (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 checked="" type="checkbox"/> Yes | <input 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**
Historic Preservation Consultant

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