



APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: CAROLE CRUMLEY

Mailing Address: 350 Dripping Springs Ranch Rd 78670

Phone Number: 512-894-0619 Email Address: cghoward@verizon.net

Name of Owner (if different than Applicant): 215 Old Fitzhugh Ltd P+ship

Mailing Address: same

Phone Number: same

Address of Property Where Structure/Site Located: 215 Old Fitzhugh

District Located or Landmark:  Mercer Street  Old Fitzhugh Road  Hays Street  
 Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):  
commercial: office, retail

Description of Proposed Work: restore + improve interior + exterior, add restroom + handicap ramp, see attachments

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:**

architectural character will remain  
except for new doors & windows to match  
style of existing structure

Estimated Cost of Proposed Work: \$90,000

Intended Starting Date of Proposed Work: March 1, 2023

Intended Completion Date of Proposed Work: Sept 30, 2023

**ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):**

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used see attached door + window
- Color chips of the colors which will be used on the structure (if applicable)  
remain as now - blueish gray
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

C. Crumley  
Signature of Applicant

12/19/22  
Date

C. Crumley  
Signature of Property Owner Authorizing the Proposed Work

12/19/22  
Date

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process:  Yes  No

Action Taken by Historic Preservation Officer:  Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Historic Preservation Officer

\_\_\_\_\_  
Date

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Historic Preservation Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by Planning & Zoning Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning & Zoning Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.*

# CSA Properties

350 Dripping Springs Ranch Road  
Dripping Springs TX 78620  
512/894-0619

December 19, 2022

RE: 215 Old Fitzhugh, Application for Certificate of Appropriateness

My goal for the little house on the property at 215 Old Fitzhugh is to restore it to as close to original condition as possible. That being said finances always put limitations on desires.

I will be removing the plywood that has covered the windows for several decades and replace it with modern double-pane models. The windows will be Andersen 200 series or equal, sized to fit existing openings as much as practical. The two front doors will be replaced with a 36-inch entry door and side-lights that reflect the era of the house as much as can be practically obtained. I want to rebuild the rock under-penning of the front porch and build a wooden deck to cover it. The original rock that makes up the front steps will be incorporated into the design. Because the house was built before indoor plumbing, a small bath containing a toilet and sink will be added to the back of the building. The back door will be replaced with a 36-inch model with a ramp meeting ADA specifications will be built. Parking will be crushed stone on the south side and in the back of the structure.



Carole Crumley

24'-9"



15'-6"

215 OLFITZHUGH  
FRONT ELEV

16'-10"



SOUTH ELEV

215 OLD FITZHUGH



NORTH ELEV

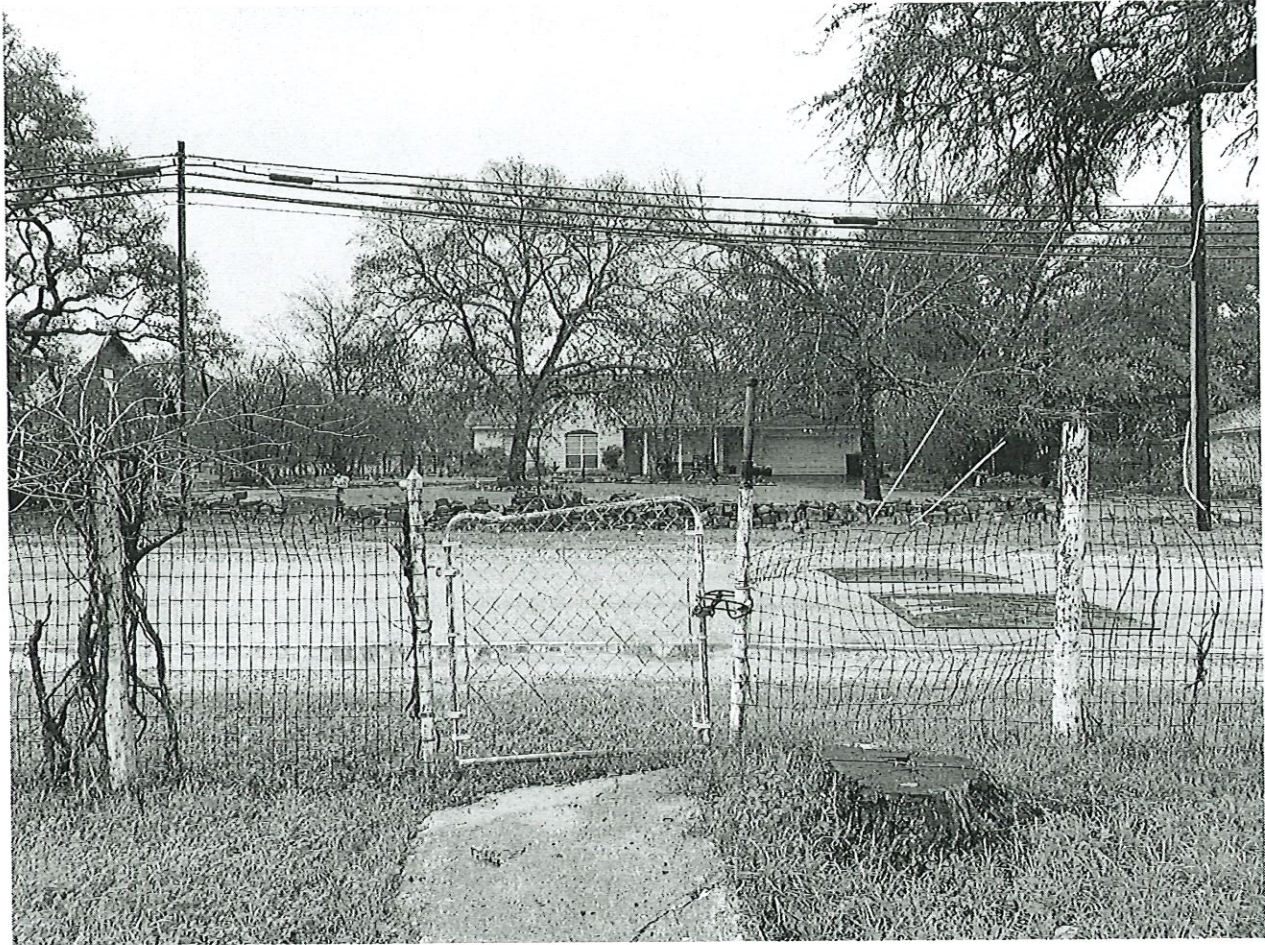
215 OLD FITZHUGH



REAR ELEV

215 OLD FITZHUGH

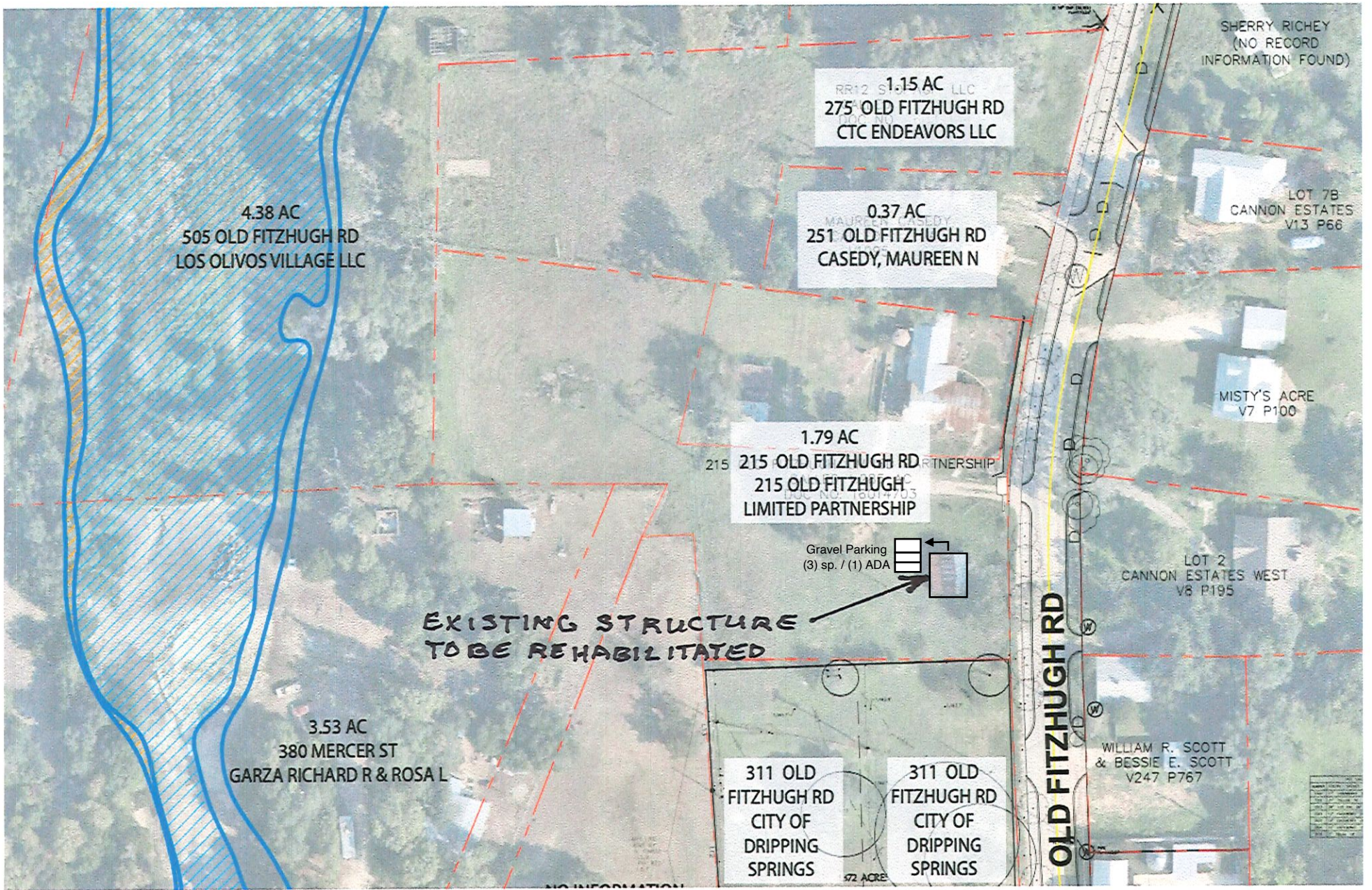












SHERRY RICHEY  
(NO RECORD  
INFORMATION FOUND)

RR12 S. LLC  
1.15 AC  
275 OLD FITZHUGH RD  
CTC ENDEAVORS LLC

0.37 AC  
251 OLD FITZHUGH RD  
CASEDY, MAUREEN N

LOT 7B  
CANNON ESTATES  
V13 P66

4.38 AC  
505 OLD FITZHUGH RD  
LOS OLIVOS VILLAGE LLC

MISTY'S ACRE  
V7 P100

1.79 AC  
215 OLD FITZHUGH RD PARTNERSHIP  
215 OLD FITZHUGH  
LIMITED PARTNERSHIP

LOT 2  
CANNON ESTATES WEST  
V8 P195

Gravel Parking  
(3 sp. / (1) ADA)

**EXISTING STRUCTURE  
TO BE REHABILITATED**

3.53 AC  
380 MERCER ST  
GARZA RICHARD R & ROSA L

WILLIAM R. SCOTT  
& BESSIE E. SCOTT  
V247 P767

311 OLD  
FITZHUGH RD  
CITY OF  
DRIPPING  
SPRINGS

311 OLD  
FITZHUGH RD  
CITY OF  
DRIPPING  
SPRINGS

OLD FITZHUGH RD

572 ACRES

**Proposed  
Addition:**  
Bath Accessible  
7'-6" x 11'-0"  
**83 sf**

Sto.

New Entry  
Deck  
Accessible

HWH /  
Mech

New Entry Door  
3'-0" x 6'-8"

**Existing Structure:**  
**Lease Space**  
24'-9" x 22'-7"  
**559 sf**

New Ramps  
Accessible

To: Parking

Gravel Walk

New Stud Walls Typ.

Replacement Windows Typ.

New Door Unit

Rock Porch  
Rebuilt

Steps

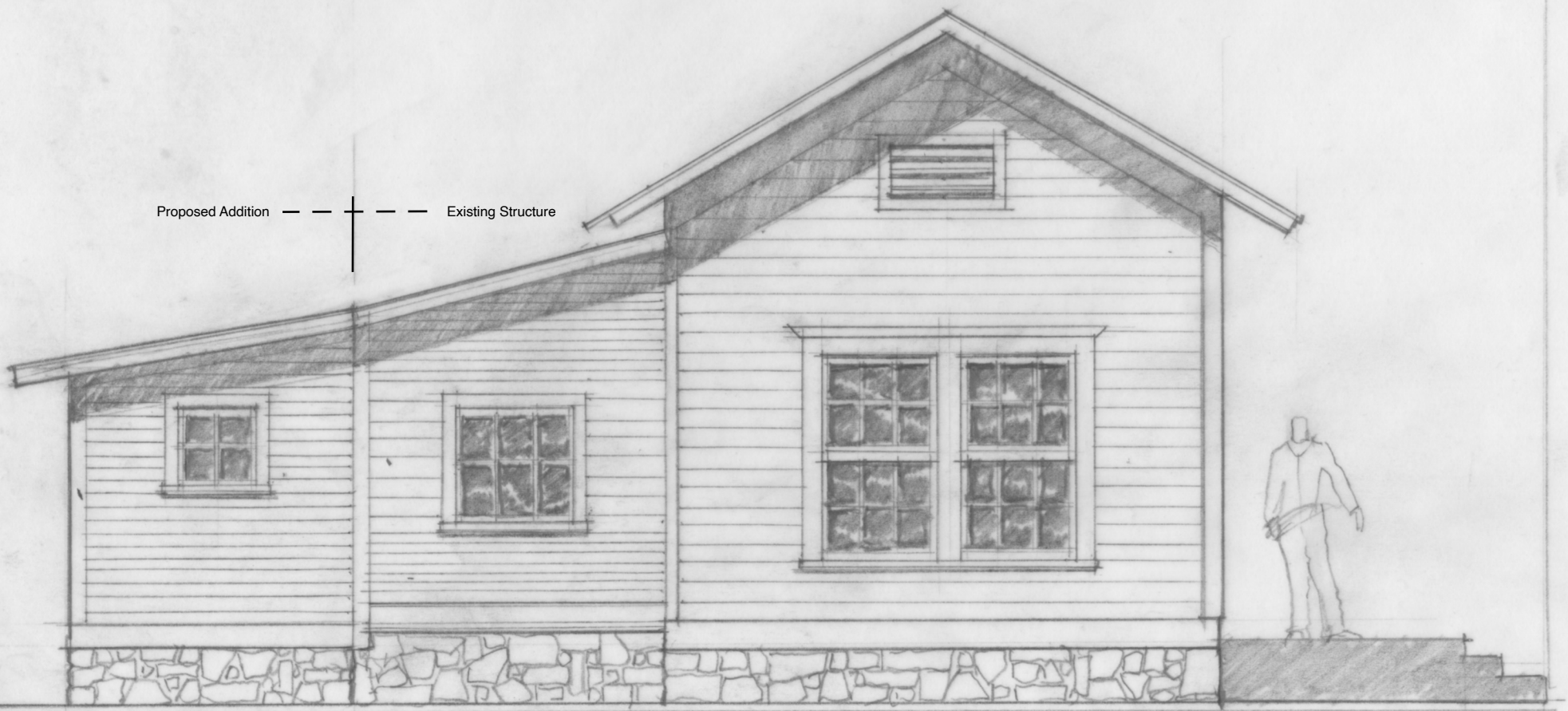
215 Old Fitzhugh Road  
Concept Plan - Scale: 1/4" = 1'-0"  
Total: 642 sf



Front Elevation-  
Proposed

215 Old Fitzhugh Road  
Concept Sketches-

Scale: 1/4" = 1'-0"



Proposed Addition

Existing Structure

Side Elevation-  
Proposed

215 Old Fitzhugh Road  
Concept Sketches-  
Scale: 1/4" = 1'-0"





Legacy 3/4 Lite 6 Lite Door with Sidelites with Clear Glass in Quarry Finish

More exterior doors at

 [homedepot.com](https://www.homedepot.com)

Download  
Our App

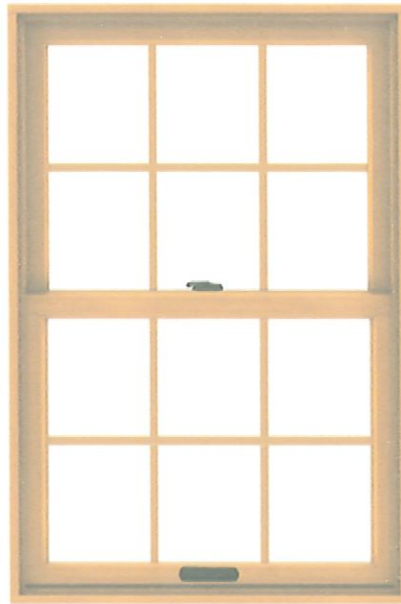


Scan with Your Camera  
or Visit [homedepot.com](https://www.homedepot.com)

**PARTS  
STORE**

## 200 Series Tilt-Wash Double-Hung Windows

---



Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

Our entry-level wood double-hung  
Wood protected by vinyl exterior  
Narrow profiles let in more light  
Standard sizes up to 3'4" wide and 6' high

[SHOP NOW](#)

### Resource Library:



[Identifying the Parts of 200 Series Double-Hung Windows](#)

[Chat with an Expert](#)



Legacy 3/4 Lite 6 Lite Door with Sidelites with Clear Glass in Quarry Finish

More exterior doors at  
[homedepot.com](https://www.homedepot.com)

Download  
Our App



Scan with Your Camera  
or Visit [homedepot.com](https://www.homedepot.com)

# Regency Modern Collection

## Direct Glazed Mahogany Grain Fiberglass

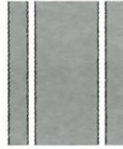
### Configurations



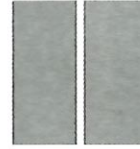
Single Door\*



Single Door with One Sidelite\*



Single Door with Two Sidelites



Double Doors



Single Door with Two Sidelites & Transom

\*Also available with transom

### Colors



Hickory



Chestnut



Autumn Wheat



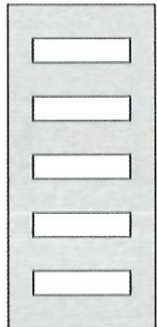
Ashwood



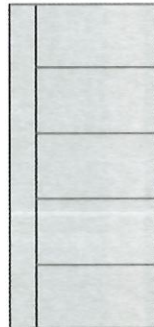
Onyx

Colors may vary due to fluctuations in the printing process  
Call customer service department for color swatch

### Glass & Panel Size



5 Lite



V-Groove

### Glass

#### Frosted

Glass available in 5 lite and full sidelite



Regency Modern V-Groove  
in Ashwood Finish