



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #1

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 775 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Davidson House	
CURRENT NAME n/a	
LAT 30.200535	LONG -98.088359
PARCEL# RT110501	
LEGAL DESCRIPTION THE DORIS BREED DAVIDSON SUB, ACRES 2.06, (0.82 AC HS)	
OWNER NAME Kroll, Mickey Davidson	
OWNER ADDRESS 775 Old Fitzhugh Rd Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 2.06
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN T-plan
ROOF TYPE Cross gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Cut limestone	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Aluminum frame, double-hung, horizontal 2/2	
FRONT PORCH TYPE/PLACEMENT None	
CHARACTER-DEFINING FEATURES Cut limestone chimney near center of roof	
LANDSCAPE FEATURES The building sits near the middle of the parcel. A gravel drive provides access from the road. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES Primary elevation faces north, toward the driveway. East elevation faces Old Fitzhugh Road.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1970

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Unnamed source in Dripping Springs library files states that the house burned in 1969 and was rebuilt in 1970. Roark states 1965 (Roark), CAD lists 1976 with 2008 carport (CAD). Property originally belonged to Stephenson family, later the Nelson W. and Doris Breed Davidson property (1956-1980), sold to the Kroll family in the 1980s.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-historic roof; c. 2008 carport addition on the west elevation.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East elevation, facing Old Fitzhugh Road



View SW | Parcel landscape with grass, trees, and shrubs



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #2A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 750 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Mulhollen House	
CURRENT NAME Jam Boutique, Canyon Cycles	
LAT 30.200084	LONG -98.087956
PARCEL# R17904	
LEGAL DESCRIPTION ABS 415 9-2316-02-01 PHILIP A SMITH SURVEY 0.754 AC GEO#90401212	
OWNER NAME Weichert Family LP	
OWNER ADDRESS 3821 Juniper Trce, Ste 10 Austin, TX 78738	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Commerce/ Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.754
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Vertical wood plank	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl, combination of picture and single-hung 1/1	
FRONT PORCH TYPE/PLACEMENT Recessed entry porch on east (primary) elevation	
CHARACTER-DEFINING FEATURES Historic decorative metal column at porch corner	
LANDSCAPE FEATURES The building sits near the east side of the parcel, close to Old Fitzhugh Road. Gravel parking lots are located to the east and south of the building. Decorative stepped concrete parking guards sit between the building and east parking lot. A shed sits to the southwest of the building. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES Originally a domestic single-family dwelling.	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed to the southwest of the building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1960

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Early property owners include T.L. Maxey (1940s), Mavel Herwig (late 1950s), and D.R. Mulhollen (1960-1992). Unnamed source in Dripping Springs library files states Mulhollen House built in the late 1950s. Waits and Roark give construction date of 1960, when D.R. Mulhollen purchased the property. Converted to commercial use c. 2016.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-historic roof; c. 2007 rear porch; c. 2016 siding; c. 2016 windows; c. 2016 entry doors; c. 2016 altered garage.

NOTES The building has been substantially altered and no longer reads as a historic residential dwelling. Gravel parking lots detract from integrity of setting and the feeling/association of a rural landscape.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation and east parking lot



View NE | South elevation and south parking lot

ANCILLARY STRUCTURE #2B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2021
CURRENT USE Shed	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View NE | South elevation



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #5A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 28465 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Dupuy House	
CURRENT NAME n/a	
LAT 30.199986	LONG -98.087345
PARCEL# R17938	
LEGAL DESCRIPTION ABS 415 9-2316-01-04 PHILIP A SMITH SURVEY 0.29 AC	
OWNER NAME Moody, Marie M	
OWNER ADDRESS 2 Scarlet Rd Austin, TX 78737	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Health Care / Medical Office

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.29
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN T-plan
ROOF TYPE Cross gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Stacked limestone, vertical wood plank	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl, simulated 6/6	
FRONT PORCH TYPE/PLACEMENT n/a	
CHARACTER-DEFINING FEATURES Stacked limestone chimney on west (rear) elevation	
LANDSCAPE FEATURES The building sits near the east side of the parcel closer to RR12. An asphalt curb cut and truncated drive provides access from RR 12 to dirt parking along the east side of the parcel. A shed sits near the southwest corner of the building, and a stacked limestone fire pit sits near the northwest corner of the building. Grass, trees, and shrubs cover the remainder of the parcel. Wood privacy fences line the north and south sides of the parcel.	
NOTES n/a	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed near southwest corner of the building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1970

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include L.E. and Mary Dupuy (1970s), Don Dupuy (1980), Lowie Edward Walker and Sherly Elayne Walker (1980-1984), sold to Steve and Kay Carter in 1984.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-historic windows; c. 2023 wooden pergola added to the west (rear) elevation.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NW | West (primary) elevation facing RR 12



View SE | North and east (rear) elevations

ANCILLARY STRUCTURE #5B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown, likely not historic-age
CURRENT USE Shed	HISTORIC USE Likely not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Gable	ROOF MATERIAL Asphalt shingle
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SE | North and east (rear) elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 28101 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME Sunday Bookshop	
LAT 30.199564	LONG -98.087335
PARCEL# R17936	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.35	
OWNER NAME Frechette Holdings LLC	
OWNER ADDRESS 8504 Bear Creek Dr Austin, TX 78737	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Commerce/ Specialty Store	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.35
ARCHITECTURAL STYLE(S) National Folk — Gable-Front-&-Wing	
NO. OF STORIES 1	PLAN Compound T-plan with wing
ROOF TYPE Cross gable	ROOF MATERIAL Standing-seam metal
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 2/2	
FRONT PORCH TYPE/PLACEMENT Non-historic one-half east elevation porch, non-historic L-shaped west elevation porch	
CHARACTER-DEFINING FEATURES Gable returns, simple corner pilasters	
LANDSCAPE FEATURES The building sits near the middle of the parcel. A gravel drive/parking lot extends along the south side of the parcel and extends between RR 12 and Old Fitzhugh Road. Grass and trees cover the remainder of the parcel.	
NOTES Concrete foundation dates to c. 2016, after the building was moved. Converted to commercial use c. 2015. Faces RR 12.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

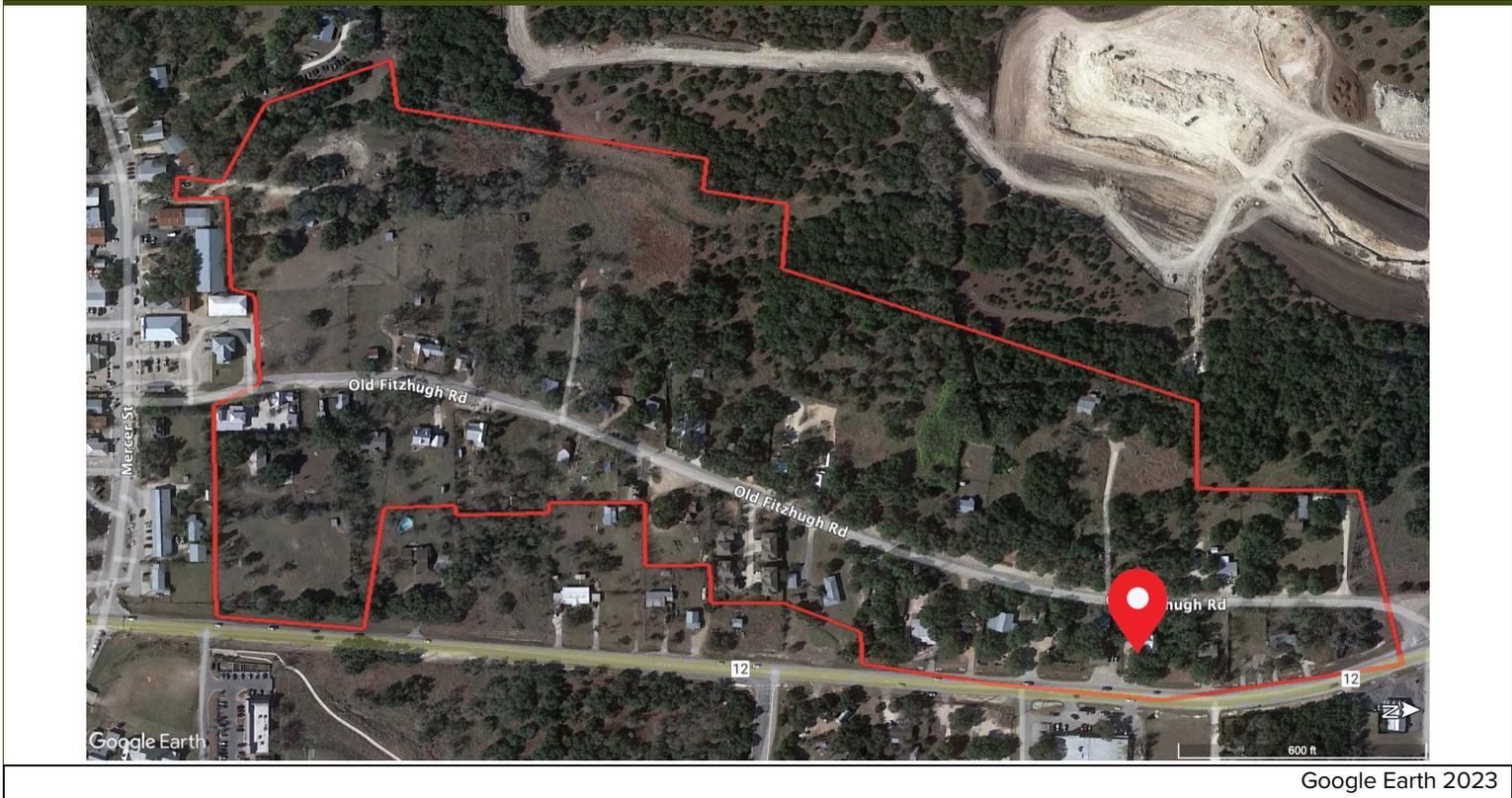
ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1907	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, Date c. 2015	
HISTORIC CONTEXT Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include CB and Mary Blowers (1971-2010), Voorheis Family Trust (2010), and Alisa Naumann (2014-2017). The current building was moved to this location ca. 2015 from Rainey Street in Austin. CAD lists the construction date as 1907.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS C. 2015, moved from original location on Rainey Street in Austin; c. 2016, concrete foundation and east/west elevation porches added.
NOTES Moved outside the period of significance.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | West elevation facing Old Fitzhugh Road



View NW | East (primary) and south elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 730 Old Fitzhugh Road, 801 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME William Roberts House	
CURRENT NAME n/a	
LAT 30.199535	LONG -98.087931
PARCEL# R17905, R17906	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.00, A0415 PHILIP A SMITH SURVEY, ACRES 0.32	
OWNER NAME Katter LLC	
OWNER ADDRESS 130 Dream Ln Concord, VT 05824-9697	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.32
ARCHITECTURAL STYLE(S) Vernacular Craftsman	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Gable	ROOF MATERIAL Standing-seam metal, corrugated metal on porch
WALL CLADDING Asbestos shingle	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 4/4	
FRONT PORCH TYPE/PLACEMENT Full front porch with front gable roof, square wood columns, and concrete slab base.	
CHARACTER-DEFINING FEATURES Minimal detailing, exposed rafter tails	
LANDSCAPE FEATURES The building sits near the east side of the parcel, close to Old Fitzhugh Road. A gravel-covered parking area is located between the building and the road. A garage sits to the north of the building and a second dwelling sits to the south. A gravel drive extends through the parcel leading to 731 Old Fitzhugh Road. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Garage to the north of the building, second dwelling to the south of the building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1945

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT This property encompasses portions of two lots originally part of P.L. Turner landholdings. This portion of the lot contains the William Allison Roberts House, likely constructed 1945 when the Roberts purchased the property from Turner. Remained in the Roberts family until it was sold to Leslie Renfro in 2011.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original roof; non-original porch posts; c. 2019 entry doors.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View SW | North and west (primary) elevations



View NW | West (primary) and south elevations

ANCILLARY STRUCTURE #7B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1945
CURRENT USE Garage	HISTORIC USE Garage
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES Likely constructed at the same time as the main building. Roof material, cladding, and doors appear to be replacements.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Non-original roof; non-original siding; non-original doors.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | North and west elevations

ANCILLARY STRUCTURE #7C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1940
CURRENT USE Domestic / Single Dwelling	HISTORIC USE Domestic / Single Dwelling
NO. OF STORIES 1	EXTERIOR WALL CLADDING Stucco
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal

NOTES This was likely the original home of Wade and Velma Turner. Wade was a local stonemason. Noah Edwards purchased a larger tract of land from E.O Wiley . Jr. in 1959 that included this parcel. In 1960 Lupe and Aggie Lerma purchased the lot with the small house from Noah Edwards. They sold property to Benito F. Garza in 1978. Garza's son Ramiro "Ramsey" purchased it in 1997.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Likely non-original siding; likely non-original porch posts.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View SW | East (primary) and north elevations,,



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 650 Old Fitzhugh Road, 28109 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.199283	LONG -98.087581
PARCEL# R17935	
LEGAL DESCRIPTION ABS 415 9-2316-01-07 PHILIP A SMITH SURVEY 0.30 AC GEO#90401244	
OWNER NAME Ziegler, Cari & Ken	
OWNER ADDRESS PO Box 799 Dripping Springs, TX 78620	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.3
ARCHITECTURAL STYLE(S) National Folk, Hall-&-Parlor	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Standing-seam metal
WALL CLADDING Wooden clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Some historic wood sash, double-hung, 6/4 with non-historic aluminum frame storms. Some non-historic vinyl frame, single sash, single lite. Building retains historic wood window surrounds.	
FRONT PORCH TYPE/PLACEMENT The front porch roof extends across the full west (primary) elevation, supported by log posts. A non-historic wood stoop with wood railings extends from the primary entrance behind the log posts.	
CHARACTER-DEFINING FEATURES Wood door and window surrounds	
LANDSCAPE FEATURES The main building sits near the west side of the parcel. The parcel slopes slightly toward OFR. Non-original brick masonry steps lead to the front stoop. A gravel drive occupies the northwest corner of the parcel. A secondary building is located to the east of the main building, oriented toward RR 12, and a gravel drive and parking lot wraps around its east and north elevations. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Secondary building to the east of the main building, shed near the northeast corner of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1900	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, Date Unknown	
HISTORIC CONTEXT Originally part of the P.L. Turner landholdings that were later sold to C.W. Spillar (1946) and then Nelson M. Davidson (1953) and James R. Hall (1959). Later owners include George and Florence Johnson and their heirs (1971-1996), Billie Jean Parker (1996-2000), and Cheryl Elizondo (2000-2004). Building was moved to its current location.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Some non-original windows; non-original entry door; porch has likely been altered.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



PHOTOGRAPHS



View E | West (primary) elevation



View SE | North and west (primary elevations)

ANCILLARY STRUCTURE #8B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1975
CURRENT USE Commerce/Trade / Specialty Store	HISTORIC USE Domestic / Single Dwelling
NO. OF STORIES 1	EXTERIOR WALL CLADDING Brick masonry
ROOF TYPE Side gable	ROOF MATERIAL Asphalt shingle
NOTES The building was constructed between 1962 and 1980, although most likely in the 1970s following the completion of the new alignment of RR12.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | North and east (primary) elevations

ANCILLARY STRUCTURE #8C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown, likely not historic-age
CURRENT USE Shed	HISTORIC USE Likely not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Gable	ROOF MATERIAL Asphalt shingle
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | North and east elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 602 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.198987	LONG -98.087498
PARCEL# R17932	
LEGAL DESCRIPTION ABS 415 9-2316-01-08 P A SMITH SURVEY 0.54 AC GEO#90401241;...MELBA A KILLGO LIFE ESTATE	
OWNER NAME Hunt, Ryan C & Andrea L	
OWNER ADDRESS 151 Blue Creek Rnch Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.54
ARCHITECTURAL STYLE(S) Minimal Traditional	
NO. OF STORIES 1	PLAN U-shaped
ROOF TYPE Side gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Wood clapboard, corrugated metal	WINDOWS <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Historic wood sash, double-hung, 6/6 on front portion; vinyl replacements on rear ell	
FRONT PORCH TYPE/PLACEMENT Front stoop with front-gable roof, metal columns, concrete stoop	
CHARACTER-DEFINING FEATURES Exposed rafter tails, wood shutters at west (primary) elevation window	
LANDSCAPE FEATURES The building sits near the center-south of the parcel. A concrete parking pad is located at the southeast corner of the building, connecting with a gravel drive that extends between OFR and RR 12. A wood privacy fence lines the south side of the parcel from OFR to the concrete pad. Grass and trees cover the remainder of the parcel.	
NOTES The front portion of the building is rectangular. An ell extends from the rear, creating an overall U-shaped plan. The ell is likely either original or a historic addition given the same exposed rafter tail pattern and wall cladding.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1940

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date c. 1960

HISTORIC CONTEXT Unnamed source in DS library files states house was moved from Austin 1959-1960, confirmed via aerial analysis. Roark lists the construction date as 1940, CAD lists 1950. Property originally part of the P.L. Turner, then to James R. Hall (1959). Later owners include John H. Greiner (1966-1972), Alice and A.H. Benney (1972-1986), Aileen Gillis (1986-1999), and later members of the Gillis family.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

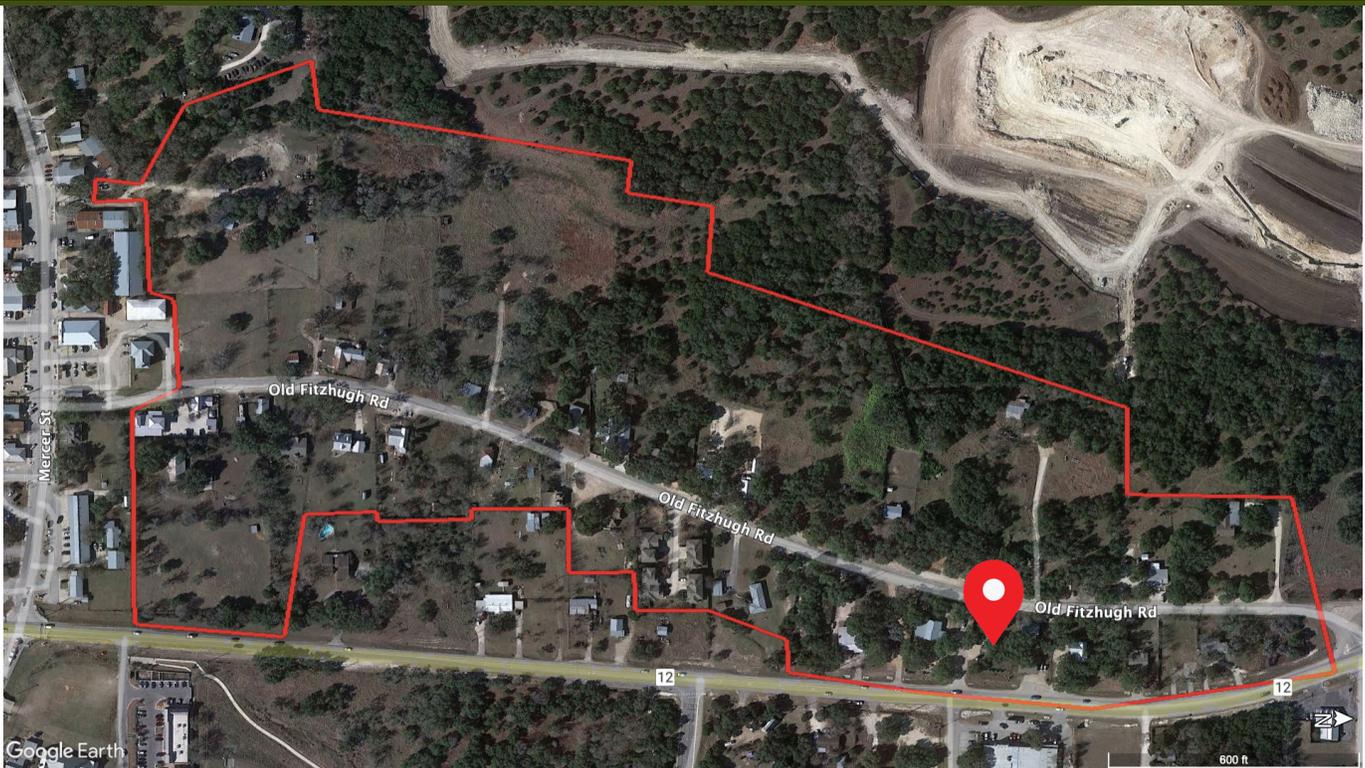
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original east (rear) addition; non-original siding on east (rear) addition.

NOTES The east addition is significant in size, but it does not overly detract from the integrity of the house, especially given its position at the rear.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | West (primary) elevation



View SE | North and west (primary) elevations



View SW | North and east (rear) elevations



View NW | East (rear) and south elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 27979 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Clower House	
CURRENT NAME Tots on 12	
LAT 30.198618	LONG -98.087507
PARCEL# R17933	
LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.52 AC GEO#90401242	
OWNER NAME Rhea, Neal & Peggy	
OWNER ADDRESS 3901 Green Emerald Terrace Austin, TX 78739	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Commerce/ Business	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.52
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Vinyl and limestone veneer	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl, double-hung, 1/1	
FRONT PORCH TYPE/PLACEMENT A non-historic canopy with wood post supports extends over the primary entrance on the north elevation.	
CHARACTER-DEFINING FEATURES Limestone chimney on the west elevation, limestone veneer cladding at base of exterior walls on all elevations	
LANDSCAPE FEATURES The building sits at the south-center of the parcel. A gravel parking lot lines the north side of the parcel, accessed from a gravel drive that extends between OFR and RR 12. A low limestone retaining wall lines the west side of the parcel. A wood privacy fence lines the west side of the parcel atop the retaining wall as well as the south side of the parcel. Tall metal fencing lines the north and east sides. Gravel covers the majority of the parcel around the building, which serves as playgrounds for the daycare. The property features a number of mature trees.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

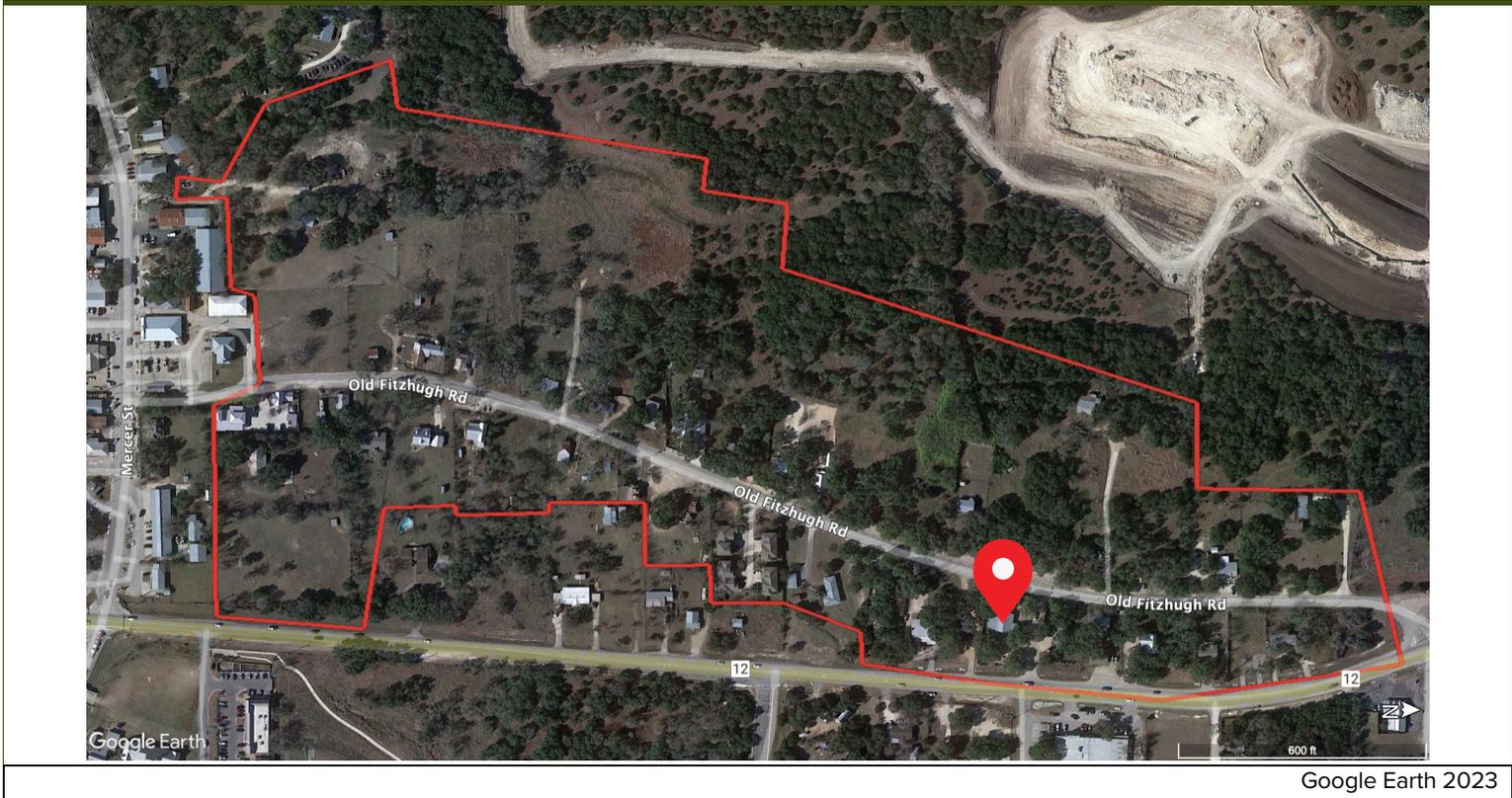
ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1963	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT James Hall sold the lot to Jonathon Clower in 1962. Clower subsequently built a house on the lot. Property reverted to Hall in 1963, was then sold to John Greiner in 1965, Calvin Knauth in 1966, L.D. and Mary Beth Spears in 1980, then Aileen Gillis in 1985 who converted the property to a daycare.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Non-original canopy; non-original vinyl siding; non-original windows; non-original entry door.
NOTES Metal fencing surrounding the property and gravel covering the lawn detracts from integrity of setting and the feeling/association of a rural landscape.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View SE | North and west elevations



View SE | North and west elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 601 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME P. L. Turner House	
CURRENT NAME n/a	
LAT 30.198689	LONG -98.088072
PARCEL# R17907	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 2.071	
OWNER NAME Brooks, Henry Harrison III	
OWNER ADDRESS PO Box 118 Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 2.071
ARCHITECTURAL STYLE(S) Vernacular Craftsman	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood clapboard, asbestos siding	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 1/1	
FRONT PORCH TYPE/PLACEMENT Porch extends across the south half of the east (primary) elevation with a front gable roof, turned wood columns, wood railing, and concrete deck.	
CHARACTER-DEFINING FEATURES Eave brackets, exposed rafter tails, turned wood porch columns	
LANDSCAPE FEATURES The building sits at the east side of the property, near OFR. Gravel covers a strip along the east side of the property. A chainlink fence surrounds a portion of the property around the building. Historic masonry gateposts stand at the southeast corner of the parcel. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed to the west (rear) of the main building, shed to the south of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1921

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT The homesite of P.L. Turner, who owned the property until his death in 1956. In 1959 it appears the property was subdivided, and the lot was sold to Noah Edwards, and later Raymond and Betty Whisenant (1966). Whisenant family retained property until 2013. Historic masonry gatepost has '1937' etched into concrete curb.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

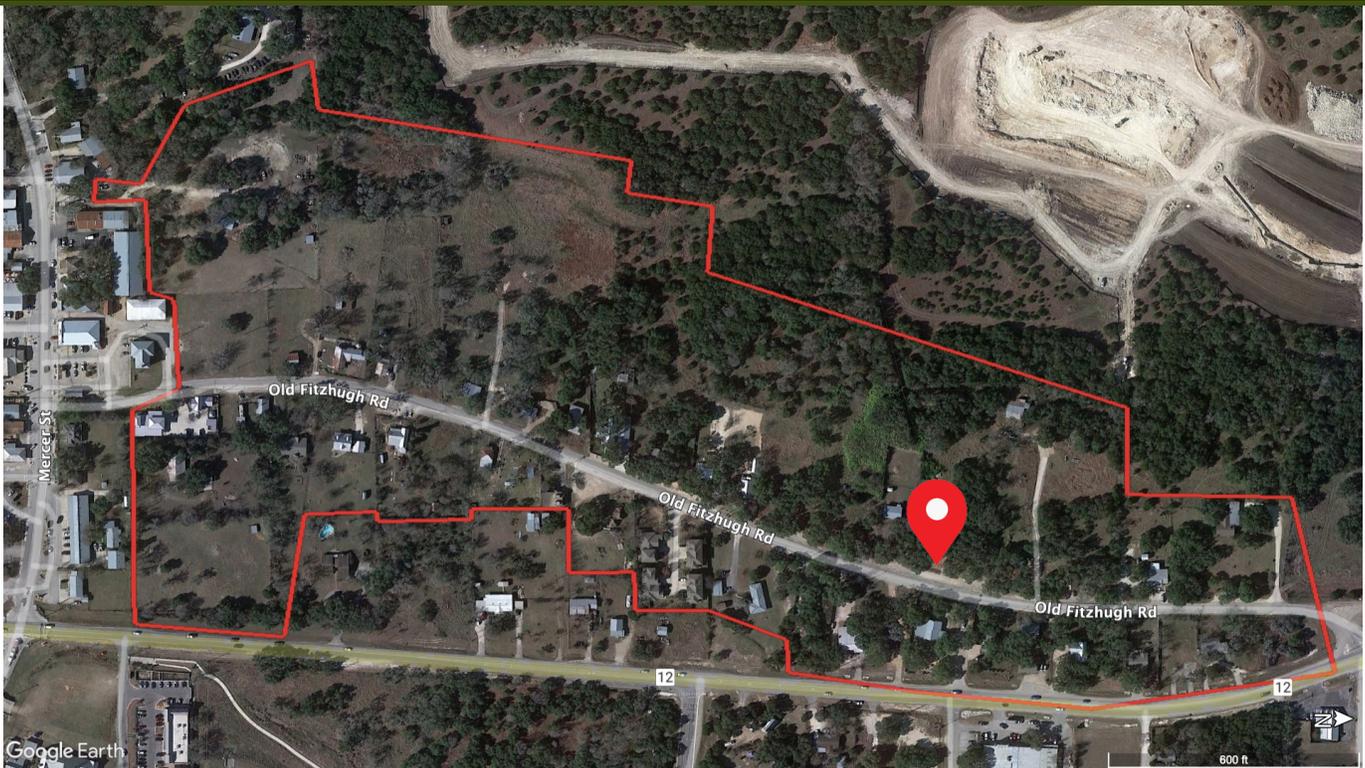
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original siding; non-original entry door. Historic wood clapboards extant at porch; historic clapboards may be extant under non-original asbestos siding.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (front) elevation



View NW | East (front) and south elevations



View SW | Masonry fence posts



View NW | 1937 date at masonry fence post

ANCILLARY STRUCTURE #11B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1930
CURRENT USE Shed	HISTORIC USE Shed
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood plank
ROOF TYPE Gable, shed	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | East and north elevations

ANCILLARY STRUCTURE #11C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1930
CURRENT USE Shed	HISTORIC USE Shed
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood plank
ROOF TYPE Gable, shed	ROOF MATERIAL Corrugated metal
NOTES This gable outbuilding with partially unenclosed side room appears to be one of the few remaining domestic or agricultural outbuildings dating to the early twentieth century.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | East and north elevations

ANCILLARY STRUCTURE #11D

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1960
CURRENT USE Outbuilding, possible second dwelling	HISTORIC USE Outbuilding, possible second dwelling
NO. OF STORIES 1	EXTERIOR WALL CLADDING Unknown, not visible from ROW
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal

NOTES This building is not visible from public ROW, however, it appears to be a residence. It is likely the property formerly belonging to Antanacio Boconeagra and Eriberta Garza Boconeagra and Benito Falcon Garza and Florencia Cordoba Garza (per deed V184/P390), who purchased in 1960 and subsequently built a residence.

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Unknown, not visible from public ROW. Historic aerial photographs indicate a likely addition on the east elevation.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View Google Earth 2024 Aerial | Roof



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 575 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME George Fry House	
CURRENT NAME n/a	
LAT 30.198343	LONG -98.088446
PARCEL# R17910	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.50	
OWNER NAME Fry, George A & Cherry Jane Needham	
OWNER ADDRESS PO Box 425 Buda, TX 78610	
HISTORIC USE n/a, not historic age	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.50
ARCHITECTURAL STYLE(S) Minimal Traditional	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Aluminum lap siding, coursed rubble limestone	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Aluminum frame, double-hung, 1/1	
FRONT PORCH TYPE/PLACEMENT No porch; slight recessed primary entrance	
CHARACTER-DEFINING FEATURES Coursed rubble limestone water table	
LANDSCAPE FEATURES The building sits near the center of the parcel, set back from OFR. A gravel drive extends from OFR to the northeast corner of the building. Grassy lawn covers the remainder of the parcel, with some mature trees between the building and OFR. A chainlink fence surrounds the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1975

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Originally part of the P.L. Turner landholdings, it was sold to Vanda Volmering in 1941, who built a house. In 1970 Volmering's heirs sold the Garcia family .In 1975, George A. Fry purchased the property, the original house was demolished, and a new house constructed. The Fry family still owns the home.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

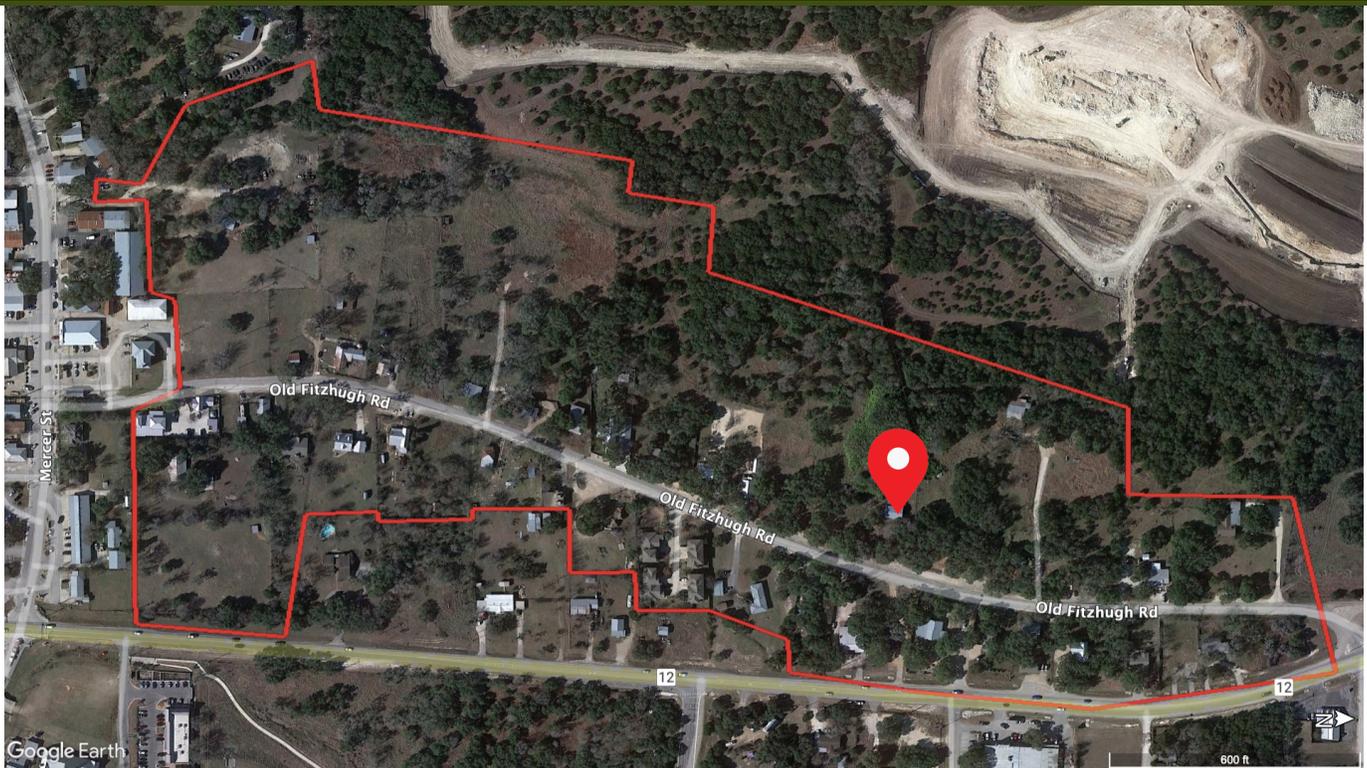
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES Although not yet 50 years old, the building retains excellent integrity from its date of construction. c. 1975.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View NW | South and east (primary) elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 27951 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.198660	LONG -98.087479
PARCEL# R17931	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.44	
OWNER NAME Red Buffalo Properties LLC	
OWNER ADDRESS 1100 West Ave Austin, TX 78701	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Commerce/Trade / Business	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.44
ARCHITECTURAL STYLE(S) Craftsman	
NO. OF STORIES 1.5	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 1/1, majority paired; Wood frame, single sash, multi-lite window in west (primary) gable	
FRONT PORCH TYPE/PLACEMENT Recessed front porch at northeast corner with corner wood column	
CHARACTER-DEFINING FEATURES Eave brackets, exposed rafter tails	
LANDSCAPE FEATURES The building sits near the center of the parcel along the south side. A dirt/gravel drive extends along the north side of the parcel between OFR and RR 12 with a dirt/gravel parking lot directly to the east (front) of the building. Grassy lawn covers the remainder of the parcel with some mature trees.	
NOTES The building fronts RR 12.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1925	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, Date c. 1970	
HISTORIC CONTEXT This building does not appear on the 1962 aerial in this location and was likely moved prior to 1983. Previous owners of the property include Fred and Betty Garnett (1969-1971), Lewis C. and Oralia Cruz (1971-1979), and Fay and Zelma F. Jones (1979-2002). Converted to commercial use c. 2021.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS C. 2022, ramp with wood/composite decking and metal railings added along the north elevation leading to the front porch/primary entrance; front entrance appears to have been replaced.
NOTES A gravel parking lot covers a significant portion of the parcel to the east of the building, which somewhat detracts from integrity of setting and the feeling/association of a rural landscape.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View SE | North and west (rear) elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 700 Old Fitzhugh Road / 27951 RR 12	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME Rustic Roots Salon, BeneVita Aesthetics and Wellness	
LAT 30.198101	LONG -98.087469
PARCEL# R17929	
LEGAL DESCRIPTION ABS 0415 P A SMITH SURVEY 0.46 AC GEO#90401238	
OWNER NAME Napiorkowski Carrie LLC	
OWNER ADDRESS 14909 Fitzhugh Rd, Unit B Austin, TX 78736	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Commerce/ Specialty Store	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.46
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood plank and coursed rubble limestone	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 4/4, 6/6, 1/1	
FRONT PORCH TYPE/PLACEMENT Front (west elevation) porch extends across 3/4 of the elevation and has square wood posts and wood railings	
CHARACTER-DEFINING FEATURES Coursed rubble limestone cladding, coursed rubble limestone chimney on south elevation	
LANDSCAPE FEATURES The building sits near the center of the parcel, slightly closer to RR 12. Gravel parking lots sit to the east and west of the building, and a gravel drive extends along the south and east sides of the parcel, connecting the parking lots and OFR to RR 12. Grassy lawn and scattered trees cover the remainder of the parcel. A wood privacy fence extends along the south side of the parcel.	
NOTES The historic primary elevation faces OFR. The building currently has acting primary entrances facing both OFR and RR 12.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1965	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT Originall constructed as a dwelling. T.B. Porter purchased from James Hall in 1973, sold to Alfred and Carol Chance that year. United Methodist Church purchased in 1975, then sold to Daisy Binkley in 1979. Juanita and Douglas Jernigan purchased in 1980, then sold to Carl Ann and Joseph R Felkel in 1993. Converted to commercial use c. 2019.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS C. 2019, east (rear) elevation garage doors removed and rear porch with secondary entrance added; non-original windows; non-original entry doors.
NOTES A gravel drive and parking lots cover a significant portion of the parcel, which detracts from integrity of setting and the feeling/association of a rural landscape.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | West elevation



View W | East elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 560 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.197769	LONG -98.087634
PARCEL# R17930	
LEGAL DESCRIPTION ABS 415 9-2316-01-12 P A SMITH SURVEY 0.46 AC GEO#90401239	
OWNER NAME Scott, John Jr	
OWNER ADDRESS PO Box 115 Dripping Springs, TX 78620	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.46
ARCHITECTURAL STYLE(S) National Folk - Massed Plan	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood sash, doubl-hung, 1/1; Some historic wood frame storm windows with screens are extant	
FRONT PORCH TYPE/PLACEMENT Concrete pad and CMU stoop	
CHARACTER-DEFINING FEATURES Curved roofline above primary entrance with decorative eave brackets	
LANDSCAPE FEATURES The building sits near the west side of the parcel. A gravel drive extends from OFR into the property to the south of the building. Grass, trees, and shrubs cover the remainder of the parcel. A wood privacy fence extends from the northeast corner of the building north to the adjacent property's privacy fence.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed to east (rear) of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1935

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date Unknown

HISTORIC CONTEXT The building was likely moved from Austin and does not appear on the 1962 aerial but does appear on the 1983 aerial. James R. Hall, county surveyor, sold the property to William R. and Bessie Scott in 1973 and was later inherited by John Scott Jr, Janie Scott, and Jessie Scott in 2020.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

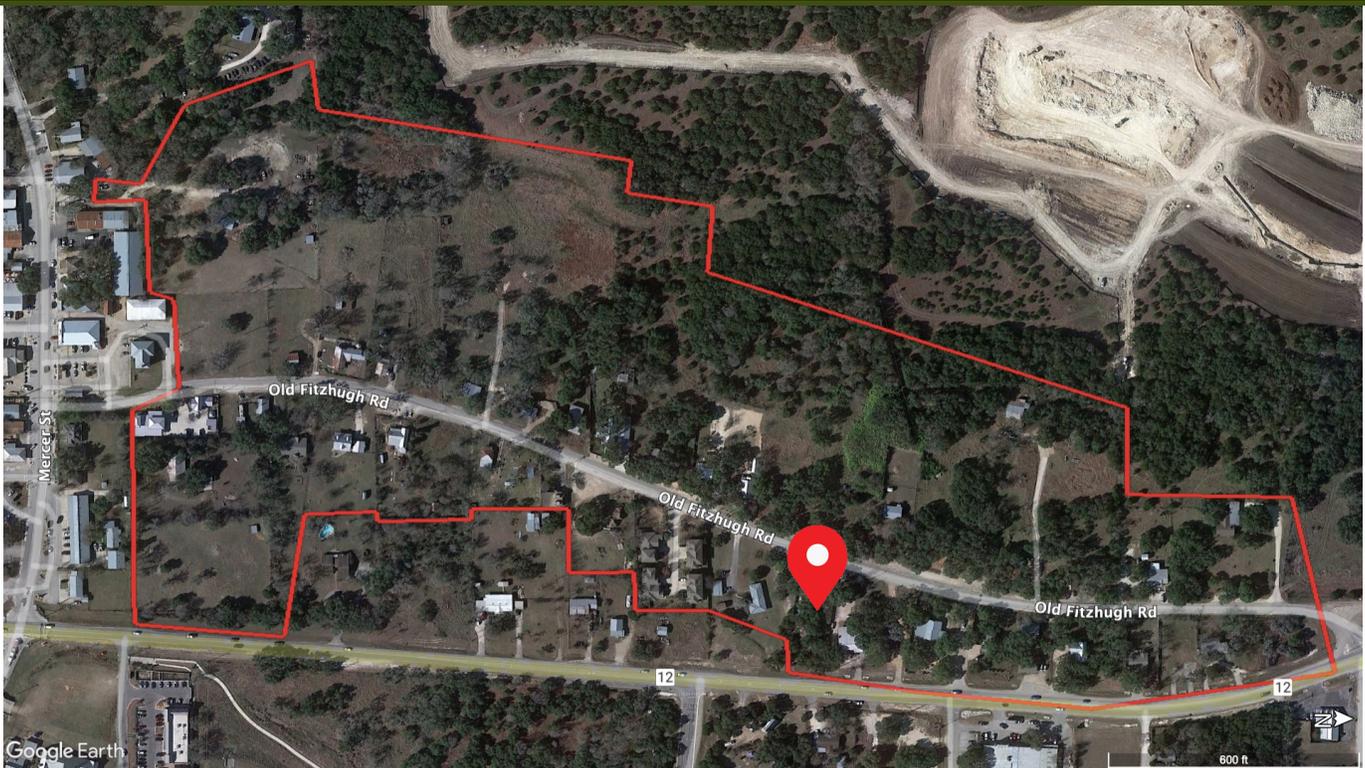
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original foundation.

NOTES It is unknown if the building was moved within the period of significance.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | West (primary) elevation



View SE | North and west (primary) elevations

ANCILLARY STRUCTURE #16B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown
CURRENT USE Shed	HISTORIC USE Unknown
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood clapboard, corrugated metal
ROOF TYPE Gable, shed	ROOF MATERIAL Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original siding.

NOTES It is unknown if the building was constructed within the period of significance. It does not appear on the 1962 aerial but does appear on the 1983 aerial.

ENDANGERED No Yes

PHOTOGRAPH



View E | West elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 766 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME Haus of Jayne	
LAT 30.197485	LONG -98.087766
PARCEL# R17927	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.00	
OWNER NAME 766 Old Fitzhugh LLC	
OWNER ADDRESS 766 Old Fitzhugh Rd Dripping Springs, TX 78620	
HISTORIC USE n/a; not historic age	
CURRENT USE Commerce / Specialty Store	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.00
ARCHITECTURAL STYLE(S) No style	
NO. OF STORIES 1	PLAN L-plan
ROOF TYPE Hipped	ROOF MATERIAL Corrugated metal
WALL CLADDING Polygonal limestone veneer	WINDOWS <input type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 8/8 and 6/6	
FRONT PORCH TYPE/PLACEMENT Porch extends from the west elevation with square wood posts and wood railings	
CHARACTER-DEFINING FEATURES Polygonal limestone veneer	
LANDSCAPE FEATURES The building sits near the middle of the parcel and is rotated approximately 15 degrees from true cardinal alignment. A paved drive leads from OFR to a carport along the south side of the parcel and a paved sidewalk leads from the drive to the main building. Mature trees line the north side of the parcel with a few scattered throughout the parcel; grassy lawn covers the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Carport and shed to the south of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1975

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

MOVED No Yes, Date

HISTORIC CONTEXT CAD dates the building as 1992 but the building appears on 1981 aerial. James Hall sold lot to John L. Barnes in 1971, although later defaulted and property went to FHA. Purchased by H. Alyne Rodgers in 1975, sold to Mac Belk in 1976.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

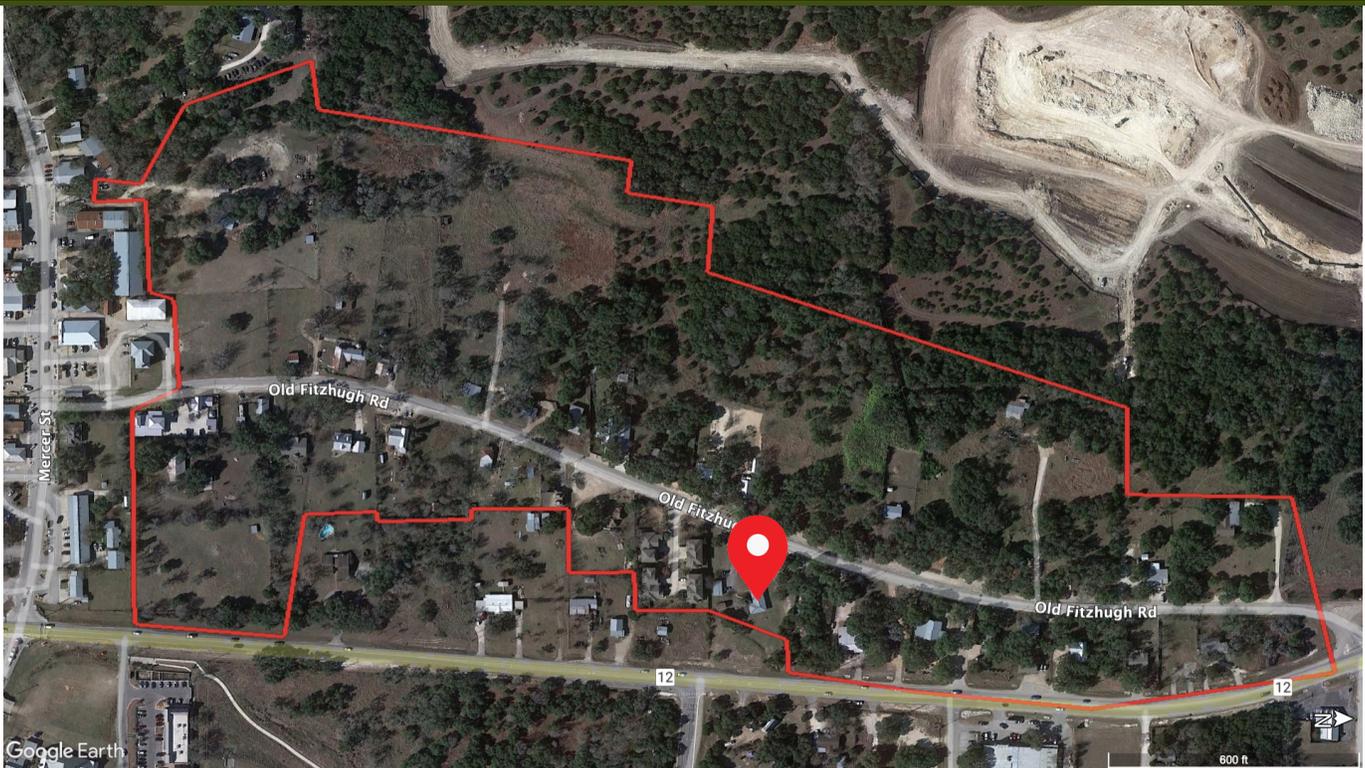
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS 2006, west elevation porch added.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | North and west (primary) elevations



View E | West (primary) elevation

ANCILLARY STRUCTURE #17B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 1992
CURRENT USE Carport	HISTORIC USE n/a, not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SE | North and west elevations

ANCILLARY STRUCTURE #17C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 1992
CURRENT USE Storage shed	HISTORIC USE n/a, not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Aluminum lap siding
ROOF TYPE Gambrel	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SE | North and west elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 430 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME Old Fitzhugh Townhomes	
LAT 30.196905	LONG -98.088013
PARCEL# See additional information	
LEGAL DESCRIPTION See additional information	
OWNER NAME See additional information	
OWNER ADDRESS See additional information	
HISTORIC USE n/a, not historic age	
CURRENT USE Domestic / Multiple dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.948
ARCHITECTURAL STYLE(S) New Traditional - Craftsman	
NO. OF STORIES 2.5	PLAN Compound
ROOF TYPE Hipped	ROOF MATERIAL Asphalt shingle
WALL CLADDING Fiber cement, masonry veneer	WINDOWS <input type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1; vinyl frame sliding casement; vinyl frame fixed single sash	
FRONT PORCH TYPE/PLACEMENT Porches at each unit entry with a flat roof with gable accent, square composite posts, no railings, and concrete deck	
CHARACTER-DEFINING FEATURES Decorative eave brackets, multiple siding types	
LANDSCAPE FEATURES The buildings are arranged at the north and south sides of the parcel facing a short paved cul-de-sac. Paved drives lead to garages in each building. Wood privacy fences surround the backyards and line the east side of the parcel. Stone-lined landscaping beds with young trees line the drive near OFR, and young trees line the cul-de-sac. Grassy lawn covers the remainder of the parcel.	
NOTES The parcel contains four buildings, each containing two units.	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 2011

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Not historic-age.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

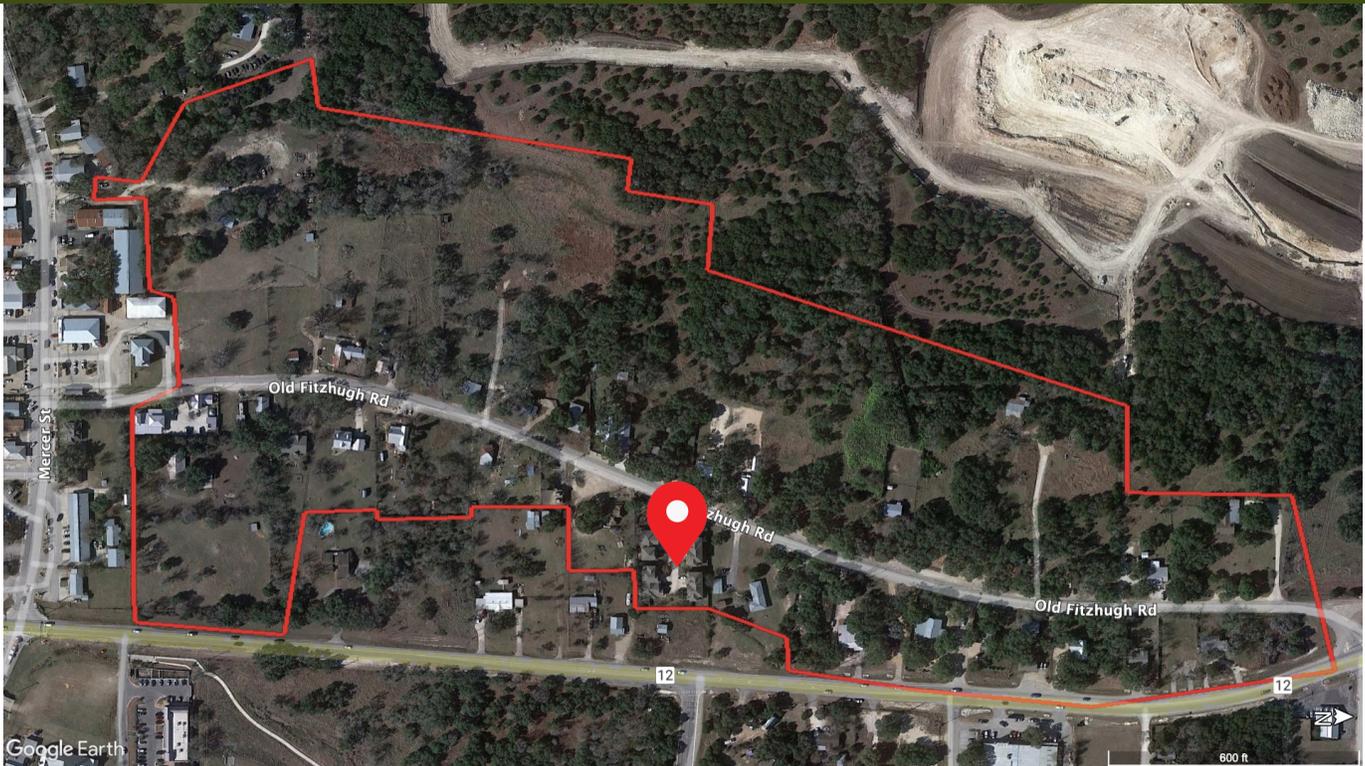
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

IDENTIFICATION — ADDITIONAL INFORMATION

PARCEL# R136041, R136042, R136043, R136044, R136045, R136046, R136047, R136048

LEGAL DESCRIPTION OLD FITZHUGH TOWNHOMES, UNIT 1, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 2, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 3, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 4, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 5, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 6, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 7, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 8, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY

OWNERS Unit 1 : Cox, Cameron & Kathryn, 205 Glen Ellen Ct, Driftwood, TX 78619
 Unit 2 : Oswald, Erich, 397 Julieanne Cv, Dripping Springs, TX 78620
 Unit 3 : Berg, Stacy Cameron, 430 Old Fitzhugh Rd, Dripping Springs, TX 78620
 Unit 4 : Blue Diamond Holdings Series LLC Series D, 6 Villa Jardin, San Antonio, TX 78230
 Unit 5 : Parsley, Julie C, 430 Old Fitzhugh Rd #5, Dripping Springs, TX 78620
 Unit 6 : Bibeau, Andrea & Gregory, 447 Whispering Wind Way, Austin, TX 78737
 Unit 7 : Fischer Michelle J & Frederick R, PO Box 312, Kendalia, TX 78027
 Unit 8 : Bibeau, Andrea & Gregory, 447 Whispering Wind Way, Austin, TX 78737

PHOTOGRAPHS



View NE | South (primary) and west elevations



View SE | North (primary) and west elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 501 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Tom W. Ragland House	
CURRENT NAME Sidecar Tasting Room	
LAT 30.197390	LONG -98.088618
PARCEL# R17914	
LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219	
OWNER NAME Sidecar Tasting Room	
OWNER ADDRESS 3850 Bell Springs Rd Dripping Springs, TX	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Commerce / Restaurant	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.4866
ARCHITECTURAL STYLE(S) Vernacular Craftsman	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Vertical composite plank	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, fixed single sash; vinyl frame, double-hung, 6/6	
FRONT PORCH TYPE/PLACEMENT Extends across the east (primary) elevation with a front gable roof and non-historic wood posts and railings	
CHARACTER-DEFINING FEATURES Exposed rafter tails	
LANDSCAPE FEATURES The building sits near the east side of the parcel. Historic masonry fenceposts remain in front of the building, and what is potentially a historic masonry well remains near the southwest corner of the building and now serves as a planter. A gravel lot sits between the building and OFR. Planted landscaping beds surround several trees to the east and south of the building; grass covers the rest of this area. A large gravel parking lot sits behind the building to the west, accessible from OFR by a gravel drive on the neighboring parcel to the south.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed at northwest corner of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1939

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

MOVED No Yes, Date

HISTORIC CONTEXT Property was originally part of P.L. Turner landholdings, sold to T.W. Ragland in 1939. Ragland built a home that year, using reclaimed lumber from the former Dripping Springs Hotel. He owned the property until he sold it to M.T. and Abbie Lee Jones in 1963. Billie Lynn Taylor inherited the property in 1982, and later sold it to Lila Murray in 2002. Property was converted to commercial use c. 2015. Now the Sidecar Tasting Room. Roark suggests the building may have been moved but this is not supported by historic aerial analysis.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

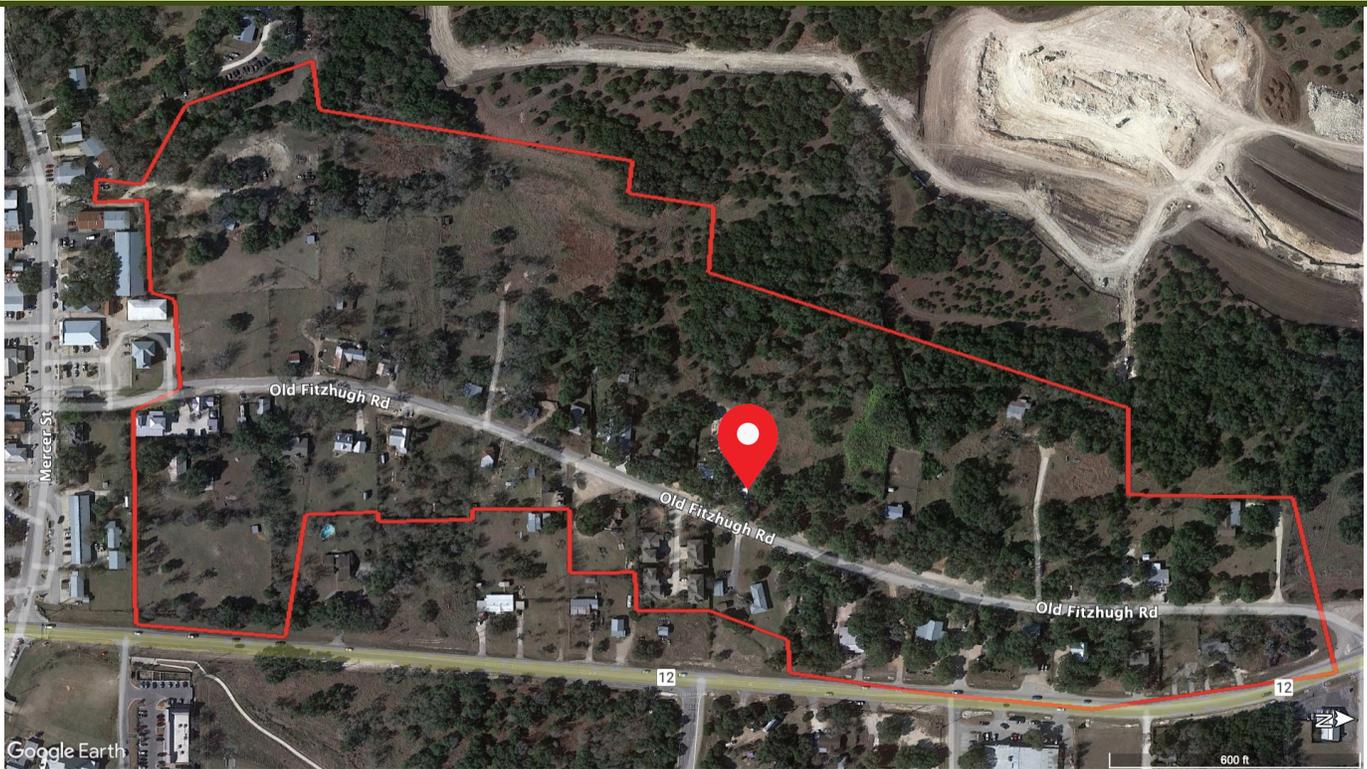
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-historic roof; non-historic windows; non-historic siding; altered front porch gable; non-historic front porch posts/railings.

NOTES Gravel landscaping and parking lots, which cover a significant portion of the parcel, detract from the feeling/association of a rural landscape.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

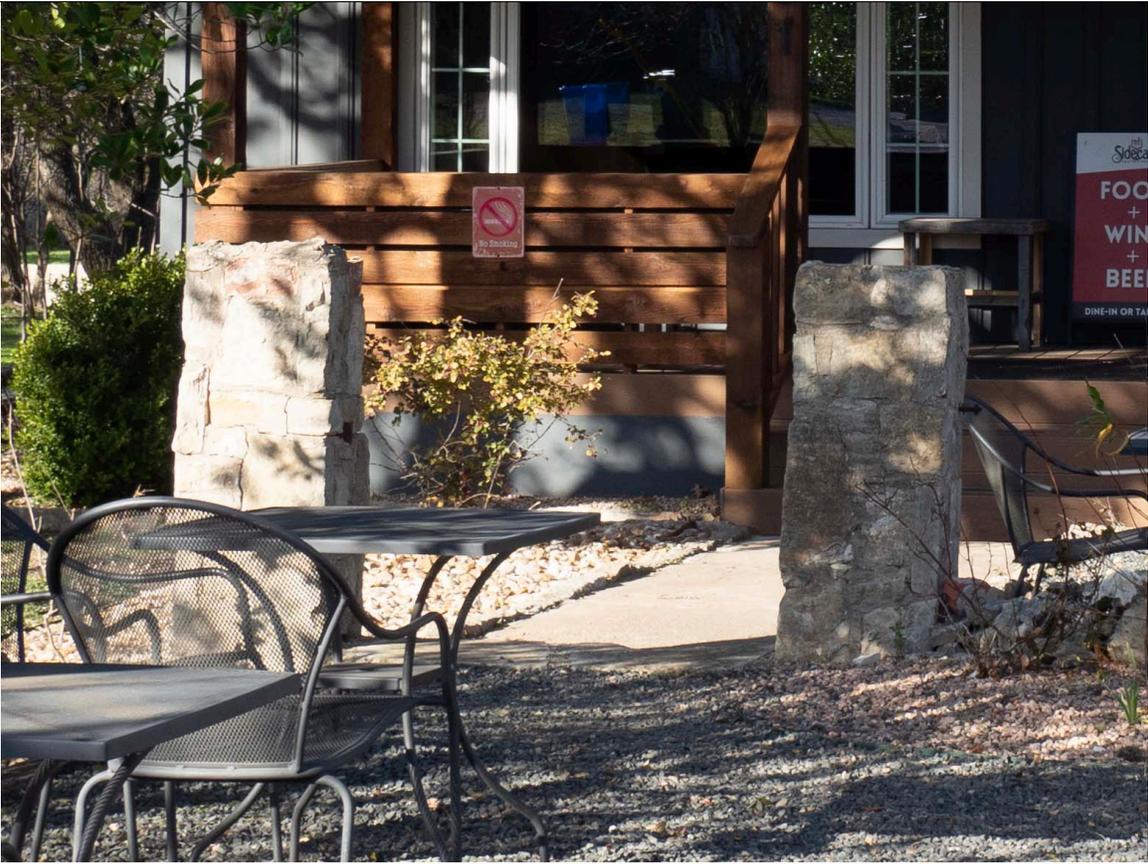
PHOTOGRAPHS



View NW | East (primary) and south elevations



View W | East elevation



View W | Masonry posts



View W | Well

ANCILLARY STRUCTURE #19B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2021
CURRENT USE Shed	HISTORIC USE n/a; not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical composite plank
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View NW | South elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 511 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME J.D. and Willie Edna Ragland House	
CURRENT NAME Pink West Salon	
LAT 30.197152	LONG -98.088699
PARCEL# R17915	
LEGAL DESCRIPTION ABS 415 P S SMITH SURVEY 0.504 AC GEO#90401220	
OWNER NAME Carter, Deborah	
OWNER ADDRESS 511 Old Fitzhugh Road Dripping Springs, TX 78620	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Commerce / Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.504
ARCHITECTURAL STYLE(S) National Folk - Massed Plan	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Standing seam metal
WALL CLADDING Asbestos shingle, vinyl lap, fiber cement lap	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1; Vinyl frame, sliding casement, 1/1	
FRONT PORCH TYPE/PLACEMENT Extends across the east (primary) elevation with a shed roof. North and south portions enclosed with a centered recessed entrance.	
CHARACTER-DEFINING FEATURES Minimal detailing, low-pitched, side gable roofline with shed roof porch	
LANDSCAPE FEATURES The building sits near the east side of the parcel. A gravel drive extends along the north side of the parcel, connecting OFR to a large gravel parking lot to the west of the building. Historic masonry fenceposts remain on the east side of the parcel and flank a masonry sidewalk that leads to the primary entrance. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Originally part of P.L. Turner landholdings, sold to T.W. Ragland in 1938. Ragland subdivided the property and sold this lot to J.D. and Willie Edna Ragland in 1940, they constructed the home soon after. Property passed to C.H. A. Wallace in 1946, to T.W. Ragland in 1950, James L. and Virginia Eastwood sold to Melvin J. and Mae Williamson in 1952, then to Austin Frances Glass 1967, Virginia Lee Thomas, to Rosemary Kay Baen 1974, Fred Garnett in 1993. Converted to commercial use c. 2010. Now the Pink West hair salon.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

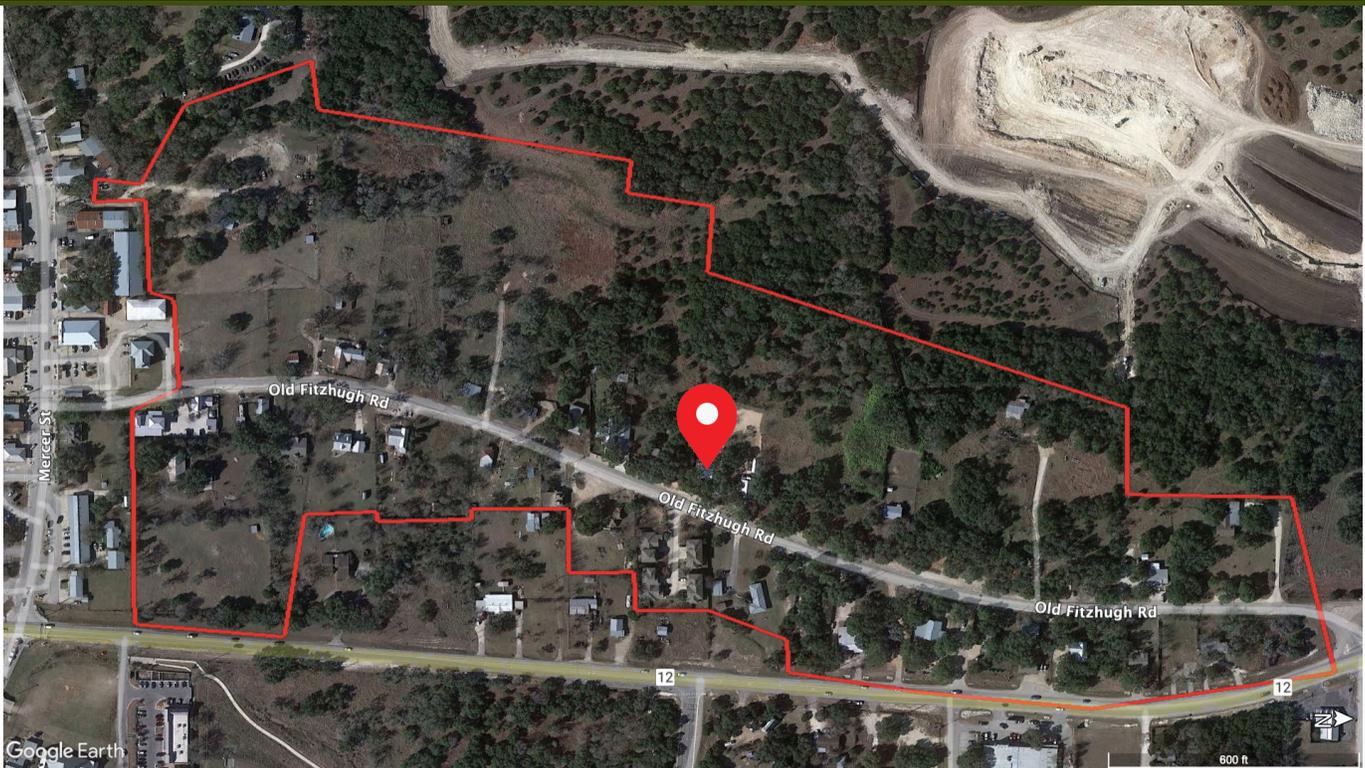
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-historic siding; non-historic windows; enclosed porch (north side pre-2008, south side c. 2015); 2021 west deck addition.

NOTES

ENDANGERED No Yes

LOCATION MAP

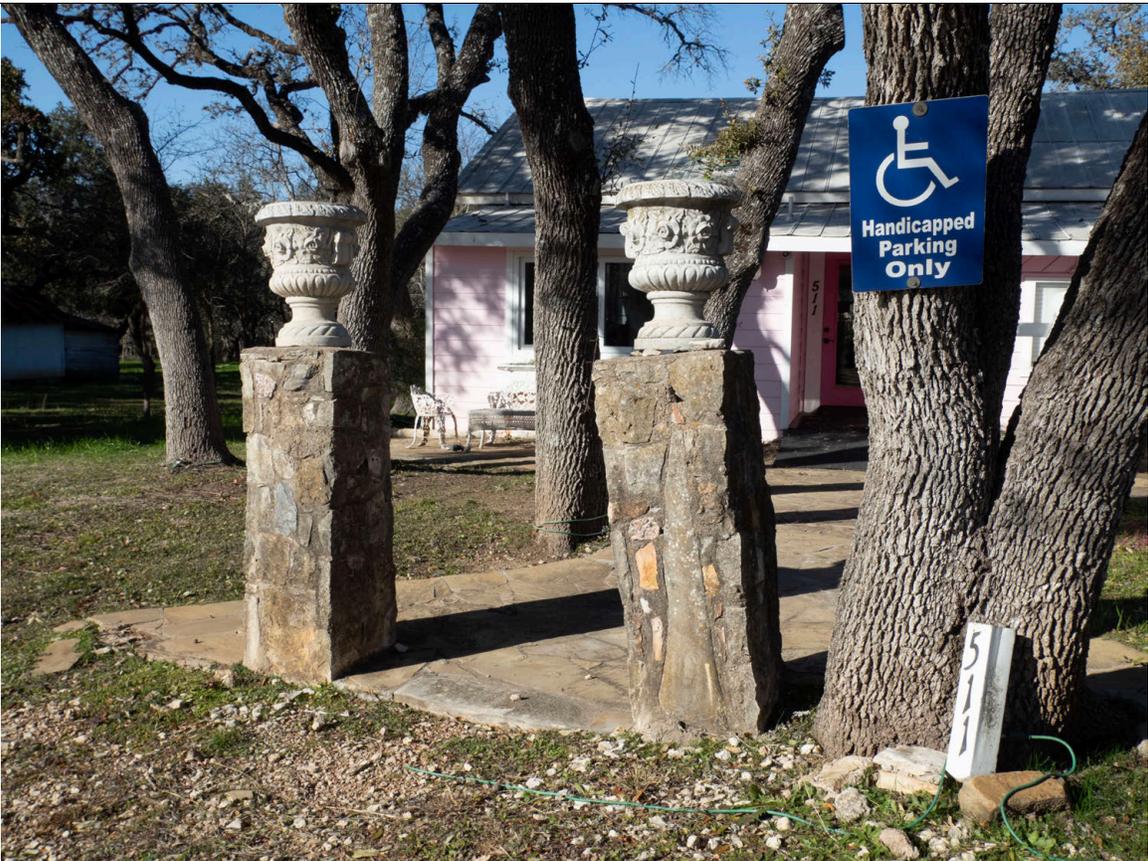


Google Earth 2023

PHOTOGRAPHS



View SW | East (primary) and north elevations



View SW | Masonry posts



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 519 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Jim and Nora Howard House	
CURRENT NAME n/a	
LAT 30.196792	LONG -98.088869
PARCEL# R17916	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.84	
OWNER NAME Satterfield Resources LLC	
OWNER ADDRESS 1491 Hazy Hills Loop Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.84
ARCHITECTURAL STYLE(S) National Folk - Gable-Front	
NO. OF STORIES 1.5	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 1/1; some historic exterior wood-frame screens remain extant	
FRONT PORCH TYPE/PLACEMENT One-bay stoop with a front gable roof, square wood posts, and wood deck	
CHARACTER-DEFINING FEATURES Triple front gable detail, exposed rafter tails, brick masonry chimney on north elevation	
LANDSCAPE FEATURES The building sits near the east side of the parcel. A gravel drive extends from OFR to the garage, located to the north of the main building. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Garage to the north of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1936

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Property was originally part of P.L. Turner landholdings, sold to J.H. Howard and Nora Bryant in 1936. The house was likely built shortly after. Property was sold to Clarence Williamson and William McNair, and then Betty and Charlie Haydon in 1959. The property remained in the Haydon family until 2022.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

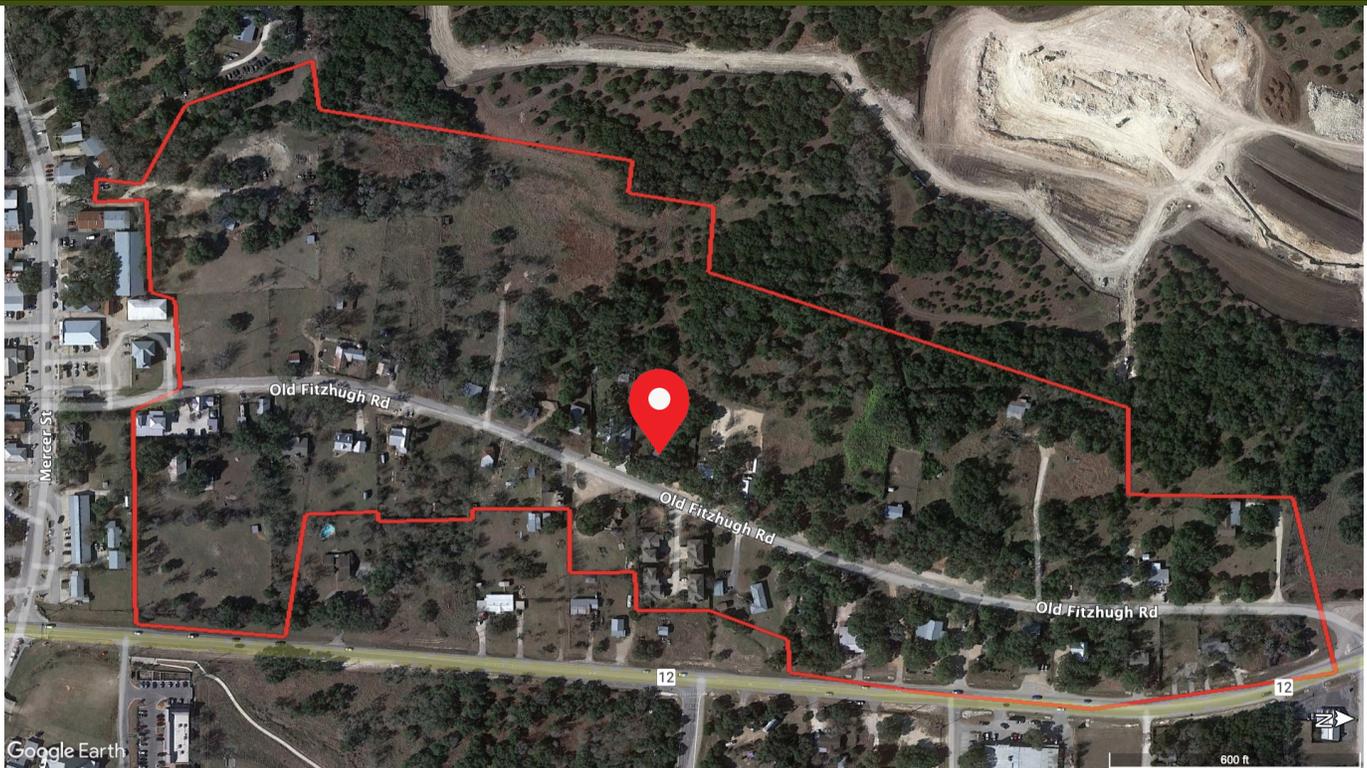
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Historic-age south addition

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NW | East (primary) and south elevations



View W | East (primary) elevation

ANCILLARY STRUCTURE #21B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1936
CURRENT USE Garage/shed	HISTORIC USE Garage
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
NOTES Likely constructed at the same time as the main building.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Non-original roof; non-original siding; non-original doors.
NOTES Despite replacement materials, the structure retains importance as one of the few early historic-age automobile-related ancillary structures to remain extant in the district.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View W | East (primary) elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 515 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Jesse E. Ragland House	
CURRENT NAME n/a	
LAT 30.196589	LONG -98.088948
PARCEL# See additional information	
LEGAL DESCRIPTION See additional information	
OWNER NAME See additional information	
OWNER ADDRESS See additional information	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.84
ARCHITECTURAL STYLE(S) Vernacular Craftsman	
NO. OF STORIES 1	PLAN L-plan
ROOF TYPE Cross gable	ROOF MATERIAL Standing seam metal
WALL CLADDING Polygonal rubble limestone	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1	
FRONT PORCH TYPE/PLACEMENT Center of east (primary) elevation with front gable roof and limestone piers	
CHARACTER-DEFINING FEATURES Polygonal rubble limestone cladding, exposed rafter tails, north elevation limestone chimney	
LANDSCAPE FEATURES The main building sits near the southeast corner of parcel R17917. A large ancillary building and a paved parking lot straddles the northeast corner of parcel R17917 and the southeast corner of parcel R17916. A wood picket fence encircles the front yard in front of the main building. Gravel covers the area between the picket fence and OFR. Grassy lawn with trees and landscaping beds cover the remainder of parcel R17917.	
NOTES Resources 22A and 22C are located on parcel R17917. Resource 22B straddles parcels R17917 and R17916.	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Building to the north of the main building, shed at the southwest corner of the parcel	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT P.L. Turner sold this property to J. and Nora Howard in 1936. They subdivided the lot and sold this portion to Jesse E. Ragland in 1941. The Ragland's owned the property until 1970 when they sold to Eddie W. Needham. Needham sold to Sherri Lynne Johnson (later Bennett) in 1996.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

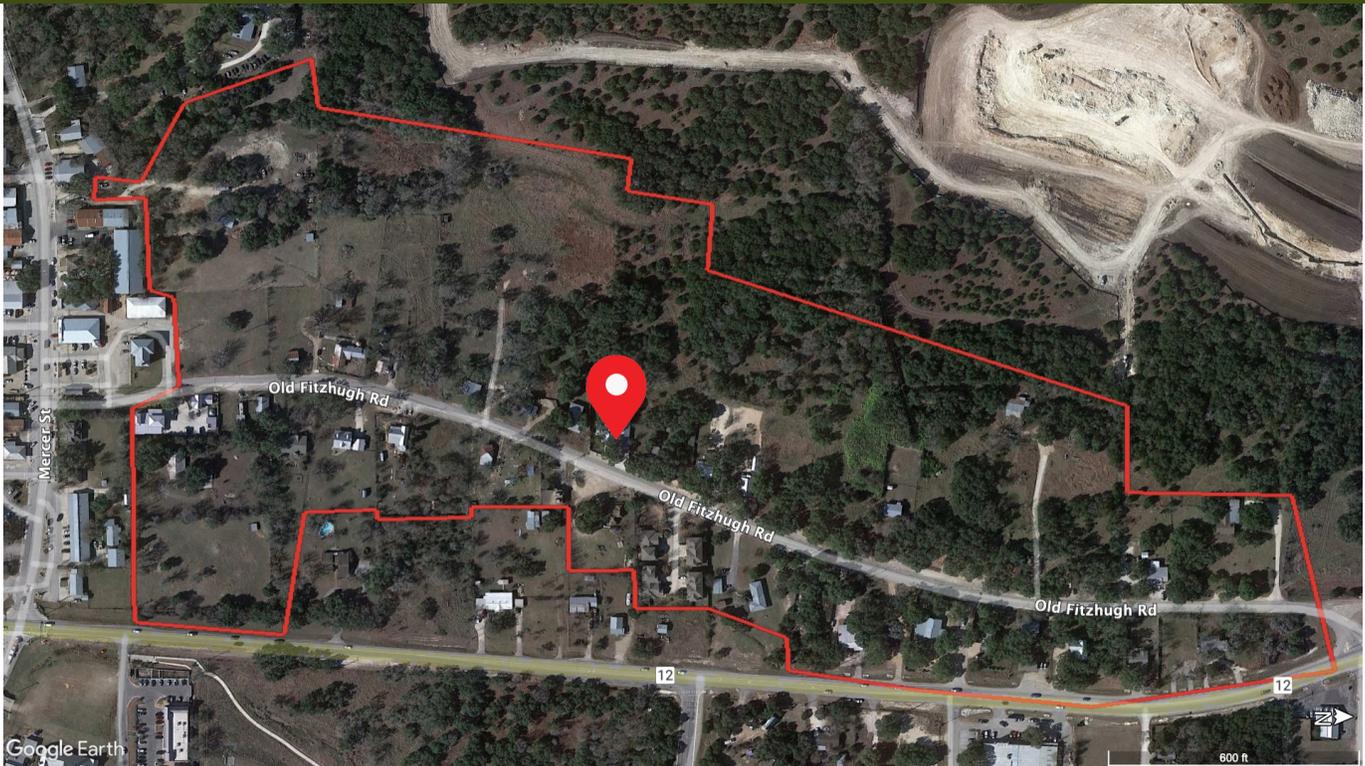
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Addition on south elevation; non-original roof; non-original windows.

NOTES The south addition is significant in size, but it does not overly detract from the integrity of the building.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View NW | East (primary) and south elevations

IDENTIFICATION — ADDITIONAL INFORMATION

PARCEL# R17917, R17916

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.5; A0415 PHILIP A SMITH SURVEY, ACRES 0.84

OWNERS R17917 : Martin, Kerry & Lee Ann, 515 Old Fitzhugh Road, Dripping Springs, TX 78620
 R17916 : Satterfield Resources LLC, 1491 Hazy Hills Loop, Dripping Springs, TX 78620

ANCILLARY STRUCTURE #22B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown
CURRENT USE Commerce / Specialty Store	HISTORIC USE Unknown
NO. OF STORIES 1	EXTERIOR WALL CLADDING EIFS, vinyl shingles, limestone veneer
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
NOTES Straddles parcels R17917 and R17916.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Limestone veneer and piers added c. 2016; vinyl gable shingles added c. 2019.
NOTES Waits states that Mrs. Sherri Lynne Bennett established an upholstery business “in a building next to her house” in 1993 but does not specify if the building was constructed at that time. Unable to confirm presense on historic aerials due to dense tree cover. Does not appear to have been surveyed by Roark in 2014.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View W | East (primary) elevation

ANCILLARY STRUCTURE #22C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown
CURRENT USE Storage shed	HISTORIC USE Unknown
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood
ROOF TYPE Front gable, shed	ROOF MATERIAL Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View W | East (primary) elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 400 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME John T. Spaw House	
CURRENT NAME n/a	
LAT 30.196538	LONG -98.088399
PARCEL# R17925	
LEGAL DESCRIPTION ABS 0415 9-2316-01-17 P A SMITH SURVEY 0.850 AC GEO#90401234	
OWNER NAME Austin, Bart & Thuanh, T Ho	
OWNER ADDRESS 8517 Steamline Cir Austin, TX 78745	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.850
ARCHITECTURAL STYLE(S) National Folk - Pyramidal Family	
NO. OF STORIES 1	PLAN Compound
ROOF TYPE Hipped	ROOF MATERIAL Asphalt shingle
WALL CLADDING Coursed square rubble limestone	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 6/6	
FRONT PORCH TYPE/PLACEMENT Extends across south half of the west (primary) elevation with a shed roof and wood posts	
CHARACTER-DEFINING FEATURES Pyramidal roof with little to no eave overhang, coursed square rubble limestone exterior walls	
LANDSCAPE FEATURES The building sits near the northwest corner of the parcel. A gravel lot covers the southwest corner of the parcel. A low limestone wall separates the building from the gravel lot. A wire metal fence with wood posts encloses a small area along the south elevation of the house. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed to the east (rear) of the main building, shed to the south of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1913

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Built by John T. Spaw, originally with wood siding, using lumber from the old Middlebrook school and church. Spaw added stones personally hauled from Creek Road at a later time. The building remained in the Spaw family, inherited by subsequent generations, until it was sold in 2002.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

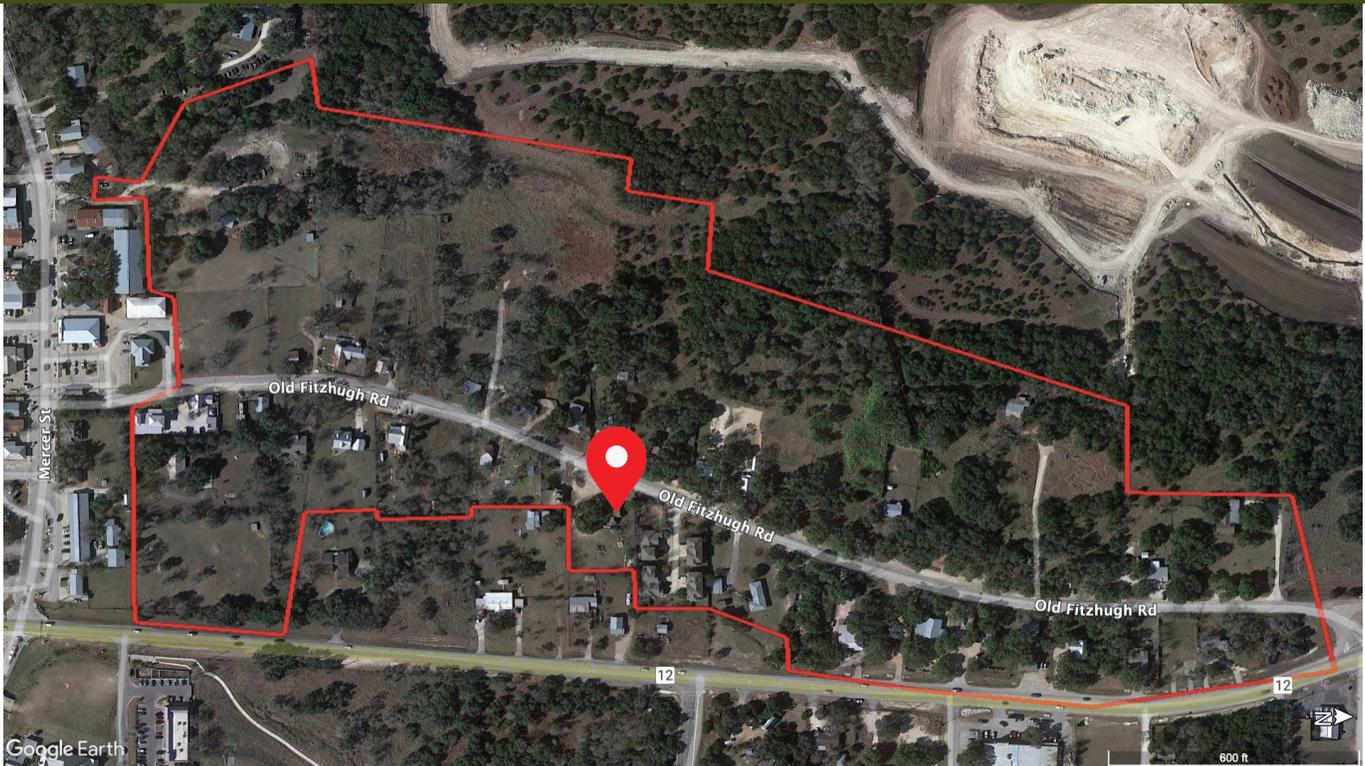
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Stone veneer added during period of significance; non-original vinyl windows; non-original porch roof.

NOTES Vinyl windows somewhat detract from integrity of materials.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | West (primary) and south elevations



View E | West (primary) elevation

ANCILLARY STRUCTURE #22B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1915
CURRENT USE Shed	HISTORIC USE Agriculture / Smokehouse
NO. OF STORIES 1	EXTERIOR WALL CLADDING Asphalt shingle
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES According to the 2014 Roark survey, this is the last remaining smokehouse located within the survey area. Roark did not assign the resource a survey number.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS It appears the resource may have some replacement siding, but it was difficult to view from the public ROW.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View NE | South (primary) and west elevations

ANCILLARY STRUCTURE #22C

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown - possibly historic-age
CURRENT USE Shed	HISTORIC USE Unknown
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES Unable to confirm presence on historic aerials due to dense tree cover. Does not appear to have been surveyed by Roark in 2014.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS No apparent alterations.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View E | West and south elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 505 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Jesse and Nora Howard House	
CURRENT NAME n/a	
LAT 30.196257	LONG -98.089039
PARCEL# R17898	
LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 1.00 AC GEO#90401208	
OWNER NAME Hungry Wolf LLC	
OWNER ADDRESS 207 Seneca Dr Austin, TX 78737	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.00
ARCHITECTURAL STYLE(S) Vernacular Bungalow	
NO. OF STORIES 1.5	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Standing-seam metal
WALL CLADDING Stucco, fiber cement lap	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 6/6; Vinyl frame, fixed sash	
FRONT PORCH TYPE/PLACEMENT Extends across east (primary) elevation with a shed roof, arched fascia between stucco-clad piers, and a concrete deck	
CHARACTER-DEFINING FEATURES Arched fascia between porch piers, south elevation polygonal coursed limestone chimney	
LANDSCAPE FEATURES The building sits near the east side of the parcel. A masonry sidewalk leads from OFR to the primary entrance. Wood privacy fencing extends from the north and south elevations of the building, shielding the rear portion of the parcel from OFR. Grass and trees cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

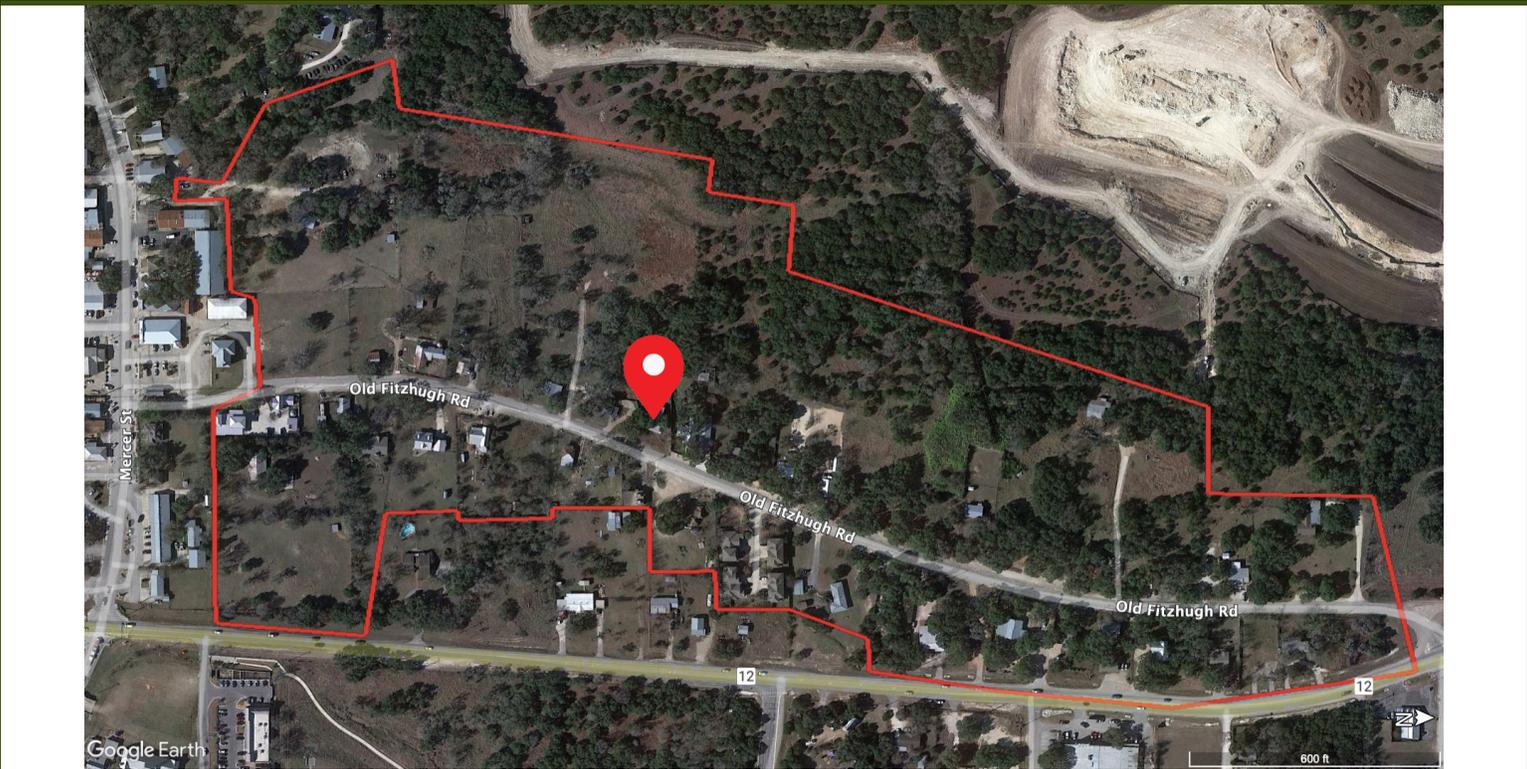
ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1936	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT The property was sold by Turner to J.H. and Nora Byrant Howard in 1936, and they likely constructed the current dwelling. Nora Bryant sold the property to W.E. and Clarence McNair in 1949, and it later passed to Charlie "Buck" Haydon in 1959.	
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Non-historic clerestory addition; 2013 covered porch on west (rear) elevation; non-original roof; non-original windows and doors.
NOTES The clerestory addition detracts from integrity of design, feeling, and association.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View SW | East (primary) and north elevations



View NW | East (primary) and south elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 330 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.19610	LONG -98.08848
PARCEL# R17924	
LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.168 AC GEO#90401233	
OWNER NAME General Telephone Co of the Southwest	
OWNER ADDRESS PO Box 152206 Irving, TX 75015	



HISTORIC USE n/a; not historic age
CURRENT USE Industry / Communications Facility

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.168
ARCHITECTURAL STYLE(S) No Style	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Flat	ROOF MATERIAL BUR
WALL CLADDING Brick	WINDOWS None
WINDOW MATERIAL/CONFIGURATION n/a	
FRONT PORCH TYPE/PLACEMENT n/a	
CHARACTER-DEFINING FEATURES Windowless brick masonry communications building with a flat roof	
LANDSCAPE FEATURES The building sits near the rear (east) of the parcel. A wood privacy fenced area containing equipment extends from the west elevation. Paved parking with landscape islands cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

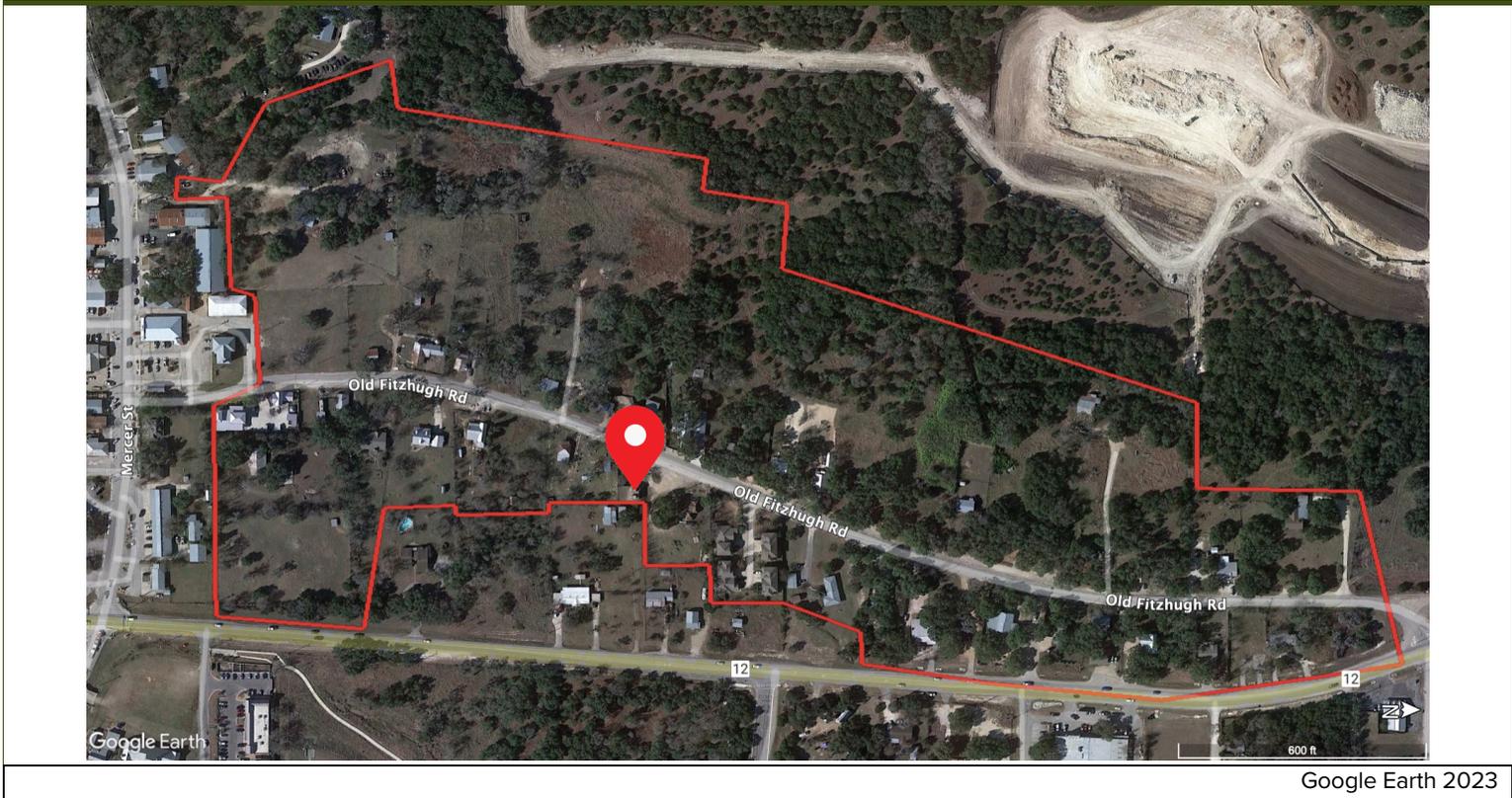
ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1985	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT n/a	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age, no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



PHOTOGRAPHS



View SE | North and west elevations



View E | West elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS Old Fitzhugh Road (no street number listed)	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.195953	LONG -98.089164
PARCEL# R17900	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 4.38	
OWNER NAME Hungry Wolf LLC	
OWNER ADDRESS 207 Seneca Dr Austin, TX 78737	
HISTORIC USE Domestic / Secondary Structure	
CURRENT USE Domestic / Secondary Structure	



ARCHITECTURAL INFORMATION

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 4.38
ARCHITECTURAL STYLE(S) No Style	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Vertical wood plank	WINDOWS None
WINDOW MATERIAL/CONFIGURATION n/a	
FRONT PORCH TYPE/PLACEMENT n/a	
CHARACTER-DEFINING FEATURES n/a	
LANDSCAPE FEATURES The structure sits near the northeast corner of the parcel. A curved paved drive provides access to the garage from OFR. Grass and trees cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1980

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Property originally part of W.A. and Ila Mae Horner landholdings purchased in 1930. The Horners sold the property to Johnny Gonzales in 1979, then Donny Ray George (1983), Wanda Greer and Rose Glass, and later Olivia Gonzales. Numerous structures on the property have since been demolished.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

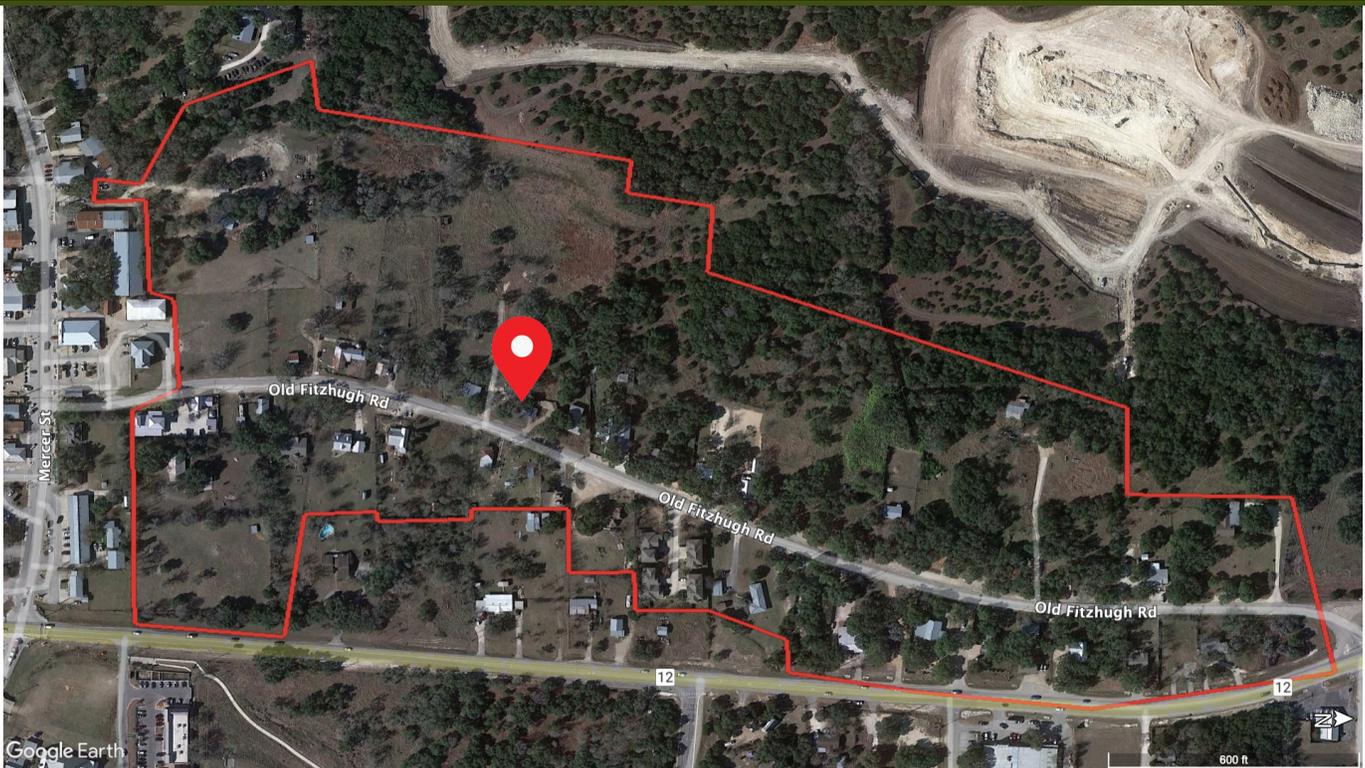
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Main residence (a mobile home) and numerous outbuildings on the property demolished ca. 2018.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View SW | North and east elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 310 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Old Dripping Springs Telephone Office	
CURRENT NAME Dog 'N' Bone	
LAT 30.195692	LONG -98.088820
PARCEL# R17923	
LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 0.63 AC GEO#90401232	
OWNER NAME Dog 'N' Bone LLC	
OWNER ADDRESS 310 Old Fitzhugh Road Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling; Industry / Communications	
CURRENT USE Commerce / Bar	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.63
ARCHITECTURAL STYLE(S) National Folk - Pyramidal Family	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Hipped, shed	ROOF MATERIAL Corrugated metal
WALL CLADDING Coursed rubble limestone	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Historic replica wood-sash, double-hung, 1/1	
FRONT PORCH TYPE/PLACEMENT Centered on the west (primary) elevation with a shed roof, square wood posts, and a concrete deck with coursed rubble limestone skirting	
CHARACTER-DEFINING FEATURES Coursed rubble limestone exterior walls, pyramidal hipped roof, square massing, symmetrical front facade	
LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A concrete sidewalk leads from OFR to the primary entrance. Gravel drives flank the building to the north and south connecting OFR to a gravel parking lot to the east (rear) of the building. Grass and some trees cover the remainder of the parcel. A wire fence with log fence posts surrounds the property.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Covered stage near the northwest corner of the parcel, food truck near the center of the parcel	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1923

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Around 1923, Samp McLendon built the small house north of his 1912 house (Resource 21A) and moved the telephone switchboard there. Ila Mae Horner and her husband Wallace moved into the house and Ila Mae took over as switchboard operator, a position she held for 37 years (until 1960). In 1962 James O. Roberts purchased the building and added the rock veneer at that time. The property later passed to Mary Alice Roberts (1998), Alsia Ferrer (2015), and was rehabilitated as the Dog 'N' Bone business ca. 2019.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

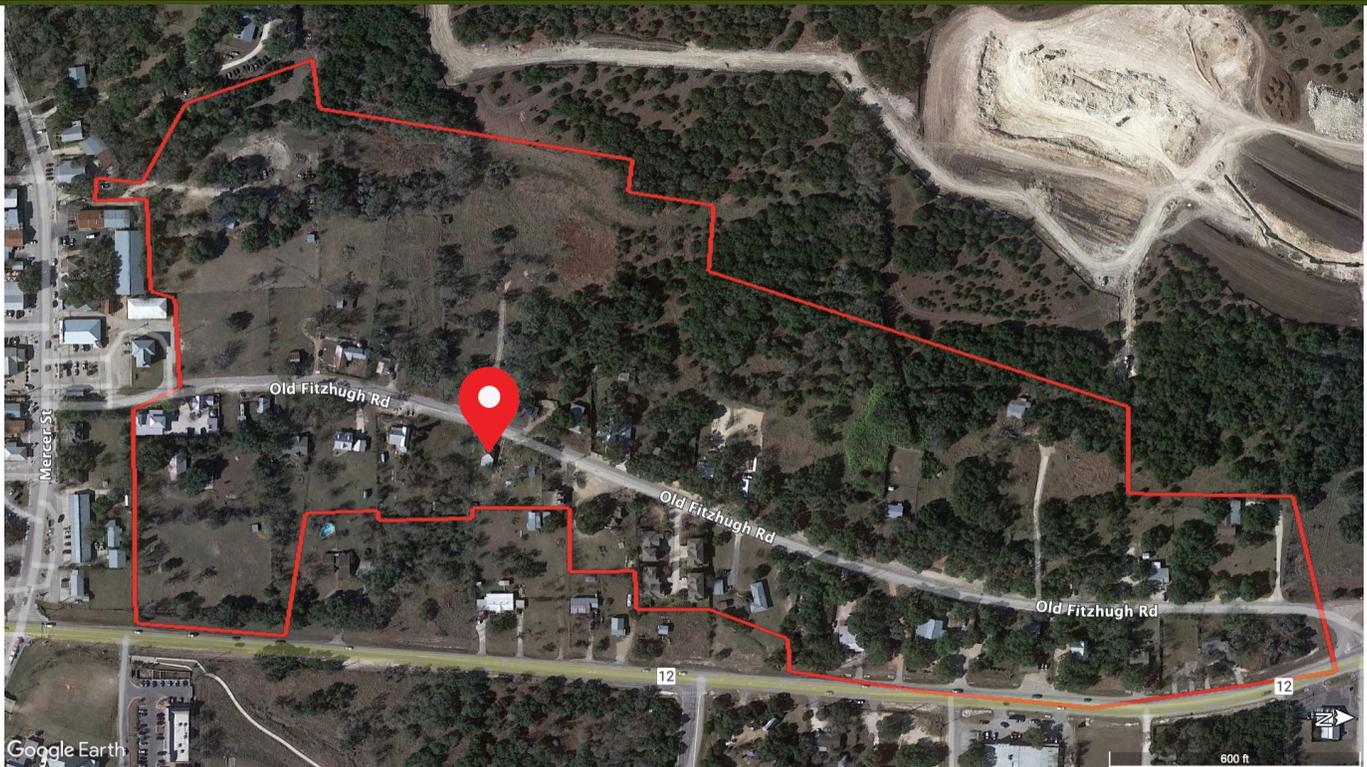
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS C. 1962, exterior stone veneer installed; c. 2019, rehabilitated and converted to commercial use.

NOTES The gravel drives and parking lot, which cover a significant portion of the parcel, somewhat detract from the integrity of setting and the feeling/association of a rural landscape. Potentially eligible for listing on the NRHP due to its association with the early twentieth century development of telecommunications in Dripping Springs.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | West (primary) elevation



View SE | West (primary) and north elevations

ANCILLARY STRUCTURE #27B

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2019
CURRENT USE Recreation	HISTORIC USE n/a, not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Shed	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View NE | West and south elevations

ANCILLARY STRUCTURE #27C

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2019
CURRENT USE Commerce / Restaurant (food truck)	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Aluminum
ROOF TYPE Flat	ROOF MATERIAL Aluminum
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View E | West elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 301 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Minnie Horner House	
CURRENT NAME n/a	
LAT 30.195608	LONG -98.089345
PARCEL# R17918	
LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.50 AC GEO#90401224	
OWNER NAME Three Zero One Old Fitzhugh LLC	
OWNER ADDRESS 421 Sportsplex Dr Ste C Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.50
ARCHITECTURAL STYLE(S) Minimal Traditional	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Front gable, shed	ROOF MATERIAL Corrugated metal
WALL CLADDING Aluminum lap	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Aluminum-frame, double-hung, horizontal 2/2	
FRONT PORCH TYPE/PLACEMENT Recessed into southeast corner with square wood posts and a concrete deck with limestone apron	
CHARACTER-DEFINING FEATURES Exposed rafter tails, aluminum-frame windows, limestone porch apron	
LANDSCAPE FEATURES The building sits near the northeast corner of the parcel. Grassy lawn and trees cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

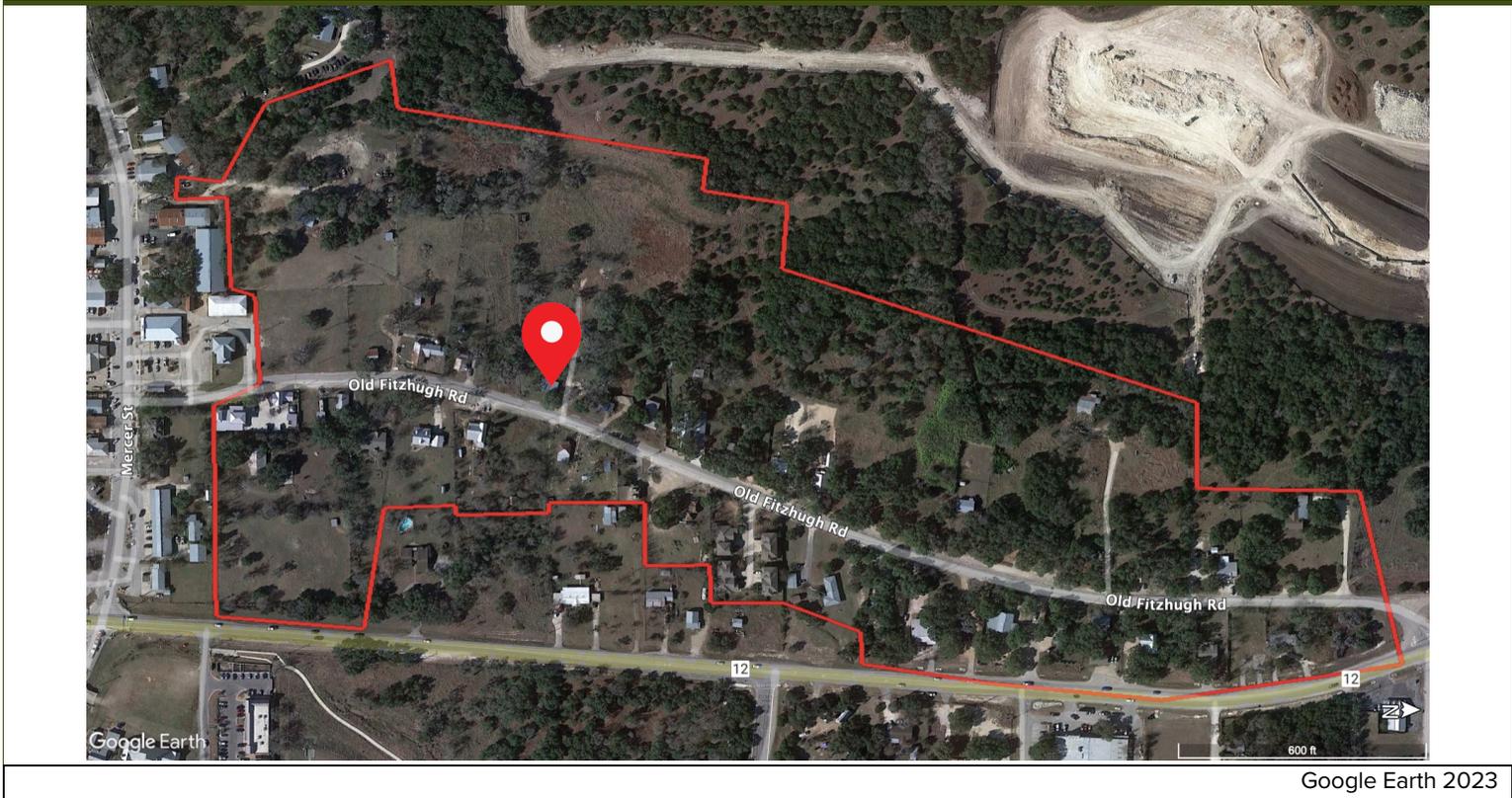
ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1950	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT P.L. Turner sold to W.A. and Ila Mae Horner in 1930. A house was constructed on the property in 1950, later home to their daughter Minnie. Minnie Horner provided ice to the community from the 1920s through 1950s and kept an icehouse in a small insulated wood building downtown. Mrs. Horner also sold milk, cream, and butter, and often would sell her goods from her Model T coupe. The Horners sold the property to Virgil and Bonnie Prescott, and it remained in their family until 2018 when it was sold to Barbara Jannard.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Possibly historic-age addition on north elevation; non-original aluminum lap siding.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View SW | East (primary) and north elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 250 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME W.S. McClendon House and Telephone Exchange	
CURRENT NAME n/a	
LAT 30.195130	LONG -98.088955
PARCEL# R121424	
LEGAL DESCRIPTION CANNON ESTATES WEST, Lot 7B, ACRES 0.888	
OWNER NAME Haydon, Charles W & Sherry E	
OWNER ADDRESS 601 Gatlin Creek Rd Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.888
ARCHITECTURAL STYLE(S) Folk Victorian	
NO. OF STORIES 1	PLAN T-plan
ROOF TYPE Cross gable	ROOF MATERIAL Standing seam metal
WALL CLADDING Wood clapboard	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 2/2	
FRONT PORCH TYPE/PLACEMENT Extends across south 2/3 of west (primary) elevation with a hipped roof, turned wood columns, wood railings, and a wood deck.	
CHARACTER-DEFINING FEATURES Brick chimney on the south elevation, turned wood porch columns, partial-width inset front porch, angled exterior at projecting front gable purpose-built to house the telephone switchboard.	
LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A wood picket fence surrounds the house on the west, north, and south elevations. A circular gravel drive wraps around a grassy landscaping bed between OFR and the picket fence. Grass, trees, and shrubs cover the remainder of the parcel.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed near the northeast corner of the main building, shed near the east side of the parcel	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1900

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT W. S. "Samp" McLendon home built 1912 with a unique angled room in projecting front gable to house telephone switchboard. The only L-plan dwelling remaining in the city (per HHM). Restored in 1995 by Charlie Haydon.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

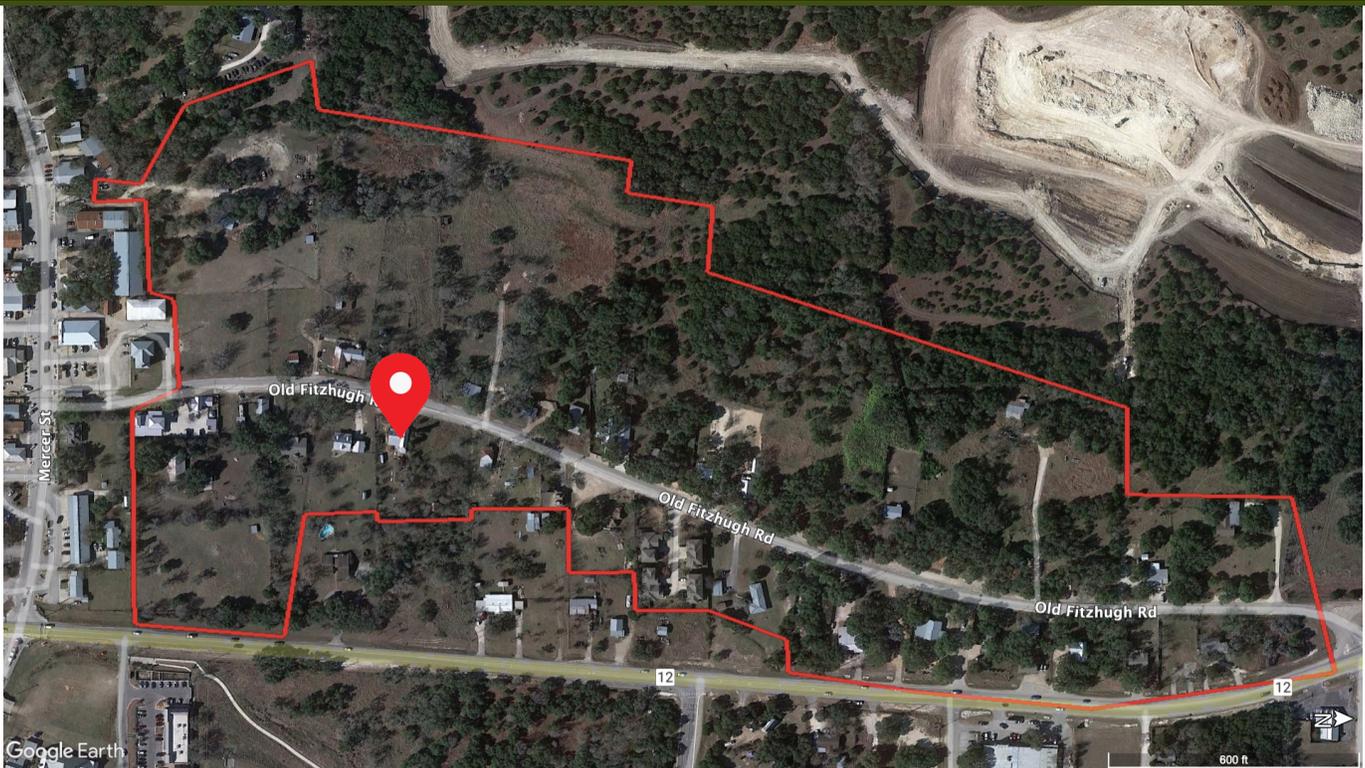
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS C. 2003, east elevation addition; non-historic windows; non-historic front door.

NOTES Potentially individually eligible for the NRHP due to its association with early twentieth century development of telecommunications in Dripping Springs.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View E | West (primary) elevation



View NE | West (primary) and south elevations

ANCILLARY STRUCTURE #31B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown, historic-age
CURRENT USE Outbuilding	HISTORIC USE Outbuilding
NO. OF STORIES 1	EXTERIOR WALL CLADDING Unknown, not visible from ROW
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES Along the east (rear) side of the parcel, surrounded by trees, grass, and shrubs; limited visibility from OFR.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Unknown - not visible from public ROW.
NOTES Building appears on 1962 historic aerial photograph.
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



Google Earth 2017 Aerial | Roof

ANCILLARY STRUCTURE #31C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE Unknown, historic-age
CURRENT USE Outbuilding	HISTORIC USE Outbuilding
NO. OF STORIES 1	EXTERIOR WALL CLADDING Unknown, not visible from ROW
ROOF TYPE Hipped	ROOF MATERIAL Asphalt shingle
NOTES Located to the east of the main house; surrounded by trees, grass, and shrubs; limited visibility from OFR.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Unknown - not visible from public ROW.
NOTES Building appears on 1962 historic aerial photograph
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



Google Earth 2017 Aerial | Roof



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 251 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Walter and Gertrude Clayton House	
CURRENT NAME n/a	
LAT 30.195015	LONG -98.089481
PARCEL# R17920	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.37	
OWNER NAME Casedy, Maureen N	
OWNER ADDRESS 910 County Road 126A Kingsland, TX 78639	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.37
ARCHITECTURAL STYLE(S) Minimal Traditional	
NO. OF STORIES 1.5	PLAN Rectangular
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Largely replacement: vinyl frame, double hung, 6/6. One extant historic window on the north elevation: wood frame, double hung, Queen Anne style multi-lite/1.	
FRONT PORCH TYPE/PLACEMENT Centered 1-bay stoop with a front gable bracketed awning and a concrete deck with limestone apron. Deck extends beyond the awning footprint. Side 1-bay stoop on east end of north elevation with a front gable roof, square wood posts, and concrete deck.	
CHARACTER-DEFINING FEATURES Overhanging eaves with exposed rafter tails, minimal detailing	
LANDSCAPE FEATURES The building sits near the east side of the parcel. A stone sidewalk leads from OFR to the primary entrance. A gravel drive leads from OFR to the carport located to the north of the building. A chainlink fence surrounds the yard behind the house. Trees, shrubs, and grass covers the remainder of the property.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Carport to the north of the main building, shed to the west of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1951

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Originally part of the I.V. and Katie Davis tract, subdivided and sold to JW Butler in 1949. Walter and Gertrude Clayton purchased it in 1951 and built a home. Stayed in the Clayton family until sold to James and Martha Flaherty in 1980s, then Richard and Katherine Wright, Tim Wright, and Maureen Casedy (1994).

PRIORITY ASSESSMENT

PRIORITY High Medium Low

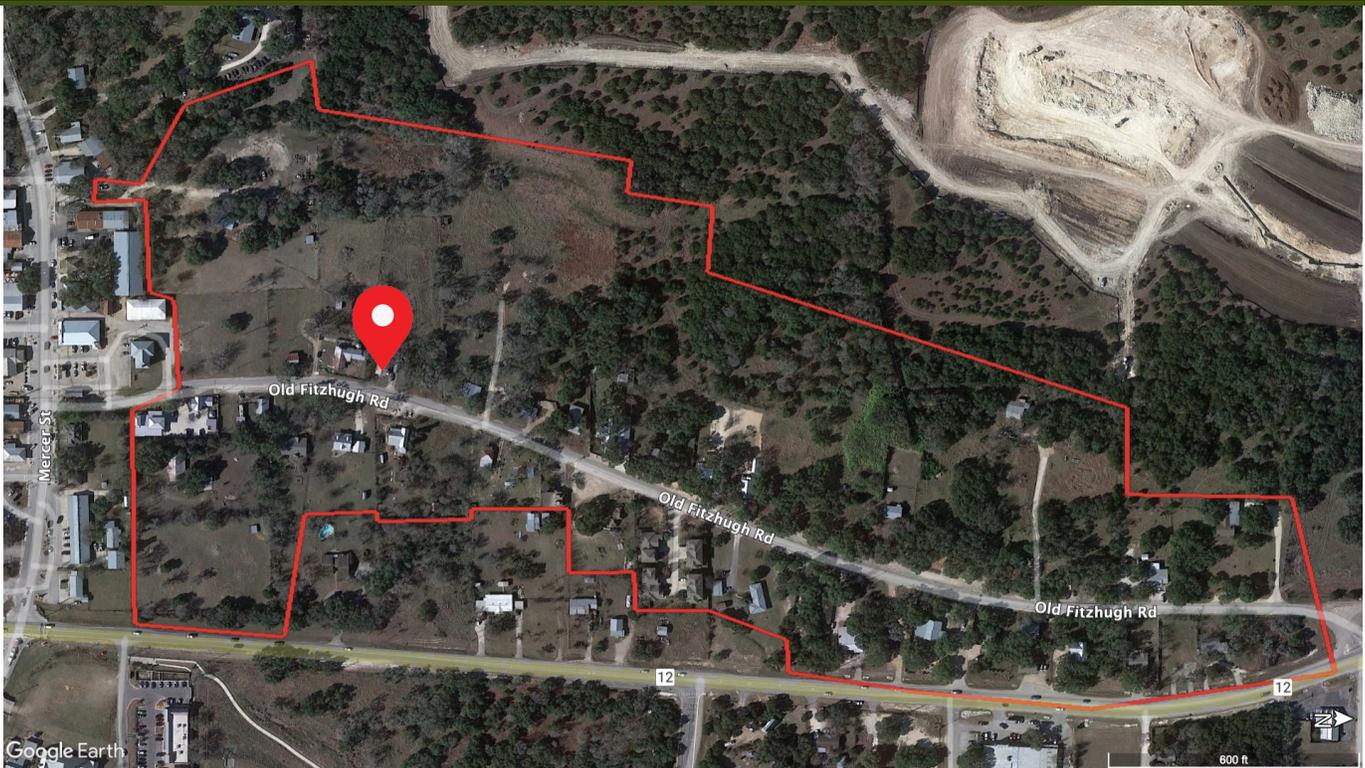
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Non-original windows; non-original front door; possible historic-age rear addition and side porch on north elevation.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View SW | East (primary) and north elevations

ANCILLARY STRUCTURE #32B

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2000
CURRENT USE Carport	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Lap siding in gables
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View SW | East and north elevations

ANCILLARY STRUCTURE #32C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2000
CURRENT USE Shed	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | East and north elevations

ANCILLARY STRUCTURE #32D

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2016
CURRENT USE Shed	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Unknown, not visible from ROW
ROOF TYPE Gable	ROOF MATERIAL Metal

NOTES

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View Google Earth 2023 Aerial | Roof



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #33A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 215 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME K. M. Davis House	
CURRENT NAME n/a	
LAT 30.194724	LONG -98.089560
PARCEL# R17921	
LEGAL DESCRIPTION ABS 415 9-2316-02-19 P A SMITH SURVEY 1.789 AC GEO#90401229	
OWNER NAME 215 Old Fitzhugh Limited Partnership	
OWNER ADDRESS 350 Dripping Springs Ranch RD Dripping Springs, TX 78620	



HISTORIC USE Domestic / Single Dwelling
CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.789
ARCHITECTURAL STYLE(S) Craftsman	
NO. OF STORIES 1	PLAN L-plan
ROOF TYPE Cross gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood clapboard, limestone veneer on addition west (rear) elevation	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood frame, double hung, 1/1 with non-historic exterior aluminum frame storm windows	
FRONT PORCH TYPE/PLACEMENT Centered on the historic east (primary) elevation with a clipped front gable roof, tapered wood posts, non-original wood railings, and a concrete deck with limestone apron.	
CHARACTER-DEFINING FEATURES Exposed rafter tails, tapered porch posts, clipped roof gables, projecting front porch	
LANDSCAPE FEATURES The building sits near the northeast corner of the parcel. A wire fence atop a low limestone wall extends along the east side of the parcel between the house and OFR. A gravel drive extends from OFR to the south of the building. A stone sidewalk leads from the drive to the west (rear) elevation entrance. Grass covers the remainder of the parcel with some scattered trees.	
NOTES The house has two side-by-side primary entrances on the east elevation. Both doors are replacements.	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes I. V. Davis, Jr. House Addition near the southeast corner of the parcel, shed to the west of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Built by local carpenter (per HHM). Katie Davis dismantled the main portion of the ca. 1902 home directly south to construct the residence. Roark gave the building a high preservation priority rating due it being one of the few “traditional family farms that were once common within the study area.” Waits states Katie Davis never lived in the house but rented it out.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

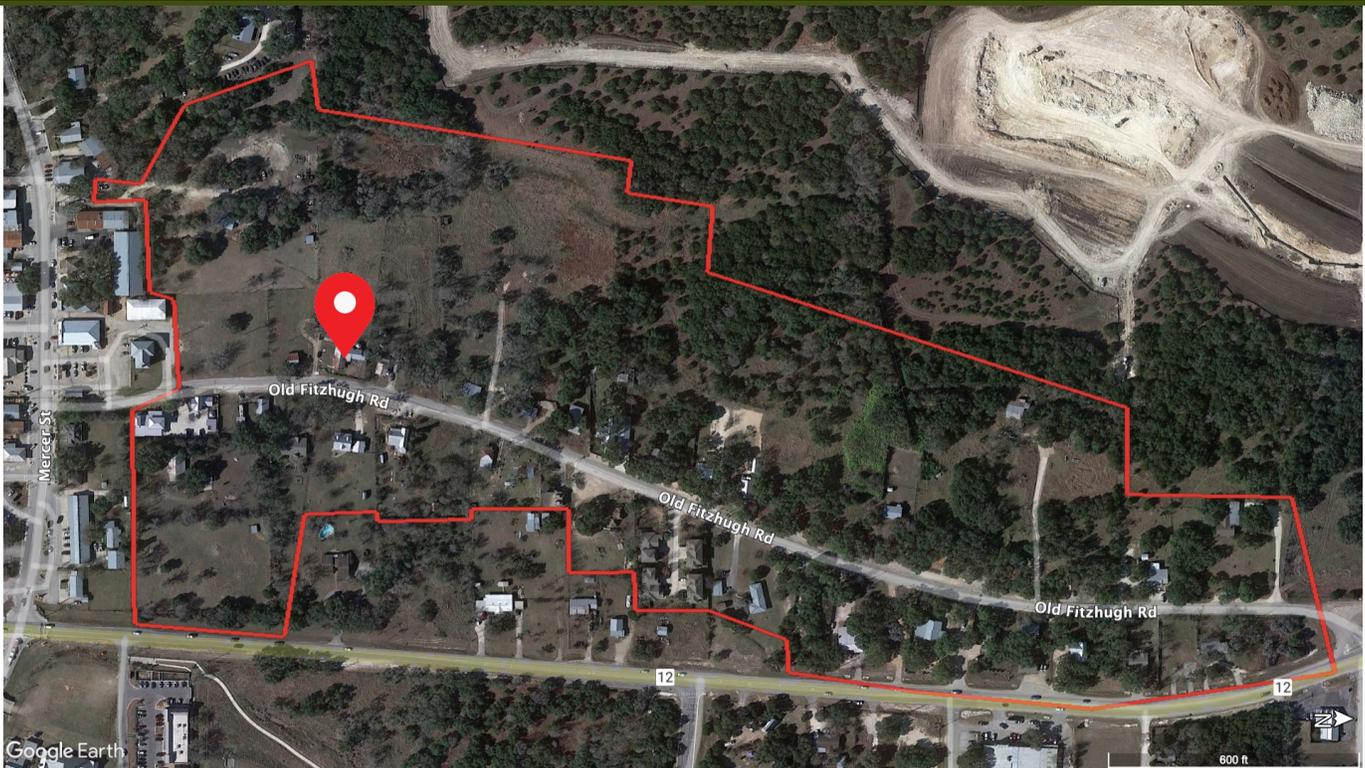
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS c. 1980, north ell addition; non-historic front doors

NOTES The c. 1980 addition is significant in size, but it is compatible with the existing building and does not overly detract from the integrity of the building.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View W | East (primary) elevation



View NW | East (primary) and south elevations



View NE | West (rear) and south elevations

ANCILLARY STRUCTURE #33B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1916
CURRENT USE Shed	HISTORIC USE Domestic / Single Dwelling
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood clapboard
ROOF TYPE Side gable	ROOF MATERIAL Corrugated metal

NOTES Waits stated this was a two-room 1916 addition to the original 1902 house. The main building was torn down in 1941, and Bradley Davis used the addition for storage. Roark assigned a high preservation priority rating due its role as one of the few “traditional family farms that were once common within the study area.”

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Loss of the main portion of the house occurred during the period of significance. Additional alterations include replacement front doors and concealed windows.

NOTES This building is one of the oldest remaining dwellings in the area, and retains its limestone foundation and most of its original clapboard siding.

ENDANGERED No Yes

PHOTOGRAPH



View SW | East (primary) and north elevations

ANCILLARY STRUCTURE #33C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1970
CURRENT USE Shed	HISTORIC USE Agriculture / Shed
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Shed	ROOF MATERIAL Corrugated metal
NOTES Although one of the few remaining agricultural outbuildings in the study area, this structure was constructed ca. 1970 and does not have associations with the early development of the property.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS No alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View W | East elevation



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #34A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 216 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a, not historic age	
CURRENT NAME n/a	
LAT 30.194779	LONG -98.088915
PARCEL# R71262	
LEGAL DESCRIPTION MYSTY'S ACRES LOT 11.00 AC	
OWNER NAME PKB Luna Enterprises LLC	
OWNER ADDRESS 1510 E Creek Dr Dripping Springs, TX 78620	
HISTORIC USE n/a, not historic age	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.00
ARCHITECTURAL STYLE(S) No style	
NO. OF STORIES 2	PLAN Rectangular
ROOF TYPE Side gable	ROOF MATERIAL Standing seam metal
WALL CLADDING Limestone veneer, wood clapboard	WINDOWS <input type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Double hung, 1/1	
FRONT PORCH TYPE/PLACEMENT Extends across the full west (primary) elevation with a shed roof, square wood posts, and a concrete deck.	
CHARACTER-DEFINING FEATURES Gabled dormers, limestone veneer exterior walls	
LANDSCAPE FEATURES The building sits near the center of the parcel. A gravel drive leads from OFR to the garage. Grassy lawn covers the remainder of the parcel with some trees at the southwest corner.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Garage to the north of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1999 **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Original lot was part of the land sold from J.A. Smith to Dr. E.P. Shelton in 1898. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided the lot. Misty and Russell Shelton built home 1996. Later sold to Lori McCarter (2002) and Karen Shelton Britsch (2006). Now owned by PKB Luna Enterprises LLC.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

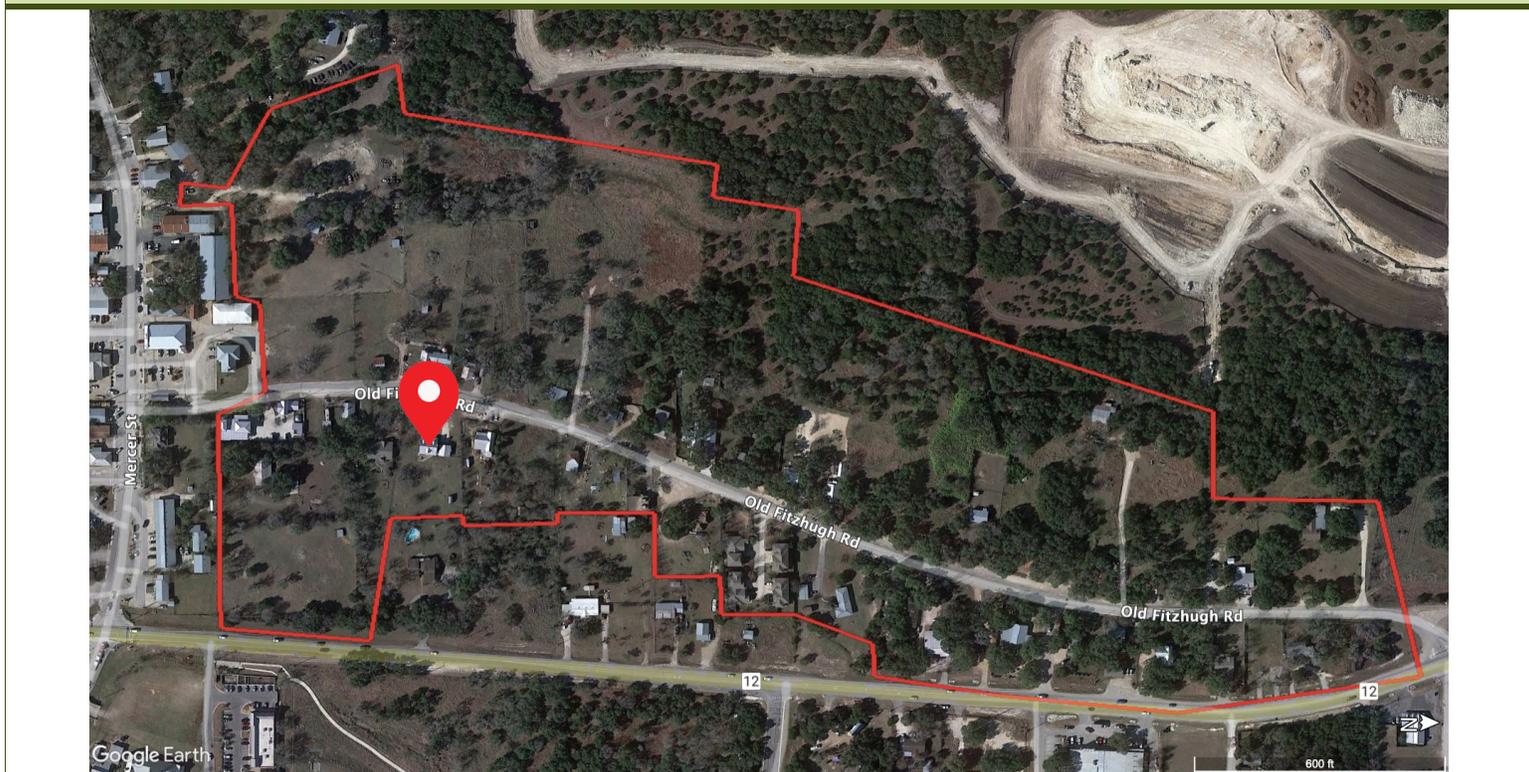
INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPH



View E | West (primary) elevation

ANCILLARY STRUCTURE #34B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 2003
CURRENT USE Garage	HISTORIC USE n/a, not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Wood clapboard
ROOF TYPE Front gable	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View E | West (primary) elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 214 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME n/a	
CURRENT NAME n/a	
LAT 30.194438	LONG -98.088848
PARCEL# R91736	
LEGAL DESCRIPTION CLARENCE T SHELTON THE, LOT 2, ACRES 1.06	
OWNER NAME Green, Kathy Ann Huey & Robert	
OWNER ADDRESS 9003 Fairway Hill Dr Austin, TX 78750	
HISTORIC USE n/a, not historic age	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 1.06
ARCHITECTURAL STYLE(S) Ranch	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Cross gable	ROOF MATERIAL Asphalt shingle
WALL CLADDING Stone veneer	WINDOWS <input type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, double hung, 9/6	
FRONT PORCH TYPE/PLACEMENT Centered on the west (primary) elevation underneath primary roof with turned wood columns and a concrete deck at grade.	
CHARACTER-DEFINING FEATURES Stone veneer, asymmetrical front gable	
LANDSCAPE FEATURES The building sits near the west side of the parcel, set back from OFR. A half-circle gravel drive extends from OFR at the northwest and southwest corners of the parcel to cross in front of the building; a paved driveway . A low stone wall extends along the west side of the parcel, along OFR.	
NOTES	
ANCILLARY STRUCTURES <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1999	DISTRICT PERIOD OF SIGNIFICANCE 1881-1970
Moved <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Date	
HISTORIC CONTEXT J.A. Smith built the first residence in 1883, later purchased in 1898 by Dr. E.P. Shelton. Shelton and his family resided in the home throughout his life. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided the lot. The old home fell into disrepair and was demolished in the late twentieth century. Ruthie May and Jack Huey purchased the lot in 1998 and likely built the current dwelling soon after.	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | West (primary) and south elevations



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 150 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME I.C.P/ McLendon House	
CURRENT NAME n/a	
LAT 30.194211	LONG -98.089213
PARCEL# R23576	
LEGAL DESCRIPTION W T CHAPMAN #2 BLK N PT 6 ABS 415 PA SMITH AC 0.28.. 9-2210-03-02 GEO#90403766	
OWNER NAME Scott, John Jr	
OWNER ADDRESS PO Box 115 Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling; Industry / Communications	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.28
ARCHITECTURAL STYLE(S) National Folk - Massed-Plan	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Gable	ROOF MATERIAL Corrugated Metal
WALL CLADDING Aluminum lap siding	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood frame, double hung, 2/2. Non-historic metal storms cover all windows.	
FRONT PORCH TYPE/PLACEMENT Recessed into the southwest corner of the building. Infilled since the 1988 HHM survey.	
CHARACTER-DEFINING FEATURES Pitched gable roof, central limestone chimney, minimal detailing	
LANDSCAPE FEATURES The building sits at the northwest corner of the parcel. A gravel drive leads from OFR to the garage. A wood privacy fence surrounds the yard to the south and east of the main building. Grass covers the remainder of the parcel with trees along the perimeter.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Garage to the southeast of the main building	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1890

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Unnamed DS library source claims this is the I.C.P. McLendon House built in 1884 which later housed the telephone exchange until his son Samp built a new house at 115 OFR in 1912. The McLendon family sold the property to O.V. Stubbs in 1921. Subsequent sales of the property include to J.E. Spaw in 1925, I.D. Hedges in 1934, D.W. Crenshaw in 1936, O.J. Bean in 1937, John W. Ireland in 1957, and Bessie Ireland Scott in 1971.

Roark refers to the home as the Patton house, although deed records do not suggest he ever owned the property. If the source material is accurate, this is one of the oldest remaining homes in the district.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Post-1988, infilled front porch; non-original aluminum lap siding; non-original window and door surrounds.

NOTES Despite alterations to the porch and materials, the property retains high priority as one of the oldest extant dwellings in the district and for its association with the early development of telecommunications in Dripping Springs.

ENDANGERED No Yes Building is leaning/sinking

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | West and south elevations



View E | West elevation

ANCILLARY STRUCTURE #36B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 1910
CURRENT USE Garage	HISTORIC USE Outbuilding
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Side Gable	ROOF MATERIAL Corrugated metal
NOTES One of the few remaining historic-age outbuildings associated with early twentieth century development.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Replacement roof; non-original wood plank doors cover what appear to be historic wood doors with glazing.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View E | West elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 102 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME W.T. Chapman Boarding House	
CURRENT NAME Eclectic Innovative Solutions LLC	
LAT 30.193815	LONG -98.089213
PARCEL# R23575	
LEGAL DESCRIPTION W T CHAPMAN #2 9-2210-03-03 BLK S PT OF 6 & ABS 415 P A SMITH SURVEY 0.443 AC* GEO#90403765	
OWNER NAME Weeton Properties LLC	
OWNER ADDRESS 6433 Soter Pkwy Austin, TX 78735	
HISTORIC USE Domestic / Boarding House; Domestic / Single Dwelling	
CURRENT USE Commerce / Business	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 0.443
ARCHITECTURAL STYLE(S) No Style	
NO. OF STORIES 2	PLAN Cross
ROOF TYPE Cross gable	ROOF MATERIAL Standing seam metal
WALL CLADDING Fiber cement and stone veneer	WINDOWS <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Vinyl frame, fixed pane with simulated check rail and divided lite grills	
FRONT PORCH TYPE/PLACEMENT Centered on the south (primary) elevation below an enclosed second-story. Features tapered wood columns atop stone piers and a concrete slab deck at grade.	
CHARACTER-DEFINING FEATURES Cross-gable massing, limestone veneer exterior walls	
LANDSCAPE FEATURES The main building is located at the northwest corner of the parcel. A stepped stone wall extends along the west elevation of the main building. A secondary building is located at the southwest corner of the parcel and a carport and trash corral is located near the northeast corner of the parcel. A paved parking lot covers the remainder of the parcel with some landscaping beds and trees.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Secondary building at the south end of the parcel, carport and trash corral near the northeast corner of the parcel	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1881

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT In 1881, W.T. Chapman platted the townsite, and the Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. That year the first school opened, Dripping Springs Academy, and Chapman constructed a two-story boarding house across Fitzhugh Road to house students. The building was later converted to a residence, and was remodeled several times throughout the twentieth century, most recently ca. 2016 when the entire exterior, and likely interior, was substantially altered.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Original building was remodeled and extensively altered beyond recognition c. 2016. Current structure retains similar form and massing, but materials and proportions have been changed. Current building is unrecognizable as an historic 1881 boarding house and residence.

NOTES

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | South (primary) and west elevations



View SE | North and west elevations

ANCILLARY STRUCTURE #37B

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 2016
CURRENT USE Other / Carport and trash corral	HISTORIC USE n/a; not historic age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Stone veneer
ROOF TYPE Shed	ROOF MATERIAL Standing seam metal

NOTES

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View NE | South (primary) and west elevations

ANCILLARY STRUCTURE #37C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE 2016
CURRENT USE Commerce / Business	HISTORIC USE n/a; not historic age
NO. OF STORIES 1.5	EXTERIOR WALL CLADDING Fiber cement, stone veneer
ROOF TYPE Hipped, gable	ROOF MATERIAL Standing seam metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; no alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View S | North (primary) elevation



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 100 Old Fitzhugh Road	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME D.W. Crenshaw / John E. Spaw House	
CURRENT NAME n/a	
LAT 30.193653	LONG -98.088678
PARCEL# R17947	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 3.17	
OWNER NAME PKB Bebe Enterprises LLC	
OWNER ADDRESS 1510 E Creek Dr Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 3.17
ARCHITECTURAL STYLE(S) Craftsman	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Cross-gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Wood clapboard	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 1/1; historic wood-frame exterior screens	
FRONT PORCH TYPE/PLACEMENT One bay roughly centered on the primary (south) elevation with a front-gable roof, tapered box posts on brick piers, and a concrete deck	
CHARACTER-DEFINING FEATURES Exposed rafter tails, decorative exterior wood window screens	
LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A gravel drive provides access from OFR. A low stone wall extends behind the main building. Mature trees surround the main building and the parcel perimeter and cluster at the center of the parcel. Trees, shrubs, and grass cover the remainder of the parcel.	
NOTES The main building sits on piers, installed c. 2016 due to structural issues.	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Shed near the northeast corner of the main building, shed at the north side of the parcel	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1925

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941. Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS Possible early alterations prior to 1930; non-historic carport on north elevation; non-original porch railings; c. 2016, historic foundation removed and replaced with concrete piers

NOTES

ENDANGERED No Yes ; Structural issues appear to have been addressed c. 2016 with concrete foundation piers. However, lower clapboards have not been replaced, leaving the apron and lower walls exposed to the elements and susceptible to rot and deterioration.

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View NE | South (primary) and west elevations



View SE | North and west elevations

ANCILLARY STRUCTURE #38B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1925
CURRENT USE Outbuilding	HISTORIC USE Outbuilding
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES Associated with 1920s Crenshaw homestead and subsistence farm/ranch	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS No significant alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View E | West elevation

ANCILLARY STRUCTURE #38C

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 2000
CURRENT USE Outbuilding	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Unknown; not visible from ROW
ROOF TYPE Flat	ROOF MATERIAL Metal

NOTES

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED No Yes

PHOTOGRAPH



View Google Earth 2024 Aerial | Roof



Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 380 Mercer Street	
CITY/TOWN Dripping Springs	
COUNTY Hays	STATE TX
HISTORIC NAME Garza Ranch/Garnett Ranch	
CURRENT NAME n/a	
LAT 30.193979	LONG -98.090547
PARCEL# R17897, R23572	
LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.02; A0415 PHILIP A SMITH SURVEY, ACRES 3.53	
OWNER NAME Garza, Richard R & Rosa L	
OWNER ADDRESS 380 W Mercer St Dripping Springs, TX 78620	
HISTORIC USE Domestic / Single Dwelling	
CURRENT USE Domestic / Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	ACREAGE 4.55
ARCHITECTURAL STYLE(S) No Style	
NO. OF STORIES 1	PLAN Rectangular
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
WALL CLADDING Limestone, horizontal plank	WINDOWS <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Replacement
WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 6/6; some with aluminum-frame storm windows	
FRONT PORCH TYPE/PLACEMENT None	
CHARACTER-DEFINING FEATURES Little ornament, limestone exterior walls, location setback from main roads adjacent to agricultural work zone	
LANDSCAPE FEATURES The main building sits near the center of two adjacent, associated parcels. A gravel drive provides access from Mercer Street. Ruins associated with former residences are located at the north and south ends of the combined parcels. Trees, shrubs, and grass cover the remainder of the parcels.	
NOTES	
ANCILLARY STRUCTURES <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Four outbuildings, two separate ruins associated with former residences	

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1965

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

Moved No Yes, Date

HISTORIC CONTEXT Property ownership of this parcel was difficult to discern; it appears it was inherited by W.S. Chapman's widow who conveyed it to her daughter Fannie Coopwood in 1918. Coopwood sold to W.S. Garnett, Sr. and W.S. Garnett, Jr. (deed mentions a well, an old barn) in 1935, then by Garnett's heirs to Mary Lou Haster in the 1950s, Epifanio and Francisco Garza in 1960, and Richard and Rosa Garza in 1974. This residence was likely constructed by members of the Garza family.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS Much of the masonry veneer is in disrepair and is crumbling from the building's exterior. There appears to be a shed roof addition on the north elevation.

ENDANGERED No Yes Deteriorated cladding has left the building structure exposed to the elements

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS



View SW | North and east elevations



View W | East elevation

ANCILLARY STRUCTURE #40B

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1975
CURRENT USE Agriculture / Outbuilding	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal, plywood panels
ROOF TYPE Shed	ROOF MATERIAL Corrugated metal
NOTES Likely constructed during the period of Garza family ownership	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; replacement siding.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View NW | East and south elevations

ANCILLARY STRUCTURE #40C

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1975
CURRENT USE Agriculture / Outbuilding	HISTORIC USE n/a; not historic-age
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank, plywood
ROOF TYPE Gable	ROOF MATERIAL Corrugated metal
NOTES Likely constructed during the period of Garza family ownership	

PRIORITY ASSESSMENT

PRIORITY <input type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low
INTEGRITY <input type="checkbox"/> Location <input type="checkbox"/> Setting <input type="checkbox"/> Design <input type="checkbox"/> Materials <input type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/> Not historic-age
ALTERATIONS Not historic-age; replacement siding.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | North and east elevations

ANCILLARY STRUCTURE #40D

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1960
CURRENT USE Agriculture / Outbuilding	HISTORIC USE Agriculture / Outbuilding
NO. OF STORIES 1	EXTERIOR WALL CLADDING Corrugated metal
ROOF TYPE Shed	ROOF MATERIAL Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS No significant alterations noted.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View W | North and east elevations

ANCILLARY STRUCTURE #40E

CATEGORY <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	CONSTRUCTION DATE c. 1940
CURRENT USE Agriculture / Barn	HISTORIC USE Agriculture / Barn
NO. OF STORIES 1	EXTERIOR WALL CLADDING Vertical wood plank
ROOF TYPE Broken Gable	ROOF MATERIAL Corrugated metal
NOTES Likely constructed during the period of Garza family ownership	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS No significant alterations noted, some missing roof material.
NOTES
ENDANGERED <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

PHOTOGRAPH



View SW | North and east elevations

ANCILLARY STRUCTURE #40F

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input checked="" type="checkbox"/> Object	CONSTRUCTION DATE c. 1940
CURRENT USE Other / Ruin	HISTORIC USE Possible Domestic/Single Dwelling or Agricultural/Ranching
NO. OF STORIES n/a	EXTERIOR WALL CLADDING Limestone
ROOF TYPE n/a	ROOF MATERIAL n/a
NOTES Unclear if originally domestic or agricultural function. Sketch map in Clear Springs, Limestone Ledges indicates the presence of "rock pens" on the Garnett property, so possible this historically served an agricultural/ranching purpose. Likely constructed during the Garnett family ownership.	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS Limestone walls of a former structure, possibly a residence. Structure no longer has a roof, doors, or windows.
NOTES
ENDANGERED <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Ruins, at risk of further deterioration/demolition.

PHOTOGRAPH



View W | East elevation

ANCILLARY STRUCTURE #40G

CATEGORY <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input checked="" type="checkbox"/> Object	CONSTRUCTION DATE c. 1940
CURRENT USE Other / Ruin	HISTORIC USE Part of Domestic / Single Dwelling
NO. OF STORIES n/a	EXTERIOR WALL CLADDING n/a
ROOF TYPE n/a	ROOF MATERIAL n/a
NOTES This may be a remnant of the old Garnett family home	

PRIORITY ASSESSMENT

PRIORITY <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
INTEGRITY <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Setting <input type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/> Not historic-age
ALTERATIONS This limestone chimney is all that remains of a former residence.
NOTES
ENDANGERED <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Ruins, at risk of further deterioration/demolition.

PHOTOGRAPH



View SW | East elevation