



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 25, 2023**

Project: **“Boutique Hotel” / Casey & Meagan Satterfield
519 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Kristin Schieffer / Cornerstone Architects (512) 220-6298**

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

Base Zoning: **LR / HO**

Proposed Use: **Hotel & Amenity Spaces**

Submittals: Current Photograph Concept Site Plan Exterior Elevations – Arch’l Elevs
 Color & Materials Samples – Renderings & Photomontages

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

“Development Master Plan. Ph. 1- (5) Cabins & Amenities. Ph. 2A - New Café Building” + “Ph. 2B- Stabilization & Adaptive Re-use” of the existing historic dwelling and New (1) sty Addition to rear. The existing structure is a Contributing Resource and “Medium Preservation Priority in the Old Fitzhugh Rd. Historic District. Scope also includes associated parking, site improvements, and infrastructure for the proposed Ph. 1 & 2 hotel uses.

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

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Demo & Building Permits, etc).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 3) **COA Scoping:** This COA covers the scope and phasing of development concepts submitted (Development Master Plan + Ph. 1 + Ph. 2). Future Phases or minor revisions remaining consistent with the form, scale, character, and development intensity of this COA and the Development Master Plan shall be reviewed and processed as amendments to this COA. Major revisions to form, scale, character, and development intensity shall be reviewed and processed as new or separate COA’s.
- 4) **#519 Old Fitzhugh Rd- Case-Specific Historic Preservation Criteria:**
 - a) **Brick Chimneys Preservation.** The frontmost existing brick chimney shall be retained and preserved as a distinctive stylistic feature and example of period craftsmanship and materials, and its removal, relocation or alteration should be avoided. Stabilization and preservation or reconstruction strategies shall be reviewed and evaluated with Staff prior to Building Permits.
 - b) **Window Repair or Replacement.** Existing Dwelling windows may be repaired or replaced so long as their distinguishing characteristics are retained (size, proportions, style & type). Provide preservation notes and/or “basis of design” window specifications on Building Permit Drawings.
 - c) **Materials Salvage and Repurposing.** Existing historic materials harvested from rear of Existing Dwelling (portions significantly altered by the proposed Addition) and from the dismantled Shed may be salvaged for the purpose of stabilizing rehabilitating deteriorated front portions of the Existing Residence. A combination of new, in-kind, and repurposed materials may be employed to preserve the architectural character shown on Concept Elevations. Design development and proposed details shall be reviewed with Staff prior to Building Permits.

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CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(RFC- Resource Site #14A / 14B; HHM Site No. 50)

**“#519 Old Fitzhugh Rd. (Bungalow Style Dwelling), ca. 1935, with associated Shed outbuilding:
Contributing Resource and a Medium Preservation Priorities.”**

“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s

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evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

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

“RFC’s medium priority ratings were assigned where alterations and additions have occurred but do not overwhelm the historic-age form and character of the building. For some properties ... medium priority ranking also reflect the presence of historic-age outbuildings and landscape elements that contribute (to) the historic-era setting of the Old Fitzhugh Rd. study area.”

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

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Staff Review Summary: #519 OFR – “Boutique Hotel” COA Scoping:

- 1) Development Master Plan- Overall Vision & Phasing**
 - 2) Ph. 1- New Cabins (5) and Amenities, Site Work & Infrastructure**
 - 3) Ph. 2A & 2B- New Construction of Café Building & Adaptive Re-Use of Existing Dwelling**
- 1) **“Development Master Plan”** Establishes the overall concept and vision for a comprehensive, integrated hospitality mixed-use development buildout integrating both new and historical elements on the site. The concept proposes a total collection of (25) new hospitality “cabin” units arranged in looped clusters around focal amenity spaces, features, and existing trees towards the rear of the site. The well-illustrated Phasing Plans lay out a series of successive development increments, which are driven primarily by the availability of critical supporting infrastructure, principally Wastewater LUE’s (existing and future capacities). Approval is sought for the Concept Plan Level overall development approach and may be tweaked and evolved in detail as Site Development & utilities issues become clearer and future Phasing unfolds.
 - 2) **“Ph. 1- New Cabins (5) and Amenities, Site Work & Infrastructure”** The initial development increment proposes five (5) new cabin units, located behind the existing residence in the middle of the site, arranged around a pool and admin amenity space, accessed by a new decomposed granite entry drives from OFR, with parking tucked between the units and around existing trees. This phase establishes the hotel’s operation and identity, takes advantage of existing trees, and is crucial to the Applicant’s Business Plan. The sites’ existing LUE’s are calculated to enable this phase. Conceptual Floor Plans, square footages and character Images for the Cabins are included in the submittal. Conceptual size, scale, character of the Cabins are all acceptable per Guidelines.

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Site Work and Infrastructure. Required parking, drives and access walkways preserve the majority of existing trees on site. The rear of the property slopes gently to a natural watershed drainage. Site engineering will need to incorporate any development-related drainage accommodations and water quality buffer zones. These elements and their layout will be defined, engineered, then reviewed by City Staff during site development phase. Technical requirements will likely be shaped by the proposed development and approach. Conceptual Phasing Plans show proposed Phase 4 cabins located in an existing flood plain zone, which needs to be supported by drainage studies and validated by the City Engineer. Future development Phases (Ph. 3 & 4) would require amendments to this COA, with supporting documents and information. Associated Site Development and Building Permits would also be required at the time of implementation.

- 3) **“Ph. 2A- New Construction of Café Building.”** Subject to Wastewater LUE availability, the next development Phase proposes demolition of the existing Garage / Shed and replacement with a new **Café Building** facing Old Fitzhugh Road. The existing **Garage/Shed**, a contributing but dilapidated historic farmstead outbuilding in poor condition, is proposed to be pulled down and salvaged for re-used and reclaimed materials to be incorporated into the new work. The architectural character of the new Café building includes traditional roof forms and massing combined with more contemporary windows and fenestration. Scale and massing of the Café building is compatible with the historic district and consistent with the OFR Design and Development Guidelines and features a wide front porch and outdoor seating, enlivening the street frontage.

“Ph. 2B- Adaptive Re-Use of Existing Dwelling w/New Addition” The next Phase consists of the stabilization and repurposing of the historic structure to provide dining, bar, and outdoor spaces as part of the hotel services and operations. The portions of the Dwelling facing Old Fitzhugh Rd. are to be preserved and renovated with in-kind materials. The work includes stabilization of the existing foundations, preservation of existing wood siding and the front brick fireplace structure by utilizing historic materials salvaged from the rear of the structure to rehab the deteriorated elements and materials at the front elevations.

This approach appropriately retains the historic look and feel of the historic street frontage, respecting preservation goals. The extensive remodel includes a modern, code-compliant, building addition with supporting uses to the rear, whose renovations and refurbishments maintain the existing historic form and character of the existing dwelling. A large Deck Area capitalizes on several large existing trees to the rear while Ramps facilitate accessibility.

Review Summary: At the conceptual level, Staff generally finds the proposed development and design approach to be appropriate to the overall scale and character of the Old Fitzhugh Rd. Historic District. The proposed architectural design concepts and approach are in keeping with Historic Preservation goals and Guidelines. The proposed design is appropriate in character and is compatible with its surroundings.

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Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review Checklist below).
- 2) **Approval in Concept** is recommended. Site Development and Building Permit Documents shall be reviewed for consistency with this COA prior to issuance of Permits (Conditions of Approval #2, #3).
- 3) **Case-Specific Historic Preservation Criteria** shall be observed for Brick Chimneys, Window Repair or Replacement, and Materials Salvaging & Repurposing (Condition of Approval #4).

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“Old Fitzhugh Rd. Design and Development Standards”

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

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

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

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

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

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

Building Footprint / Massing / Scale: Consistent: Existing Dwelling > Addition (869 sf + 1,144 sf). New Café Building = 1,277 GSF < 5,000 max. Cabins = 344 sf (A Units), 500 sf (B Units), 652 sf (C Units), 11,217 sf (D Units) all are.... < / = 5,000 max.

Street Frontage / Articulation: Consistent: Proposed (new/repurposed) Cafe Building massing meets 45’ max. articulation increment requirements.

Porches: Consistent: Proposed (new) Café Building meets Porch requirements.

Roofs: Consistent: Proposed (new) Buildings- proposed Roof concepts meet requirements.

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Materials: Consistent: New materials (Board & Batten Siding, Repurposed Wood Siding, Shiplap Siding) all meet requirements.

Color Palette: Consistent (with conditions): Basic proposed color palette meets requirements. Staff review & approval of Color Palette prior to Permits (Conditions of Approval #2).

Tree Preservation: Consistent (with conditions): “Trees to be Removed” over 8” dia. shall be replaced per requirements. **Conditions:** Tree Preservation Plan to be reviewed & approved prior to Site Development Permits (Conditions of Approval #2).

Landscape Features: N/A- no existing landscape features appear to be affected.

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CRITERIA FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.014)

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
See detailed summary above. Compliant Non-Compliant Not Applicable
- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided. *See Conditions of Approval #4: “Case Specific Historic Preservation Criteria.” Verify @ Building Permits.
 Compliant* Non-Compliant Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired / contributing significance recognized and respected.
 Compliant Non-Compliant Not Applicable

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- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
 Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible. [*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria for Certificate of Appropriateness. Verify @ Building Permits.](#)
- Compliant* Non-Compliant Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability. [*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria for Certificate of Appropriateness. Verify @ Building Permits.](#)
- Compliant Non-Compliant Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
 Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
- Compliant Non-Compliant Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
 Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
- Compliant Non-Compliant Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- Compliant Non-Compliant Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
- Compliant Non-Compliant Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
- Compliant Non-Compliant Not Applicable

- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis.
height, gross volume and proportion.

Compliant Non-Compliant Not Applicable

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

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



By: **Keenan E. Smith, AIA**
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