



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **September 26, 2018**
Project: **310 Old Fitzhugh Rd, Dripping Springs, TX 78620**
Applicant: **Dog “N” Bone LLC c/o Jon Thompson (512) 568-2184**
Historic District: **Old Fitzhugh Road Historic District**
Base Zoning: **CS-HO**
Proposed Use: **Restaurant w/ Mobile Food Trailer as Commercial Kitchen**

- Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples **N/A- Material Palette to match existing**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

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:

Ph. 1: “Adaptive Re-Use & Rehabilitation” Proposed exterior refurbishment and rehabilitation of the “**Roberts House**” (ca. 1923) a **Contributing Resource & Medium Preservation Priority** in the **Old Fitzhugh Rd. Historic District**, with associated & supporting site improvements.

Review Summary, General Findings: “Approval in Concept Recommended”

General Compliance Determination- **Compliant** Non-Compliant Incomplete

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Staff Recommendations / Conditions of Approval:

- 1. **Permits:** Obtain necessary Permits from the City of Dripping Springs, including a Site Development Permit and C.U.P for proposed Mobile Food Vendor use.
- 2. **Scoping:** COA covers the proposed Phase I only. Future Phases require separate COA’s.
- 3. **Approval in Concept:** Specifications, Color & Materials for Building Exterior Refurbishment Elements (Native Stone Masonry, Windows, Doors, Trim, etc.) and selection of all Pedestrian Amenity Elements (picnic tables, seating, Outdoor Stage, shall be reviewed & approved by City Staff prior to issuance of Building Permits.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#310 Old Fitzhugh Rd.: “Roberts House” / “Old Dripping Springs Telephone Building” (c.a. 1923)
Roark-Foster Survey: Site #18 / HHM Survey: Site #61 / Hays County TP #17923

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” “Medium.”

“310 Old Fitzhugh Road Street- Dog ’N’ Bone Pub:” The proposed development concept is to create a restaurant operation on the site focused on the preservation, refurbishment, rehabilitation and adaptive re-use of the historic structure as a feature piece of the development. The development is proposed to occur in three (3) phases. **The scope of this COA Application and review covers Phase I only:**

Phase I- Exterior Building Renovations: Refurbishment of exterior walls (structure, sheathing, weatherproofing etc.) and subsequent rehabilitation of exterior materials, (see plans). Native Stone Masonry matching existing materials as closely as possible will be used where it is missing (i.e. @ existing South Elevation). Non-historic existing windows and doors are to be removed and replaced with new elements of an approved type. The structure’s existing Metal roofs are proposed to be refurbished and remain in-place without material alteration. No changes in building footprint, massing, porch configurations (front, rear) are proposed. Non-historic pipe porch columns are to be replaced with rough-sawn cedar posts.

Phase I- Site Improvements Renovations: Site Pad for one (1) only Mobile Food Trailer (sited to the rear of the site) to serve as the remote Kitchen. Parking and Sidewalks are to be improved. An Open Stage with Roof Cover, Trash Receptacle Screen are also included. Clusters of Picnic Tables and Yard Games are proposed under the existing mature trees at the center of the site, creating a Outdoor Seating and Dining Area, and providing gathering place for the neighborhood and the OFR Historic District.

Phase II envisions the complete interior renovation of the historic house to accommodate interior seating and the Bar portion of the Restaurant. **Phase III** contemplates a commercial building @ rear of the site, to house the Commercial Kitchen plus other unspecified uses. No design concepts have been proposed at this time. These future Phases will require separate Application, review and HPC consideration of COA’s.

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The development concept proposes the preservation, rehabilitation and adaptive re-use of the property's historic structure, making it a central feature, focus of the plan & key business proposition. The "Minimal Alteration / Match Existing to Remain" approach is an appropriate, efficient and cost effective strategy for the adaptive re-use of this historic resource, given the challenges of its existing physical condition. While the submittal is lacking in elaboration of detail, and is missing descriptive information on some minor design elements, Staff feels the virtues of this development approach merits consideration by the Historic Preservation Commission for the possible approval of a Certificate of Appropriateness.

Approval in Concept is recommended, with Conditions of Approval as outlined above.

"Old Fitzhugh Road Design and Development Standards"

The proposed project is found to be consistent with applicable Standards (review comments below). "Approval with Conditions" (as stated above) is recommended.

Character/Vision: Consistent: "Eclectic Revitalization- new/old; Adaptive Re-Use; Historic Preservation"

Design Principles: Consistent: "Protect Historic Farmstead Scale & Character." "Promote Rustic Look/Feel of OFR (frontage), with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties."

Preferred Uses: Consistent: Restaurant / Uses preferred / allowed by CS/HO Zoning. CUP required for Mobile Food vendor use.

Site Planning & Building Placement: N/A: Existing Building- no change in Building Placement.

Parking Arrangement: Consistent: "Onsite Lots @ Rear; (limited) Off-street Parking @ Fronts."

Building Footprint / Massing / Scale: N/A: Existing Building- no change in Building Footprint/Massing.

Street Frontage / Articulation: N/A: Existing Building- no change in Street Frontage.

Porches: N/A: Existing Porches- no change in Porch configuration(s).

Roofs: N/A: Existing Roofs to remain- no change.

Materials: Consistent: "Maintain Historic (look) Native Stone or Wood on all Walls- 75% of the net (Elevation) sf's. Wood Porch Structures & Trim. OK subject to confirmation of Materials Palette & Elevations Call-Outs.

Color Palette: Consistent: "Full range of hues allowed. Color Palettes to be approved." Front Door Window & Door Trim color of any hue is allowed.

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

Landscape Features: N/A- No affect to existing Landscape Features.

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.
 Compliant Non-Compliant Not Applicable

(d) PERIOD APPROPRIATENESS:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable

(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:
Cumulative changes with acquired and contributing significance are recognized and respected.
 Compliant Non-Compliant Not Applicable

(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) DETERIORATED ARCHITECTURAL FEATURES:
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:
 Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) ARCHEOLOGICAL RESOURCES PRESERVED:
 Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) PAINT COLORS- HISTORICAL BASIS:
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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(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?** Yes No
- Façade Alterations facing Public Street or ROW?** Yes No
- Color Scheme Modifications?** Yes No
- Substantive/Harmful Revisions to Historic District?** Yes No

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



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