



## 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

---

**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

**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.

---

**City of Dripping Springs**  
P. O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

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.

**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)**

---

**City of Dripping Springs**  
P. O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

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

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

\* \* \*

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



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