



DRIPPING SPRINGS
Texas

COA 2026-003
766 Old Fitzhugh
Shed to Accessory Office
Space Conversion

Certificate of Appropriateness Review
June 4, 2026

766 Old Fitzhugh Existing Conditions – View from Old Fitzhugh

*Existing
Elevation*



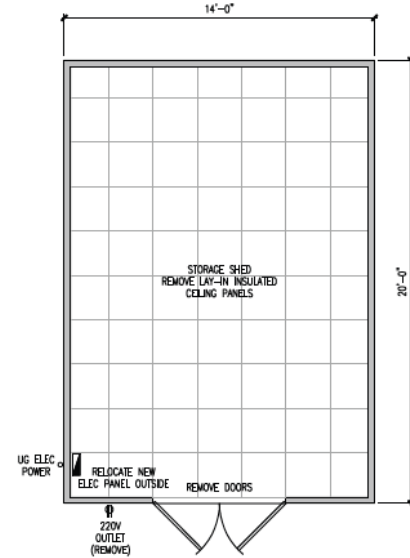
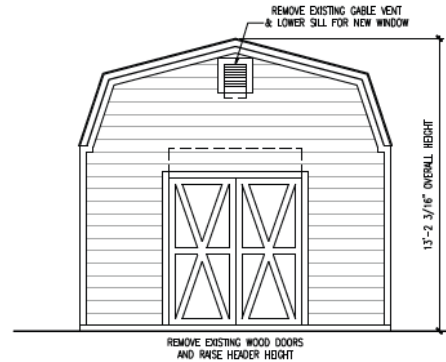
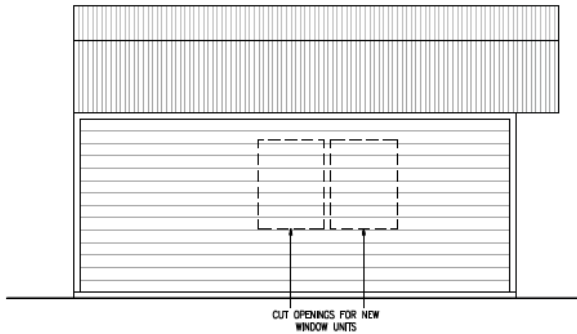
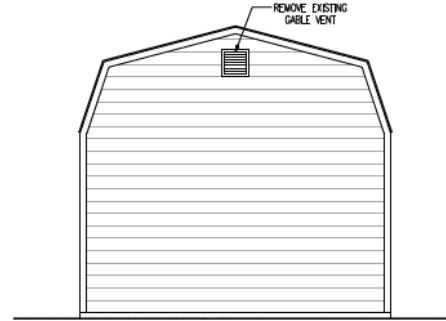
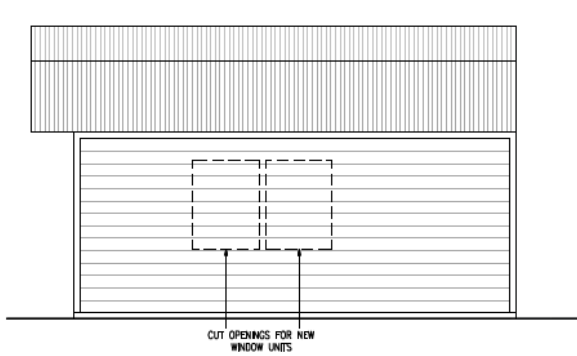
766 Old Fitzhugh Existing Conditions – View from Old Fitzhugh

*Existing
Elevation*



766 Old Fitzhugh Existing Shed Elevations

Existing Shed Elevations

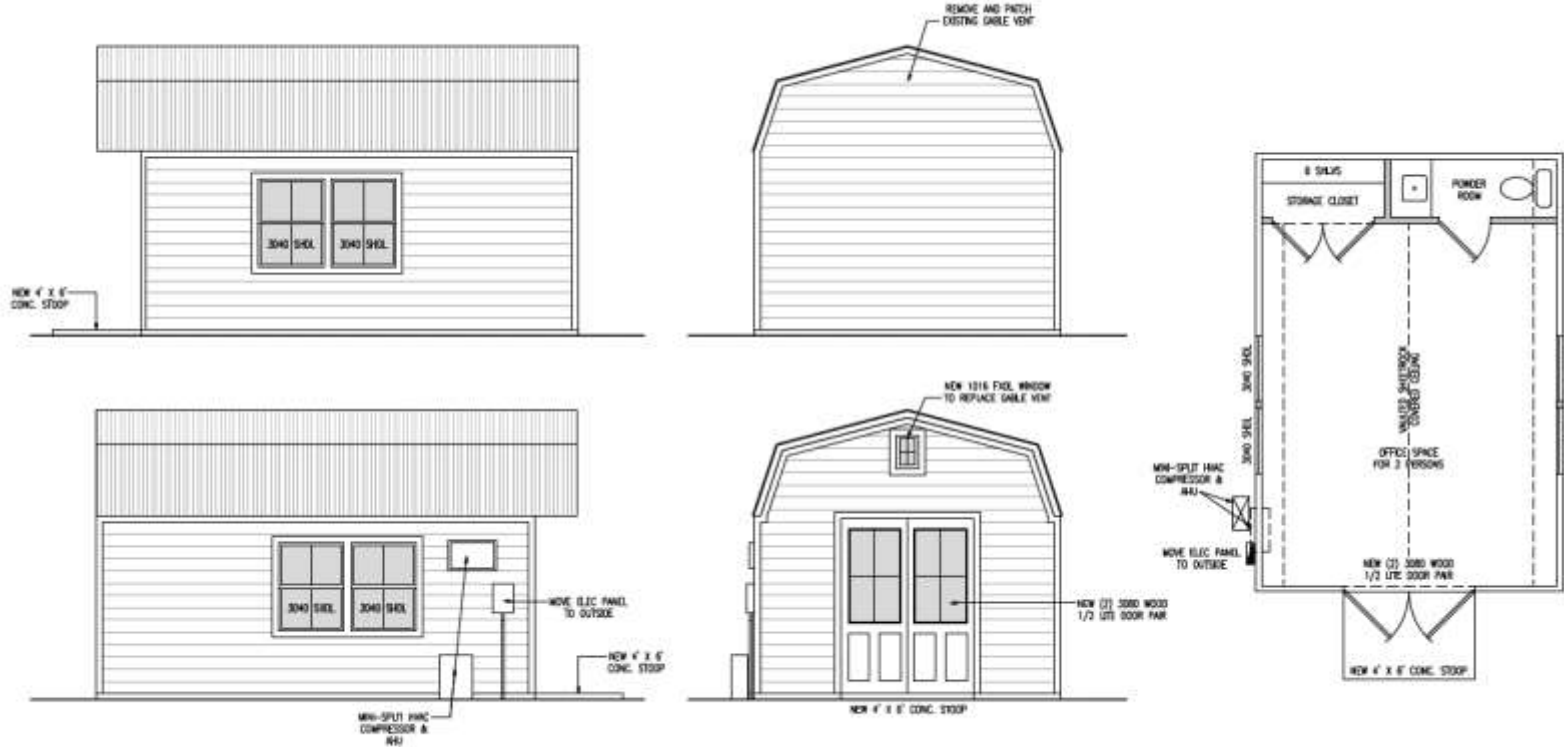


EXISTING STORAGE SHED PLAN & ELEVATIONS

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

766 Old Fitzhugh Proposed Shed-to-Office Conversion Elevations

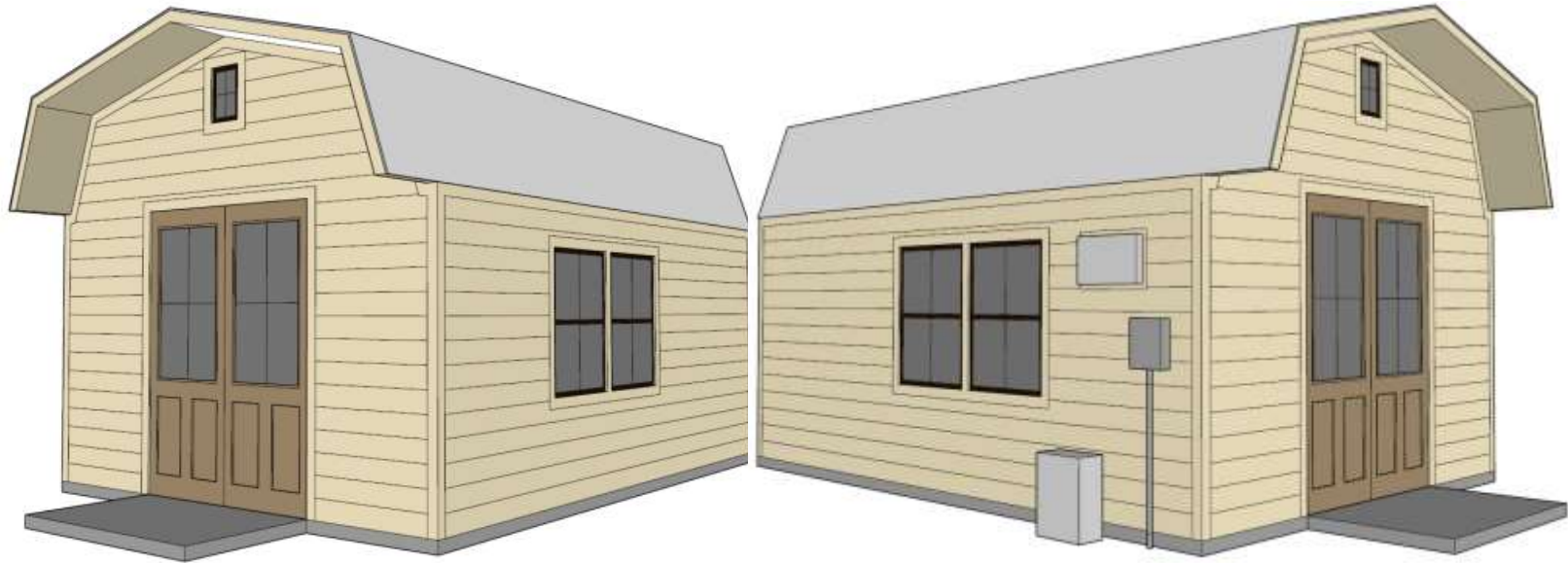
*Proposed
Office
Elevations*



REMODEL OFFICE PLAN & ELEVATIONS

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

766 Old Fitzhugh Proposed Shed-to-Office Conversion Elevations

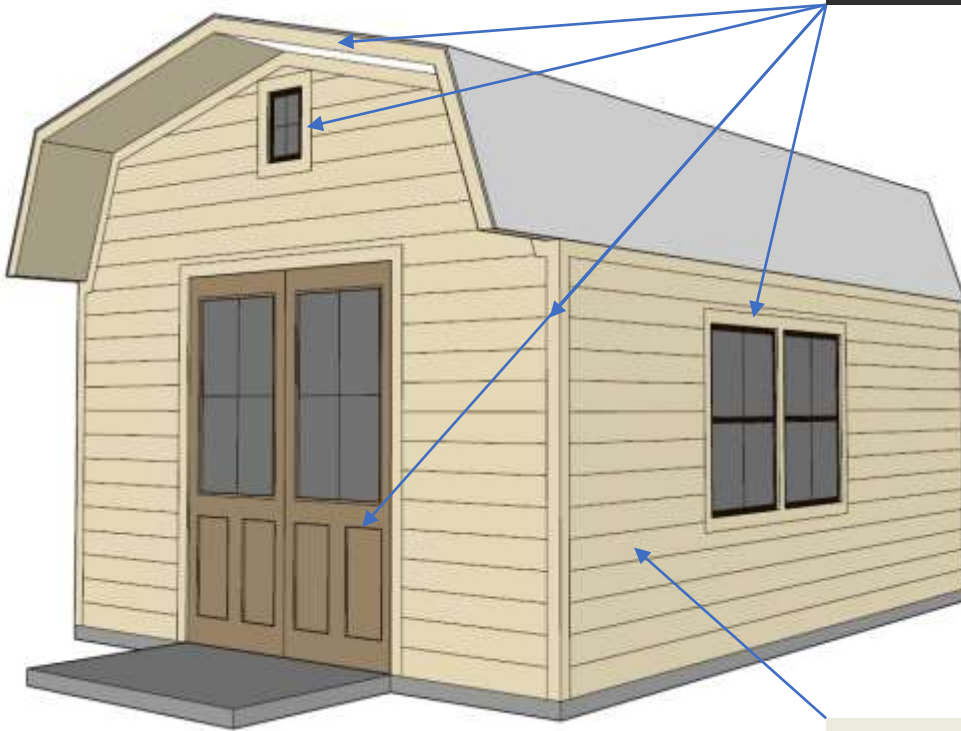


*Proposed
Office
Elevations*

Proposed Paint Scheme Update

SW 6258

Tricorn Black



Staff recommends the following updated paint scheme:



- a. SW 7008 Alabaster for the main body of the building
- b. SW 6258 Tricorn Black for the front door, roof fascia, siding accent trims and window trims

SW 7008

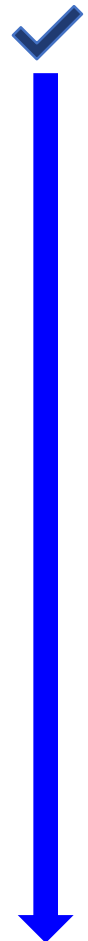
Alabaster

City of Dripping Springs Design & Development Standards

Staff
 Recommendation:
Approval

	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Small Farmsteads • Eclectic Revitalization- new/old • Adaptive Re-Use / Appropriate Rehab Mixed Use • Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> • Protect Historic Farmstead Scale & Character • Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Mixed-Use Rehab- OFR • Retail / Commercial – RR 12 • Residential Rehab or Infill
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> • Onsite Lots @ Rear of Property • Off Street Spaces @ Fronts (limbed & must protect trees)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 45' max; 60' max @ RR 12 • 45' max. articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood all walls- 75% net sf. • Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req't) 	<ul style="list-style-type: none"> • Replace Trees over 8" • Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

Review
 Findings



Staff Recommendation: [Approval With Conditions](#)

The submitted project description and renderings appear to follow the guidelines of the Old Fitzhugh Rd Historic District.

Staff recommends approval of the Certificate of Appropriateness for the shed to office conversion based on the following conditions:

- a. SW 7008 Alabaster for the main body of the building
- b. SW 6258 Tricorn Black for the front door, roof fascia, siding trims and window trims

Commission Options

1. Approve as submitted.
2. Approval with conditions ([staff recommendation](#)).
3. Deny as submitted.
4. Postpone the decision.



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