



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **June 4, 2026**

Project: **Shed to Office Conversion, 766 Old Fitzhugh, Dripping Springs, TX 78620**

Applicant: **Haley Hunt (Haus of Jayne)**

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

Base Zoning: **Commercial Services**

Proposed Use: **Small Accessory Office Space on Old Fitzhugh Rd**

Submittals: Current Photograph Concept Plan Exterior Elevations
 Color & Materials Samples Sign Permit Application

The following review has been conducted by 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:

Review Summary, General Findings: "Approval"

General Compliance Determination- Compliant Non-Compliant N/A

The applicant is requesting a Certificate of Appropriateness to convert the existing 280 SF shed to an accessory office space. This project includes updating the exterior doors of the building, adding three windows, and updating the paint color scheme of this non-historic building.

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Staff Recommendations / Conditions of Approval:

The Old Fitzhugh Rd Historic District design guidelines allow a full range of paint color hues, with color palette approval. The proposed updated paint scheme for the shed to office conversion include SW 7008 (Alabaster) for the main body of the building, and a SW 6258 (Tricorn Black) accent color for the front door, roof fascia, window and siding trims.

Staff recommends approval of the Certificate of Appropriateness for the shed to office conversion with updated paint scheme 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

Case History / Findings of Fact:

The shed conversion project is located adjacent to the Haus of Jayne shop, in the Old Fitzhugh Historic District. The applicant is requesting a Certificate of Appropriateness to convert the existing 280 SF shed to an accessory office space. This project includes updating the exterior doors of the building, adding three windows, and updating the paint color scheme of this non-historic building.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Old Fitzhugh Historic Resource Preservation Priority Rating: “Low” – This is a non-historic accessory shed structure that dates back to 1992.

Project Overview:

Th exterior scope of this project includes:

- Raising doorframe height
- Removing and replacing existing doors with new wood and glass half lite doors
- Removing 2 existing gable vents
- Installing 3 new windows
- Installing a new mini-split
- Updating the exterior color of the building to Sherwin Williams Alabaster (SW 7008)
- Painting the front door, roof fascia, siding accent trims and window trims Sherwin Williams Tricorn Black (SW 6258)

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Design Standards Consistency: “Old Fitzhugh Rd Historic District

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Character/Vision: “Historic Small Farmsteads; Eclectic Revitalization- new/old; Adaptive Reuse/Appropriate Rehab Mixed Use; Historic Renovation & Landscape Preservation.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic look/feel of Old Fitzhugh Rd, with gathering spaces, patios/decks/courtyards/gardens at the rear of properties; New Construction shall be compatible with surroundings” – The shed to office conversion will maintain the current 280 SF building footprint of the accessory structure located on site, maintaining the existing scale and character of the district at this location.

Preferred Uses: “Mixed Use-Rehab” - This project supports the goal of mixed use rehab projects in the Old Fitzhugh District, as it will add an accessory office use to the existing retail use on the site by rehabbing an existing 280 SF shed.

Site Planning & Building Placement: "Site buildings within existing buildings and trees; Front/Rear: 10' Setback; Side yard: 5' Setback" - This project does not alter front and side yard setbacks for the Haus of Jayne property in the OFR Historic District.

Parking Arrangement: “Onsite lots at the rear of the property Parking, Limited off-street spaces at front” – This project does not alter the existing parking on site.

Building Footprint / Massing / Scale: “5,000 SF maximum contiguous footprint, 2,500 SF maximum massing increments, 2 story to 2.5 story height limit” – This project does not alter the existing building footprint.

Street Frontage / Articulation: “45’ maximum articulation increments” – This project does not modify existing street frontage along Old Fitzhugh.

Porches: “Porches / Awnings @ Street across minimum 50% of frontage” – This project does not add a porch to 50% of the building frontage, however, given the small footprint of this accessory structure project, and its existing setback from Old Fitzhugh, this is appropriate.

Roofs: “Sloped metal roofs or 30 year composition shingles (standing seam or other approved type and finish)” – This project does not modify the profile or material of the existing gambrel style standing seam metal roof.

Materials: “Native stone or wood on all walls, and wood porch structures and trims” – This project does not modify the material of the existing shed siding.

Color Palette: “Full range of hues” – The proposed paint scheme for the shed to office conversion include SW 7008 Alabaster for the main body of the building and SW 6258 Tricorn Black for the front door, roof fascia, siding accent trims, and window trims. This color scheme appears to harmonize well with the existing neutral color of the main retail building, as well as the black signage of the existing retail business.

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Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 18 ft¹” – No trees will be removed for this project.

Landscape Features: “Preserve historic walls, gates, fences, outbuildings, cisterns, and notable landscape features” – No notable landscape features will be removed for this project.

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.
 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

¹ Updated Landscaping and Tree Preservation ordinance requires the preservation of all Heritage trees over 18 ft.

- (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 - 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? | <input type="checkbox"/> Yes | <input checked="" 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 <input type="checkbox"/> |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, AICP, City of Dripping Springs

*Existing
Elevation*

766 Old Fitzhugh Existing Conditions – View from Old Fitzhugh



766 Old Fitzhugh Shed: “Current Conditions, view from Old Fitzhugh Rd”. Applicant image, 2026

*Existing
Elevation*

766 Old Fitzhugh Existing Conditions – View from Old Fitzhugh



766 Old Fitzhugh Shed: “Current Conditions, view from Old Fitzhugh Rd”. Historic Survey images, 2024

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