



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **April 28, 2021** (Amended Review)

Project: **430 Old Fitzhugh Rd. / Units 1-8
Dripping Springs, TX 78620**

Applicant: **Old Fitzhugh Townhome Community, Inc. / Ross Fischer (512) 587-5995**

Historic District: **Old Fitzhugh Road Street Historic District**

Base Zoning: **SF-1**
Proposed Use: **Existing Use- Residential**

Submittals: **Current Photographs** Concept Site Plan Exterior Elevations
 Color & Materials Samples (Paint Color Chips): see submittal...

(Site Plan & Elevations N/A- Repaint Scope Only)

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: **"Exterior Repairs & Repaint- Amended for Fence Painting"**

Review Summary, General Findings: **"Approval Recommended as Amended"**

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

Staff Recommendations / Conditions of Approval:

"Approval Recommended" as submitted and amended without conditions. The proposed amendment and all the proposed colors meet the applicable OFR Design & Development Standards.

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CERTIFICATE OF APPROPRIATENESS

Staff Review Summary:

Historic Resource Assessment: #430 Old Fitzhugh Road. This recently developed (c. 2011) eight-unit townhome project does not date from the period of historic significance, is not a contributing resource in the Old Fitzhugh Rd. Historic District, and therefore has been assessed as a Low Preservation Priority.

Project Scope: “Exterior Repairs & Repaint”

This amendment to the original Repaint & Repairs COA (2/11/20) expands the scope of work to include repainting of property fences, consistent with a color drawn from the previously approved color palette.

The proposed project is found to be consistent with “Old Fitzhugh Rd. Design and Development Standards” (Comparative Summary Below, and unconditional “Approval” is recommended.

Character/Vision: OK. Historic character preserved.

Design Principles: OK. “Historic Farmstead Scale and Character” maintained. “New Construction” (i.e. paint colors) is “compatible with surroundings.”

Preferred Uses: N/A- no change in existing use.

Site Planning & Building Placement: N/A. No changes to Site Plan or Building Placement.

Parking Arrangement: N/A- existing parking not affected.

Building Footprint / Massing / Scale: N/A- Building Footprint not affected.

Street Frontage / Articulation: N/A- No change to Building Street Frontage / façade width.

Porches: N/A- No change to existing Porches.

Roofs: N/A- No change to existing Roofs.

Materials: N/A- No change to existing materials.

Color Palette: Design and Development Standards allow “Full range of hues.” All the proposed colors are acceptable. Proposed palette is quiet, muted and tasteful. Fence paint color to match townhouse garage doors & trim (SW 6083- “Sable” or an approved equal) is acceptable. Alternatively, a full body Wood Stain in any natural or earth tone hue would also be acceptable.

Tree Preservation: N/A- No affect to existing Trees.

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

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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.
 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. *Paint Colors compatible with context.*
 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. *Exterior paint is a retrovertable alteration.*
 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. *“Full Range of Hues” allowable by Design Standards.*
 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)

- (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 type="checkbox"/> Yes | <input checked="" 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** – (as Amended 4/28/2021)

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