



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark: Mercer Street Old Fitzhugh Road Hays Street

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: Old Fitzhugh Townhome Community, Inc. (attn: Ross Fischer)

STREET ADDRESS: 430 Old Fitzhugh, No. 7, Dripping Springs, TX 78620

PHONE: 512.587.5995 EMAIL: rossfischer73@gmail.com

PROPERTY OWNER NAME (if different than Applicant): _____

STREET ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 430 Old Fitzhugh Road, Dripping Springs, TX 78620

Zoning Classification of Property: Residential Use, Zoned Commercial Services

Description of Proposed Use of Property/ Proposed Work: _____

Amend Certificate of Appropriateness issued on February 11, 2020 to allow for fences to be painted in a previously approved color (sable) to match townhouses' garage doors and trim for consistency

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: _____


The proposed color for the fence is consistent with the Certificate of Appropriateness issued on February 11, 2020. At that time, staff referred to the color pallet as "quiet, muted and tasteful." See attached application, staff report, and Certificate of Appropriateness.

Estimated Cost of Proposed Work: \$4,000.00


Intended Start Date of Work: May 3, 2021 Intended Completion Date of Work: May 5, 2021

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form (on file)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



 SIGNATURE OF APPLICANT



 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

4/21/2021

 Date

4/21/2021

 Date



CERTIFICATE OF APPROPRIATENESS


*Granted to Old Fitzhugh Townhomes Community
430 Old Fitzhugh Road
Dripping Springs, Texas 78620*

For the proposed exterior repair and repaint of the existing buildings

These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

*Approved by the City of Dripping Springs Historic Preservation Commission
on the 6th day of February, 2020.*

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.



Ginger Faught, Deputy Administrator

2/11/2020
Date

SW 7526
Maison Blanche

NU 05



body

SW 6186
Dried Thyme

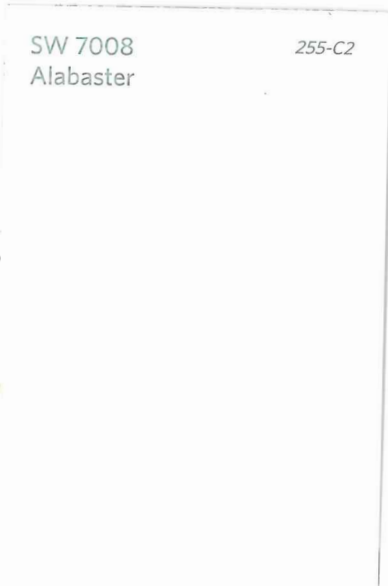
215-C5



body

SW 7008
Alabaster

255-C2



trim

SW 6083
Sable

198-C7



existing r/paint

SW 9084
Cocoa Whip

198-C4

MAIN

SW 6078
Realist Beige

198-C1

Trim

SW 6083
Sable

198-C7

Shutters &
porch posts

SW 6079
Diverse Beige

198-C2

MAIN



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **January 29, 2020**

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

Applicant: **Deanna Costello (512) 827-1647**

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

Base Zoning: **SF-1**
Proposed Use: **Existing Use- Residential**
(Site Plan & Elevations N/A- Repaint Scope Only)

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

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"

Review Summary, General Findings: "Approval Recommended"

General Compliance Determination- Compliant Non-Compliant Incomplete

Staff Recommendations / Conditions of Approval:

"Approval Recommended" as submitted without conditions. All the proposed colors, as submitted, meet the applicable OFR Design & Development Standards, and are acceptable.

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CERTIFICATE OF APPROPRIATENESS

Staff Review Summary:

Project Scope: “Exterior Repairs (to rotting trim) & Repaint”

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.

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

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

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- (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

* * *

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



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

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P.O. Box 384
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From: [Deanna Collins](#)
To: [Amanda Zupilo](#)
Subject: Certificate of Application for 430 Old Fitzhugh photos
Date: Thursday, January 23, 2020 4:24:37 PM

Hi Amanda-

Thank you for speaking with me today regarding our desire to repaint the townhomes on Old Fitzhugh. I am attaching some photos. First 3 photos are of current color. The following three show samples of our new palette.













Thank you-

Deanna Costello
Owner- Blue Diamond Rentals
Meeting your short term rental needs
Cell: (512) 827-1647
closingcostello@aol.com

Sent from my iPhone







