



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 10, 2022**
Project: **435 Hays St, Dripping Springs, TX 78620**
Applicant: **Steve Mallett (512) 627-7018**
Historic District: **Hays Street Historic District**
Base Zoning: **SF-5-HO**
Proposed Use: **Residential**

Submittals: Current Photograph Concept Plan (NA) Exterior Elevations (N/A)
 Color & Materials Samples **Proposed Color Chip- SW #7667 Zircon**

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:

Repaint existing residence (c. 2013), a non-contributing resource in the Hays St. Historic District.

Review Summary, General Findings: "Approval Recommended"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

- 1. Permits:** Obtain Permits (if any necessary) from the City of Dripping Springs.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#435 Hays St. (c.a. 2013) – Not a Historic Resource, but a contemporary residential infill structure of appropriate and compatible design, in the Hays St. Historic District; built of modern construction, materials, and craftsmanship, and not dating to the period of significance of the district.

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: “**435 Hays St – Repaint:**”

See COA application, Existing Photographs and Proposed Paint Chips (addendum below).

A COA is required to change exterior appearance (e.g. paint colors) in a Historic District.

The proposed colors- SW 2816 Rookwood Dark Green (House- body color), SW 7541 Grecian Ivory (Garage Door), SW 7008 Alabaster (Trim) all meet the Hays St. Historic District Design and Development Standards and are found to be appropriate. The proposed alterations do not destroy any significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood, or environment. Approval is recommended.

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Design Standards Consistency: “**Hays Street Design and Development Standards**”

Character/Vision: N/A

Design Principles: N/A

Preferred Uses: N/A

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

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Roofs: N/A
Materials: N/A

Color Palette: Proposed color palette (see application and Overview notes above) are consistent with “Muted, rustic Earth-Tones:” OK.

Tree Preservation: N/A

Landscape Features: N/A

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

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- (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)

(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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SW 2816
Rookwood Dark Green
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Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

#435 Hays St: “Proposed Color” (House- body color).
 (SW # 2816- Rookwood Dark Green)
 COA Case File- screenshot – 8/9/22

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SW 7541
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Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

#435 Hays St: “Proposed Color” (Garage Door).

(SW # 7541- Grecian Ivory)

COA Case File- screenshot – 8/9/22

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Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

#435 Hays St: “Proposed Color” (Trim).
 (SW # 7008- Alabaster)
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