



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **March 28, 2024**

Project: **575 Old Fitzhugh Road, Dripping Springs, TX 78620**

Applicant: **McKena Strobel & Bryan Strobel**

Historic District: **Fitzhugh Road Historic District**

Base Zoning: **Residential**

Proposed Use: **Commercial (office)**

Submittals: Current Photograph Concept Plan (NA) Exterior Elevations (N/A)
 Color & Materials Samples

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:

Add awning for covered entrance, ADA ramp and rear patio, and parking on site

Review Summary, General Findings: **"Approval as Submitted"**

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

1. **Approval as Submitted**

Case History / Findings of Fact:

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

The applicant has request a Certificate of Appropriateness to extend the awning over the ROW-facing entry, to add an ADA accessible ramp and patio to the rear of of the building, and to add parking to the site.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

575 Old Fitzhugh Road

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: **575 Fitzhugh Rd Renovation**

The applicant is requesting approval to add an awning to the ROW-facing entrance, to add an ADA accessible ramp and a porch to the rear, and to add parking on site.

* * *

Design Standards Consistency: **“Fitzhugh Road Design and Development Standards”**

Character/Vision: “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive ReUse / Appropriate Rehab Mixed Use” - The proposed design is compatible with the “historic farmstead” look and feel.

Design Principles: “Protect Historic Farmstead Scale & Character” - The alterations are not overwhelming the scale and character of the building.

Preferred Uses: “Residential Rehab” - This project is rehabilitating a house into an office space.

Site Planning & Building Placement: N/A

Parking Arrangement: “Onsite Lots @ Rear of Property” - The parking will be situated at the rear and in front of the building, however lot provides space for infill to “hide” the front parking in the future. Additionally the front parking is setback approximately 80’ from the ROW.

Building Footprint / Massing / Scale: N/A

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Street Frontage / Articulation: “Front porch / awnings @ Entrances - min. 50% of frontage” - The existing awning, which covers 100% of the facade, will remain. The additional coverage at the front entrance will extend the coverage out from the building.

Porches: N/A

Roofs: N/A

Materials: N/A

Color Palette: N/A

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.

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:

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

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.

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:**

City of Dripping Springs

P.O. Box 384

Dripping Springs, Texas 78620

512-858-4725

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input checked="" 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:
**Meredith
Johnson,
MSHP**

575 OFR:
**“Current
Condition”.**
Images from
Google Maps,
2023.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725