



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 5, 2025**

Project: **215 Old Fitzhugh Road, Tract 1, Dripping Springs, TX 78620**

Applicant: **Carole Crumley**

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

Base Zoning: **CS**

Proposed Use: **Commercial (Office Space)**

Submittals: ☒ Current Photograph ☒ Concept Plan ☒ Exterior Elevations
☒ Color & Materials Samples ☒ Sign Permit Application (permission letter)

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:

"Adaptive Reuse; Historic Renovation " The creation of a new office spaces within the Old Fitzhugh Road Historic District will help add to the eclectic nature of the historic district.

The applicant intends to rehabilitate an existing building to house a individual office spaces. The rehabilitation retains the historic character of the historic building and landscape features while bringing the building into compliance with TAS accessibility standards and updating the configuration to suit the needs of the new business.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- ☒ Compliant ☐ Non-Compliant ☐ N/A

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Staff Recommendations / Conditions of Approval:

Approval with conditions.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District, as long as the following conditions are followed:

1. Signage must be approved by the City via a Sign Permit application.

Case History / Findings of Fact:

215 Old Fitzhugh Road, Tract 1 contains a one-story dwelling that was constructed in c. 1941 with a non-historic (c. 1980) addition on the north side of the building. It has a cross-gabled metal roof with exposed rafter tails and wood clapboard siding. A small clipped front-gabled porch is centered on the front (east) façade; a non-historic entrance on the north end of the east elevation has a small stoop with no covered porch. All entry doors have been replaced; most windows are historic. Due to its high retention of integrity and historic material, 215 Old Fitzhugh Road is contributing to the Old Fitzhugh Road Historic District and has a high priority rating.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

215 Old Fitzhugh Road, Tract 1

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: 215 Old Fitzhugh Road, Tract 1

The applicant is requesting to rehabilitate the existing building; the rehabilitation will mainly focus on the building entrances and surrounding site. New parking spaces will be created along the south side of the building; a new concrete driveway and accessible pathways to the building entrances will be constructed; a porch will be constructed at the northeast entrance; and a wood deck will be constructed along the rear (west) façade.

The creation of a covered entry at the northeast entrance minimally impacts the historic character of the building. The entry is located in the non-historic addition, and it is set back from the historic porch and

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entrance. The existing roofline of the building will be extending, creating a minimal change in the building's appearance. The new rear deck is not visible from the public right of way.

The proposed landscaping changes will create accessible pathways from the parking area to the building entrances that comply with TAS accessibility standards. Ramps visible from the public right of way will have railings that complement the historic character of the building. The historic stone planter and wire fencing along the eastern edge of the property will be retained.

A new stone and painted steel-framed monument sign with wood tenant signage will be located along Old Fitzhugh Road just south of the subject building. Signage needs to be approved by the City via a sign permit application.

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

Character/Vision: “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” - The rehabilitation retains the scale and character of the property.

Preferred Uses: “Mixed-use Rehab” – The building will house a small business. The primary façade facing OFR has a residential character similar to the surrounding buildings.

Site Planning & Building Placement: The existing site and building placement will remain.

Parking Arrangement: While the new parking spaces are not at the rear of the property, they are located in an area that allows for ADA access to all building entrances on the front and rear elevations. The parking arrangement also preserves the historic landscape features along the front (east side) of the property

Building Footprint / Massing / Scale: The existing building footprint will remain; only a small part of the entrance at the non-historic addition will change and it minimally detracts from the building's historic character.

Street Frontage / Articulation: The existing street frontage will remain.

Porches: The existing porches will remain. A new covered porch at the northeast entry will be created; the simple design complements the historic character of the building.

Roofs: “Sloped metal roofs” – The new covered entry will have a sloped metal roof.

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Materials: “Maintain Historic Wood/Wood porch structures and trim” – The existing wood siding and porch structures will remain. The new covered porch will have a wood structure with a sloped metal roof.

Color Palette: “Full range of hues allowed” – the color palette will not change.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 24ft” – all existing trees will remain.

Landscape Features: “Preserve notable landscape features” – the historic stone planters and wire fencing will remain.

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:**

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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

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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 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 alison@postoakpreservation.com if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

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215 Old Fitzhugh Road: “Current Condition, view from OFR”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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251 Old Fitzhugh Road: “Current Condition, view from OFR (location of proposed new parking)”.
Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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251 Old Fitzhugh Road: “location of proposed covered entry in non-historic addition”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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