

**A New Site Plan & Entry Porch for**

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**Carole Crumley**

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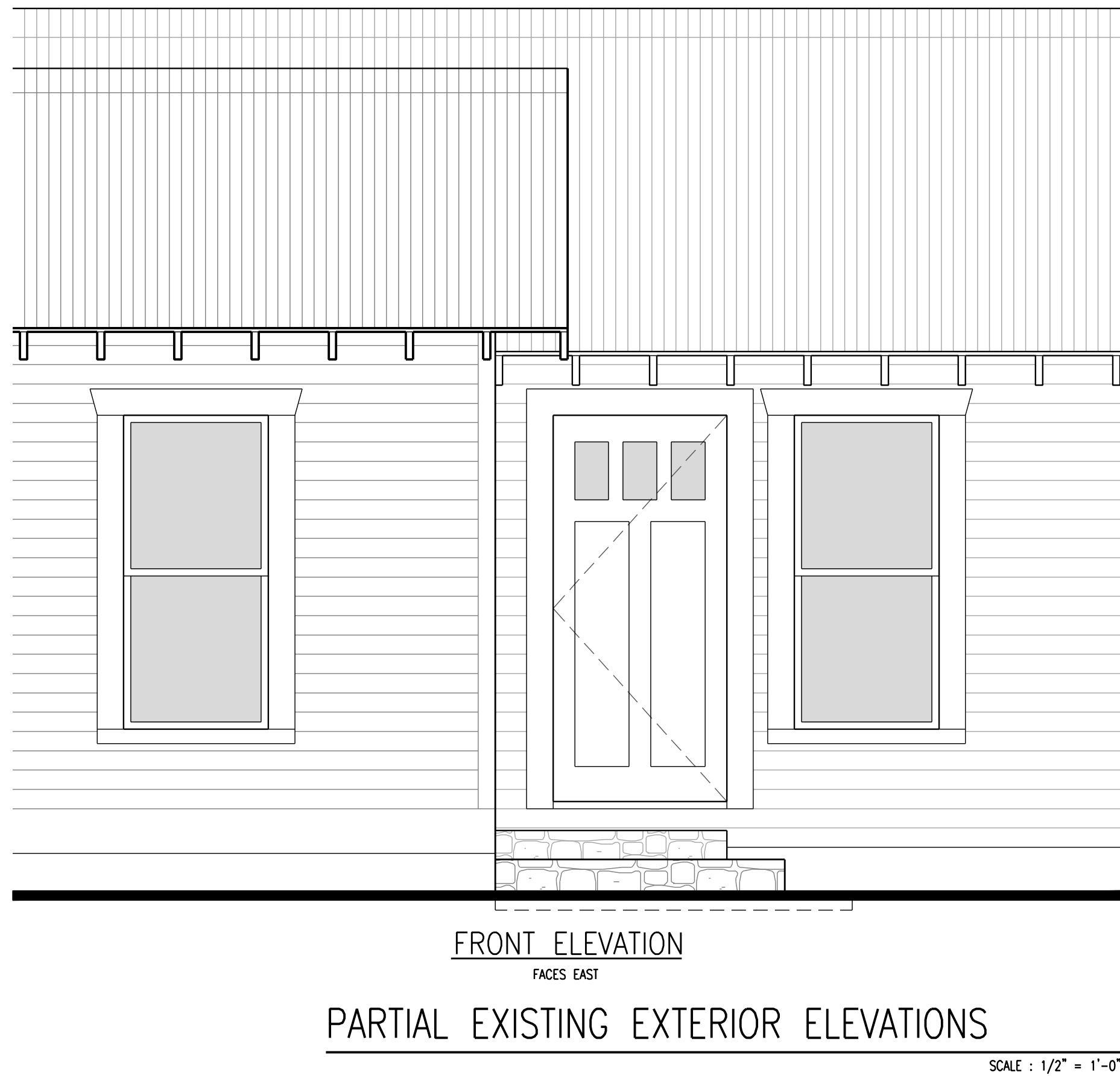
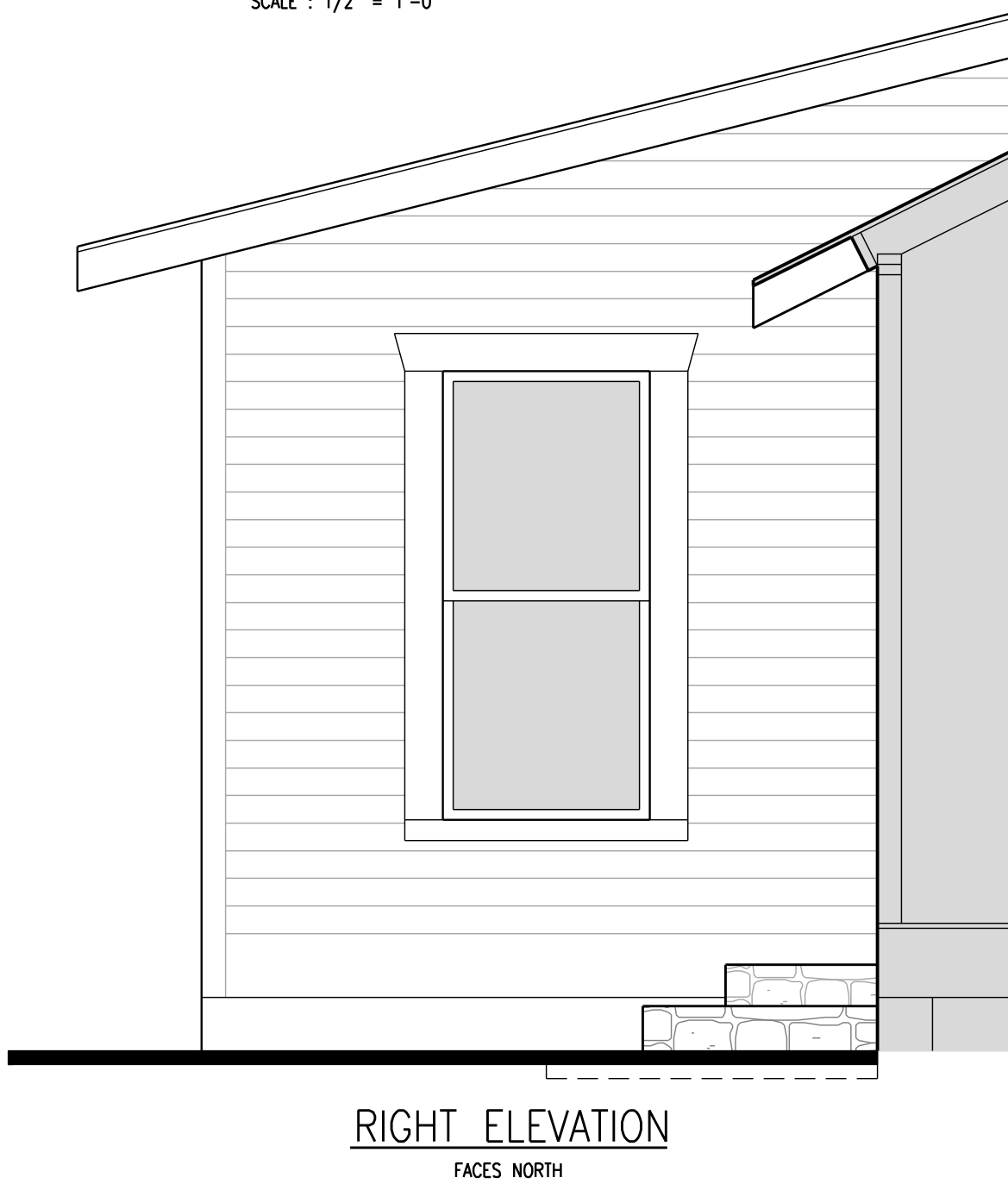
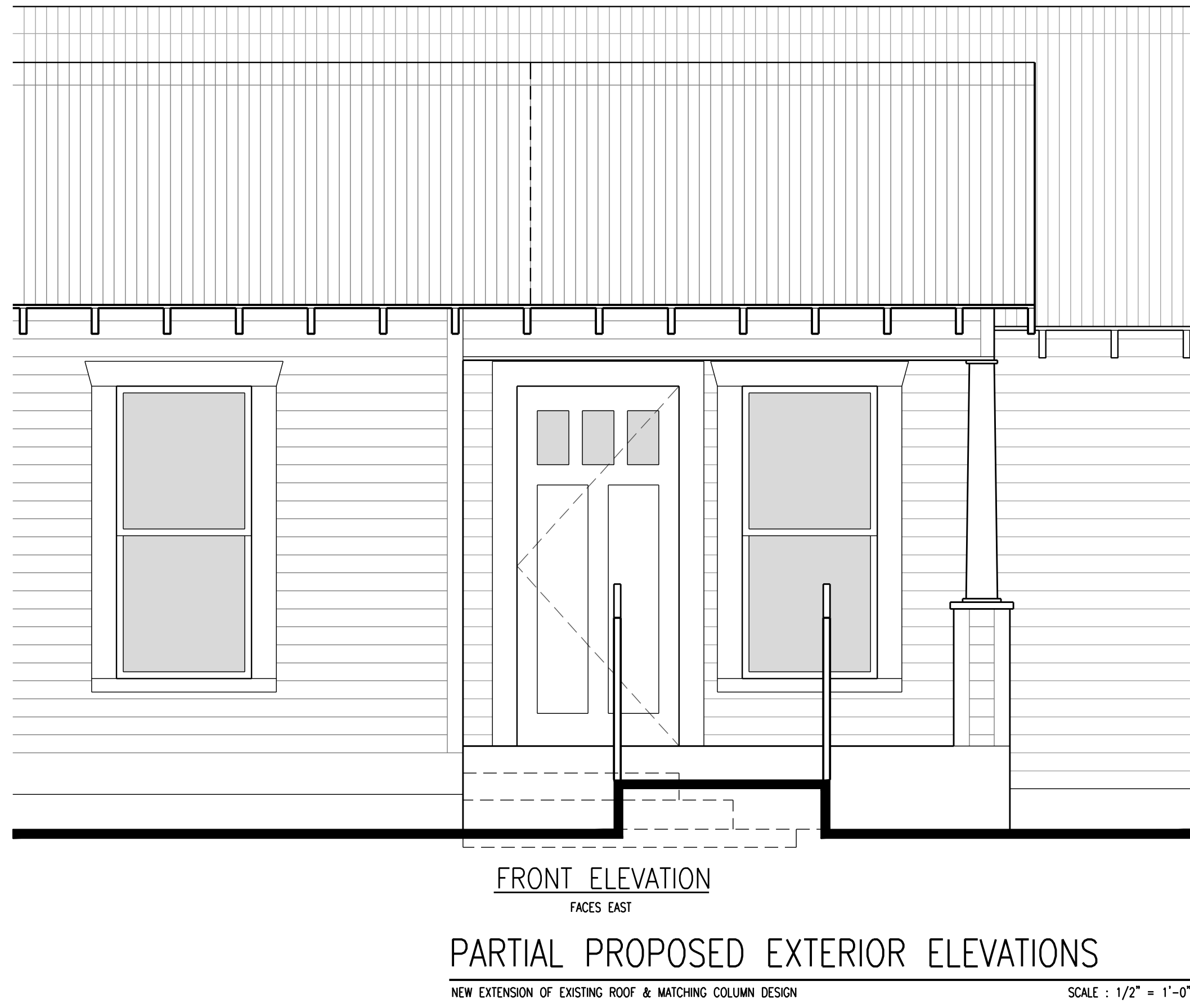
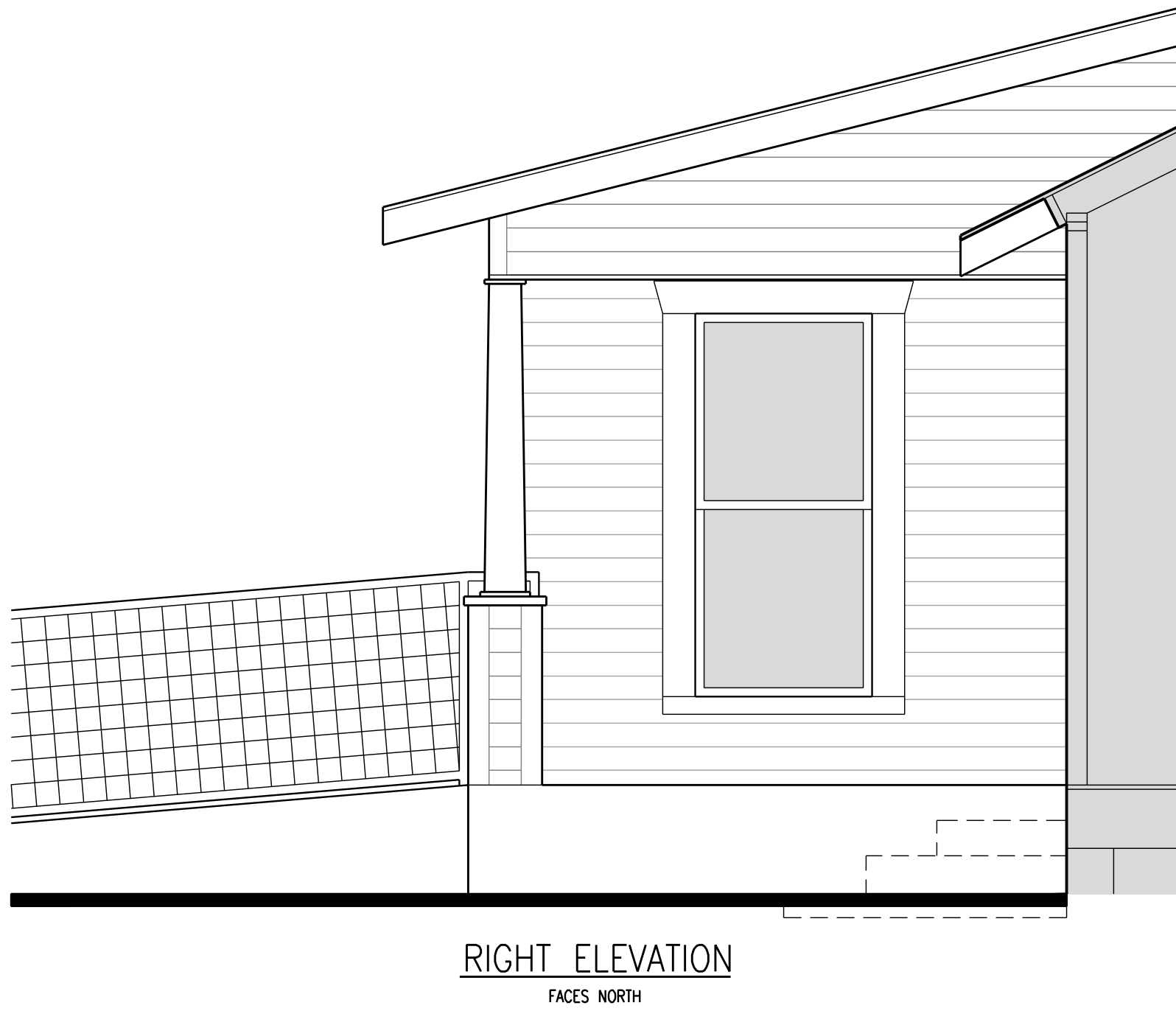
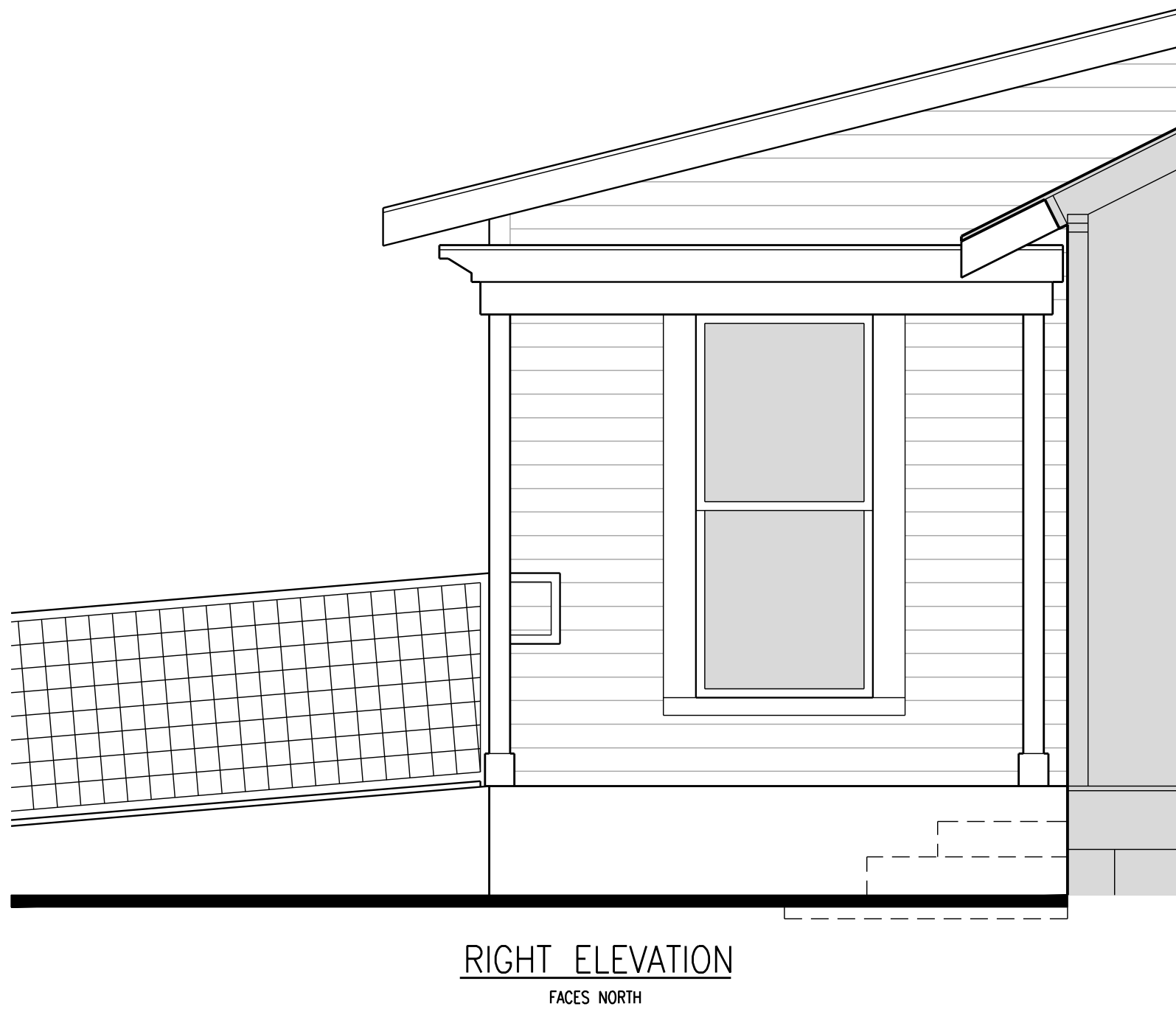
**215 Old Fitzhugh Road, Tract 1  
Dripping Springs, Texas 78620**

*Herron Design Studio*

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REVISIONS





ACROSS THE STREET NEIGHBOR – FRONT ELEVATION – FACES WEST TO OLD FITZHUGH ROAD



NORTH NEIGHBOR – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD



SOUTH NEIGHBOR (CABIN) – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD



SUBJECT PROPERTY – REAR ELEVATION – FACES WEST



SUBJECT PROPERTY – LEFT ELEVATION – FACES SOUTH TO NEIGHBOR (CABIN)



SUBJECT PROPERTY – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD

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## **215 Old Fitzhugh Road, Tract 1 – Short Project Narrative**

Initially, the owner simply wanted to add a covering over an existing secondary entrance on the front elevation of this structure as this was likely to be a fairly well-used entrance with the conversion of the existing single-family rental unit into office lease spaces. This quickly became more of an exercise in providing handicap accessibility to all the different entrances that lead into separate office suites as there is no internal circulation between office suites. The design of an accessible pathway from the new parking to the building entrances was the first step in making the existing building more TAS compliant. The budget for this project only allows for creating the parking, accessible pathway, accessible entrances into the building and the new covering over the secondary front entrance with the lion's share going toward accessibility provisions. Future construction projects will need to be scheduled to bring the inside of the building into compliance with TAS accessibility standards.

The covering over the secondary entrance at the front of the building is shown on sheet A2 in 2 concept drawings, either of which the owner is happy to execute. Option 1 is designed as a wood pergola structure painted to match the existing trim color with a water-proof flat corrugated metal roof that would remain totally separate, structurally, from the existing building in the case that we are not allowed to alter in any way the front elevation of the building for historic reasons. Option 2, which is our preferred design, takes design cues from the existing main front porch and utilizes existing roof lines in an extended manner to provide a secondary covered porch with a new corner column that would match those located on the main porch. Rusty corrugated galvanized roofing panels will be installed to continue the patina of the existing roofing panels to reinforce the impression that the new covered porch has always been a part of the structure. This new secondary covered porch would also help to break up the long, unadorned, flat elevation that characterizes this portion of the front elevation adding some well-needed architecture. All materials and colors would match those on the existing main front porch. We are leaving the final determination of which option to move forward with to the discretion of the Historic Preservation Committee and its cohort of experts.

From an infrastructure standpoint, the owner desires to install new crushed granite on-site parking spaces in the count that is necessary to satisfy the parking ordinance considering the building use change. A new 25 foot width concrete property entrance driveway that would better accommodate 2-way traffic vision onto Old Fitzhugh Road and fire engine access to the property is shown on the proposed Site Plan on sheet A1. Accessibility to the different office suite entrances in the building will be via 4 foot width concrete walkways and ramps to the front porches and 4' width wood ramp and rear deck to the office suite entrances on the back of the building that would match that used for the owner's adjacent southern structure. The owner has expressed the desire to abandon the existing septic system and connect to the city sewer system if the capacity is available for that. The owner has also expressed the desire to accommodate and connect to the new OFR road improvements project that the city is currently undertaking.

A new monument sign featuring stone and painted steel frame construction with top painted wood address and building name sign with replaceable painted wood tenant signage below that would include the owner's adjacent recently renovated rental structure located to the direct south of this project. Any monument signage lighting would be specified and installed to be in compliance with the city's sign and dark sky ordinances.