



DRIPPING SPRINGS
Texas

251 Old Fitzhugh Road Adaptive Reuse

Certificate of Appropriateness Review
June 5, 2025

*Existing
Conditions*



View from OFR

215 Old Fitzhugh Road contains a one-story dwelling that was constructed in c. 1941 with a non-historic, c. 1980 addition on the north end of the building.

*Existing
Conditions*



[View from OFR](#)

Exposed rafter tails, historic windows, a historic porch, and historic stone planters with wire fencing are some of the character defining features.

Applicant Request

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.

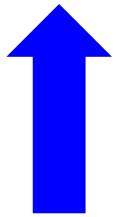
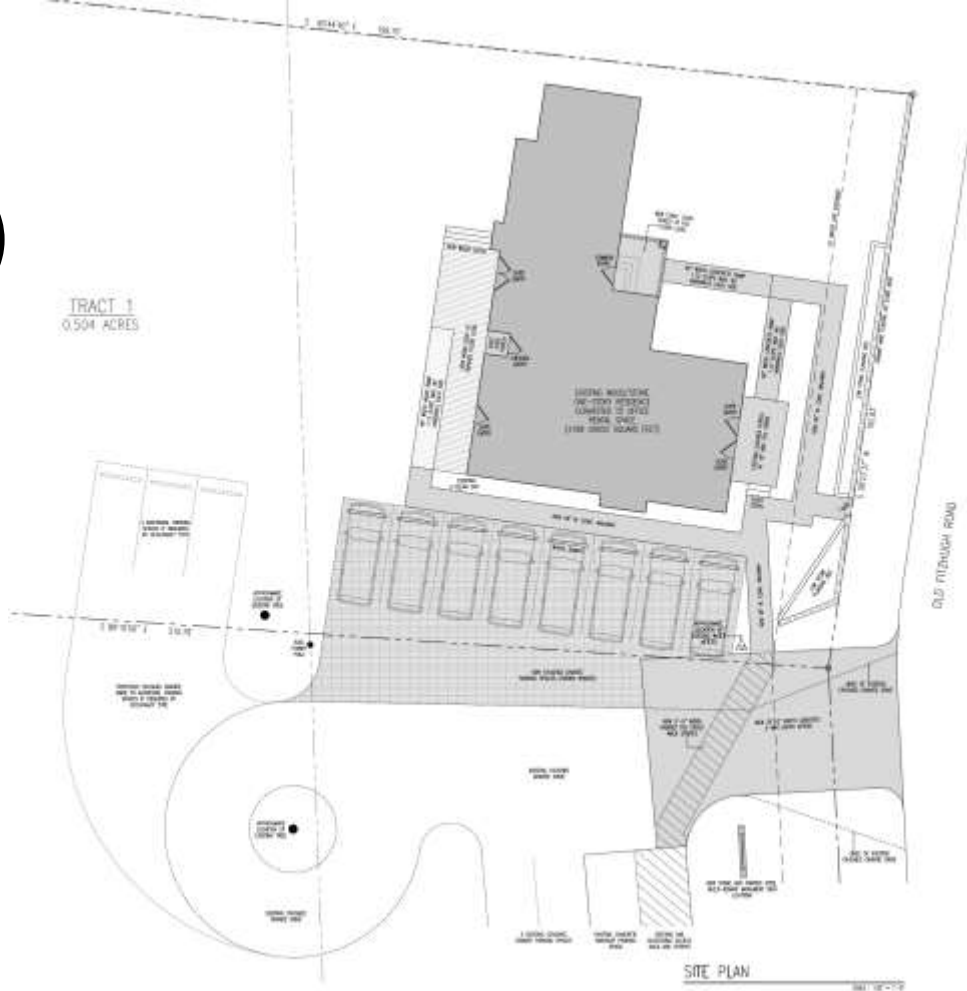


Site View (Existing)



DRIPPING SPRINGS
Texas

Site View (Proposed)



N

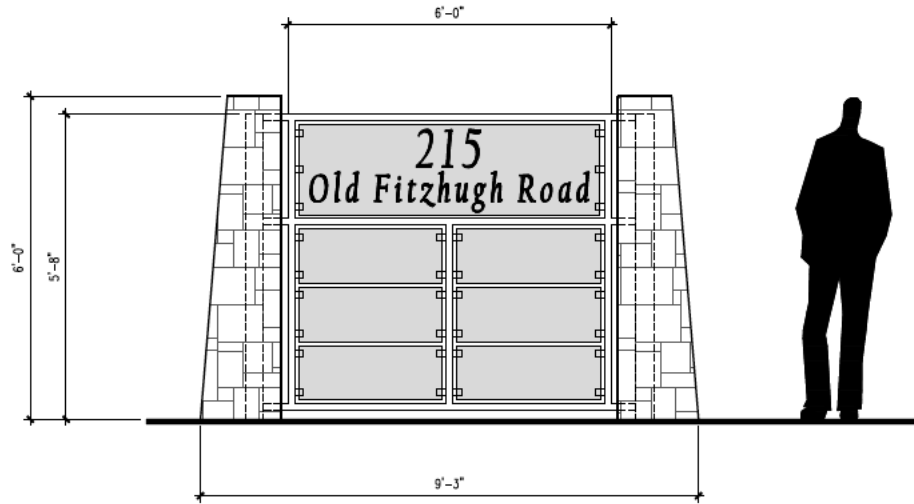
Existing Elevations (Northeast Entry)



Proposed Elevations (Northeast Entry)



Proposed Signage



NEW MONUMENT SIGNAGE

SCALE : 1/2" = 1'-0"



DRIPPING SPRINGS
Texas

Staff Recommendation: **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.

City of Dripping Springs Design & Development Standards

Staff

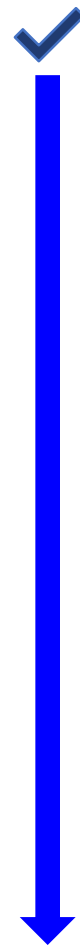
Recommendation:

Approval with
conditions

Review
Findings



	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req'mt) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features





Commissioner Options

1. Approve as submitted.
2. Approval with conditions. (staff recommendation)
3. Deny as submitted.
4. Postpone the decision.