



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

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Date: **June 24, 2021**

Project: **499 Hays Street, Dripping Springs, TX 78620**

Applicant: **James & Tiyanya Weippert (805) 304-4516**

Historic District: **Hays Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **Residential-** (existing use unchanged)

Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations – N/A  
 Color & Materials Samples - **Photomontage**

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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."

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### Project Type & Description:

**"Exterior Remodeling and Renovations"** to an existing residence, which is a **Contributing Resource and Medium Preservation Priority** in the **Hays St. Historic District**.

### Review Summary, General Findings: **"Approval with Conditions as Submitted"**

General Compliance Determination-  **Compliant**  Non-Compliant  Incomplete

- 1) **Conditions of Approval:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Coordinate with Building Dept).

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**CERTIFICATE OF APPROPRIATENESS:**

**Historic Resource Background / Survey Information:**

**#499 Hays St. (Mid-Twentieth Century Ranch Style Dwelling), ca. 1945-1965:**

**A Contributing Resource and a Medium Preservation Priority.**

“... the Hays Street neighborhood contains and substantial number of historic-age homes dating from circa 1900 to circa 1965. ... Homes dating from the 1950’s and 1960’s are more often built of brick (vener) with single-story horizontal form, low pitched roofs, and integrated garages characteristic of mid-twentieth century Ranch Style architecture.”

*“Hays Street Neighborhood:*

The Hays Street neighborhood survives today as a recognizable residential remnant dating from the city’s earliest phases of planning and development. That survival is remarkable given that U.S. Highway 290 construction isolated this neighborhood from the remainder of the original; city grid and prompted an ongoing pattern of post-1965 alterations and commercial developments along its U.S. Highway 290 and Ranch Road 12 margins. While the lots and blocks internal to the neighborhood have seen an increasing number of residential additions and alterations, especially in recent years, properties with surviving historic-age dwellings constitute a majority of the developed properties in the area (e.g. 14 dwellings identified, including #499 Hays St). Each of these historic-age buildings retains a moderate to high level of architectural integrity and thus qualify as contributing elements ....”

**(Source: Roark Foster Consulting- Historic District Assessment Memo: 10/13/2014)**

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**Staff Review Summary:**

**“Exterior Remodeling and Renovations”**

The scope of work for this COA proposes replacement of the existing metal roofing (in kind color & material), replacement of all windows and doors (maintaining the existing openings), repainting of eave fascia, trim, doors porch ceilings and porch columns (original period wrought iron type- to remain).

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Exterior brick whitewashing, while discussed with the Applicant in a Pre-submittal Scoping meeting, is not proposed at this time and is not a part of this COA. The existing original brick veneer will be cleaned and unpainted (gentle surface cleaning methods shall be used, no sandblasting or damaging cleaning techniques; painting of any masonry is disallowed by City Ordinance). Miscellaneous minor repairs to carpentry, eaves, trims, etc (w/in kind materials) is encouraged and covered by the scope of this approval.

The proposed Color Palette for painted elements conforms to City guidelines (rustic muted Earth Tones).

No changes in the residential use of the property are proposed, and no physical additions are proposed to the existing footprint, nor any alterations proposed to the existing rooflines.

All existing Heritage Trees (24" +) will be preserved, including a significant Live Oak in the back yard.

Existing Landscape amenities, ie. Entrance Gate elements, including notable examples of period stone masonry and metal working craftsmanship, will be renovated, preserving the existing Entry & Streetscape character.

Staff finds the proposed design approach to be appropriate and consistent with the scale and character of the Hays St. Historic District and preserves the contribution this resource makes to the district.

The development ambitions and intentions are modest and respectful of the Hays St. context. The proposed renovations promote a preservationist “adaptive re-use” approach and represent a “light touch” remodel which retains the architectural character and salient features of this humble existing dwelling.

#### **Staff Findings & Recommendations:**

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design program & proposal to be consistent with the vision, development guidelines and standards established for the **Hays St. Historic District** (see detailed Compliance Review below).
- 2) **Approval with Conditions** is recommended. Any Construction Documents submitted shall be reviewed for consistency with this COA prior to issuance of Building Permits (Condition of Approval).

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#### **“Hays Street Design and Development Standards”**

**Compliance Review / Statement:** The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is therefore recommended.

**Character/Vision:** Consistent: “Neighborhood Preservation; Adaptive Re-Use; Landscape / Streetscape /Tree Preservation.”

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**Design Principles:** Consistent: “Protect Historic Neighborhood Scale & Character.”

**Preferred Uses:** Consistent: “Residential Rehab.”

**Site Planning & Building Placement:** N/A- (Existing) Building Placement not affected.

**Parking Arrangement:** N/A- (Existing) Parking Arrangement not affected.

**Building Footprint / Massing / Scale:** N/A- (Existing) Building Footprint, Massing & Scale not affected.

**Street Frontage / Articulation:** N/A- (Existing) Building Frontage Configuration not affected.

**Porches:** N/A- (Existing) Building Configuration not affected.

**Roofs:** Consistent: Existing Sloped Metal Roof to be Replaced “In-Kind” color & materials.

**Materials:** Consistent: Maintain Existing Historic (Brick Masonry); Porches, Structures & Trim.

**Color Palette:** Consistent: Muted, rustic Earth Tones (building body painted elements); Entry Doors (including Garage) full range of hues allowed. OK.

**Tree Preservation:** Consistent: Heritage Trees over + 24” to be preserved.

**Landscape Features:** Consistent: Entry Gates and existing notable landscape features preserved.

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**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

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- (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:**  
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:
- |  |   |  |
|--|---|--|
| <b>Building Footprint Expansion/Reduction?</b>             | <input type="checkbox"/> Yes            | <input type="checkbox"/> No            |
| <b>Façade Alterations facing Public Street or ROW?</b>     | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Color Scheme Modifications?</b>                         | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| <b>Substantive/Harmful Revisions to Historic District?</b> | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

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Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**  
**Historic Preservation Consultant**

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#499 Hays St. –Front of Property / Garage & Porch (Existing)

Photos- 6/22/21



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#499 Hays St. –South & Rear Elevations (Existing)

Photos- 6/22/21

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#499 Hays St. –Rear of Property; North Elevation & Garage (Existing)

Photos- 6/22/21

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#499 Hays St. – Stone Street Gate Elements (Existing)

Photos- 6/22/21



#499 Hays St. – Brick & Wrought Iron Yard Gate Elements (Existing)

Photos- 6/22/21

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