



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 28, 2021**

Project: **#28491-28495 RR-12- Mobile Home & Tree Removal
Dripping Springs, TX 78620**

Applicant: **Andrew Dodson, PE / 512-577-2077 for Uriegas Development**

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

Proposed Use: **(Future Development- not known)**

Submittals: **Current Photographs** **Concept Site Plan** **Exterior Elevations** **N/A**
 Color & Materials: Photos & Brochure Cut Sheets
 Sign Permit Application (if applicable)
 Building Permit Application (if applicable)
 Alternative Design Standards (if applicable)

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: COA for Mobile Home & Tree Removal

Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization

Review Summary, General Findings: "Approval as Submitted" or "Approval with Conditions."

General Compliance Determination- Compliant Non-Compliant Incomplete

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CERTIFICATE OF APPROPRIATENESS

Property Description: #28491 & 29495 RR-12

Estimated Date of Construction: (Mobile Home & Sheds- unknown)

Historic District Contribution: “Non-Contributing.”

Historic Resource “Priority Rating:” “N/A- Not Rated.”

Staff Review Summary:

Applicant is seeking COA for demolition & removal of an existing mobile home, some accessory structures (two (2) small storage sheds) and removal of numerous dead trees from the site.

1. **Mobile Home & Accessory Structure Removal:** No exceptions are taken, based on the unusable, dilapidated state and existing condition of the structures (see photos in Appendix).

Staff Recommendation: “Approve Removal of the Mobile Home and Accessory Structures.”

2. **Tree Removal:** A total of forty (40) trees are listed on the submitted survey, of which thirty-four (34) are listed as “Dead” and two (2) are listed as “Sick” by the Surveyor. The Surveyor’s Notes #2 states “... It is assumed that the entire tree is dead or dying. The true health of the trees should be determined by an arborist if necessary.”

Existing Tree Health: Staff visited the site on 11/28/21 and conducted a review of existing conditions (see photos and Field Notes in Appendix), including both the structures and listed trees. Most of the “Dead” listed trees appeared to be in fact dead. However, a few (approx. six (6) +/-) “Dead” trees appeared to be sprouting at least some foliage (see Field Notes, Photos). Even so, the long-term viability of those trees remains questionable or uncertain in the absence of a certified arborists’ assessment and report.

Trees & Elements to Remain: The survey and existing conditions review both confirm groupings of viable trees at the north end of the site, adjacent to the RR-12 traffic signal. These trees (tagged #2035, 2036, 2037, 2038) along with the existing “Split Rail” wood fence and the stone and wood “Welcome to Dripping Springs” monument sign, provide an important visual entry statement and identity to the Old Fitzhugh Rd. Historic District and will serve to buffer future development on the site. These elements should be preserved in future development plans.

Staff Recommendations / HPC Actions:

1. “Approve Removal of all ‘Dead’ Trees as listed on the survey.”
2. (Alternatively): “Approve Conditional on Arborists’ Report on Tree Health”
3. (Alternatively): “Postpone to Date Certain,” or other Action- TBD

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



By: **Keenan E. Smith, AIA**



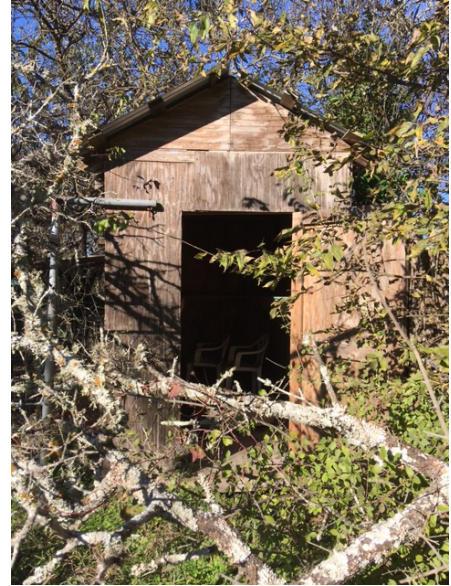
Existing Mobile Home / OFR Frontage / 28491 RR-12 / November 28, 2021

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Existing Mobile Home / OFR Frontage / 28491 RR-12 / November 28, 2021

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Existing Storage Sheds / Side Yard / 28491 RR-12 / November 28, 2021



Trees # 2015, 2013
28491 & 28495 RR-12 / November 28, 2021

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Existing Mobile Home / Tree # 2004 / RR-12 Frontage
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Existing Conditions Review / Field Notes
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Existing Mobile Home / Tree # 2007
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**Existing Mobile Home / Trees # 2005, 2006, 2007,
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Trees # 2012, 2009, 2010, 2011, 2014 / Storage Sheds
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Existing Split Rail Fence @ OFR Frontage / Trees # 2016, 2017, 2018, 2019, 2020, 2021
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**Existing Split Rail Fence / “Welcome” Monument Sign @ RR-12 / Trees # 2035, 3036, 2037, 2038
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