



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **January 4, 2022**

Project: **340 Bluff Street, Dripping Springs, TX 78620**

Applicant: **Colt Clements (512) 808-6438**

Historic District: **Hays Street Historic District**

Base Zoning: **SF-4-HO**

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

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

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:

"Rehab Existing Dwelling & New Residential Addition." Existing residence 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 Building Permits shall be obtained prior to beginning work (Coordinate with Building Dept).

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

#340 Bluff St. (1-Sty brick / 975 sf +/- Mid-Twentieth Century Ranch Style Dwelling) ca. 1945-65:

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 #340 Bluff 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)

* * *

Staff Review Summary:

“Rehabilitation of Existing Dwelling and a Residential Addition”

The COA scope of work takes advantage of the large lot area and a small existing building footprint. It proposes an expansive residential addition of infill new construction located adjacent and attached to the existing dwelling. The expanded complex will serve as a private family residence with Guest facilities.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Development Program: The building area schedule calls for 2,918 sf of new conditioned space to be added to the approx. 969 sf of conditioned space in the existing dwelling, for a total of 3,888 sf of conditioned space, plus unconditioned Garage, Outdoor Living and Porch spaces.

Existing Dwelling: The existing 1-sty brick Ranch Style dwelling, with its full-width front porch will be preserved, rehabilitated, and converted into a Guest space. The old house will be joined to the new 1- and 2-sty Addition adjacent to it, and a new asphalt shingle roof will replace and match the existing, in-kind.

The existing original brick veneer may be cleaned (gentle surface cleaning methods shall be used, no sandblasting or damaging cleaning techniques; painting of any masonry is disallowed by City Ordinance).

Existing windows and doors are proposed to remain; and maintenance and any necessary repairs are encouraged. Future window replacement (if considered) would require a separate COA. They can be upgraded type with glazing & details for thermal efficiency but must maintain historic look & feel.

Miscellaneous minor repairs to carpentry, wood siding, eaves, trims, etc (w/in kind materials) are also encouraged and covered by the scope of this approval. Repainting of eave fascia, trim, doors, porch ceilings and the existing wrought iron porch columns will be replaced with new painted wood columns.

New Residential Addition: The proposed new infill addition is sited to avoid existing trees and provides for a side-entry Garage. The massing scheme is organized horizontally and vertically to accommodate the Applicant's building program requirements and living spaces. New exterior materials include painted stucco and an asphalt shingle roof to match the existing dwelling.

Color Palette: The proposed Color Palette for painted elements conforms to City guidelines (rustic muted Earth Tones, where doors and trim colors are allowed in a full range of hues). The proposed approach will work to tie new and old together:

- **New Addition:**
 - Stucco: "Main Body" color (SW 7008 "Alabaster"- white/off white family) to match siding color of existing house... satisfies "Muted Rustic Earth Tones" guideline
 - Doors & Trim: are "accents" and thus can be "Any Hue" (requires approval) ...
 - The "Black Door" color of existing dwelling (SW 7069 "Iron Ore") is acceptable for trim... matches a trend we are seeing & have approved elsewhere in Hays St...
- **Existing Dwelling:**
 - Brick must remain original & unpainted by City Ordinance.
 - Carport & Wall Siding: repaint in same or sim. color (SW 7008 "Alabaster") this matches/harmonizes/unifies w/ New Addition Stucco (see above) ...
 - Doors & Trim: Can stay as existing e.g. "Black Door" (SW 7069 "Iron Ore") ... new porch columns are also seen as trim items, and may match...helping unify the whole.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Trees: All significant existing will be preserved, including sizable hardwoods in the front and back yards.

Landscape Amenities: An existing low rock wall in front will be preserved, defining the yard, and maintaining the historic Streetscape character.

Overall Compatibility: Staff finds that the proposed design approach preserves the contribution this resource makes to the district, complies with applicable Standards, and is appropriate and consistent with the scale and character of the Hays St. Historic District.

“Staff Findings & Recommendations Summary”

- 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).

* * *

“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.”

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

Preferred Uses: Consistent: “Residential Rehab & Infill @ Hays St. (neighborhood)”

Site Planning & Building Placement: Consistent- (New) Addition is sited facing Local Street; Setbacks comply.

Parking Arrangement: Consistent- Existing Carport is preserved + (New) Residential Garage added.

Building Footprint / Massing / Scale: Consistent- (Existing) Building Footprint < 5,000 sf max. contiguous footprint; Massing Increments < 3,500 sf. Building Height: 1-2sty complies.

Street Frontage / Articulation: Consistent- Addition Frontage < 40’max. articulation increments.

Porches: Consistent- (Existing) full-width porch > 50% of total frontage.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Roofs: Consistent: New Asphalt Roof to be Replace existing “In-Kind” w/color & shingles to match.

Materials: Consistent: Maintain Existing Historic (Brick Masonry, wood porch structures and trim);
New Addition- Stucco. OK.

Color Palette: Consistent: Muted, rustic Earth Tones (building body & painted elements); Entry Doors
(including Garage) & Trim elements unified color, with a full range of hues allowed. OK.

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

Landscape Features: Consistent: Stone Wall @ Front preserved.

* * *

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
- (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:**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

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

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

- (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:

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

* * *

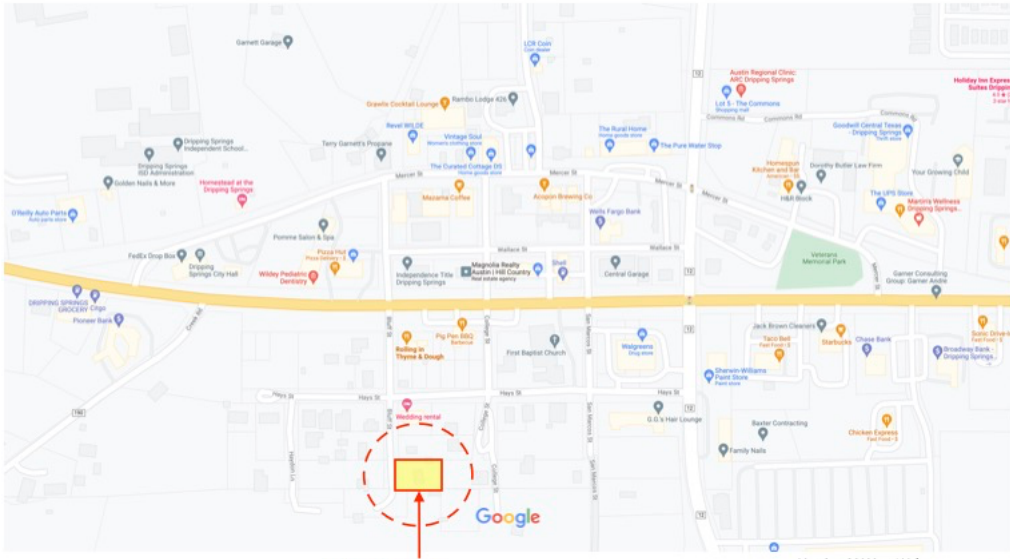
Please contact (512) 659-5062 if you have any questions regarding this review.



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

(Appendix: Location Map, Existing Conditions Photos)

Google Maps



#340 S. Bluff St.
Hays St. Historic District

Map data ©2022 100 ft

<https://www.google.com/maps/@30.1917832,-98.0895099,18z>

Page 1 of 1

#340 Bluff St. –Location Map (Google Maps)

KES- 1/4/22

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#340 Bluff St. –Front of Property / Carport & Porch (Existing)

Photos- 1/4/2

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#340 Bluff St. –South & Rear Elevations (Existing)

Photos- 1/4/22

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



#340 Bluff St. –Rear of Property; North Elevation & Pole Barn (Existing)

Photos- 1/4/22

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725