



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **April 9, 2021**

Project: **264 South College Street, Dripping Springs, TX 78620**

Applicant: **Jon Thompson (512) 568-2184 / DS Exchange LLC (512) 785-7850**

Historic District: **Hays Street Historic District**

Base Zoning: **MF**

Proposed Use: **Residential (Continue Existing Use)**

Submittals:  Current Photographs  Concept Plan N/A  PowerPoint & Narratives  
 Color & Materials Samples  Paint & Trim Color to match existing- see .pptx

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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:

**Rehabilitation and Exterior Alterations to an Existing Dwelling. Demolition of a Non-Contributing Vestibule. Demolition and Reconstruction of a Garage at "264 S. College" (ca. 1940) a Contributing Resource & Medium Preservation Priority in the Hays St. Historic District.**

### Review Summary, General Findings: "Approval in Concept w/Conditions"

General Compliance Determination-  Compliant  Non-Compliant  Assist & Verify

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**Findings of Fact:**

1. Exterior Work conducted without a Certificate of Appropriateness:
  - a. Aluminum Siding Removed; Exterior House Wrap Applied
  - b. Original Windows Removed & Replaced
  - c. Sitework Cleanup Conducted and Road Base Installed

**Possible HPC Actions (Alternatives):**

1. “Approval in Concept with Conditions” (Staff Recommendation).
2. “Postponement w/ Date Certain” (i.e. to Review Supplemental Information).
3. “Denial” (For Specific Reasons Stated).
4. “Other Discretionary Action” (TBD by Commission).

**Staff Recommendations / Conditions of Approval:**

1. **Permits Required:** All necessary Permits shall be obtained from the City of Dripping Springs prior to commencing work, including Demolition Permit (Vestibule + Garage); Building Permit (required) and Site Development Permit (if required). Confirm all Permit requirements with City Building Official & applicable Staff.
2. **Approval in Concept:**
  - a. **Permit Submittal Review.** All permit documents shall be reviewed by City Staff to verify consistency with this COA prior to issuance of Permits.
  - b. **Staff Monitoring & Assistance.** Exterior Rehabilitation & Garage Reconstruction: City Staff shall monitor the work in progress and provide assistance to Applicant re: historically appropriate implementation details & methods, ensuring consistency with the City of Dripping Springs Historic Preservation Program Implementation Manual.
  - c. **Final Inspection Required.** The work shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Occupancy.

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**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

#264 South College St.: (c.a. 1940) Roark-Foster Survey dated 10/31/14. Hays County TP #R18503.

**Historic District Contribution Status:** “Contributing.”

**Historic Resource Preservation Priority Rating:** “Medium.”

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**Project Overview: “264 S. College St. – Rehabilitation and Exterior Alterations to an Existing Dwelling. Demolition of a Non-Contributing Vestibule. Demolition and Reconstruction of a Garage.”**

See COA application, PowerPoint Presentation and Existing Photographs. This COA application and request is, in part, a “case after the fact” as portions of the proposed rehabilitation work under consideration have been partially initiated. See Findings of Fact above & photo documentation attached.

The Applicant’s goals, explanations, stated design intentions and construction approach(es) for the proposed scope of work are given as broad outline descriptions in the COA Application, as supported with indicative photos and information in the PowerPoint presentation submittal. From the information given, and in principle, Staff finds that they largely support and agree with the City Historic Preservation goals, guidelines and applicable regulations. However, monitoring and assistance is recommended to verify the completed work & details are consistent with the Historic Preservation Implementation Manual.

**Scope of Work Summary:** (w/Staff Recommendations)

**1. Rehabilitation and Exterior Alterations to Existing Dwelling:**

- **Exterior Walls:** Removal of existing Aluminum Siding. Refurbishment of exterior walls (structure, insulation, sheathing, weatherproofing etc.). Installation of new, horizontal 12” lapped Hardi-Plank to match period siding, with painted finish to match the historic color scheme.
  - **Staff Recommendations: Acceptable-** Maintain Historical Trim and Architectural Features of Historic Significance. Staff shall monitor and assist.
- **Windows:** Replacement with new high energy performance operable units, consistent in design and character with the original wood units.
  - **Staff Recommendations: Acceptable -** Maintain Pre-Existing Window Trim Details.
- **Roofing:** Replacement “in kind” with Asphalt Shingles.
  - **Staff Recommendations: Acceptable -** Match Pre-Existing Eaves, Overhangs & Details.
- **Colors:** Proposed Paint Palette (White Body + Green Trim).
  - **Staff Recommendations: Acceptable-** Maintain Historical Color Scheme.

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## **2. Demolition of a Non-Contributing Vestibule:**

- **Proposed Demolition:** Remove water-damaged vestibule connecting the house to garage. Install new entry door with Roof Hood, install horizontal 12” lapped Hardi-Plank to match period siding.
- **Staff Assessment & Recommendation: Acceptable-**
  - Vestibule does not date from the Period of Significance of the Historic Resource (original dwelling) and does not contain features or exhibit unique craftsmanship that contribute to the historic significance in its own right.
  - Its removal will not negatively affect the historic character of the property, which will be retained and preserved by the rehabilitation of the house and reconstruction of the garage.
  - Removal will restore the historic “detached Garage” building arrangement and restore original “through” pedestrian access and visibility from the front of the property to the rear, while promoting open views to its landscape setting and features.

## **3. Garage Demolition and Reconstruction:**

- **Proposed Demolition:** Remove and Salvage historically significant architectural wood trim elements and features @ roof gables (vertical siding w/ chamfer-cut details and profiled battens).
  - Demo existing water-damaged roof structure, retaining photographic record of roof pitch, overhangs and details. Reconstruct roof with new wood frame to code and replicate fundamental existing design features. Install new asphalt shingles to match the dwelling.
  - Demo existing structure failed & damaged CMU Walls and reconstruct with wood frame to code, with new horizontal 12” lapped Hardi-Plank to match new siding @ dwelling.
  - Demo existing failed & structurally damaged slab and reconstruct new foundation to code, raising the new finish floor by 8” to protect from water intrusion.
  - Reconstruct new sectional 8’x15’ overhead door, with overlay trim features to match look and feel of the existing (original underlay) double wood doors.
- **Staff Assessment & Recommendation: Acceptable w/ Conditions-**
  - Existing Garage is structurally compromised and suffers from chronic flooding.
  - Water damage & widespread component failures (slab, CMU walls, etc) are exhibited.
  - Rehabilitating the existing compromised conditions is infeasible and inadvisable.
  - Reconstruction shall maintain the existing Garage’s footprint, massing, form, rooflines and significant architectural features. Staff will monitor and assist these efforts.
  - New siding shall match the new siding on the dwelling, so as to harmonize with the historic materials, features size, scale and proportion of the property and its environment.
  - Reconstruction reverts to the original detached Garage arrangement & use, promoting the adaptive re-use of the property and facilitating the accommodation of modern vehicles.
  - Staff shall monitor the work and provide assistance to Applicant on historically appropriate details and methods consistent with the City of Dripping Springs Historic Preservation Program Implementation Manual (**Conditions of Approval #2a**).

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**Design Standards Consistency: “Hays Street Design and Development Standards”**

Based on the information submitted by the Applicant and, a scoping session on site with Applicant on 4/2/21, the proposed program and design direction appears to be consistent with applicable Standards (see review comments below). “Cautionary Approval with Conditions” (as detailed above) is recommended.

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

**Design Principles:** Consistent: “Protect Historic Neighborhood Scale & Character.” “Allow Small-scale Rehabilitation @ Existing Historic Dwellings.” “New Construction shall be compatible with surroundings.”

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

**Site Planning & Building Placement:** N/A- Existing Building Arrangement and Footprints unchanged.

**Parking Arrangement:** Consistent: “Residential Garages.”

**Building Footprint / Massing / Scale:** N/A- Existing Building Scale & Massing unchanged.

**Street Frontage / Articulation:** N/A: No change in Street Frontage / Façade Massing.

**Porches:** N/A. No change in Existing Porch forms.

**Roofs:** Consistent: New Roof to match Existing Roof (verify).

**Materials:** Consistent: Composition Shingles OK.

**Color Palette:** Consistent: OK Historic Color Palette maintained.

**Tree Preservation:** Consistent: All existing trees on site are being preserved.

**Landscape Features:** Consistent: Existing outbuildings and notable site features maintained.

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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.  
[Assist and Verify.](#)  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.  
[Assist and Verify.](#)  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.  
[Assist and Verify.](#)  Compliant  Non-Compliant  Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
Cumulative changes with acquired and contributing significance are recognized and respected.  
[Assist and Verify.](#)  Compliant  Non-Compliant  Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.  
[Assist and Verify.](#)  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.  
[Approach Acceptable; Verify.](#)  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.  
 N/A.  Compliant  Non-Compliant  Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**  
 Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.  
 Assist and Verify.  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.  
 Assist and Verify.  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.  
 Approach Complies; Verify.  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.  
 Complies.  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.  
 Approach Complies; Verify.  Compliant  Non-Compliant  Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “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 checked="" type="checkbox"/> No |
| <b>Façade Alterations facing Public Street or ROW?</b>     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| <b>Color Scheme Modifications?</b>                         | <input type="checkbox"/> Yes | <input checked="" 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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**#264 South College St. –Front of Property w/Exterior Rehabilitation Underway:**

**Photo- 3/14/21**

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#264 South College St. –Rear of Dwelling & Garage w/Rehabilitation Underway: Photo 3/14/21



#264 South College St. –Rear View of Property w/Site Work Underway: Photo 3/14/21

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