



OLD FITZHUGH ROAD HISTORIC DISTRICT SURVEY REPORT

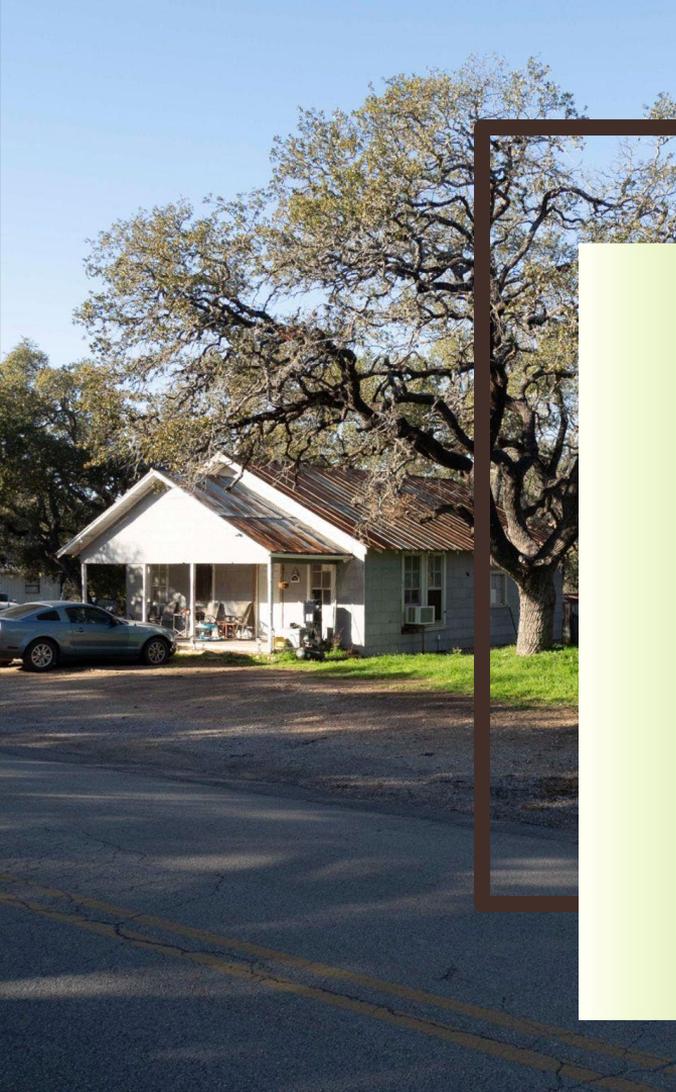
Rebecca Wallisch & Ellis Mumford-Russell
Post Oak Preservation Solutions



Post Oak Preservation Solutions (POPS) ABOUT US

- Texas based consulting firm with offices in San Antonio, Austin, El Paso, and Kansas City, Missouri
- Expertise in Historic Resources Surveys, National Register Nominations, Design Standards and Preservation Ordinances, Historic Tax Credits, and Preservation Consulting





Outline of Today's Presentation

- Project Overview
- Review of Previous Surveys
- What is a historic district?
- Review of Current Historic Designation
- Survey Results: Old Fitzhugh Road
- Recommendations: Old Fitzhugh Road
- Recommended Future Work





Project Overview

- POPS was hired to re-survey the Old Fitzhugh Road Historic District, which the City of Dripping Springs designated as a local historic district in 2015.
- Our primary goals for Old Fitzhugh Road were to:
 - Document demolitions, alterations, and infill since 2014 and 1988 surveys
 - Provide a comprehensive historic context
 - Provide City/HPC with current conditions and recommendations for moving forward





Project Overview

- POPS was also hired to provide high-level recommendations for the City's preservation-related ordinances and design guidelines as well as the Mercer Street Historic District and Hays Street Historic District.
- Our primary goals for these recommendations were to:
 - Analyze ordinances and design guidelines for efficacy and ease of use
 - Broadly document current conditions of the Mercer Street and Hays Street historic districts
 - Provide City/HPC with recommendations for moving forward



Project Overview

Pre-Survey Preparation

- ❖ Background research
- ❖ Review previous survey efforts

Field Survey

- ❖ Local research
- ❖ Photograph/document properties
- ❖ Assess potential for NRHP district based on current conditions
- ❖ Assign preservation priority ratings for Old Fitzhugh Road

Survey Report and Recommendations

- ❖ Analyze data
- ❖ Compile survey forms/report
- ❖ Submit findings and draft report



OLD FITZHUGH ROAD HISTORIC DISTRICT PROJECT TIMELINE

JANUARY 2024

Field Survey & Initial Research

FEBRUARY 2024

Submitted Draft 1 of General Preservation Recommendations

MARCH 2024

Submitted Draft 1 of Survey & Final Draft of General Preservation Recommendations

MAY 2024

Present findings to Dripping Springs HPC

MAY 2024

Submit Final Draft of Survey

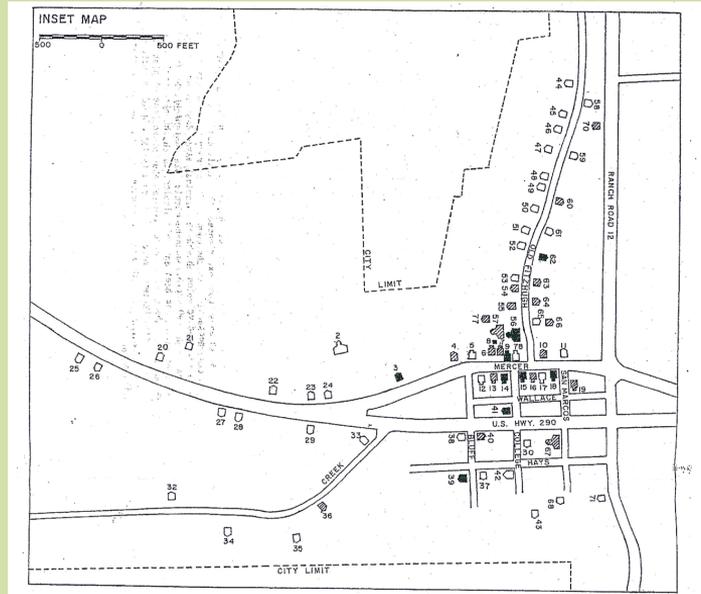


Brief Review of Previous Surveys



Dripping Springs Historic Resources Survey

- Conducted in 1988
- Surveyed pre-1945 buildings
- Centered around the Mercer Street commercial core, Old Fitzhugh Road, and the Hays Street neighborhood
- Assigned high, medium, and low preservation priority ratings



Old Fitzhugh Road Survey - Roark 2014

- Conducted in 2014
- Surveyed pre-1970 buildings
- Focused on Old Fitzhugh Road between Mercer Street and RR12
- Evaluated 36 historic-age buildings, 15 of which were not previously evaluated in the 1988 survey
- Assigned high, medium, and low preservation priority ratings



Hays Street Survey

- High-level windshield survey conducted in 2014
- Centered around the Hays Street neighborhood and adjacent Creek Road
- Identified 17 resources that would likely contribute to a National Register Historic District



What is a Historic District?

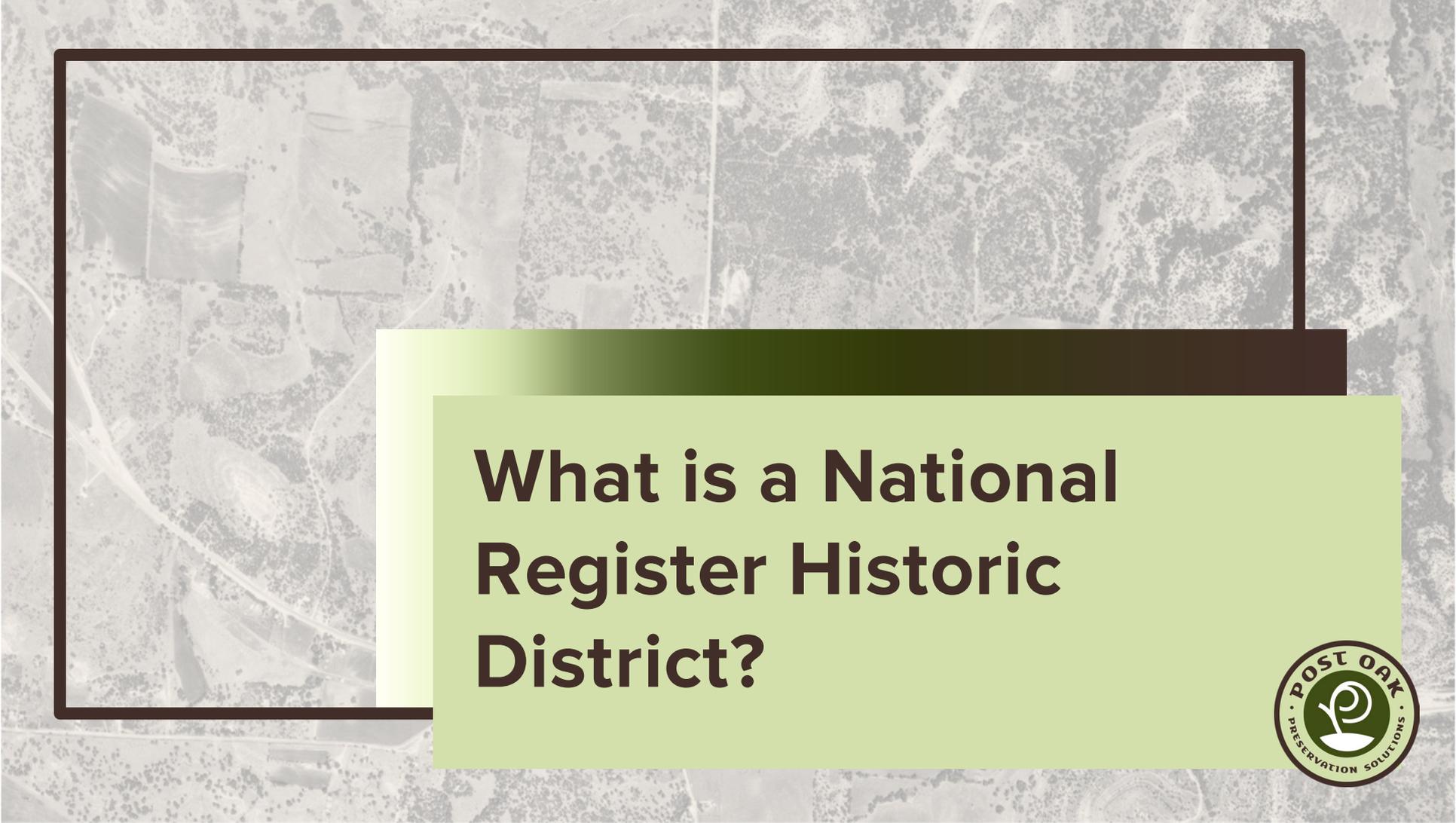


What is a Historic District?

A concentration of resources (buildings, structures, and objects) that are related to one another historically or architecturally.

- While individual buildings tell a specific and unique story, when considered collectively (i.e. as a district) they convey a more comprehensive understanding of the the shared heritage and significance of a community or place.
- A grouping of resources that have been listed on the **National Register of Historic Places** and/or designated as a **Local Historic District**.





What is a National Register Historic District?



National Register of Historic Places (NRHP)

- Federal program administered by National Park Service
- National recognition of the property or district's historical or architectural significance
- May provide grants or tax credit incentives for rehabilitation projects
- Properties or districts receive extra consideration for federal projects, like highway construction or infrastructure projects
- Encourages preservation of historic properties
- Imposes NO restrictions on property owners



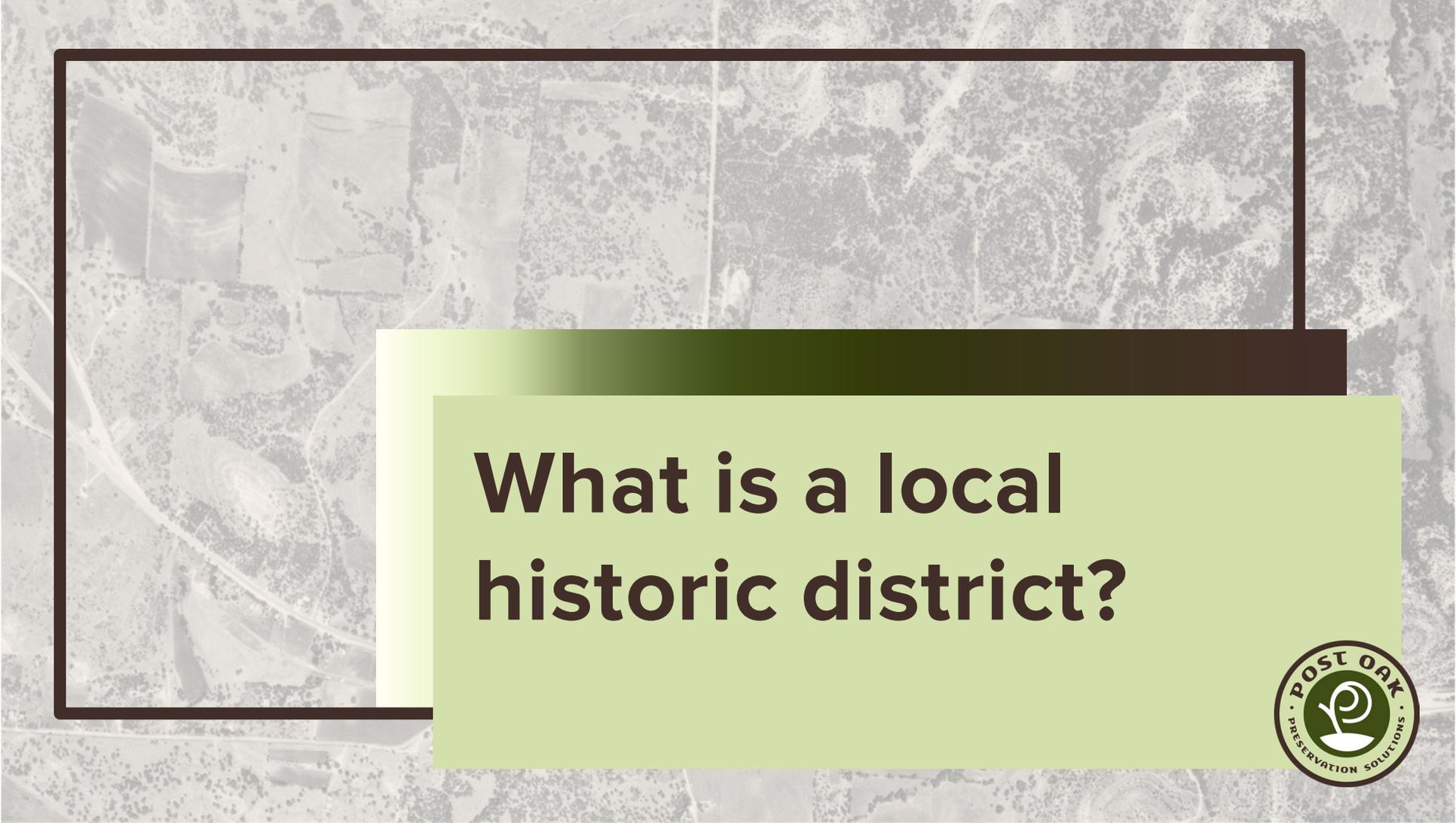
Contributing Resource:

- Resource that adds to historic associations, architectural qualities, or archeological values that make the district significant
- Retains integrity, or enough historical features to convey its significance

Non-contributing Resource:

- Less than 50 years old
- Significantly altered, no longer conveys historic integrity
- Not associated with a historic theme or time period





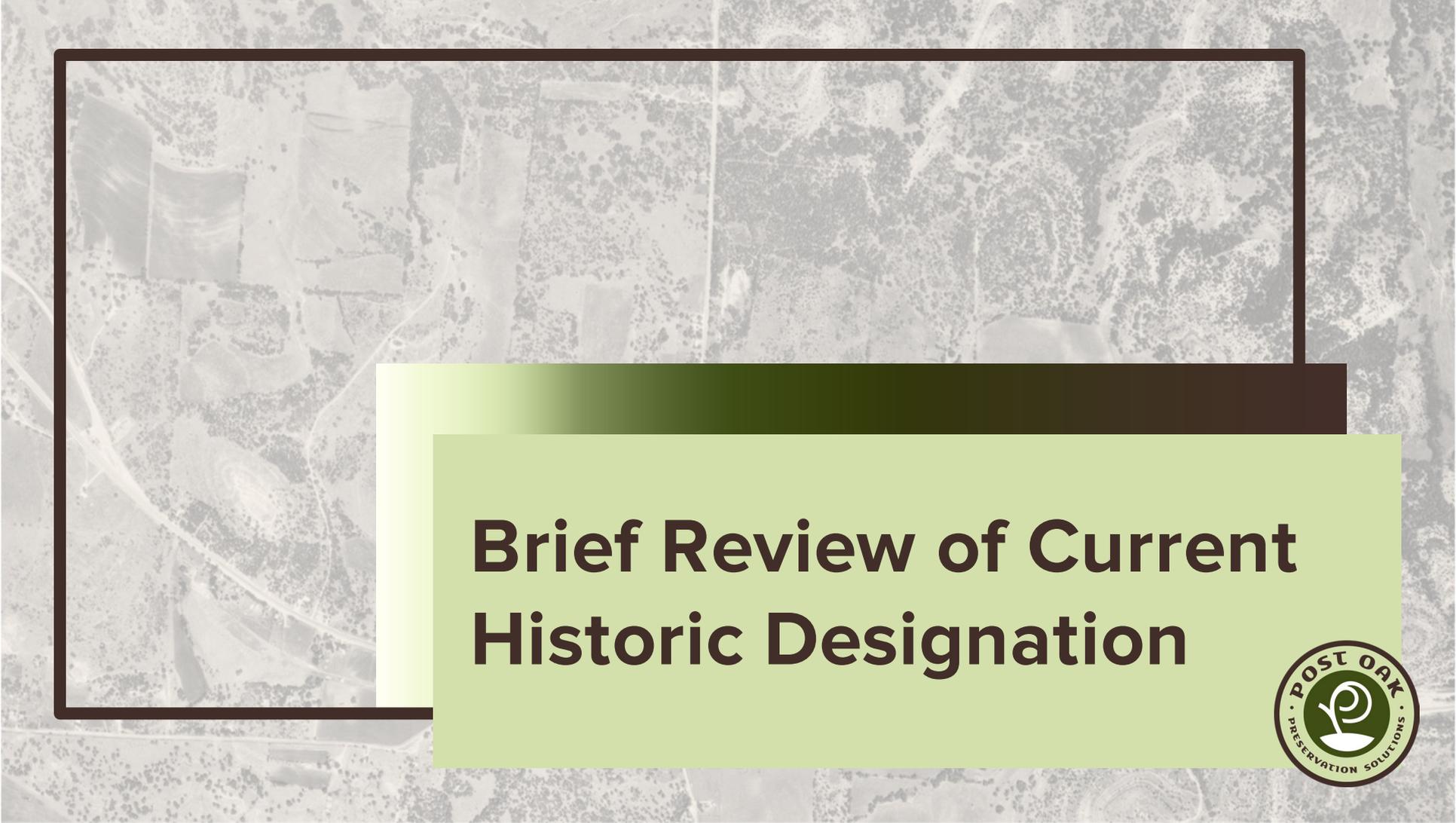
**What is a local
historic district?**



Local Historic Preservation Ordinance

- Allows the City, with public input, to create historic preservation guidelines to preserve the unique history and culture of Dripping Springs
- Establishes criteria for local designation
- Establishes the authority of a review body tasked with protecting buildings from destruction or insensitive rehabilitation
 - In Dripping Springs this is the Historic Preservation Commission [HPC]
 - As the review authority, the HPC acts as the stewards of Dripping Springs' historic resources
- Outlines procedures and standards for reviewing alterations and demolitions within the local historic district boundary





Brief Review of Current Historic Designation



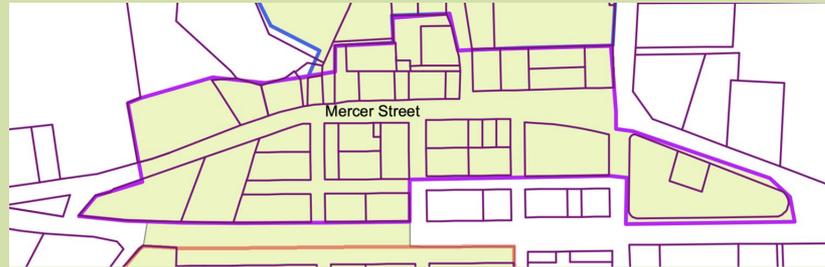
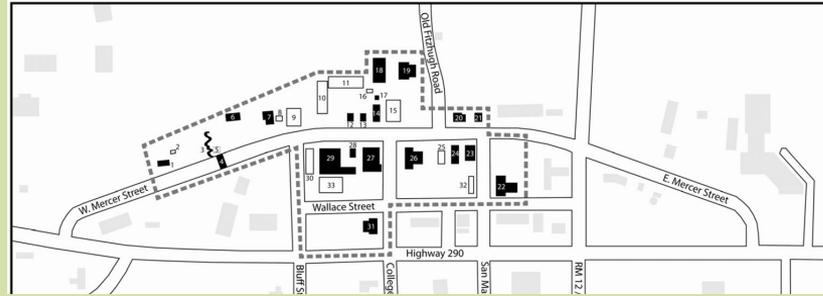
Mercer Street Historic District

Listed in the National Register of Historic Places in 2013

- Period of Significance: 1872-1941
- Areas of Significance: Community Planning and Development & Architecture
- 33 resources (21 contributing)

Local Historic District Created in 2007

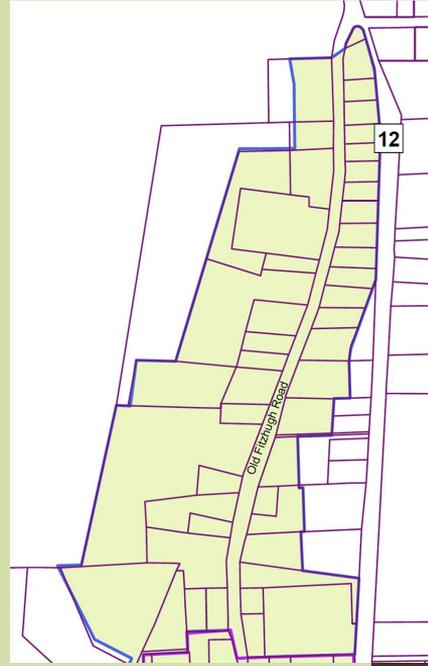
- Larger boundaries than the National Register district
- Existing design guidelines were also adopted at this time



Old Fitzhugh Road Historic District

Local Historic District Created in 2015

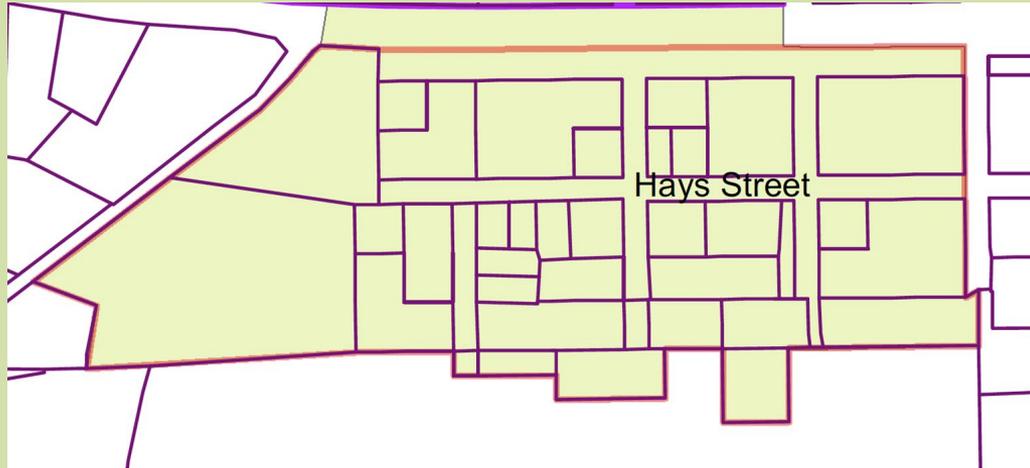
- Followed recommendations from 2014 survey
- Current historic preservation overlay for the Old Fitzhugh Road Historic District, Mercer Street Historic District, and Hays Street Historic District was adopted at this time
- Dripping Springs Historic Districts Vision Statements were also adopted at this time

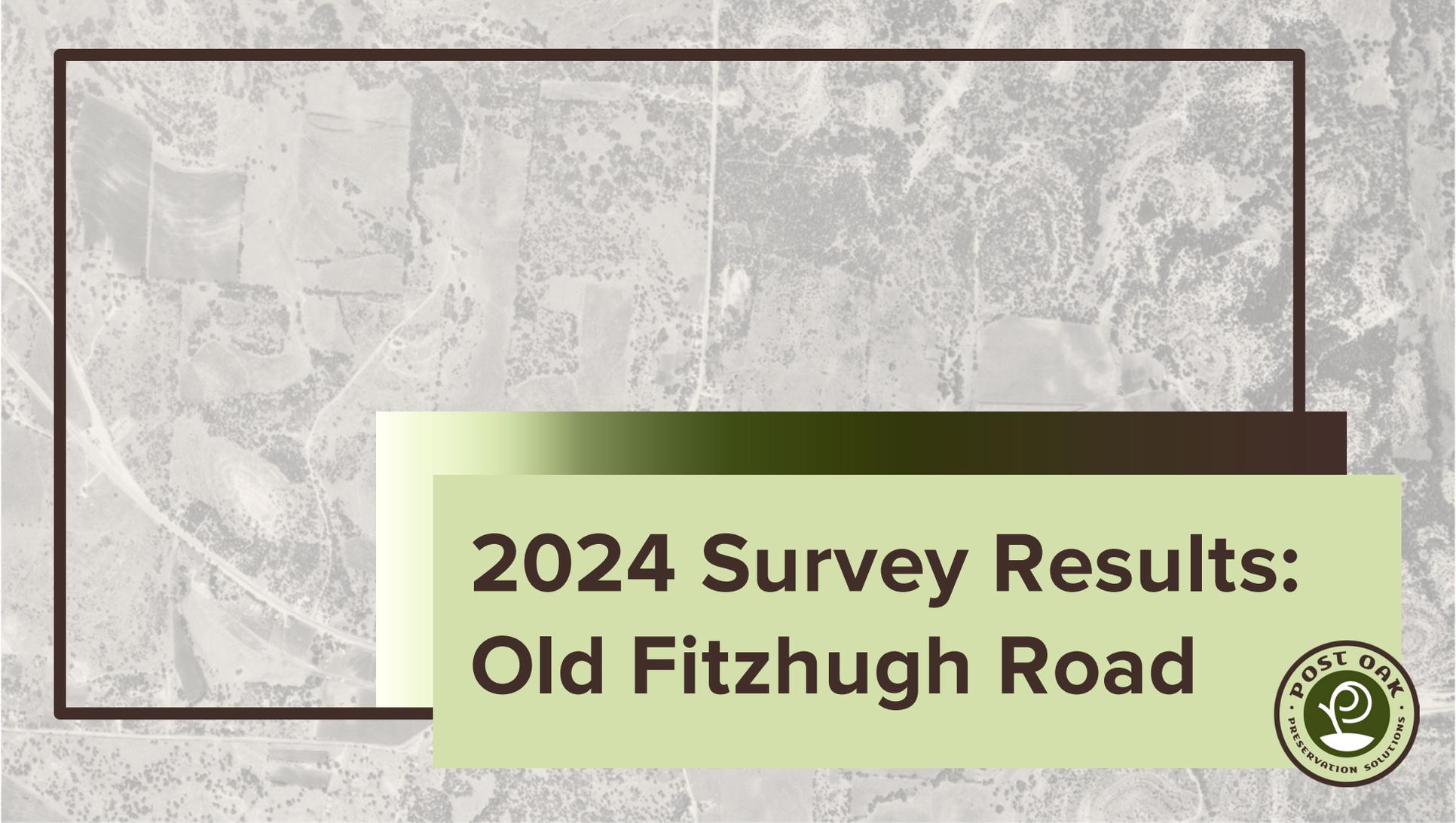


Hays Street Historic District

Local Historic District Created in 2015

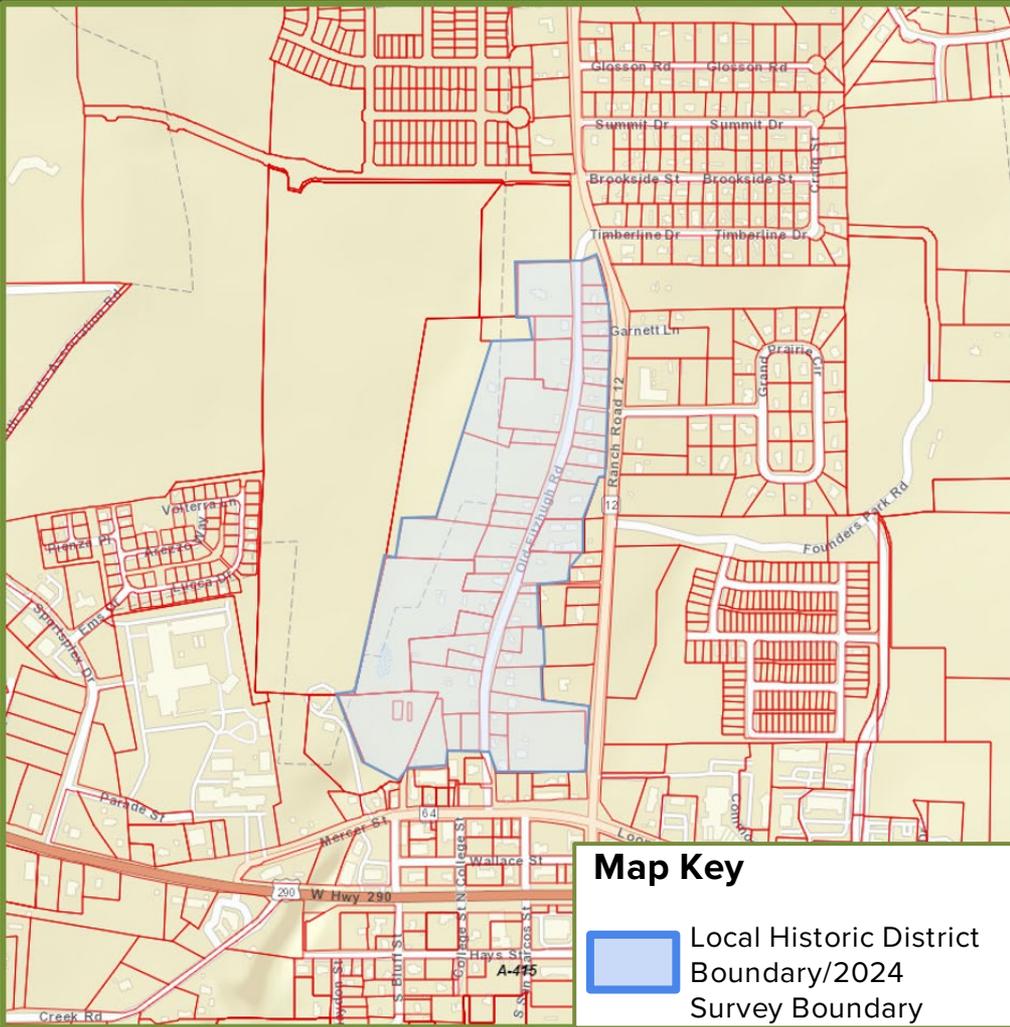
- Boundaries follow recommendations from 2014 survey





2024 Survey Results: Old Fitzhugh Road





Survey Area:

Boundaries of the Old
Fitzhugh Road Historic
District

Map Key

-  Local Historic District
Boundary/2024
Survey Boundary



NRHP Eligibility

- Evaluation of resources indicates that the district no longer retains a high enough concentration of historically significant resources that would qualify it for listing on the NRHP as an historic district
- Rather than evaluating resources based on contributing and non-contributing criteria, Post Oak assigned high, medium, and low preservation priority ratings to resources within the district to remain consistent with previous survey efforts
 - High preservation priority resources would likely be contributing resources in an NRHD
 - Medium preservation priority resources *may* be contributing resources in an NRHD
 - Low preservation priority resources would likely be non-contributing resources in an NRHD



Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,

Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,

Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,

Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,

Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form, architectural style, or plan-type; AND,

Preservation Priority Ratings



High Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form, architectural style, or plan-type; AND,
- Retain good to excellent historic integrity, including historic materials, character-defining features, and physical context of the resource and/or landscape.

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form,
- architectural style, or plan-type; AND,

Preservation Priority Ratings



Medium Preservation Priority

- Constructed or moved during the period of significance (1881-1970); AND,
- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form,
 - architectural style, or plan-type; AND,
 - Retain only fair historic integrity due to moderate alterations or deterioration of the resource and/or landscape.

Preservation Priority Ratings



Low Preservation Priority

- Either constructed outside the period of significance (1881-1970), or were those constructed during the period of significance; AND,

Preservation Priority Ratings



Low Preservation Priority

- Either constructed outside the period of significance (1881-1970), or were those constructed during the period of significance; AND,
- Retain little to no historic integrity due to significant alterations or deterioration of the resource and/or landscape; OR,

Preservation Priority Ratings



Low Preservation Priority

- Either constructed outside the period of significance (1881-1970), or were those constructed during the period of significance; AND,
- Retain little to no historic integrity due to significant alterations or deterioration of the resource and/or landscape; OR,
- Were moved to their current location outside the period of significance; OR,

Preservation Priority Ratings



Low Preservation Priority

- Either constructed outside the period of significance (1881-1970), or were those constructed during the period of significance; AND,
- Retain little to no historic integrity due to significant alterations or deterioration of the resource and/or landscape; OR,
- Were moved to their current location outside the period of significance; OR,
- Were demolished.

NRHP Eligibility

- Two properties within the district may have the potential to be individually eligible for NRHP listing



Resource 27A - McClendon/
Horner House



Resource 31A - McClendon House/
Telephone Exchange



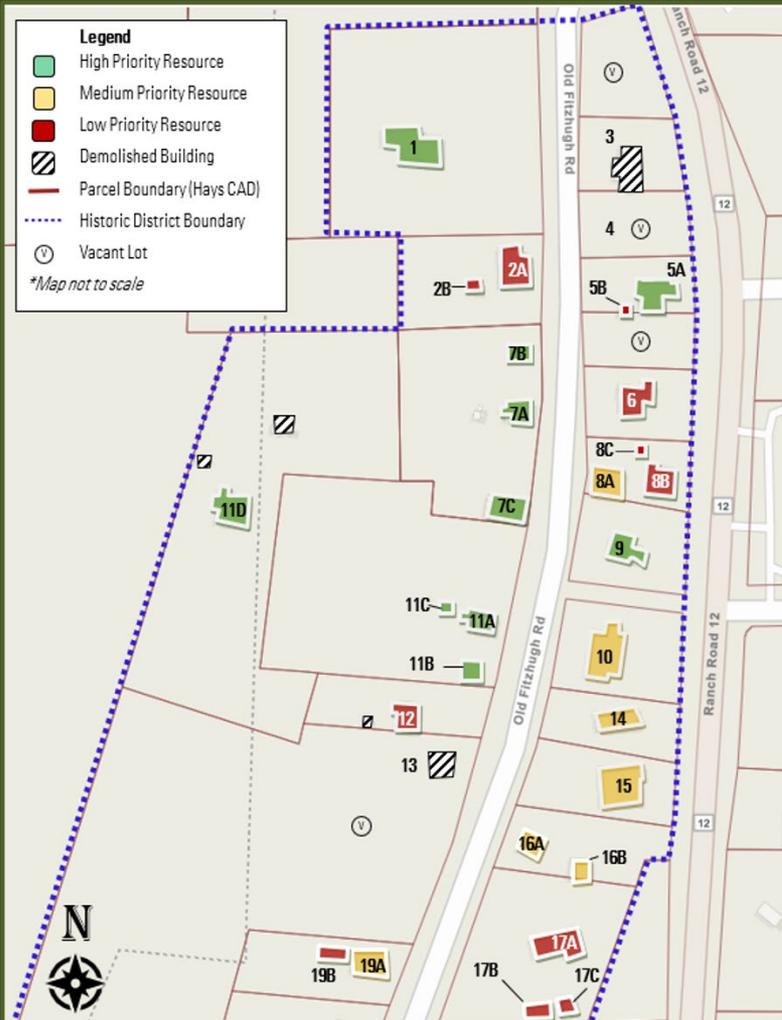
Survey Results

TABLE 2. HIGH, MEDIUM, AND LOW PRESERVATION PRIORITY RESOURCES

PRIORITY TYPE	NUMBER OF RESOURCES	PERCENTAGE OF RESOURCES
High	33	40%
Medium	8	10%
Low	41	50%
TOTAL	82	100%



Survey Results



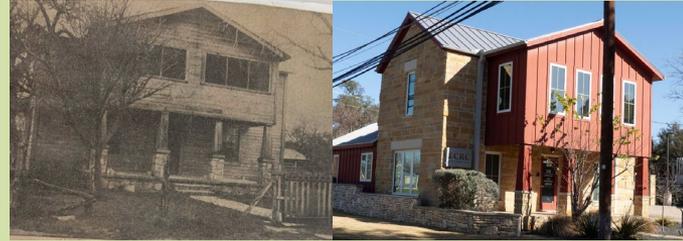
Alterations

- Many resources have experienced alterations over time
- Most common alterations include replacement doors & windows, replacement siding, modified porches, and additions
- Most significant alterations affecting integrity occur on former single-family houses converted to commercial use



Demolitions

- The 2014 survey identified 3 buildings previously documented in 1988 that had been demolished
- Since the 2014 survey, several additional buildings have been demolished, including:
 - 3 non-historic buildings
 - 2 historic-age buildings
 - multiple historic age outbuildings



New Construction

- New commercial buildings have been constructed near Mercer Street
- Modern residential infill along Old Fitzhugh Road has been fairly minimal



2024 Inventory Table

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #1 - 775 OLD FITZHUGH							
Ca. 1970 Davidson House 30.200535, -98.088359	RT110501 1 (Roark)	Domestic/ Single dwelling Ranch	 Library files undated		Unnamed source in DS library files states that the original 1954 house burned in 1969 and was rebuilt in 1970. Roark states 1965, CAD lists 1976 with 2008 carport. Property originally belonged to the Stephenson family. Purchased by Nelson W. and Doris Breed Davidson (1952-1980), sold to the Kroll family in the 1980s.	Non-historic roof; c. 2008 carport addition on the west elevation.	N/A (HHM) Medium (Roark) High (POPS)
RESOURCE #2A - 750 OLD FITZHUGH RD							
Ca. 1960 Mulhollen House 30.200084, -98.087956	R17904 2 (Roark)	Commerce/Business Ranch	 Library files undated		Early property owners include T.L. Maxey (1940s), <u>Mave!</u> Herwig (late 1950s), Jesse Langston, and D.R. Mulhollen (1960-1992). Unnamed source in DS library files states Mulhollen House built in the late 1950s. Waits and Roark give a construction date of 1960, when D.R. Mulhollen purchased the property.	Non-historic roof; c. 2007 rear porch; c. 2016 siding; c. 2016 windows; c. 2016 entry doors; c. 2016 altered garage.	N/A (HHM) Low (Roark) Low (POPS)
RESOURCE #2B - 750 OLD FITZHUGH RD							
Ca. 2021	R17904 N/A	Commerce/ Secondary structure No style	 2023 Google Earth		N/A – Not historic-age	Not historic-age; no alterations noted.	N/A Low (POPS) – Not historic-age



2024 Inventory Forms



HISTORIC RESOURCE INVENTORY FORM

RESOURCE #31A

Old Fitzhugh Road Historic District
Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 250 Old Fitzhugh Road
CITY/TOWN Dripping Springs
COUNTY Hays **STATE** TX
HISTORIC NAME W.S. McClendon House and Telephone Exchange

CURRENT NAME n/a

LAT 30.195130 **LONG** -98.088955

PARCEL# R121424

LEGAL DESCRIPTION CANNON ESTATES WEST, Lot 7B, ACRES 0.888

OWNER NAME Haydon, Charles W & Sherry E

OWNER ADDRESS 601 Gatlin Creek Rd
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling



ARCHITECTURAL INFORMATION

CATEGORY Building Site Structure Object **ACREAGE** 0.888

ARCHITECTURAL STYLE(S) Folk Victorian

NO. OF STORIES 1

ROOF TYPE Cross gable

WALL CLADDING Wood clapboard

WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 2/2

FRONT PORCH TYPE/PLACEMENT Extends across south 2/3 of west (primary) elevation with a hipped roof, turned wood columns, wood railings, and a wood deck.

CHARACTER-DEFINING FEATURES Brick chimney on the south elevation, turned wood porch columns, partial-width inset front porch, angled exterior at projecting front gable purpose-built to house the telephone switchboard.

LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A wood picket fence surrounds the house on the west, north, and south elevations. A circular gravel drive wraps around a grassy landscaping bed between OFR and the picket fence. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES No Yes Shed near the northeast corner of the main building, shed near the east side of the parcel

OLD FITZHUGH ROAD HISTORIC DISTRICT | RESOURCE #31A

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1900 **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED No Yes, Date

HISTORIC CONTEXT W. S. "Samp" McClendon home built 1912 with a unique angled room in projecting front gable to house telephone switchboard. The only L-plan dwelling remaining in the city (per HHM). Restored in 1995 by Charlie Haydon.

PRIORITY ASSESSMENT

PRIORITY High Medium Low

INTEGRITY Location Setting Design Materials Workmanship Feeling Association Not historic-age

ALTERATIONS C. 2003, east elevation addition; non-historic windows; non-historic front door.

NOTES Potentially individually eligible for the NRHP due to its association with early twentieth century development of telecommunications in Dripping Springs.

ENDANGERED No Yes

LOCATION MAP



Google Earth 2023





Recommendations: Old Fitzhugh Road



Update Preservation Ordinances and Design Guidelines

- Existing Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties were adopted in 2007
- Dripping Springs Historic Districts Vision Statements were adopted in 2015
- Revisit these documents to examine what is working or what might need adjustment, especially as development needs change
- Documents could also be updated to make them more user-friendly



Historic Preservation Commission Trainings

- It can be beneficial for Historic Preservation Commissions to attend occasional commission trainings, especially as they gain new members or adopt new ordinances and guidelines
- Trainings educate commission members on regulatory procedures and best practices for the stewardship of historic resources
- The National Alliance of Preservation Commissions offers a training program, and Post Oak can provide training services as well



Perform Additional Surveys

Heritage Tree Survey

- Mature trees are a major character-defining feature of the Old Fitzhugh Road district
- Consider consulting with a heritage tree professional to conduct an official survey of trees in the district, including those outside the ROW
- A heritage tree survey could be especially helpful as the City considers major infrastructure projects in the area

Archaeological Survey

- Deposits and other archeological resources are likely in the Old Fitzhugh Road district given the settlement and land use patterns
- An archaeological survey could yield additional information about the history and development patterns of the district



Recommended Future Work



**Based on Analysis & Conversations with City, Post Oak
Recommends the following standing structure historic
preservation future work:**

1. Resurvey Hays Street Historic District
2. Resurvey Mercer Street Historic District
3. Update & Revise Historic Preservation Program
Implementation Manual



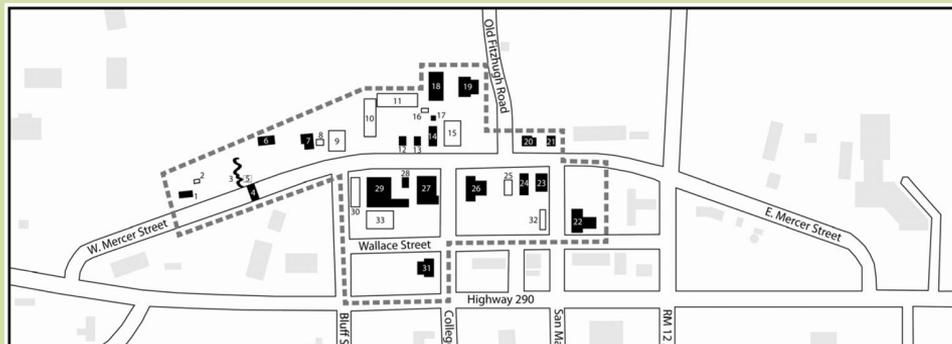
Hays Street Historic District Resurvey

Scope of Work	Fee Estimate
Retainer	\$1,625
Completion of Survey Fieldwork	\$3,250
Submit HRSR Draft 1 to City for comments	\$6,500
Revise & Finalize HRSR	\$3,250
Total	\$14,625



Mercer Street Historic District

- Most intact historic district in Dripping Springs
- NRHD boundary is concentrated to contain a majority of contributing resources
- LHD boundary extends beyond the NRHD boundary and includes the majority of the commercial district footprint that historically existed
- LHD boundary could potentially be extended to include the area bordered by Wallace Street, US-290, Ranch Road 12, and College Street



Mercer Street Historic District Resurvey

Scope of Work	Fee Estimate
Retainer	\$1,625
Completion of Survey Fieldwork	\$3,250
Submit HRSR Draft 1 to City for comments	\$6,500
Revise & Finalize HRSR	\$3,250
Total	\$14,625



Update & Revise Historic Preservation Program Implementation Manual

- Revisit and update documents
 - Audit the review process
 - What elements of the process are the most successful?
 - Are there particular steps of the process that are consistently difficult to navigate?
 - Analyze past cases
 - Which cases have been the most successful?
 - Which have been the most challenging?
 - Are there overlapping elements that suggest why cases are successful or challenging?



Update & Revise Historic Preservation Program Implementation Manual

- Combine and reorganize the Design Guidelines and Vision Statements to create a more user-friendly document
- Create one document with standalone chapters that can be referenced as needed
- Attach appendices to provide further in-depth information without overwhelming the main chapters
- Include graphics and photographs throughout to create a more visual and easily digestible document



Update & Revise Historic Preservation Program Implementation Manual

Scope of Work	Fee Estimate
In-depth document & program audit	\$2,500
Stakeholder Meetings	\$3,750
Draft 1 (text only)	\$6,900
Draft 2 (illustrated)	\$4,400
Final Draft	\$4,000
Total	\$21,500
ADD. OPTION: Public Meetings	\$1,500 per meeting
ADD. OPTION: Commission Training	\$1,750



Questions?

