



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **January 8, 2026**

Project: **602 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Andrea and Ryan Hunt**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial (new office space)**

Submittals: ☒ Current Photograph ☒ Concept Plan ☒ Exterior Elevations
☒ Color & Materials Samples ☐ Sign Permit Application

The following review has been conducted by 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:

The applicant intends to construct a new tenant occupied office building next to an existing office building on site, add parking on site, and construct walkways and a sidewalk.

Review Summary, General Findings: **"Approval with Conditions"**

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ N/A

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Staff Recommendations / Conditions of Approval:

The submitted renderings and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District. The COA approval is conditional upon the tree preservation measures outlined below:

Conditions of approval:

1. Root invigoration for the heritage tree impacted by the new building (Tree #10 in COA submittal package, Attachment 1) must be completed prior to the start of construction activities.
2. Apply semi-annual, phosphate-free fertilization for two years to maintain adequate nutrient levels and promote recovery.
3. All pruning shall be performed by a Certified Arborist.
4. Provide consistent supplemental watering during construction equivalent to 2 inches of rainfall every three weeks or as additional watering as needed during summer months to maintain proper soil moisture.
5. Submit Certified Arborist health reports at the end of Year 1 and Year 2 documenting Tree #10, 8, and 9's condition and any recommended follow-up treatments (or replacement if needed).

Case History / Findings of Fact:

The property at 602 Old Fitzhugh Rd is currently occupied by a small one-story bungalow, built ca. 1940 and relocated to the site ca.1960, which is currently being used for office space. The applicant has requested a Certificate of Appropriateness to construct a new building housing a one-story office building, as well as a parking lot, walkways, and sidewalk.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

602 Old Fitzhugh Historic Resource Preservation Priority Rating: "High"

Project Overview:

This scope of this project includes:

- New Construction of a one story 1,732 SF Office building and parking on site.
- Reconfiguration of existing parking and addition of 8 new parking spaces including 1 ADA space, using pervious materials
- Addition of 8 ft sidewalk along Old Fitzhugh Rd

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- Addition of front and rear walkways

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Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”

Character/Vision: “Historic Small Farmsteads; Eclectic Revitalization – new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” – The new building complements scale and character of the adjacent properties and is compatible with its surroundings.

Preferred Uses: “Residential/Commercial” – This project fronts both OFR and Ranch Road 12. The primary façade facing OFR has a residential character similar to the surrounding buildings, although it is a commercial office use.

Site Planning & Building Placement: The building is set back from OFR, in keeping with the existing building on site, and overall character of the neighborhood. Applicant has made an effort to site building and parking within existing trees, to minimize the overall impact to trees located on site whenever possible. Anticipated impacts to trees have been reviewed by the City’s Design Review Committee (DRC) (see Attachment 1 and 2), and approved subject to tree preservation measures listed under the “Conditions of Approval” section of this COA.

Parking Arrangement: “Onsite Lots @ Rear of Property” – The parking will be situated to the south (side) and east (rear) of the property. This configuration allows the building to have a generous setback along OFR, while also aiming to respect existing heritage trees onsite.

Building Footprint / Massing / Scale: The new, one-story building is 1,732 sf and has a context-sensitive residential bungalow style that is compatible with the massing and scaling of existing buildings in the neighborhood.

Street Frontage / Articulation: “45’ max, 60’ max at RR 12;” – The building is 35’-0” wide, respecting maximum street frontage requirements.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” – The porch fronting OFR spans 25’-0”, which is approximately 71% of the building’s frontage.

Roofs: “Approved 30-year composition shingles” – The building will have a grey composition shingle roof, similar to what is installed on the existing building on site.

Materials: “Native stone or wood on all walls, and wood porch structures and trims” – The building will have painted Hardie plank and board and batten siding on all walls, as well as native limestone elements for the landscape planting bed along the base of the front porch. The front porch will also feature black

painted wrought iron columns and exposed rafter tails along the roof, mimicking elements of the front porch and façade of the existing building on site.

Color Palette: “Full range of hues allowed” – The proposed design features a neutral color palette for the body of the building, with a burgundy accent color for the front door. This context-sensitive design ties in with the eclectic use of color in the neighborhood, also complementing the color palette of the existing bungalow on site.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 18 ft¹” –As previously mentioned, the applicant has made an effort to site the new building and parking within existing trees, to minimize the overall impact to trees located on site whenever possible. Although the new building will impact the Critical Root Zone (CRZ) of a 21 foot Live Oak Heritage tree (tree #10), based on arborist review of plans, the tree is likely to survive with the treatment and care recommendations included in the arborist report for the property. Therefore, the DRC has approved the proposed impacts to the tree’s CRZ based on the conditions of approval listed in this COA and Attachment 2, which include: submitting Certified Arborist health reports at the end of Year 1 and Year 2 documenting Tree #10 and any recommended follow-up treatments. Based on the Historic District requirement of replacing trees over 8 ft, staff also recommends adding trees # 8 (17 foot Live Oak), and #9’s condition (16 foot Live Oak), in the annual status reports, as these trees are close to the updated 18 ft threshold for Heritage Trees, and will sustain impacts to their CRZ’s, which may require their replacement per the Historic District Ordinance, in the event that they do not survive.

One dying Chinaberry (hackberry) tree (#7), which is an invasive species and thus not protected by the City of Dripping Springs, will be removed from the site.

Landscape Features: N/A

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.
- ☒ 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:**

¹ Updated Landscaping and Tree Preservation ordinance requires the preservation of all Heritage trees over 18 ft.

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

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- (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:

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, AICP, City of Dripping Springs

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602 Old Fitzhugh Rd: “Current Condition, view from OFR”. Images from Google Maps, 2025.



602 Old Fitzhugh Rd: “Current Condition, view from Ranch Road 12”. Images from Google Maps, 2025.

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