



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **August 28, 2023**

Project: **801 Old Fitzhugh Road, Dripping Springs, TX 78620**

Applicant: **Elsa Ariaga**

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

Base Zoning: **LR**

Proposed Use: **Residential**

Submittals:  Current Photograph  Concept Plan (NA)  Exterior Elevations (N/A)  
 Color & Materials Samples

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:

**Construction of a storage shed in the backyard of the property located at 801 Old Fitzhugh Road in the Old Fitzhugh Rd. Historic District.**

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

General Compliance Determination-  Compliant  Non-Compliant  N/A

### Staff Recommendations / Conditions of Approval:

1. **Approval with Inspection Required:** The color and shed location shall be inspected by City Staff to verify conformance with this COA.

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

2. **Approval:** The applicant will have the ability to remove the shed from the property and keep it within their possession should they no longer wish to reside at 801 Old Fitzhugh Road.

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

**Historic Resource Background /Survey Information:**

**801 Old Fitzhugh Road**

**Historic District Contribution Status:** Homestead is “Contributing”. The proposed shed is “Non-Contributing”.

**Historic Resource “Priority Rating:”** The home is “Medium” while the shed is “Low”.

**Project Overview: 801 Old Fitzhugh Road Storage Shed Addition**

The applicant is requesting approval to add a storage shed at the rear end of the property.

Although it is not entirely clear the exact location of where the shed will be, it is not easily visible from the street. Therefore, making the shed a “Non-Contributing” resource and will not have a negative impact on the overall look and feel of the Old Fitzhugh Road Historic District.

If approved, they are also asking to have the ability to take the shed with them should they not renew their lease.

\* \* \*

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

**Character/Vision:** Consistent with “Historic Small Farmsteads” and “Eclectic Revitalization – New/Old”  
- The applicant is adding a small new structure (shed) in the backyard to supplement the utilization of the existing homestead.

**Design Principles:** “Promotes rustic feel of OFR with gardens at the rear of the property” – The addition of a shed in the backyard is utilized as a tool to promote cleanliness and maintenance of the homestead.

**Preferred Uses:** Residential

**Site Planning & Building Placement:** The shed must be placed outside the 10-foot rear setback and the 5-foot side setback.

**Parking Arrangement:** N/A

**Building Footprint / Massing / Scale:** 10ft x 11ft

---

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

**Street Frontage / Articulation:** N/A

**Porches:** N/A

**Roofs:** N/A

**Materials:** Wood and siding.

**Color Palette:** The shed will be white.

**Tree Preservation:** N/A

**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:**  
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

---

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

- (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 the 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**

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

- Building Footprint Expansion/Reduction?**     Yes     No
- Façade Alterations facing Public Street or ROW?**     Yes     No
- Color Scheme Modifications?**     Yes     No
- Substantive/Harmful Revisions to Historic District?**     Yes     No

\* \* \*

Please contact (512) 858 - 4725 if you have any questions regarding this review.

By: **Warlan Rivera**



**801 OFR: Current Condition.** Image from Google Maps, March 2022.

---

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