



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 5, 2023**

Project: **216 Bluff St, Dripping Springs, TX 78620**

Applicant: **Colt Clements**

Historic District: **Hays Street Historic District**

Base Zoning: **SF-4: Single-Family Duplex**

Proposed Use: **Residential**

Submittals: Current Photograph Concept Plan Exterior Elevations
 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:

Construct a new single-family house.

Review Summary, General Findings: **"Approval with Condition Recommended"**

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

1. **Approval with conditions** - The paint color shall match the district's "muted, rustic earth tone hues" guidelines

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Case History / Findings of Fact:

The parcel under consideration at the address 216 N Bluff Street is located within the Mercer Street National Register District, but does not contain a contributing structure.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

216 N Bluff Street

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: 216 N Bluff Street New Single Family House

The applicant is requesting a COA to construct a 4,159 square foot single-story, single family house with an ~86’ long by 18’ wide driveway, an ~30’ long by 4’ wide walkway, and a pool in the backyard (dimensions not provided.) The overall floor plan is an H-shape. The roof contains both cross-gables and a hip with a 10:12 pitch.

The covered entry to the house will face Mercer Street and measures 32’-4”, or 42% of the front facade. The covered porch will be supported by 1’ x 1’ columns . The facade covered by the porch will feature French doors, one set of two single-hung Anderson 100 windows with a divided lite, and one stand-alone window. Beyond the porch, the front facade will feature two projected walls each with a set of French doors, an awning, and a small window. The portion of the roof that faces Bluff Street will feature three dormers, each featuring a small window and a 10:12 pitch gable.

The right elevation features five windows and a projection for the master bathroom. The projection’s gable pitch is 8:12, matching the pitch of the left facade gable. The left elevation features four windows, two of which match the front facade’s small windows and one set of two that matched the front porch’s paired set. This elevation also features a side entry with a half-lite door. The side porch will be 9’6” by 3’4” and is to be covered.

The rear elevation is similar to the front elevation in that the covered porch is framed by two projections and the roofline features three dormers. Access to the rear porch is granted by a set of sliding doors, or by French doors on both of the projections.

The proposed exterior material for the home is a mix of horizontal siding and vertical board and batten. The larger windows will be single-hung Anderson 100 with divided lites that are to be determined. The

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Anderson 100 window series is made of Fibrex, which is a composite material made of wood fiber and plastic. The smaller windows will be inoperable versions of the Anderson 100s. All of the windows are identified as black. The primary color of the proposed building is Urban Bronze, a dark gray, with black trim on the doors and windows, and a walnut stain on the posts and porch soffit. The roof will be comprised of black asphalt shingles. The awnings over the front facade projections will be a standing-seam black metal.

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Design Standards Consistency: “Mercer Street Design and Development Standards”

Character/Vision: “Preserve Historic Resources- Rehab & Adaptive Re-Use”- N/A

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The new construction is generally keeping with the design principles of the District. The complexity of the roof does not match general standard of roof styles.

Preferred Uses: “Pedestrian-Oriented” - The house is consistent with the previous use on this site.

Site Planning & Building Placement: The proposed house meets location standards, and it setback approximately 24’ from the ROW.

Parking Arrangement: Off-street parking available.

Building Footprint / Massing / Scale: The proposed single-story house will be 4,159 square foot and works to break up the facade with regular projections.

Street Frontage / Articulation: The front porch is about 42% of the street-facing facade, and the front facade has symmetrical articulation.

Porches: The front porch is about 42% of the street-facing facade

Roofs: The house will have a mixed hip/gable roof. Each of the projections has a gable, and the main roof appears to be hipped.

Materials: The primary materials on the structure will be cementitious siding in a horizontal board form and a vertical board and batten form. The primary roof will be black asphalt shingles. Standing seam metal is proposed for the awning on the front facade projections. The windows will be Fibrex.

Color Palette: Gray, black

Tree Preservation: Yes. This site has a lot of trees that will be preserved based on the proposed footprint.

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Landscape Features: Not provided.

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
- (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.



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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

(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? Yes No
Façade Alterations facing Public Street or ROW? Yes No

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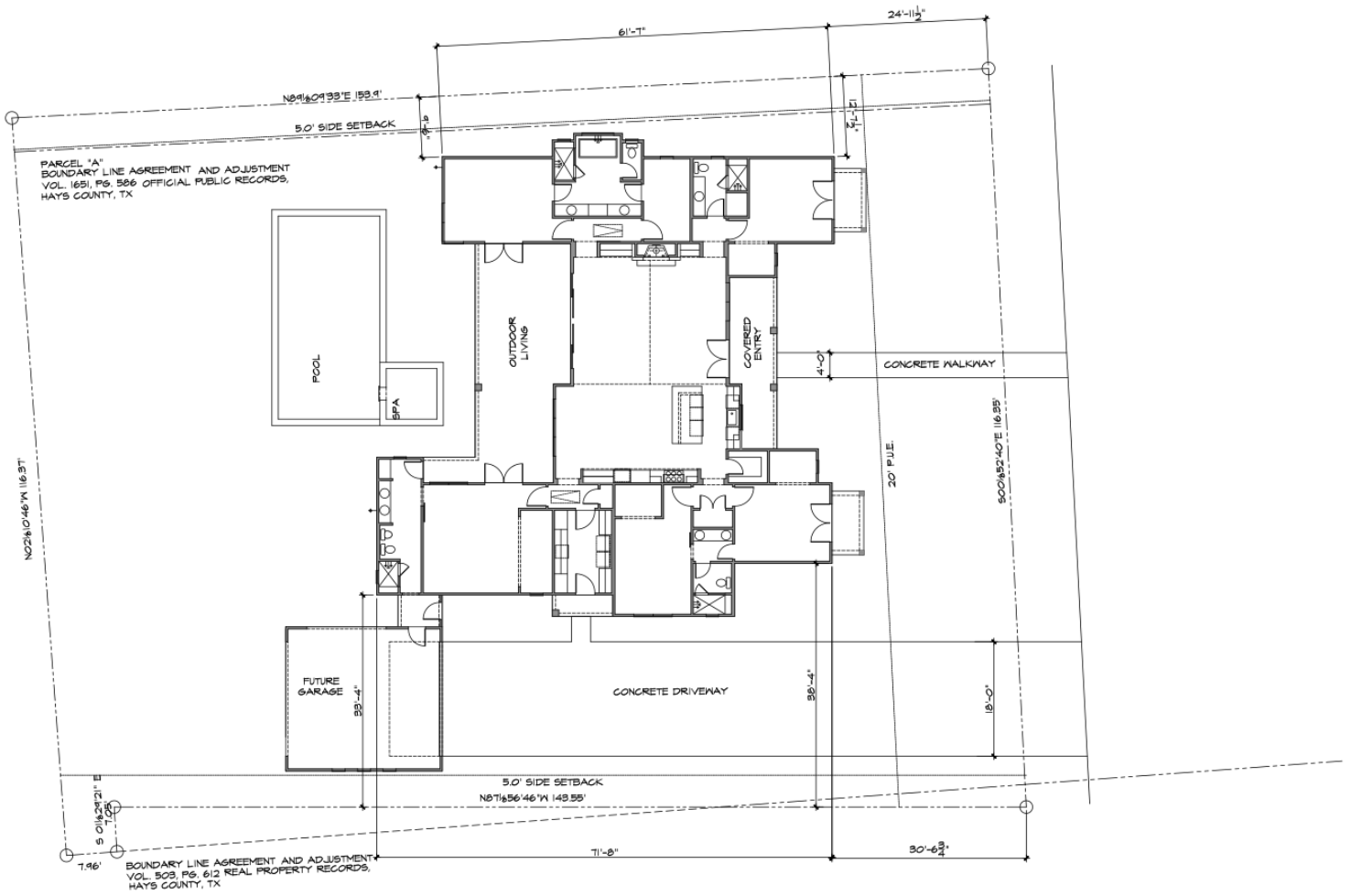
Color Scheme Modifications? Yes No
Substantive/Harmful Revisions to Historic District? Yes No

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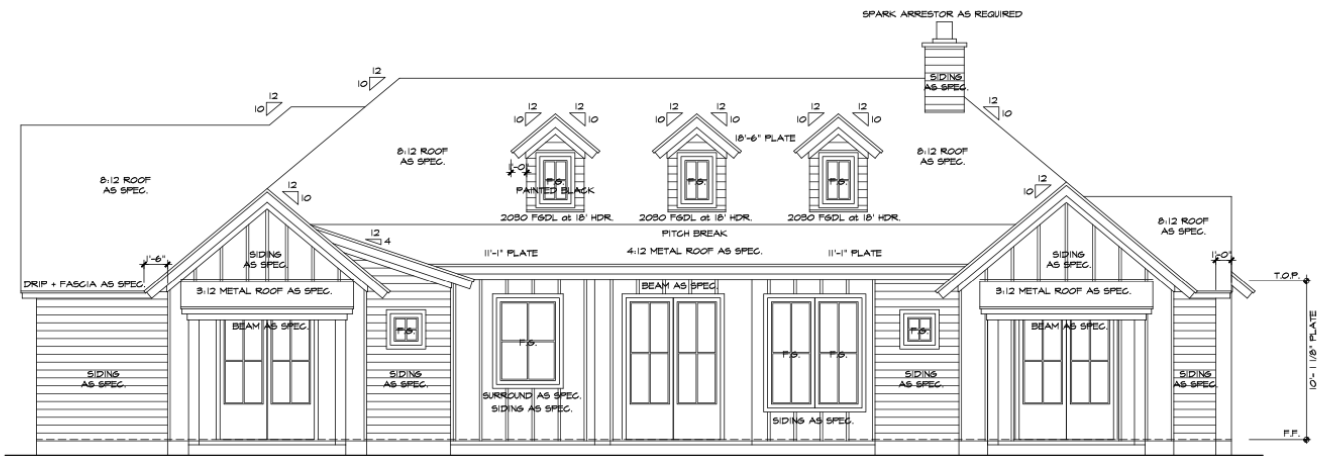
Please contact (512) 659-5062 if you have any questions regarding this review.

By: **Meredith Johnson, MSHP**

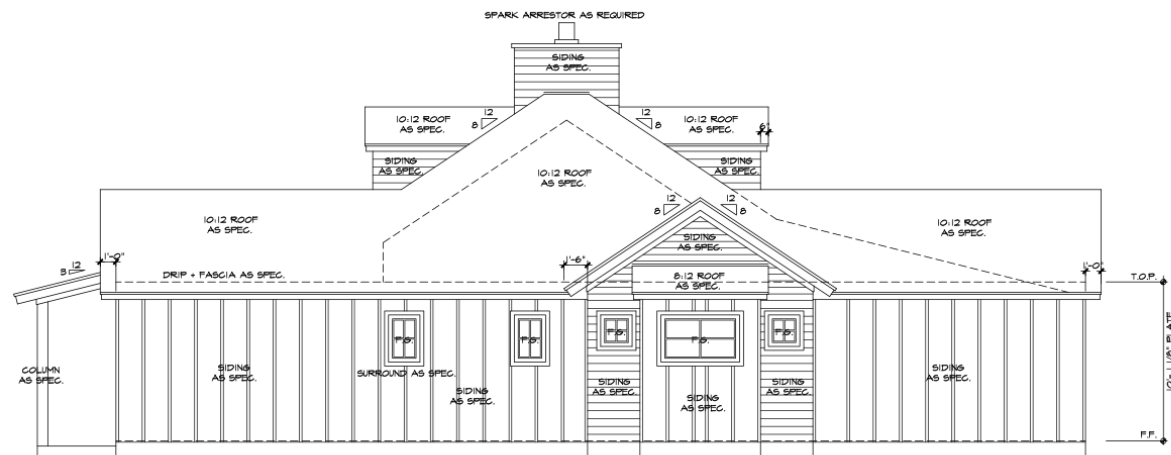
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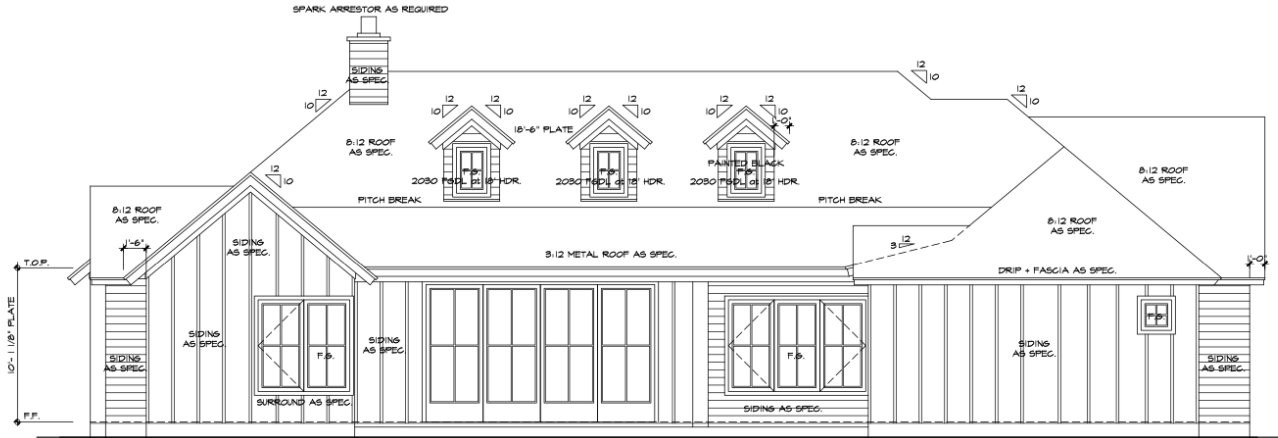


A FRONT ELEVATION

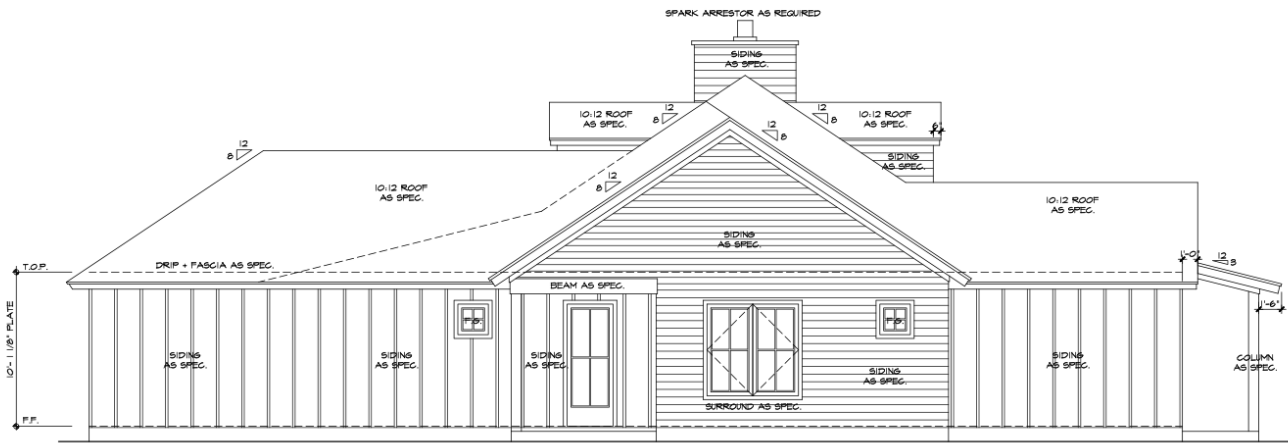


D RIGHT SIDE ELEVATION

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C REAR ELEVATION



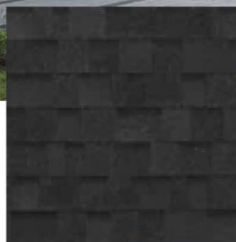
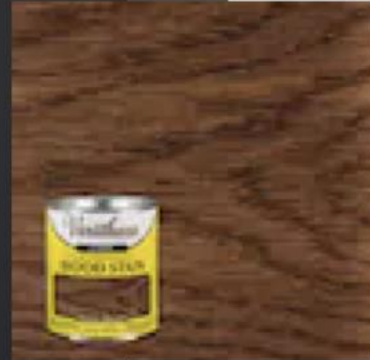
B LEFT SIDE ELEVATION

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SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-C7

SW 6258
Tricorn Black



HLOC_MB_BedfordFarmhouse-40569133-25

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