



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

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Date: **February 28, 2022**

Project: **505 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Jon Thompson w/submittal by Hip Hop Design Studio, Austin, TX**

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

Base Zoning: **GR-HO**

Proposed Use: **Commercial- Restaurant / Event Venue**

Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations  
 Color & Materials Samples **Color & Materials Images & Concept Renderings**  
 Sign Permit Application (if applicable) **N/A**  
 Building Permit Application  
 Alternative Design Standards (if applicable) **N/A**

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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: "Restaurant & Event Space" development on a 7.38 ac. site.**

**COA Application Scope:**

- A) Demolition of Structures (2): (i) Existing Non-Contributing Garage (ii) Existing Non-Contributing House Additions**
- B) Adaptive Reuse: of the Existing Homestead for Event Space (740 sf), w/New Restrooms & HVAC addition (500 sf)**
- C) New Buildings (3): Restaurant Entry & Bar Dining- (2,160 sf); Dining Room - (5,000 sf); Kitchen & Restrooms - (2,500 sf). Total of all New Buildings: (9,660 gsf)**
- D) Site Development: Driveways, parking, pathways, supporting utilities and infrastructure.**

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**Staff Review, General Findings, Recommendation: “Approval in Concept “with Conditions\*”**

**General Compliance Determination-**  Compliant  Non-Compliant  Incomplete

**\*Staff Recommended Conditions of Approval:**

- 1. COA Scope Limited: To proposed Buildings and Site Work as per COA Application. Future development (if proposed) shall require separate COA’s.**
- 2. City Permits Required: Demolition; Site Development; Building Permits.**
- 3. Staff Review of Concept Development: Site Plan and Architectural Concept development shall be reviewed by Staff at Site Development and Building Permits, for consistency with the approved COA & OFR Design & Development Standards.**
- 4. Coordination with City Projects Required: OFR TIRZ Project; City Utilities, etc.**

**CERTIFICATE OF APPROPRIATENESS**

**Staff Review Summary:**

**#505 Old Fitzhugh Road- Historic Resource References & Analysis:**

**Former Residence:** The existing (1) story, wood-framed house 1,620 sf, c. 1930 is designated a “Low” Preservation Priority in historic preservation surveys on file. Converted to commercial lease space and extensively remodeled to the degree that historical significance is largely lost, it is now characterized as “altered such that (it lacks) architectural distinction or integrity.” (Roark Foster “Historic Resources Survey Report” HSR 2014- Site RFC #17 / HHM Site #52).

**Detached Garage:** The separate, (1) story, wood-framed 480 sf Garage/ Shed is characteristic of the accumulated assortment of Owner-built rough utility sheds and outbuildings in the District but is not mentioned in either RFC’s 2014 HSR or Hardy-Heck Moore’s original assessment. Built of contemporary materials and methods, it has likewise been altered, is in poor condition, and may also be considered a “Low” Preservation Priority and “Non-Contributing.”

**Accumulated Additions:** Similarly, the existing rear “add-ons” to the existing homestead are, in this particular case, likewise built with ahistorical materials and construction methods. They are also in poor condition and are judged to be “Non-Contributing” portions of the historic resource.

**Development Approach (per COA Application):** Adaptive reuse of the existing homestead for an Event Space, with proposed demolition of the non-contributing (existing) structures (cumulative alterations to the existing homestead and garage). New Restaurant grouping is placed at the back of the site, connected by pathways and gathering spaces. Site work includes driveways, parking and supporting infrastructure.

As a concept, the development approach is well conceived and abundantly illustrated. The restaurant proposal shows considerable restraint vs. allowable zoning uses and intensity; a “light touch” on a large, key and sensitive site. Architectural concepts are well-aligned with the OFR Design and Development guidelines, working with history while introducing a compatible and contemporary look and feel.

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**Proposed Scope of Work (per COA Application):**

- A. **Demolitions:** The Applicant proposes demolition of the Garage structure as necessary to accommodate commercial driveway and utilities access to the new restaurant and parking in the rear of the property and proposes demolition of the rear “Accumulated Additions” portions of the house structure to recover the roofline, form and character of the original homestead, while making room for a small, new rear addition for supporting restrooms and HVAC equipment. Staff has carefully considered the Applicant’s arguments and demolition proposals for both structures and no exceptions are taken to either.
  
- B. **New Buildings:** Three (3) new commercial buildings are proposed, located at the rear of the property, providing new restaurant uses and vitality to the OFR District. Design concepts for all appear to be consistent with the rustic, rural scale and character of OFR and are found to be compatible with the surroundings.
  - a. **Restaurant Entry & Bar Dining Building** (2,160 sf), with single story massing, fronts a landscaped entry and patio.
  - b. **Dining Room Building** (5,000 sf), is the largest structure of the restaurant complex and its signature structure and is conceived with articulated rooflines and a single-story massing.
  - c. **Kitchen & Restrooms Building** (2,500 sf), is a smaller support structure, also of small-scale, single-story massing. The dining group of buildings open onto flanking Outdoor Dining and Patio spaces which capitalize on the site’s very significant grove of mature oak trees to be preserved. A proposed Gathering Space under the existing tree canopy connects the Restaurant with the Event Space in the adaptively reused structure at the front of the site.

Together this cluster of Restaurant buildings creates a unique dining experience and architectural response to the site. The proposed architectural concepts are well-scaled and respectful of the rustic rural architectural materials and character of OFR, while introducing compatible modern motifs and palette of materials. Staff review of architectural concept development is recommended as the project moves forward through the Permit stages.

- C. **Site Development:** Supporting the proposed development program are the related and required site improvements to enable it. These include a single, consolidated access driveway from Old Fitzhugh Rd (at the South end of the OFR frontage) which threads between the existing trees, with an onsite parking lot set back from the OFR frontage at the rear of the property, sidewalks, walkways and trail system connections, utilities, drainage & water quality features. Tree protection is paramount and an integral part of the proposed development. Parking requirements and a Tree Preservation Plan will be reviewed by Staff at the Site Development level. Coordination with proposed City Projects (TIRZ OFR Project, City-Wide Trail Plan, utilities, etc.) and their mutual benefits, will also be cooperatively discussed during Site Development.

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## **“Old Fitzhugh Road Design and Development Standards”**

The proposed project is found to be consistent with applicable Standards (review comments below). “Approval with Conditions” (as detailed above) is recommended.

**Character/Vision:** Consistent: “Historic Small Farmsteads; Eclectic Revitalization- new/old.”

**Design Principles:** Consistent: “Protect Historic Farmstead Scale & Character.” “Promote Rustic Look/Feel of OFR (frontage), with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties.” “New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: Restaurant Uses are preferred / allowed by GR/HO Zoning.

**Site Planning & Building Placement:** Consistent: “Site Buildings within Existing Trees & Landscape Features.” Existing Trees contributing to OFR & Site are largely preserved (Tree Preservation Plan).

**Parking Arrangement:** Consistent: “Onsite Lots @ Rear of Property.” Shared Use parking arrangement is well located & provides capacity for proposed uses and events.

**Building Footprint / Massing / Scale:** Consistent: “5,000 sf max contiguous footprint” allowed vs. proposed new Buildings, and well-articulated building massing & architectural elements of 5,000 gsf footprint (“Dining Building”) per plans & massing studies.

**Street Frontage / Articulation:** Consistent: “45’ articulation increments” allowed; design approach complies.

**Porches:** Consistent: “Front Porches / Awnings @ Entries- (across) min. 50% of Frontage” required; vs. full width Front Porch Frontage provided @ adaptively-reused existing House.

**Roofs:** Consistent: “Sloped Metal Roofs or 30-Yr Comp Shingles” required; vs. Standing Seam or Corrugated (@ OFR Frontage Buildings) / Galvanized (@Barn Building) Metal Roofs.

**Materials:** Consistent: “Maintain Historic (look) Native Stone or Wood on all Walls- 75% of the net (Elevation) sf’s. Wood Porch Structures & Trim. OK per Materials Palette & Imagery.

**Color Palette:** Consistent: “Full range of hues allowed. Color Palettes to be approved.” Proposed color palettes per Renderings & are OK.

**Tree Preservation:** Consistent subject to Conditions: “Replace (hardwood) trees over 8” (caliper in. dia.); Preserve Heritage Trees (over) 24” (caliper in. dia.). Building Placement appears to largely preserve the majority of the trees on site, and the frontage trees contributing to the character of the OFR HD. The illustrated approach is acceptable in concept, subject to submittal, review & approval of Landscape Plans & Tree Preservation, Removal & Replacement Strategy at Site Development Permit.

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**Landscape Features:** N/A- No affect to existing Landscape Features.

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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 review above.  Compliant  Non-Compliant  Not Applicable
- (b) **MINIMAL ALTERATION:**  
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment. Low Preservation Priority- N/A.  
 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. Rooflines, Chimney.  
 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. N/A.  
 Compliant  Non-Compliant  Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
Cumulative changes with acquired and contributing significance are recognized and respected. Not Contributing- N/A.  
 Compliant  Non-Compliant  Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible. Existing Fireplace & Chimney preserved.  
 Compliant  Non-Compliant  Not Applicable

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- (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. [Compatible mix: New vs. Historic.](#)  
 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:

<b>Building Footprint Expansion/Reduction?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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



By: **Keenan E. Smith, AIA**

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