



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 26, 2024**

Project: **28485 Ranch Road 12, Dripping Springs, TX 78620**

Applicant: **Alex Gabrielides & Rena Gabrielides**

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

Base Zoning: **CS**

Proposed Use: **Commercial (retail and postal facility)**

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

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:

New Construction of 2900 SF Postal Facility and Tenant Lease Space, and parking on site.

The applicant intends to construct a new Postal Facility and retail space that will house a restaurant with outdoor dining and a play area.

Review Summary, General Findings: "Approve as Submitted"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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1. **Approval as submitted.**

The submitted renderings and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District.

Case History / Findings of Fact:

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and commercial tenant space, as well as an ice machine enclosure/structure and a parking lot.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

28485 Ranch Road 12

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: 28485 Ranch Road 12

The applicant is requesting approval to construct a new building, ice machine enclosure/structure, and to add parking on site.

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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 will create a gathering space along OFR.

Preferred Uses: “Residential/Commercial” - This project fronts both OFR and Ranch Road 12. The primary façade facing OFR had a residential character similar to the surrounding buildings.

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Site Planning & Building Placement: The building is set back from OFR, in keeping with the existing character of the neighborhood.

Parking Arrangement: “Onsite Lots @ Rear of Property” - The parking will be situated to the south of the building and spans the length of the lot, however, this configuration allows the building to have a generous setback along OFR.

Building Footprint / Massing / Scale: The new, one-story building is 2934 sf, broken up into three distinct masses.

Street Frontage / Articulation: “45’ max, 60’ max at RR 12;” - The building is 34’-5” wide.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” - The porch fronting OFR spans 31’-0”.

Roofs: “Sloped metal roofs” – The building will have a sloped metal roof.

Materials: “Wood porch structures and trim” – The building will have a painted Hardie plank siding and stained wood trim.

Color Palette: “Full range of hues allowed” – the color palette is slightly muted and complements the eclectic use of color in the neighborhood.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 24ft” – there are no heritage trees on the property. A few trees border the property along OFR, but they are smaller than . 8ft. The applicant intends to plant new trees in the lawn area facing OFR.

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:**

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

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28485 Ranch Road 12: “Current Condition, view from RR 12”. Images from Google Maps, 2023.

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