



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 22, 2020**

Project: **Pig Pen BBQ / CP 290 LLC**
301 US 290W, Dripping Springs, TX 78620

Applicant: **Bill Warren (512) 560-7528 / Dusty Dennis- Owners (210) 621-3288**

Historic District: **Hays Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **BBQ Restaurant- (existing use unchanged)**

Submittals: Current Photograph Concept Site Plan Exterior Elevations – Arch'l Elevs
 Color & Materials Samples - Photomontage

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:

"Screened Cooking Porch Addition & Misc. Minor Alterations" to the main existing restaurant structure, a **Non-Contributing Resource** in the **Hays St. Historic District**.

Review Summary, General Findings: **"Approval in Concept With Conditions"**

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Building Permit plus Site Development Permit, if needed).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Permit Submittal Construction Documents for consistency with this COA, prior to issuance of Building Permits.

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

#301 US 290W (FKA Creek Road Cafe):

Construction dating from 1980’s, with numerous addition and outbuildings. “Non-Contributing.”

(Not referenced in any applicable Historic Resource Survey on file).

“W. T. Chapman, Original Plat, Block Nine, Lots 6, 7”

Carl Waits’ book, in the chapter “History of Land Ownership,” chronicles the land ownership sequence. In his conclusion, there is a brief mention of this property’s beginnings as a restaurant use: “These two lots were sold to Jesse “Mike” Poston in the early 80’s. He built a restaurant on Lot 6.” (p. 203)

Waits, Carl- “A Complete History of Dripping Springs and the P. A. Smith Survey” Austin, TX Nortex Press, - (2003).

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Staff Review Summary:

“Screened Cooking Porch Addition & Misc. Minor Alterations”

The scope of work for this COA proposes the addition of a 957 SF covered, steel-framed, Screened Cooking Porch at the rear of the existing structure, to house the outdoor cooking pits for the proposed BBQ restaurant use. Metal Screening Panels and Cedar Plank Screen Boards complete the enclosure.

Proposed repairs to the main structure include removal and replacement of the existing metal roofing with “weathered galvalume corrugated metal roofing panels to match new roofing panels installed over screened cooking porch” (see proposed Exterior Color & Materials photomontage).

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The rest of the proposed exterior alterations to the existing structure are minor. A small existing Water Heater & Enclosure (bump-out) protruding from the Right (West) Elevation is to be removed, with siding replaced & painted to match, and a new wall-mounted Tankless Water Heater mounted in its place. Aside from necessary maintenance and repairs (with any materials replaced “in kind”) there are no other exterior alterations proposed. The existing conditions and appearance of the Front (US 290 / Entry), Left (College St.) Elevations, as well as the four (4) separate, freestanding, existing Outbuildings on the property, are to remain essentially unaltered (see “Existing & Remodel” Elevations).

Staff finds the proposed design approach to be appropriate to the scale and character of the Hays St. Historic District. It represents a “light touch” remodel, promoting the preservation and adaptive re-use of the existing restaurant structure, and resulting in renewal and revitalization of a shuttered building. The new “Screened Cooking Porch Addition” at the rear is appropriately scaled, compatible with the building, integrates well with the existing rooflines, and harmonizes with the new corrugated metal roofs. The minor Water Heater Enclosure alterations described above “cleanup” and redresses the cluttered Right (West) Elevation.

The existing building footprints remain relatively unchanged, aside from the addition of the New Screened Cooking Porch (an approx. 24% increase in GSF). This proposal preserves the main structure’s essential forms, massing, and primary building materials, while maintaining the rambling and informal look, feel & architectural character.

Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Hays St. Historic District** (see detailed Compliance Review below).
- 2) **Approval in Concept** is recommended. Construction Documents shall be reviewed for consistency with this COA prior to issuance of Building Permits (Condition of Approval #2).

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“Mercer Street Design and Development Standards”

Compliance Review / Statement: The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is therefore recommended.

Character/Vision: Consistent: “Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization.”

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Design Principles: Consistent: “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Full Mix of Uses Allowed.”

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A- (Existing) Parking Arrangement not affected.

Building Footprint / Massing / Scale: Consistent: The proposed 957 SF addition does not significantly affect the Building Footprint, Massing & Scale. (957 SF New / 3922SF Existing = 24.4% Addition).

Street Frontage / Articulation: N/A- (Existing) Building Frontage Configuration not affected.

Porches: N/A- (Existing) Building Configuration not affected.

Roofs: N/A- (Existing) Building Roof not affected.

Materials: Consistent: New materials (metal roofing panels & screening, cedar planking) consistent with Existing Building & context.

Color Palette: Consistent: Maintain / repaint existing building. “Cedar Plank Screen Boards” ... consistent with Existing Building & context. OK.

Tree Preservation: N/A- No proposed impact to any existing trees.

Landscape Features: N/A- no existing landscape features affected.

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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 summary above. 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

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- (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.
 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? | <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 type="checkbox"/> Yes | <input checked="" 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.



By: **Keenan E. Smith, AIA**
Historic Preservation Consultant

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