



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 23, 2020**

Project: **Young Child Academy
519 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Jon Thompson (512) 568-2184**

Historic District: **Old Fitzhugh Rd Historic District**

Base Zoning: **SF-1 / HO**

Proposed Use: **Mixed Use Rehabilitation- (Zoning Change Required- re: Conditions of Approval #1)**

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:

"Adaptive Re-use" of the existing dwelling and shed, which are **Contributing Resources** and **"Medium Preservation Priorities** in the **Old Fitzhugh Rd. Historic District**, as a proposed Children's Bookstore. Also includes **"New Construction"** of two (1) one-story buildings behind the existing structures, with associated parking and site improvements, for a proposed Pre-School use. Existing zoning requires a Zoning Change to permit the proposed uses.

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) **Zoning Change:** shall be processed in conjunction with the City of Dripping Springs Planning Dept and meeting Zoning Ordinance requirements in order to permit the proposed land uses.
- 2) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, at a minimum).
- 3) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 4) **Colors - Painted Mural:** Color palette, general design, and artistic themes for proposed hand-painted “Graphical Mural” on the existing historic resource shall be reviewed & approved by Staff prior to Building Permits.
- 5) **Building Materials & Finishes:**
 - a) Painted Masonry (Brick @ Existing chimney) is disallowed by City Historic Preservation Manual Guidelines. Approved material cleaning and restoration techniques & methods shall be used.
 - b) Native Stone Masonry only shall be used (@ Retaining Walls and Veneer). Synthetic Stone products are disallowed. Provide “basis of design” specifications on Permit Drawings.

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CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(RFC- Resource Site #14A / 14B; HHM Site No. 50)

“#519 Old Fitzhugh Rd. (Bungalow Style Dwelling), ca. 1935, with associated Shed outbuilding: Contributing Resources and a Medium Preservation Priorities.”

“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

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This property retains its architectural integrity and represents a surviving example of a primary dwelling accompanied by the “mostly older domestic and agricultural outbuildings” which characterize the Pre-WWII development of the lower portion of Old Fitzhugh Rd from roughly 1910 - 1935.

“RFC’s medium priority ratings were assigned where alterations and additions have occurred but do not overwhelm the historic-age form and character of the building. For some properties ... medium priority ranking also reflect the presence of historic-age outbuildings and landscape elements that contribute (to) the historic-era setting of the Old Fitzhugh Rd. study area.”

“RFC ... recommends that the City recognize historic-age garages, barns, and other historically intact ancillary structures associated with the recorded primary dwellings as historically contributing features of the Old Fitzhugh Road streetscape.”

(Source: Roark Foster Consulting- Historic Resources Survey Report & Inventory: 8/5/2014)

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Staff Review Summary: #519 OFR – Young Child Academy

“Adaptive Re-Use of Existing Dwelling & New Construction Infill Development ”

The scope of work for this COA consists of two major components reflecting the fundamental programmatic elements of the Young Child Academy operations.

The existing Dwelling and Shed facing Old Fitzhugh Rd. are to be preserved and adaptively re-used as a Children’s Bookstore, with outdoor seating and open-air reading area. The approach to the historic resources respects preservation goals, including cleaning, maintenance, repairs, and selective renovations aimed at maintaining the existing form and character of these two (2) structures. One unusual visual arts concept is a proposed “hand painted mural (artist TBD)” on the façade(s) of the renovated structure. OFR Design and Development Standards do allow a “full range of hues;” w/color palettes to be approved.” In this case, due to the conceptual and creative nature of this feature, further review and secondary approval is recommended as the color palette, general design, and artistic themes of the mural are better defined.

The second development component of the proposed concept entails introduction of two (2) new, one (1)-story buildings behind the existing structures, housing a Pre-School Academy. Preservation of the large number of existing trees has driven a sensitive site planning scheme for these buildings, with its

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associated drives, parking (sited to the rear) and other site improvements. The rear of the property slopes gently to a natural watershed drainage. Site engineering will need to incorporate any development-related drainage accommodations and water quality buffer zones. These elements and their layout will be defined, engineered and reviewed by Staff during site development phase. Technical requirements will likely be minimized by the relatively small development footprint and the “low impact” approach. Conceptual Plans show the entire back half of the site left in a relatively undisturbed state, utilized only for Play Areas and Nature Trails for the children.

The proposed design for the infill buildings respects the small-scale character, massing and rooflines of the OFR District, and the architectural approach is consistent with the OFR Design and Development Standards, including Building Footprints, Massing, Articulation, Porches, & Roof requirements. Proposed Materials and Finishes are almost entirely acceptable. One noted exception (detail) is the proposed “Painted Brick” (chimney), which is specifically disallowed by the City’s Historic Preservation Standards. Further materials specification refinements, clarification and approvals are also required for “Native Stone Masonry” (Retaining Walls, Brick Veneer).

At this conceptual phase, Staff generally finds the proposed development and design approach to be appropriate to the scale and character of the Old Fitzhugh Rd. Historic District. The modest development ambition and relatively low impact of the proposed scheme shows both sensitivity and restraint. It respects and preserves the property’s contributing Historic Resources. The careful planning appears to work well with the site’s many existing trees & drainage. The proposed architectural design concepts are appropriate in character. Overall, the proposal is compatible with its surroundings and would fit-in well with the vision and evolution the Old Fitzhugh Road Historic District.

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 **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review below).
- 2) **Approval in Concept** is recommended. A zoning change is required to permit the proposed uses (Condition of Approval #1). Site Development and Construction Documents shall be reviewed for consistency with this COA prior to issuance of Permits (Conditions of Approval #2, #3).
- 3) **Secondary Review & Approval of Painted Mural** is recommended (Condition of Approval #4).
- 4) **Materials Refinements, Specifications & Approval** is recommended prior to issuance of Permits (Condition of Approval #5).

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“Old Fitzhugh Rd. 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 recommended.

Character/Vision: Consistent: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel, with Gathering Spaces, etc; New Construction shall be compatible with surroundings.”

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

Preferred Uses: Consistent: “Mixed Use Rehab; Residential Rehab or Infill.”

Site Planning & Building Placement: Consistent: “Site Buildings within existing trees & landscape features.” Setbacks: Front / Rear > 10’; Sides > 5’ (verify @ Site Development).

Parking Arrangement: Consistent: “Onsite Lots @ Rear of Property.”

Building Footprint / Massing / Scale: Consistent: Proposed (new) Preschool Buildings. Building #1 = 3,000 GSF < 5,000 max. Building #2 = 5,000 GSF < / = 5,000 max.

Street Frontage / Articulation: Consistent: Proposed (new) Preschool Buildings massing meets 45’ max. articulation increment requirements.

Porches: Consistent: Proposed (new) Preschool Buildings Canopies & Courtyard Trellises meet Porch requirements.

Roofs: Consistent: Proposed (new) Preschool Buildings- 30yr Composition Roofs meet requirements.

Materials: Consistent (with exceptions): New materials @ Proposed (new) Preschool Buildings (Sealed Stucco, Shiplap Siding) meet requirements. **Exceptions:** a) Painted Brick Chimney disallowed by guidelines. b) Retaining Walls & Brick Veneer must meet “Native Stone Masonry” requirements. Synthetic Stone products disallowed (Conditions of Approval #5).

Color Palette: Consistent (with conditions): Basic proposed color palette meets requirements.

Conditions: Hand-painted “Graphical Mural” requires secondary Staff review & approval of Color Palette, General design, and Artistic themes prior to Permits (Conditions of Approval #4).

Tree Preservation: Consistent (with conditions): “Trees to be Removed” over 8” dia. shall be replaced per requirements. **Conditions:** Tree Preservation Plan to be reviewed & approved prior to Site Development Permits (Conditions of Approval #2, #3).

Landscape Features: N/A- no existing landscape features appear to be 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
- (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. (See: “Conditions of Approval #5A”- re: “Painted Brick”)
 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. See “Conditions of Approval #4” – Painted Graphical Mural”
 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

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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.



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