



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 22, 2025**
Project: **251 Old Fitzhugh Road, Dripping Springs, TX 78620**
Applicant: **Courtney Deavers**
Historic District: **Old Fitzhugh Road Historic District**
Base Zoning: **GR**
Proposed Use: **Commercial (retail)**

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:

"Adaptive Reuse; Historic Renovation " The creation of a new business within the Old Fitzhugh Road Historic District will help add to the eclectic nature of the historic district.

The applicant intends to rehabilitate an existing building to house a new business. The rehabilitation retains the historic character of the historic building and landscape features while repairing deteriorated fabric and updating the configuration to suit the needs of the new business.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- Compliant Non-Compliant N/A

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Staff Recommendations / Conditions of Approval:

Approval with conditions.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District, as long as the following conditions are followed:

1. Replacement windows should not have muntin grids. While the remaining historic window has an ornate muntin grid on the upper sash, interior-only simulated muntin grids available on commercial vinyl windows cannot replicate the historic grid pattern and thus should be avoided.
2. The historic rafter tails must remain exposed.
3. Signage must be approved by the City via a Sign Permit application.

Case History / Findings of Fact:

251 Old Fitzhugh Road contains a one-story dwelling that was constructed in c. 1951 and a non-historic carport. It has a front-gabled metal roof with exposed rafter tails and wood clapboard siding. A small front-gabled porch is centered on the front façade; a slightly larger porch on the east end of the north elevation features a front gable roof, square wood posts, and a concrete deck. Most windows and all entry doors have been replaced. A shed-roofed addition projects from the rear of the building. Due to its high retention of integrity and historic material, 251 Old Fitzhugh Road is contributing to the Old Fitzhugh Road Historic District and has a high priority rating.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

251 Old Fitzhugh Road

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: 251 Old Fitzhugh Road

The applicant is requesting approval to rehabilitate the existing building. The roof will be replaced with a new standing-seam metal roof in a dark gray color. The rear addition will be reconfigured with a higher ceiling height so that the roofline matches that of the historic roof. The building’s overall footprint will

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

not change and the appearance from the street will remain the same. New siding matching existing will be installed on the rear addition; the building will be painted white.

The remaining historic window, porches, stone walkway, and non-historic carport will remain. All non-historic windows and doors will be replaced. New windows are proposed to be 1/1 vinyl with simulated mutin grids; door material is not specified, but the doors will have a paneled, half-glazed configuration. Window and sliding doors in the addition will be reconfigured to match the size of the window openings in the rest of the building. The windows in the addition are minimally visible from the public right of way and the change in the size of the window openings minimally impacts the historic character of the building.

No landscaping changes are proposed.

Two new signs will be installed: unlit metal channel letters spelling the business name will be installed below the gable vent on the front façade, spanning approximately 8'-0" by 1'-0". A wood monument sign will be located along Old Fitzhugh Road. Signage needs to be approved by the City via a sign permit application.

* * *

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 rehabilitation retains the scale and character of the property.

Preferred Uses: “Mixed-use Rehab” – The building will house a small business. The primary façade facing OFR has a residential character similar to the surrounding buildings.

Site Planning & Building Placement: The existing site and building placement will remain.

Parking Arrangement: The existing parking arrangement will remain.

Building Footprint / Massing / Scale: The existing building footprint will remain; only the roof height of the rear addition will change and is minimally visible.

Street Frontage / Articulation: The existing street frontage will remain.

Porches: The existing porches will remain.

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

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Materials: “Maintain Historic Wood/Wood porch structures and trim” – The existing wood siding and porch structures will remain.

Color Palette: “Full range of hues allowed” – the color palette 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.

Landscape Features: “Preserve notable landscape features” – the historic stone walkway will remain.

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:**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

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

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input type="checkbox"/> Yes | <input checked="" 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 |

* * *

Please contact alison@post oakpreservation.com if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



251 Old Fitzhugh Road: “Current Condition, view from OFR”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



251 Old Fitzhugh Road: “Current Condition, view from OFR”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



251 Old Fitzhugh Road: “detail of historic window”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725