



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 27, 2021**

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

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

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

Base Zoning: **LR / HO**

Proposed Use: **Educational – Private School Campus**

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

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:

**"Stabilization & Adaptive Re-use"** of the existing dwelling and repurposing of existing shed as classrooms for a private school campus. The structures are **Contributing Resources** and **"Medium Preservation Priorities in the Old Fitzhugh Rd. Historic District.** Includes **"New Construction"** of (1) sty Restroom, Screen Porch and Walkways behind the existing structures, with associated parking and site improvements, all supporting the proposed educational use.

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) **Feasibility / Suitability for Adaptive Re-Use:** Applicant and Design Team shall review the Adaptive Re-use concept for feasibility with the proposed educational use, consistent with Historic Preservation Goals. A Preliminary Code Analysis shall be performed, and findings & compliance strategies reviewed with Staff in a Pre-Development Conference prior to Site Development.
- 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) **Case-Specific Historic Preservation Criteria:**
  - a) **Brick Chimneys Preservation.** The two (2) existing brick chimneys shall be retained as distinctive stylistic features and examples of period craftsmanship and materials if at all possible, and their removal or alteration should be avoided. Stabilization and preservation strategies shall be reviewed and evaluated with Staff prior to Building Permits.
  - b) **Window Repair or Replacement.** Existing windows may be repaired or replaced so long as their distinguishing characteristics are retained (size, proportions, style & type). Provide preservation notes and/or “basis of design” window specifications on Permit Drawings.
  - c) **Garage / Shed Repurposing.** Existing Shed may be dismantled and reconstructed with a combination of new and repurposed materials as shown on Concept Elevations. General design characteristics shall remain consistent its historic character, and be context-sensitive and compatible (height, proportions, scale). Design development shall be reviewed with Staff prior to Building Permits.

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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.”**

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“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.”

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 – Skybridge Academy**

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

The scope of work for this COA consists of the stabilization and adaptive re-use of the existing homestead and repurposing of the existing shed structure to provide classroom spaces as part of a second campus for Skybridge Academy’s Dripping Springs operations.

The existing Dwelling fronting Old Fitzhugh Rd. is to be preserved and adaptively re-used as an Open Classroom space, with an associated outdoor teaching area. The approach to this contributing historic resource respects preservation goals and includes renovations and refurbishments which maintain the existing historic form and character. A Preliminary Code Analysis is recommended to verify the feasibility and suitability for the adaptive re-use of the existing Dwelling for an educational use. The existing Garage/Shed, also a contributing structure, is in poor condition and is proposed to be repurposed with new code-compliant construction as a Classroom Addition, utilizing re-used and reclaimed materials while maintaining the preexisting scale and character of this historic farmstead outbuilding.

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Several small, supplemental, and supporting new building components for the educational uses are proposed behind the existing structures. These include one (1)- story Restroom, Screened Porch and Dog Trot (covered walkway) structures.

Required parking, drives and access walkways preserve the large number of existing trees on site. 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 City Staff during site development phase. Technical requirements will likely be minimized by the very small development footprint and the “low impact” approach. Conceptual Plans show the entire back half of the site left in a relatively undisturbed state during this phase of development. Any future additions, if desired by the Applicant, would require separate COA’s and associated Site Development and Building Permits at that time.

The proposed design approach respects the small-scale character, massing, and rooflines of the existing OFR street frontage. The adaptive re-use and architectural concepts are entirely consistent with the OFR Design and Development Standards, including Building Footprints, Massing, Articulation, Porches, & Roof requirements. Some specific Historic Preservation Criteria particular to this case and aimed at preserving its unique historic features and qualities, include Chimney Preservation, Window Repair or Replacement and Garage / Shed. Guidance for them is included in the “Conditions of Approval.” Staff review and engagement is recommended on these features as the design develops and preservation strategies and techniques became more well-defined.

At the 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. A very “light touch,” with extremely modest development ambitions and relatively low impact on the historic resources and the site. The Site Development Plan appears to work well with the site’s many existing trees & drainage. The proposed architectural design concepts are in keeping with Historic Preservation goals and Guidelines. The proposed design is appropriate in character and is compatible with its surroundings.

#### **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. Feasibility and Suitability for adaptive re-use to an educational use study, including a Preliminary Code Analysis, is recommended (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) **Case-Specific Historic Preservation Criteria** shall be observed for Brick Chimneys, Window Repair or Replacement, and the Garage / Shed Repurposing features (Condition of Approval #4).

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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: Existing Dwelling > Classroom Building (850 sf). Garage/Shed Repurposing > Classroom Addition = 300 GSF < 5,000 max. Restroom “Outhouse” Building = 180 GSF < / = 5,000 max.

**Street Frontage / Articulation:** Consistent: Proposed (new/repurposed) Classroom Addition Building massing meets 45’ max. articulation increment requirements.

**Porches:** Consistent: Proposed (new) Dog Trot covered walkways meet Porch requirements.

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

**Materials:** Consistent: New materials (Board & Batten Siding, Repurposed Corrugated Metal Siding, Shiplap Siding) all meet requirements.

**Color Palette:** Consistent (with conditions): Basic proposed color palette meets requirements. Staff review & approval of Color Palette prior to Permits (Conditions of Approval #2,3).

**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 #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. [\\*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria."](#)  
 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 / contributing significance 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. [\\*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria for Certificate of Appropriateness."](#)  
 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

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- (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

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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:

- |  |   |  |
|--|---|--|
| <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 |

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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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