



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 27, 2021**
Project: **231 Haydon Lane, Dripping Springs, TX 78620**
Applicant: **Kert Platner / Kelly Cruse (214) 770-1280 / (817) 614-2372**
Historic District: **Hays Street Historic District**
Base Zoning: **SF-5-HO**
Proposed Use: **Residential- Short Term Rental**

Submittals: Current Photograph Concept Plan (NA) Exterior Elevations (N/A)
 Color & Materials Samples **Proposed Color Chip- SW #7667 Zircon**

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:

Repaint existing residence (c. 2014), a non-contributing resource in the Hays St. Historic District.

Review Summary, General Findings: "Approval Recommended w/Conditions"

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

- 1. Approval with Inspection Required:** Repainting shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Completion.

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Case History / Findings of Fact:

1. **Citizen Complaint / Notice of Violation / Oct 20, 2021- Historic District Guidelines / Work Without Proper Permits:**
 - a. Paint color was changed in a Historic District without obtaining a Certificate of Appropriateness: (CODS Code of Ordinances: Ch. 30 / Ex. A / Sec.4.4.13 (a).

2. **COA Application Process:**
 - a. COA application submitted to keep the painted color (SW # 6992 Inkwell)
 - b. Staff preliminary review & determination:
 - i. Paint Color (SW # 6992 Inkwell) e.g. “Black” does not meet Hays St. Design & Development Standards for “Muted, rustic earth tones”
 - ii. Denial would be recommended.
 - c. Staff meeting with Applicant:
 - i. Discuss Historic District Vision, COA Process & Guidelines.
 - ii. Staff determination & recommendations; Applicant’s options discussed.
 - iii. Guidance & parameters discussed for appropriate colors meeting Standards.
 - d. COA Application amended to the proposed color SW #7667 Zircon.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#231 Haydon Lane (c.a. 2014)

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: “231 Haydon Lane – Repaint:”

See COA application and Existing Photographs. COA application and request is a “case after the fact.”

A COA is required to correct the paint color change which was done without approval. The proposed (amended) color SW 7667 Zircon meets the Hays St. Historic District Design and Development Standards and is found to be appropriate. The proposed repaint would remedy the non-compliance of the previously implemented color. Approval with Conditions is recommended.

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Design Standards Consistency: “Hays Street Design and Development Standards”

Character/Vision: N/A

Design Principles: N/A

Preferred Uses: N/A

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: N/A

Materials: N/A

Color Palette: Proposed color (SW #7667) is consistent with “Muted, rustic Earth-Tones:” OK subject to inspection.

Tree Preservation: N/A

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.

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 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

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



By: **Keenan E. Smith, AIA**

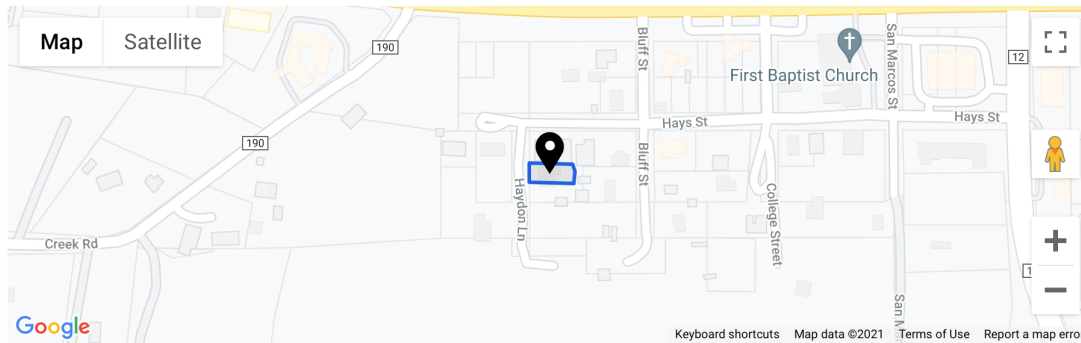
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Property Details for 231 Haydon Lane

Subdivision Name	W T Chapman #3	Waterfront	No
Waterfront Description	None	Water Access Description	None
View	None		

Location

[Dripping Springs](#) ▶ [78620](#) ▶ 231 Haydon Lane



Sold By Real, Justin Cofield, TREC #701768

[#231 Haydon Lane. –Location Map:”](#) [Archive - Realtor Listing 8/18/21](#)

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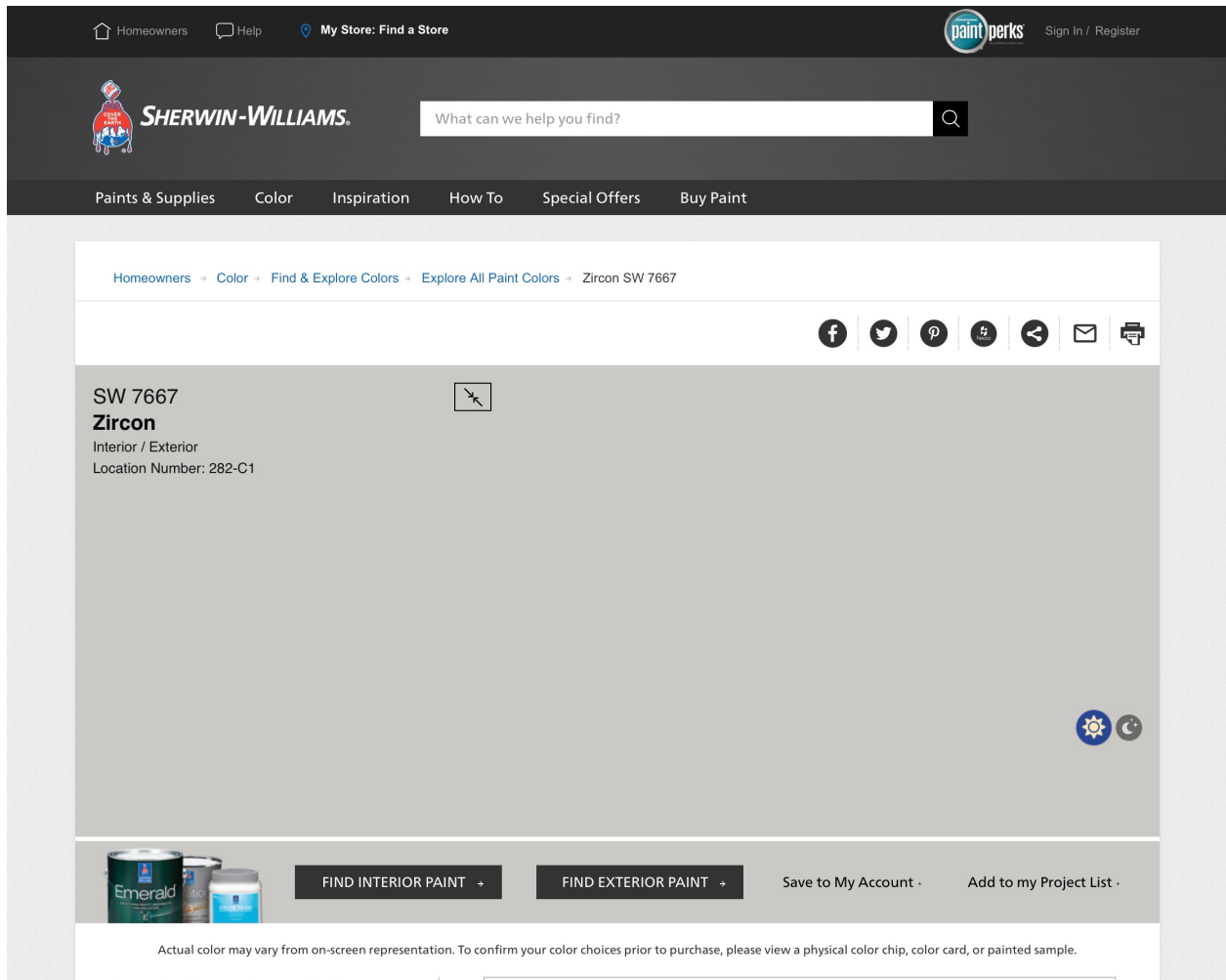
#231 Haydon Lane: “Preexisting Color” –Front of Property. Archive Photo- Realtor Listing 8/18/21 (Original Colors- 2014)

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#231 Haydon Lane: “Current Color” –Front of Property. COA Application Photo- 11/4/21 (SW # 6992 Inkwell)

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#231 Haydon Lane: "Proposed Color". COA Case File- screenshot - 11/14/21 (SW # 7667 Zircon)

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