



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 27, 2021**

Project: **400 Block St. / COA 2021-0005  
Dripping Springs, TX 78620**

Applicant: **John Doucet / Jim Polkinghorn**

Historic District: **Hays Street Historic District**

Base Zoning: **SF-4 / with SF-3 Rezoning Application**

Proposed Use: **Residential**

Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations  
 Color & Materials Samples **Color & Material Samples, Colored Elevations**  
Doucet & Assoc. (Concept Plan) / Jim Polkinghorn- (Architect)

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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."

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### **Project Type & Description: "Residential Development - New Construction."**

A subdivision of the original Alva Haydon Homestead is proposed, creating six (6) single-family detached lots. The existing parcel retains the Haydon Homestead and is not a part of this COA. The new subdivision represents a proposed "infill" residential development and is the focus of this COA. One of the lots (Lot 1) contains an existing Barn structure, proposed to be adaptively re-purposed as a residence. This property is a "**Medium Priority, Contributing**" Historic preservation resource in the Hays St. Historic District, per Historic District Assessment by Roark-Foster Consulting LLC, dated 11/5/2014.

### **Review Summary, General Findings: "Approval with Conditions Recommended"**

**General Compliance Determination-**  **Compliant**  Non-Compliant  Incomplete:

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## **Staff Findings and Recommendations:**

### **New Development- Appropriateness / Overall Compatibility / Approval in Concept:**

The overall development concept and schematic design approach is found to be compatible with the scale, character and context of the surrounding buildings and environment vis. height, gross volume, and proportion. Findings for “Appropriateness” are present.

The development concept & proposal appears consistent with the vision and development guidelines and standards established for the Hays St. Historic District and Approval in Concept is recommended.

### **Conditions of Approval:**

1. **Existing Trees: (Hardwoods over 8”)-** “Detailed Tree Preservation Program” shall be reviewed @ Site Development Permit stage: e.g. “Trees to Remain, Trees to be Removed, Trees to be Replaced.”
  - 1.1. **Hays Street Frontage Trees-** Trees #3001, 3002, 3003, 3004, 3005, 3008 shall be preserved as shown. All contribute significantly to the Hays Street Frontage & Hays St. Historic District.
  - 1.2. **Hays Street ROW Trees-** (outside the property) Trees #3000, 3006, 3019, 3020, 30021 shall be preserved & protected in place as shown.
  - 1.3. **US 290W Oak Groves @** highway frontage- Trees #30012, 3013, 3014, 3015, 3016, 3017 shall be preserved as shown in the proposed Landscape Buffer.
2. **Architectural Design Review:** Complete architectural design information shall be submitted for each residential Lot, to be reviewed & approved by City Staff prior to issuance of Building Permits:
  - 2.1. Architectural Site Plan:** (w/Setbacks, Building Locations & Existing Trees to Remain)
  - 2.2. Colors and Materials:** (Colored “Hays Street” Elevations w/dimensioned building heights, materials callouts on all Elevations)
3. **Zoning Change / Permits:** COA Approval is conditional on securing necessary Zoning Entitlements & all required Permits (Site Development, Building, etc.). Site Planning & Architectural Design changes, development and refinements shall be reviewed by Staff for consistency with this COA prior to issuance of Permits. Significant changes may require modification or additional COA approvals.

## **CERTIFICATE OF APPROPRIATENESS**

**Staff Review Summary: Historic District Context & Policy Guidance: \*\*\* Inserted \*\*\***

**“Hays Street Historic District- Vision Statement / Historic Characteristics / Planning Concepts / Policy Recommendations- Adopted by City Council Resolution- 2/17/15.**

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## HAYS STREET - HISTORIC DISTRICT

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### Vision Statement / Historic Characteristics / Planning Concepts / Policy Recommendations City of Dripping Springs

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#### Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape / Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



**Historic Neighborhood Character**

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## Distinguishing Historical Characteristics

**Hays Street Historic District** (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

## Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19<sup>th</sup>/20<sup>th</sup> C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

## Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

## Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics

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**“400 Block- Hays St (Proposed Residential Subdivision):”**

**The Property:** This property stretches along US 290W and Hays Street frontages, from S. Bluff St west to the Dripping Springs Branch (creek). The current and historic owners are members of the Alva Haydon family. The proposed scope of work in this Application includes subdivision of the property into six (6) individual Single-Family residential lots, accessed from Hays St., not including the original Haydon Homestead at #102 S. Bluff St. A plat map of the proposed subdivision of land is included.

**Existing Parcel:** Contains the Haydon Homestead (102 S. Bluff St.) and outbuildings, as existing, are not a part of this COA. The new parcels to be created from the remainder of the property (original pasture along US 290 & western terminus of Hays Street, backing up to DS Branch Creek) and provides the site for the proposed “infill” residential development, which is the focus of this COA.

**Existing Outbuildings: Adaptive Re-Use and Demolition:** Two (2) existing outbuildings now occupy the subject parcel to be subdivided:

**“Barn/Shop”** This structure is proposed to be saved and converted for a residential Adaptive Re-Use as part of the redevelopment e.g., Lot #1. The building does not date from period of historic significance, nor has it been recorded on any Historic Preservation Resources survey. It therefore warrants a “Low” Preservation Priority rating, and no exceptions are taken to its Adaptive Re-Use.

**The “Tool Shed,”** though dating to the period of historical significance, is a very small agricultural outbuilding, which has undergone alterations and repairs using modern & salvaged materials. It has not been recorded on any Historic Preservation Resources survey. It therefore warrants a “Low” Preservation Priority rating and significance to the District, and no exceptions are taken to its Demolition or Removal.

**Proposed New Development:** A six (6) Dwelling Unit “Infill” Residential Subdivision is proposed facing the Hays St. frontage. Lots are served by individual driveways, accessed from Hays St. The proposed Lots are all planned for Single Family Detached homes. As envisioned, they would be a mix of 1-sty and 2-sty residences. Design characteristics, forms, elements, and features are drawn from local historic rural residential architecture, and complement existing residential infill development on Hays St.

The Concept Site Plan shows the preservation of nearly all the existing trees on the site, as well as the preservation of some existing historic entry gate structures and features located at the termination of the Hays St. ROW. Additionally, a Landscape Buffer along the US 290W frontage is proposed, which preserves and protects a cluster of the site’s most significant Heritage Trees.

The COA Application also includes a Conceptual Design Package showing an example residential design for development of Lot #3, which is compatible with Design and Development Standards. Final designs of all residences would be reviewed by Staff at Building Permit stage for consistency with this COA.

Design and Development Standards Review & Compliance Checklist follows:

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

This COA proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and “Approval in Concept with Conditions” is recommended.

**Character/Vision:** OK. Proposal promotes “Neighborhood Preservation” and / “Sensitive Infill” visions.

**Design Principles:** OK. “Historic Neighborhood Scale and Character” maintained. Overall scale, Materials & style of existing houses are respected, and proposed development character is consistent with the “Look & Feel of Hays St. Neighborhood.” Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290. “New Construction” is found to be “compatible with surroundings.”

**Preferred Uses:** OK from a Historic Preservation and compatibility guideline perspective. “Residential Infill @ Hays St.” However, regulatory use proposal requires separate Zoning Change (SF-4> SF-3).

**Site Planning & Building Placement:** OK- “Site Buildings Facing Local; Streets & Hwy 290W.” Historic District Setbacks (Guidelines): Front/Rear: 10’ setback; Sides: 5’ setback. Reconcile w/Zoning.

**Parking Arrangement:** OK. Residential Driveways accessed from Hays Street frontages. Verify parking requirements vs. Zoning requirements.

**Building Footprint / Massing / Scale:** OK. Residential footprints w/1-sty and 2-sty massing schemes.

**Street Frontage / Articulation:** OK- Building Street Frontages are within Guidelines parameters and elevation schemes are appropriate and well-articulated.

**Porches:** OK- “Front Porches / Awnings @ Entries.”

**Roofs:** OK- Drawings show metal roofs, Color and Materials submittal is for: “Galvalume” metal panels.

**Materials:** OK. Hardi-Plank horizontal or Board & Batten siding & trim, painted.

**Color Palette:** OK. All proposed colors are consistent with “Muted, Rustic, Earth-Tined Hues” Standards.

**Tree Preservation:** Clarify / Verify- proposed impacts to existing Trees; “Replace trees over 8” / “Preserve Heritage Trees 24” +... (see “Conditions of Approval” detailed above).

**Landscape Features:** OK- Adaptive Re-Use, Demolition or Removal of Existing Outbuildings ... (see review comments above).

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**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  
\*\*\* “w/Conditions of Approval as noted”
- (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

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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

**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**



**Context Aerial:**  
**Alva Haydon Homestead:**  
**102 S. Bluff St.**

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