



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **July 21, 2025**

Project: **28485 Ranch Road 12, Dripping Springs, TX 78620**

Applicant: **Alex Gabrielides & Rena Gabrielides**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial (coffee shop and postal facility)**

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:

New Construction of 2950 SF Postal Facility and Coffee Shop, and parking on site.

The applicant intends to construct a new Postal Facility and coffee shop with outdoor dining.

This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ N/A

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Staff Recommendations / Conditions of Approval:

The submitted renderings and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District. Staff recommends approval of the COA with conditions.

Conditions of approval:

- a. The COA approval includes the revised building elevations, colors and site plan; it does not include the ice and vending machine structure shown in the plans. The applicant will be required to file a separate COA application for the ice and vending machine structure in the future.

Case History / Findings of Fact:

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and coffee shop, as well as a parking lot. This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

28485 Ranch Road 12

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: **28485 Ranch Road 12**

The applicant is requesting approval to construct a new building and to add parking on site.

This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting. The revisions to the scope are as follows:

- Setting the building back further from Ranch Road 12, while still leaving an appropriate setback along the Old Fitzhugh Road elevation.
- Shifting the parking lot configuration slightly so that parking spaces are at the south end of the lot rather than the north end,
- Creating an 8’-0” concrete walkway along Old Fitzhugh Road, as requested and approved by the City of Dripping Springs.

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- Switching the location of 1 window and 1 door along the south elevation for better programming.
- Revising the size/number of windows on the center and east sides of the south (front) elevation, the north (rear) elevation, and the west (left) elevation.
- Change in building height.
- Change in color of exterior materials (materials themselves remain the same).

These changes reflect a refinement in building programming and meet the Nonresidential Construction Standards and Exterior Design Standards for new construction.

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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 new building complements scale and character of the adjacent properties and will create a gathering space along OFR.

Preferred Uses: “Residential/Commercial” - This project fronts both OFR and Ranch Road 12. The primary façade facing OFR had a residential character similar to the surrounding buildings.

Site Planning & Building Placement: The building is set back from OFR, in keeping with the existing character of the neighborhood.

Parking Arrangement: “Onsite Lots @ Rear of Property” - The parking will be situated to the south of the building and spans the length of the lot, however, this configuration allows the building to have a generous setback along OFR.

Building Footprint / Massing / Scale: The new, one-story building is 2935 sf, broken up into three distinct masses.

Street Frontage / Articulation: “45’ max, 60’ max at RR 12;” - The building is 35’-0” wide.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” - The porch fronting OFR spans 31’-0”.

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

Materials: “Wood porch structures and trim” – The building will have painted Hardie plank siding and stained wood trim.

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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: 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.
☒ 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

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- (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 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 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 alison@postoakpreservation.com if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

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28485 Ranch Road 12: “Current Condition, view from RR 12”. Images from Google Maps, 2023.



28485 Ranch Road 12: “Current Condition, view from OFR”. Images from Google Maps, 2023.

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