



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **June 20, 2023**

Project: **301 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Rebeca Sager / Three Zero One Old Fitzhugh LLC (315) 395-1729**

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

Base Zoning: **SF-1**

Proposed Use: **N/A- Shed Demo & Removal Only**

Submittals: Current Photograph Concept Site Aerial Exterior Elevations (N/A)
 Color & Materials Samples N/A-

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:

Demolition and Removal of a Non-Contributing Existing Storage Shed at the rear of property at 301 Old Fitzhugh Rd. in the **Old Fitzhugh Rd. Historic District**.

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

General Compliance Determination- Compliant Non-Compliant Incomplete

Staff Recommendations / Conditions of Approval:

- 1. Permits Required:** Necessary Permits shall be obtained from the City of Dripping Springs, including Demolition Permit (if required). Confirm all Permit requirements with City Staff.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#301 Old Fitzhugh Rd.: (c.a. 1955) Roark-Foster Survey: Site #19 // Hays County TP #17918.

Historic District Contribution Status:

- a) Existing Residence – Primary Dwelling (Front): “Contributing”
- b) **Existing Storage Shed (Rear): “Non-Contributing”**

Historic Resource “Priority Rating:”

- a) Existing Residence – Primary Dwelling (Front): “Medium”
- b) **Existing Storage Shed (Rear): “Low”**

Project Overview: “301 Old Fitzhugh Road – Shed Demolition and Removal:”

See COA application and Existing Photographs.

Although this case proposes the demolition and removal of an existing structure, the proposed project under consideration is straightforward from a historic preservation standpoint.

A small storage shed, at the rear of the property is proposed for removal. Although in the guidance of applicable Historic Resource Surveys outbuildings associated with the historic farmsteads of Old Fitzhugh Road Historic District are normally regarded as “contributing” resources to the District, this particular shed is not. It is a more recent auxiliary building, built of contemporary building materials, and does not date to the period of significance of the primary (“Contributing”) dwelling. For these reasons, it is not considered a “Contributing” resource in the OFR Historic District and is assigned a “Low” Preservation Priority.

The Applicant’s intention is to remove the shed, which is currently unused, unsecured and in poor condition, to improve the aesthetics, safety, and security of the property.

Staff Recommendation: “Approval w/Conditions”

Because the shed is a non-contributing resource and has a low preservation priority, no exceptions are taken to its proposed removal. The proposal does not cause substantive harm to the Historic District.

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Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”

The proposed project is consistent with applicable Standards (see review checklist below).

Character/Vision: Consistent: “Historic Small Farmsteads” (Historic Resource to be Preserved)

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” (Primary Dwelling to remain)

Preferred Uses: Consistent: Shed removal allowed by SF-1 Zoning (Planning Dept. verify).

Site Planning & Building Placement: N/A.

Parking Arrangement: N/A: No change to existing Parking configuration.

Building Footprint / Massing / Scale: N/A.

Street Frontage / Articulation: N/A: No change in Street Frontage / Facade.

Porches: N/A.

Roofs: N/A.

Materials: N/A.

Color Palette: N/A.

Tree Preservation: Consistent: All existing trees on site are being preserved.

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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Color Scheme Modifications?	<input type="checkbox"/> Yes	<input checked="" 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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#301 Old Fitzhugh Rd. – Existing Shed:

Archive Photos- 12/17/21 (KES)

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