



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 25, 2022**

Project: **Uriegas Dental Offices- #28495 & 28491 RR-12
Dripping Springs, TX 78620**

Applicant: **Andrew Dodson, PE / 512-577-2077 for Uriegas Development LLC**

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

Proposed Use: **(2) Office Buildings- Dental & Lease Space**

Submittals: Current Photographs Concept Site Plan Exterior Elevations
 Color & Materials: Photos & Materials Cut Sheets
 Sign Permit Application (if applicable)
 Building Permit Application (if applicable)
 Alternative Design Standards (if applicable)

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: COA for New Construction- Infill Development

Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization

Review Summary, General Findings: "Approval with Conditions."

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permit, Signage Permit, etc).
- 2) **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.
- 3) **Case-Specific Site Plan Conditions:**
 - a) **Rainwater Tank for Building #1-** relocate to east end of building @ RR-12, away from existing trees and out of the RR-12/Old Fitzhugh Road “Welcome to Dripping Springs” viewshed.
 - b) **Detention Pond-** verify pond depth (2’ per Engineer) and design details, including aesthetic treatments (i.e. native stone masonry walls to match buildings), at Site Development submittal.
 - c) **Sidewalks & Pedestrian Connectivity-** Coordinate with Planning & Zoning requirements, and with TIRZ OFR Project. Show all at Site Development submittal.

CERTIFICATE OF APPROPRIATENESS

Property Description: #28491 & 29495 RR-12

Existing Conditions: Site has been cleared, with no structures and a few existing trees remaining.

Historic District Contribution: “Non-Contributing.”

Historic Resource “Priority Rating:” “N/A”

Staff Review Summary: “Uriegas Dental Offices- Old Fitzhugh Road”

Site was cleared under a previous COA removing a dilapidated mobile home and dead trees. The Applicant now seeks a COA for new construction of two (2) new office buildings- one for dental office and the other for lease space, with associated parking, water quality and detention infrastructure & features.

The proposed site plan arrangement, the buildings massing and scale, and architectural design character and features all comply with the applicable OFR Historic District Development and Design Standards.

The proposed use is compatible, the proposed planning and design concept fits in well, and “Approval In Concept with Conditions” is recommended.

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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. All necessary permits shall be obtained (Conditions of Approval #1, #2).
- 3) **Case-Specific Site Plan Conditions** include relocation of proposed rainwater tank for Building #1, clarification of Detention Pond design, detail and aesthetic treatments, and coordination of sidewalks and pedestrian connectivity elements with City requirements and projects, all to be satisfactorily addressed prior to issuance of Site Development permits. (Condition of Approval #3).

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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: Proposed Building #1 = Dental Office (3,132 sf). Proposed Building #2 = Office Lease Space (2,784 sf). < / = 5,000 max.

Street Frontage / Articulation: Consistent: Proposed New Buildings Building massing meets 45’ max. articulation increment requirements (see architectural plans & elevations).

Porches: Consistent: Proposed architectural entries & awnings meet Porch requirements.

Roofs: Consistent: Proposed (new) Buildings- Standing Seam Metal Roofs meet requirements.

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Materials: Consistent: New materials (Hardi Board & Batten Siding, Native Stone Masonry Limestone) all meet requirements.

Color Palette: Consistent: Proposed color palette meets requirements (see photos- full range of hues allowed in OFR).

Tree Preservation: Consistent: All Remaining Existing Trees are preserved (see Site Plan).

Landscape Features: N/A- no existing landscape features 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.
 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

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- (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

