Historic Preservation Commission Regular Meeting - Amended

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, May 02, 2024, at 4:00 PM

AGENDA

Amended Agenda

CALL TO ORDER & ROLL CALL

Commission Members
Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Richard Moore

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
Planning Director Tory Carpenter
Deputy City Attorney Aniz Alani
Deputy City Secretary Cathy Gieselman
Architectural Consultant Meredith Johnson, MSHP

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

1. **Approval of the April 4, 2024, Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA2024-0003: Application for a Certificate of Appropriateness for the installation of signage at Roxie's located at 299 Mercer Street in the Mercer Street Historic District.** *Applicant: Silver Garza, Roxie's LLC.*

    a. Presentation
    b. Staff Report
    c. Public Hearing
    d. COA2024-0003

3. **Presentation, discussion, and consideration of acceptance of the Old Fitzhugh Road Local Historic District Resurvey Historic Resources Survey Report.** *Post Oak Preservation Solutions LLC*

4. **Discuss and consider possible action regarding the Historic Preservation Commission Fiscal Year 2025 Budget Recommendation.**

5. **Presentation on upcoming Certificate of Appropriateness Application for Downtown Restrooms in the Mercer Street Historic District.**

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
June 6, 2024, at 4:00 p.m.
July 11, 2024, at 4:00 p.m.
August 1, 2024, at 4:00 p.m.

City Council Meetings
May 7, 2024, at 6:00 p.m.
May 21, 2024, at 6:00 p.m.
June 4, 2024, at 6:00 p.m.
June 18, 2024, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on ***April 29, 2024, at 3:15 PM.***

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Cathy Gieselman, Deputy City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, April 04, 2024, at 4:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:00 p.m.

Commission Members present were:
Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Haley Hunt

Commission Members absent were:
Minnie Glosson-Needham
Steve Mallett
Richard Moore

Staff, Consultants, & Appointed/Elected Officials present were:
City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
Deputy City Attorney Aniz Alani
Deputy City Secretary Cathy Gieselman
Architectural Consultant Meredith Johnson, MSHP
Intern Ethan Watson

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

MINUTES

1. **Approval of the March 7, 2024, Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Hunt to approve the March 7, 2024, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded this motion which carried unanimously 4 to 0.

Chair Erickson asked for consideration of taking business items out of sequence, there was no objection. Business item #4 was discussed first, followed by business items #3 and then #2.

BUSINESS AGENDA

2. **Discuss and consider possible action regarding the Historic Preservation Commission Fiscal Year 2025 Budget Recommendation.**

   Michelle Fischer discussed the cost proposal for the Resurvey of Hays Street and Mercer Street Historic District. Commissioners reviewed the proposed budget line by line.

   A motion was made by Commissioner Bassett to add $30,000 to the proposed Fiscal 2025 Budget for the Resurvey of Hays Street and Mercer Street Historic District. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

3. **Presentation, discussion, and consideration of acceptance of the Old Fitzhugh Road Local Historic District Resurvey Historic Resources Survey Report.**

   Post Oak Preservation Solutions LLC was not able to be in attendance. Michelle Fischer briefly discussed the survey which is on file. No action was considered at this time. The information provided to Commissioners was included in the packet for review prior to the next meeting where Post Oak Preservation Solutions LLC will be present to provide a presentation.

4. **Public hearing and consideration of approval of COA2024-0002: Application for Certificate of Appropriateness for the the addition of a covered entrance and roof line alterations for the existing building located at 575 Old Fitzhugh Road in the Old Fitzhugh Road Historic District.** *Applicant: McKena & Bryan Strobel*

   a. **Presentation** – There was no presentation, applicant was not present.

   b. **Staff Report** – Meredith Johnson presented the staff report which is on file. Staff recommends approval.

   c. **Public Hearing** – No one spoke during the Public Hearing.

   d. **COA2024-0002** – A motion was made by Commissioner Hunt to approve COA2024-0002: Application for Certificate of Appropriateness for the addition of a covered entrance and roof line alterations for the existing building located at 575 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Vice Chair Bobel seconded the motion which carried 4 to 0.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
May 2, 2024, at 4:00 p.m.
June 6, 2024, at 4:00 p.m.
July 11, 2024, at 4:00 p.m.

City Council Meetings
April 16, 2024, at 6:00 p.m.
May 7, 2024, at 6:00 p.m.
May 21, 2024, at 6:00 p.m.
June 4, 2024, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Bassett to adjourn the meeting. Commissioner Hunt seconded the motion which carried 4 to 0.

This regular meeting adjourned at 4:35 p.m.

HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **April 19th, 2024**

Project: **299 Mercer Street, Dripping Springs, TX 78620**

Applicant: **Roxie's, LLC % Silver Garza**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**
Proposed Use: **Restaurant & Bar**

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 Signs(s)" New roof signage to the former Haydon Central Garage (1937), signage added to the site, signage added to the flagpole.

Review Summary, General Findings: "Approval with Conditions"

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

Staff Recommendations / Conditions of Approval:

1. **Approval with Conditions**

"Muted, rustic Earth Tone Hues" The shades of red are rustic, but the brighter shade of red would need approval. The PMS 185 C is a bright red that stands out from the rest of the building.

Case History / Findings of Fact:

Located on the southeast corner of Mercer and College streets, this front-gabled stone garage building was constructed in 1935 by Charlie C. Haydon. The property was originally purchased in 1925 by Haydon. A wooden building temporarily housed a hamburger shop and later a barbershop. Haydon aimed at constructing a rock building. He used natural rock of various colors and texture from nearby cities to give it the unique appearance the building retains today. Rooftop signage can be seen currently as the building stands. Dripping Springs has had many businesses in the past that utilized such signage.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

299 Mercer Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 299 Mercer St Re-Use

The submitted renderings and designs show two shades of red. The signage on the structure is a bright red, which stands out against the earth tones of the natural stone and materials of the structure. The second piece of signage is a rustic and muted red that will be placed on the edge of the property.

The applicant is seeking to include the addition of a sign above the apex of the building as well as a sign that sits atop the building. The sign itself is 3' 10'' x 11' in size and PMS 185 C in color. Additional signage on barrels 3'8'' x 3'8'' in size that sit on the corner of Wallace St and College St. The color is PMS 484 C (red). The applicant is also aiming to replace a sign at the front of the building with a Texas State Flag design.

* * *

Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Historic Main Street; Foster a Community Focal Point - Preserve Historic Resources; Adaptive ReUse / Appropriate Rehab Mixed Use" -

Design Principles: "Protect Historic Pedestrian Scale & Main Street Character" - The revitalization of the property retains pedestrian scale as well as helps "Foster a Community Focal Point".

Preferred Uses: "Family-Friendly uses / activities" - This project is encouraging of a family friendly environment. Encouraging community and local business.

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: "Flat Parapets or Sloped Metal Roofs" Proposed signage does not overtake the current roof.

Materials: "Maintain Historic Native Stone or Wood". Two of the signs on the property already exist and are made of metal, the additional sign will also be made of metal. None of the included signage takes away from the native and rustic look of the existing materials

Color Palette: "Muted, Rustic Earth Tone Hues" The signage for the building appears to be a bright red, which would go against the guidelines of the Mercer Street Historic District

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.

☒ 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

(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

Color palette needs approval

(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?	☐ Yes	☒ **No**
Façade Alterations facing Public Street or ROW?	☒ Yes	☐ **No**
Color Scheme Modifications?	☒ Yes	☐ **No**
Substantive/Harmful Revisions to Historic District?	☐ Yes	☒ **No**

* * *

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

By: Meredith Johnson MSHP

299 Mercer: "Current Condition". Images from Google Maps, 2023.

299 Mercer: More detailed imagery of the native stone and wood of the structure.

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299 Mercer Street

Certificate of Appropriateness Review
May 2nd, 2024

Existing Conditions

Retains rustic look with native stone and wood paneling. Possesses unique stone pillars. Sloped metal roofing and small signage at front of property.

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Applicant Request

- Update, replace and install new signage on the building and property

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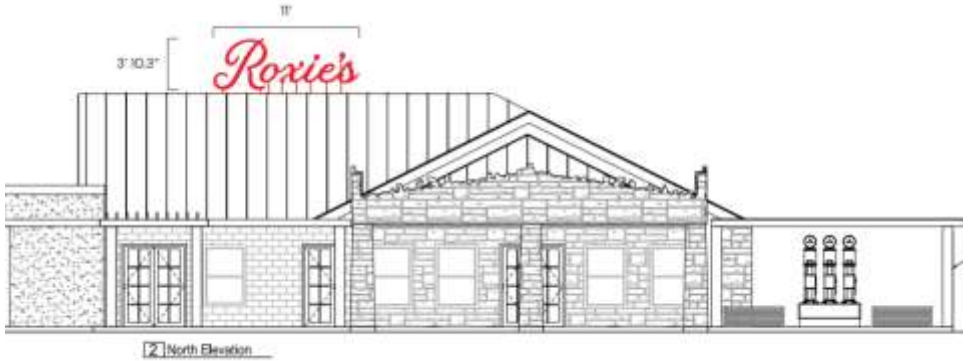
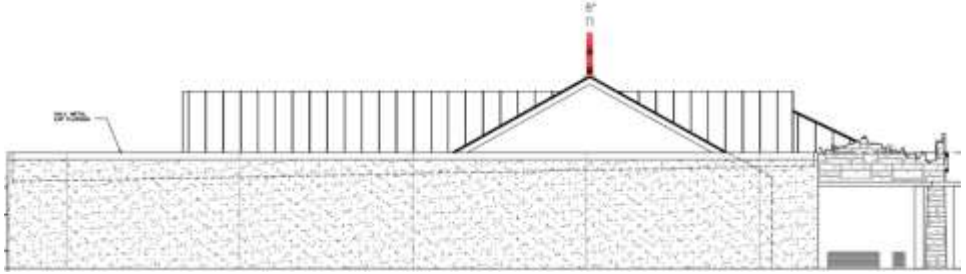
Architectural Details





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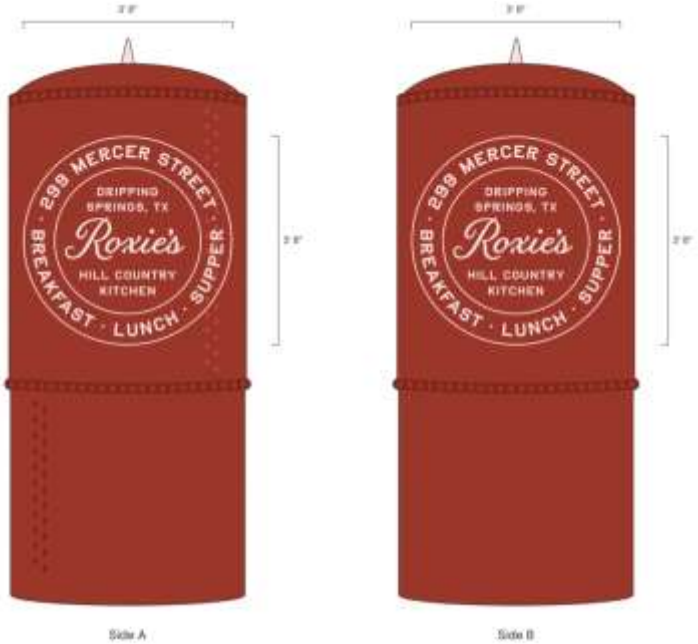
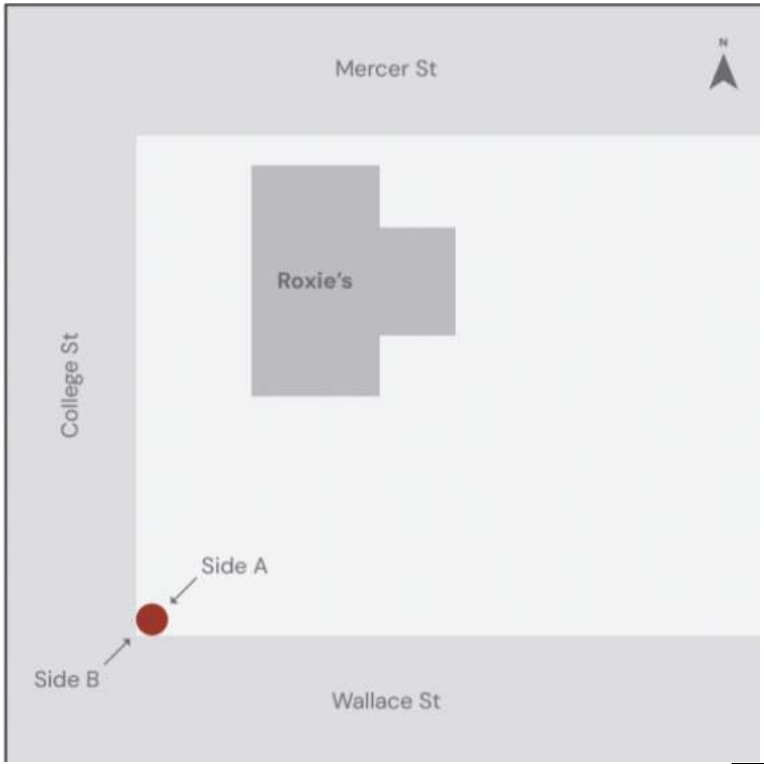
Architectural Details Cont:

Proposed Site Plan





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City of Dripping Springs
Historic Districts
Design & Development Standards

City Council Approval- 2/17/15

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Character				
Vision	• Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complimentary New Uses	• Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization	• Historic Small Farmsteads • Eclectic Revitalization / rewalkd • Adaptive Re-Use / Appropriate Rehab Mixed Use • Historic Renovation & Landscape Preservation	• Historic Remnant Neighborhood • Neighborhood Preservation • Adaptive Re-Use / Sensitive Infill • Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	• Per Implementation Manual / DDA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)	• Protect Historic Pedestrian Scale & Main Street Character • Promote Walkable Scale & Sidewalk Activity Zones • Provide Pedestrian Shading Devices @ Sidewalk Frontage • New Construction shall be compatible with surroundings	• Protect Historic Farmstead Scale & Character • Promote Public Use/Free of ORR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings	• Protect Historic Neighborhood Scale & Character • Allow Small-scale Rehabilitation @ Existing Historic Dwellings • Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 • New Construction shall be compatible with surroundings
Preferred Uses	• Zoning Review. Verify Consistency w/HO or Identify / Use Change (new requirement)	• Pedestrian Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed	• Mixed Use Rehab. OFR • Retail / Commercial – RR 12 • Residential Rehab or Infill	• Residential Rehab/Infill Hays St • Retail / Commercial Transit Use- Hwy 290
Site Planning & Building Placement	• Site Plan Concept Review (new requirement)	• "Build-To" Mercer St. Frontage 0' setback • Sides: 0' setback • Rear: 10' setback	• Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 0' setback	• Site Buildings Facing Local Streets & Hwy 290 • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	• Site Plan Concept Review- (new requirement)	• Street Parking • Onsite Lots in Rear • Offsite / Remote Lots	• Onsite Lots @ Rear of Property • Off Street Spaces @ Fronts (limited & must protect trees)	• Residential Garages • Onsite Lots @ Rear of Property • Small Lots @ Side Yards
Building Footprint Massing / Scale	• Site Plan Concept Review • DDA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)	• 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit	• 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit	• 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	• DDA / Architectural Review (new requirement)	• 40' max storefront width or • 40' max articulation increments	• 40' max. @ max @ RR 12 • 40' max. articulation increments	• 40' max. @ max @ Hwy 290 • 40' max. articulation increments
Porches	• DDA / Architectural Review (new requirement)	• Porches / Awnings @ Street across min. 50% of frontage	• Front Porches / Awnings @ Entries min. 50% of frontage	• Front Porches / Awnings @ Entries min. 50% of frontage
Roofs	• DDA / Architectural Review (revised requirements)	• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)	• Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish)	• Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish)
Materials	• DDA / Architectural Review (revised requirements)	• Maximum Historic Native Stone or Wood at walls - 75% net of • Wood Porch Structures & Trim	• Maximum Historic Native Stone or Wood at walls - 75% net of • Wood Porch Structures & Trim	• Maximum Historic Native Stone or Wood at walls - 75% net area of • Wood Porch Structures & Trim
Color Palette	• DDA Review (revised requirements)	• Muted, rustic Earth Tone Hues • Entry Doors: full range of hues	• Full Range of Hues allowed. Color Palettes to be approved	• Muted, rustic Earth Tone Hues • Entry Doors: full range of hues
Tree Preservation	• Tree Replacement Ord. • Site Plan Review (new req'mt)	• Replace Trees over 8' • Preserve Frontage Trees 24" +	• Replace Trees over 8' • Preserve Frontage Trees 24" +	• Replace Trees over 8' • Preserve Frontage Trees 24" +
Landscape Features	• Site Plan Concept Review • DDA / Design Review (new)	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

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Texas

Review Findings

Approve as submitted

City of Dripping Springs
Historic Districts
Design & Development Standards

	All Districts	Old Fitzhugh Road
Character		
Vision	• Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses	• Historic Small Farmsteads • Eclectic Revitalization- new/old • Adaptive Re-Use / Appropriate Rehab Mixed Use • Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	• Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)	• Protect Historic Farmstead Scale & Character • Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties • New Construction shall be compatible with surroundings
Preferred Uses	• Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)	• Mixed-Use Rehab- OFR • Retail / Commercial – RR 12 • Residential Rehab or Infill
Site Planning & Building Placement	• Site Plan Concept Review (new requirement)	• Site Buildings within Existing Trees & Landscape Features • Front / Rear: 10' setback • Sides: 5' setback
Parking Arrangement	• Site Plan Concept Review- (new requirement)	• Onsite Lots @ Rear of Property • Off Street Spaces @ Fronts (limited & must protect trees)
Building Footprint Massing / Scale	• Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)	• 5,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	• COA / Architectural Review (new requirement)	• 45' max; 60' max @ RR 12 • 45' max. articulation increments
Porches	• COA / Architectural Review (new requirement)	• Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	• COA / Architectural Review (revised requirements)	• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	• COA / Architectural Review (revised requirements)	• Maintain Historic Native Stone or Wood all walls- 75% net sf • Wood Porch Structures & Trim
Color Palette	• COA Review (revised requirements)	• Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	• Tree Replacement Ord. • Site Plan Review (new req'mt)	• Replace Trees over 8" • Preserve Heritage Trees 24" +
Landscape Features	• Site Plan Concept Review • COA / Design Review (new)	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

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Commissioner Options

1. Approve as submitted.
2. Approval with conditions.
3. Deny as submitted.
4. Postpone the decision.

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark: ☑ Mercer Street ☐ Old Fitzhugh Road ☐ Hays Street

☐ Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: Roxie's LLC

STREET ADDRESS: 17900 FM 1826, Driftwood, TX 78619

PHONE: 512-917-8899 EMAIL: silvergarza@sbcglobal.net

OWNER NAME (if different than Applicant): Charles Haydon

STREET ADDRESS: 601 Gatlin Creek Rd., Dripping Springs, TX 78620

PHONE: 512-924-7728 EMAIL: 601charliesherry@gmail.com

PROJECT INFORMATION

Address of Property (Structure/Site Location): 299 W. Mercer Street

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work: Restaurant and Bar Signage on roof, wall/roof eve, tanks, and existing pole structure

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: The rock facade will remain untouched. The new addition will house mechanical equipment behind a parapet wall leaving the existing roof lines intact.

Estimated Cost of Proposed Work: $700,000.00 total project

Intended Start Date of Work: Sept. 2024 **Intended Completion Date of Work:** Sept. 2025

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

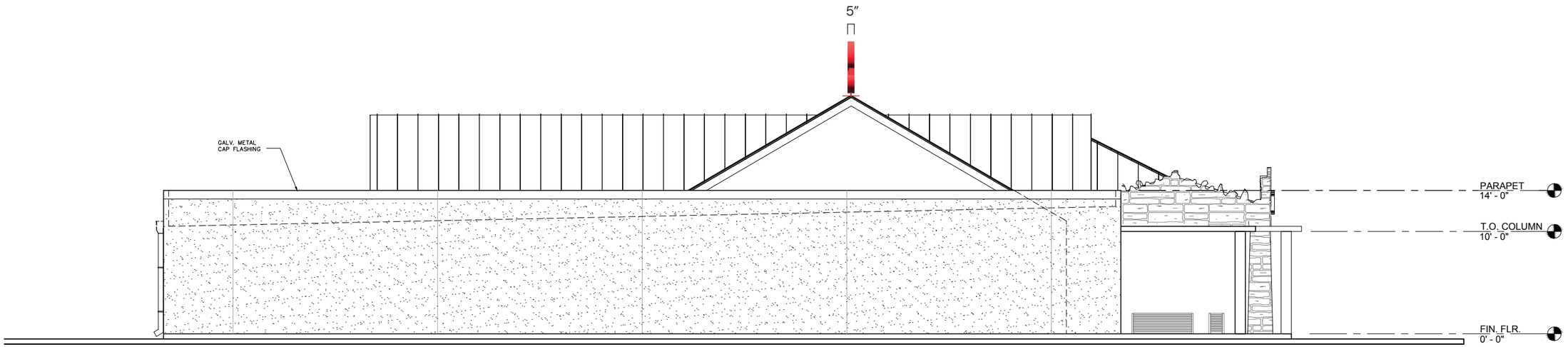
CHECKLIST		
Staff	**Applicant**	
☐	☑	Current photograph of the property and adjacent properties (view from street/right-of-way)
☐	☑	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development On File
☐	☑	Elevation drawings/sketches of the proposed changes to the structure/site
☐	☐	Samples of materials to be used
☐	☐	Color chips of the colors which will be used on the structure *(if applicable)*
☐	☐	Sign Permit Application *(if applicable)*
☐	☐	Building Permit Application *(if applicable)*
☐	☐	Application for alternative exterior design standards and approach *(if applicable)*
☐	☐	Supplemental Design Information *(as applicable)*
☐	☑	Billing Contact Form

SIGNATURE OF APPLICANT — **Date** 4-26-2024

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK — **Date**

Roxie's Exterior Signage
Rooftop Sign
Building Elevation View

2 North Elevation



1 East Elevation

Scale: 1'=1/8"

Roxie's Exterior Signage
Rooftop Sign
Production Details
- Unlit channel letters, bottom pin-mounted to a rail
- Pins be installed through center of letters to provide a clean back view
- Letters to be painted to match PMS 185 C

Front

Left Side

45° Angle

Back

Right Side

45° Angle

Scale: 1'=1/2"

Roxie's Exterior Signage
Tank Signage
Hand-painted artwork on existing tank on premise
- 1 color badge painted on 2 sides, PMS 9240 C
- Tank to have a base color applied all over, PMS 484 C

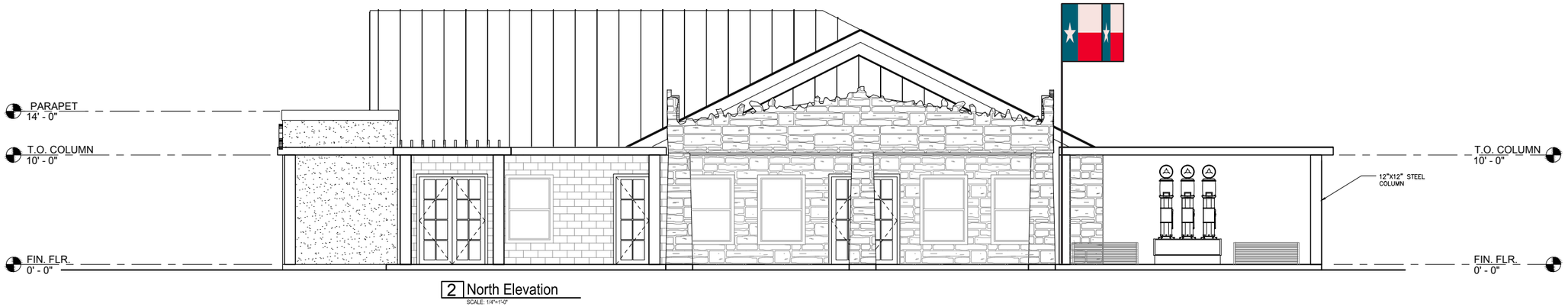
Side A

Side B

Scale: 1′=3/4″

299 Mercer Street, Austin, TX 78620

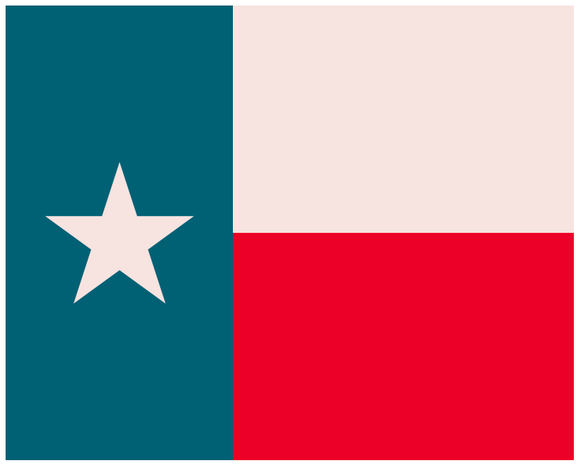
Roxie's Exterior Signage
Pole with triangular sign
Hand-painted artwork on the existing three panels of pole sign
- 3-color artwork, on 3 sides, PMS 185 C, PMS 3155 C, and PMS 9240 C



2 North Elevation
SCALE: 1/4"=1'-0"

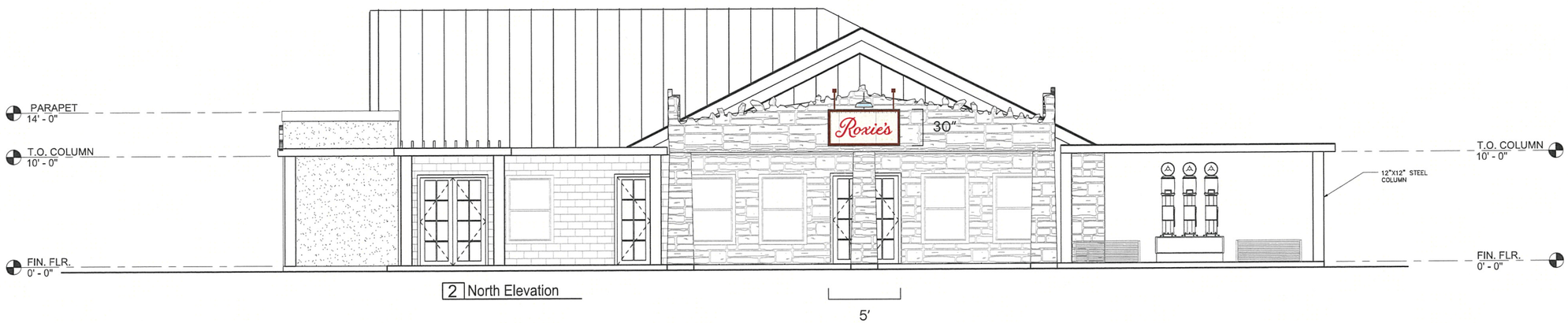
Scale: 1'=1/8"

Artwork



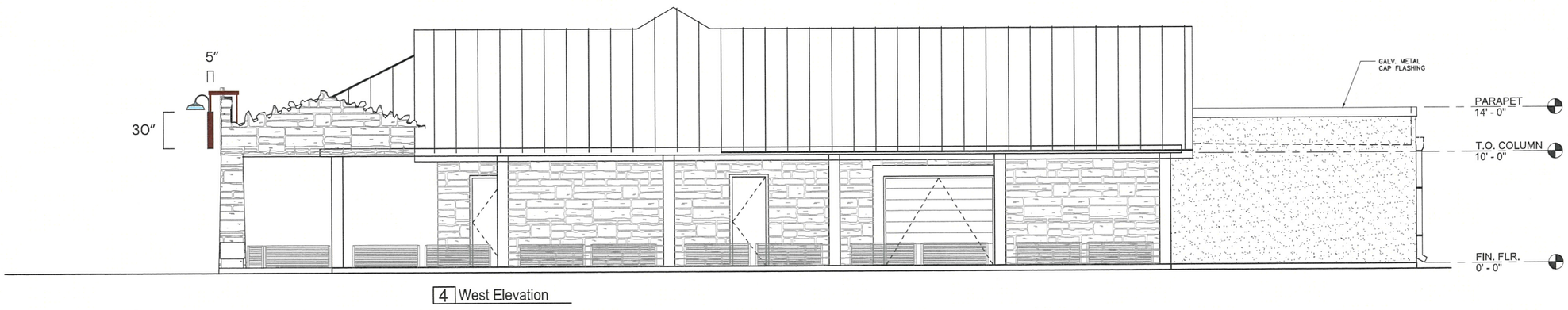
Scale: 1'=3/4"

Roxie's Exterior Signage
Building Sign
Building Elevation View



2 North Elevation

5'



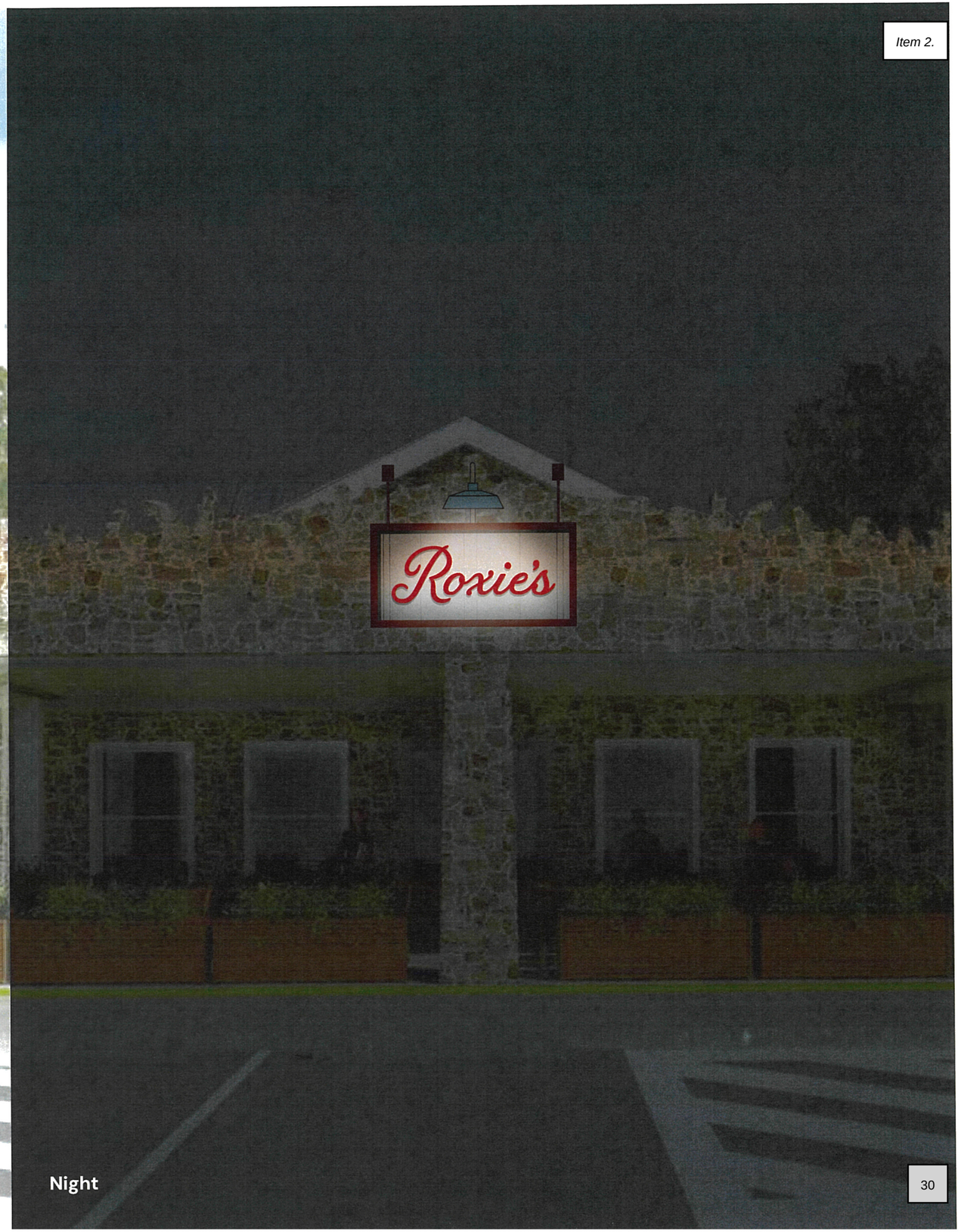
4 West Elevation

Scale: 1'=1/8"

All dimensions must be verified in field by signage vendor.

Roxie's Exterior Signage
Building Sign
Lighting Preview

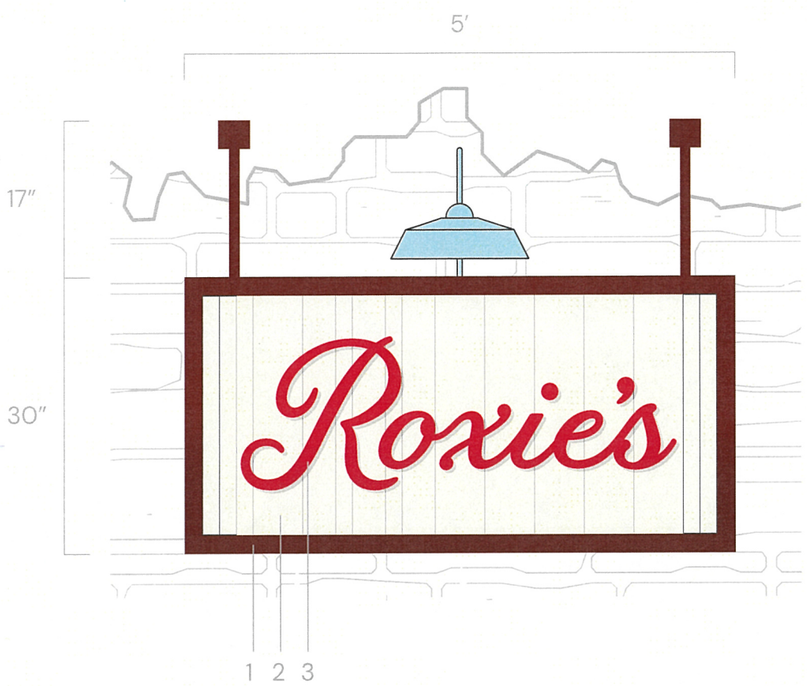
Day



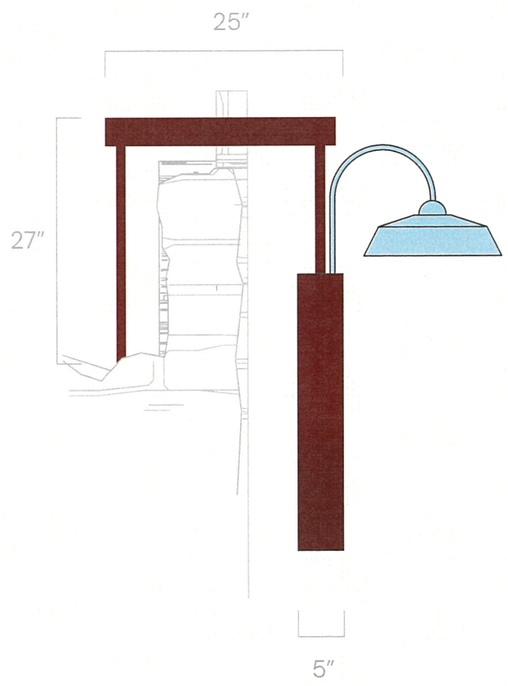
Night

Roxie's Exterior Signage
Building Sign
Production Details
- Corten Steel framed sign installed to roof behind stone facade
- Whitewashed reclaimed wood backer panel with channel letters
- Letters to be painted to match PMS 185 C
- Lit with a goose neck lamp painted or matching PMS 635 C

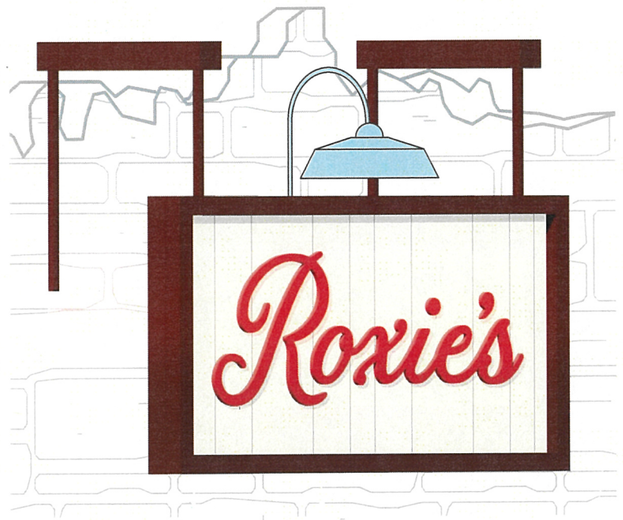
Front



Left Side



45° Angle



Material Notes

1. Corten Steel Frame

2. Whitewashed Reclaimed Wood

3. Channel Letters Flush to Backer

Scale: 1'=3/4"

All dimensions must be verified in field by signage vendor.

DRIPPING SPRINGS
RENTAL CENTER
858-5337
RESERVED PARKING
WE'RE MOVING
DRIPPING SPRINGS
RENTAL CENTER
NEW LOCATION:
30307 RR 12N, Dripping Springs
512-858-5337 or 512-848-3517

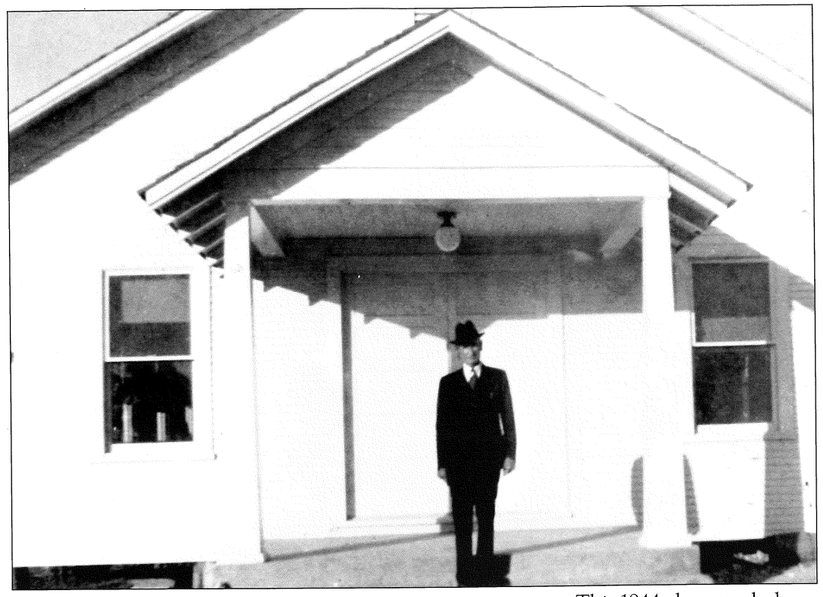
RENTAL CENTER
858-5337
1-800-299-8262

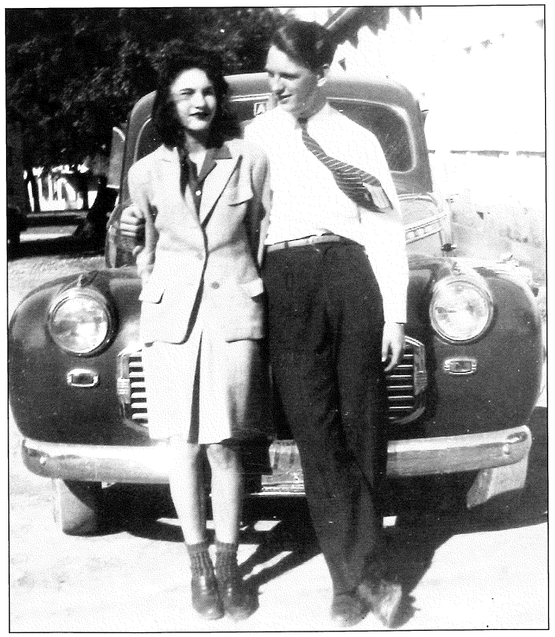
DRIPPING SPRINGS
RENTAL CENTER
DRIPPING SPRINGS
RENTAL CENTER
1-800-299-8262

N. College

DRIPPING SPRINGS
RENTAL CENTER
(512) 858-5337
1-800-299-8262

299
Facebook
WE'RE MOVING
DRIPPING SPRINGS
RENTAL CENTER
NEW LOCATION:
30307 RR 12N, Dripping



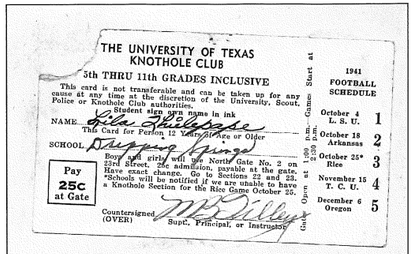


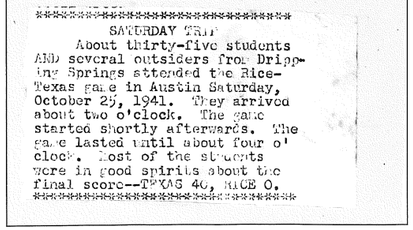
This 1944 photograph shows the Reverend J.N. Marshall standing in front of the Henly Baptist Church. The church continues to host the annual Henly Homecoming reunion for anyone who has ever called Henly home. The event is open to the public. (Henly Homecoming.)

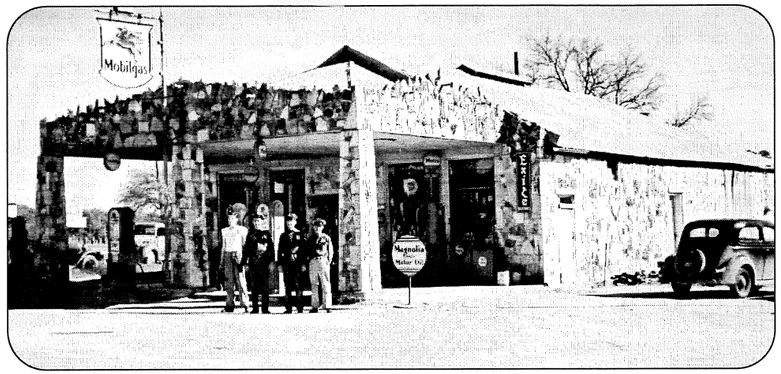
The young folks of Henly were hardly hicks, as can be seen in this engaging photograph of Normaleen Jennings and Vahn Adams. The nation had finally recovered from the Great Depression, and even folks out in the country had access to fashionable clothes and cars, if not paved roads yet. (Henly Homecoming.)

Times were good in Dripping Springs in 1940. Fritz Miller owned the Texaco station on Mercer Street and decided to build a small café next door as an investment. Pictured are Hattie (left) and Lois Garnett in front of the cute café, taken over by the Glossons and renamed Bonnie's Cafe, after their daughter. The Glossons gave up the café in 1956 and took their entrepreneurial skills down the street to run the Red & White Grocery. The Rock Cafe building was converted into a residence in 1965 before being put to use as office space in 1992. (Travis Garnett.)

There was plenty for the young people to do in the 1940s. This 1941 ticket to a University of Texas (UT) football game in Austin cost just 25¢ at the gate for fifth through eighth graders. According to the Dripping Springs *Tiger Cry* school publication, nearly three dozen local students went to the game. It was worth the trip when UT shut out Rice University 40-0. (Lila Thielepape Gillespie.)


THE UNIVERSITY OF TEXAS
KNOTHOLE CLUB
5th THRU 11th GRADES INCLUSIVE
1941
FOOTBALL SCHEDULE
This card is not transferable and can be taken up for any cause at any time at the discretion of the University, Scout, Police or Knothole Club authorities.
Student sign and print name in ink
NAME Lila Thielepape
This Card for Person 12 Years of Age or Older
SCHOOL Dripping Springs
Boys and girls will use North Gate No. 2 on 23rd Street. No admission payable at the gate. Have exact change. Go to Sections 22 and 23.
*Schools will be notified if we are unable to have a Knothole Section for the Rice Game October 25.
Pay 25c at Gate
Countersigned (OVER)
Supt., Principal, or Instructor
Gates Open at 1:00 p.m. Game Starts at 2:00 p.m.
October 4 L. S. U. 1
October 18 Arkansas 2
October 25* Rice 3
November 15 T. C. U. 4
December 6 Oregon 5


SATURDAY TRIP
About thirty-five students AND several outsiders from Dripping Springs attended the Rice-Texas game in Austin Saturday, October 25, 1941. They arrived about two o'clock. The game started shortly afterwards. The game lasted until about four o'clock. Most of the students were in good spirits about the final score--TEXAS 40, RICE 0.



Mobil Station/ Central Garage, 1937 L–R: unknown, Leroy Roberts, Mr. King, Ollie Sorrell

—Courtesy Katherine Roberts

the old Breed Market Place. Mrs. Roberts put in a cafe in the east end of the station. They catered to a very good truck trade that made its way through Dripping Springs at this time. For a while the business stayed open 24 hours a day.

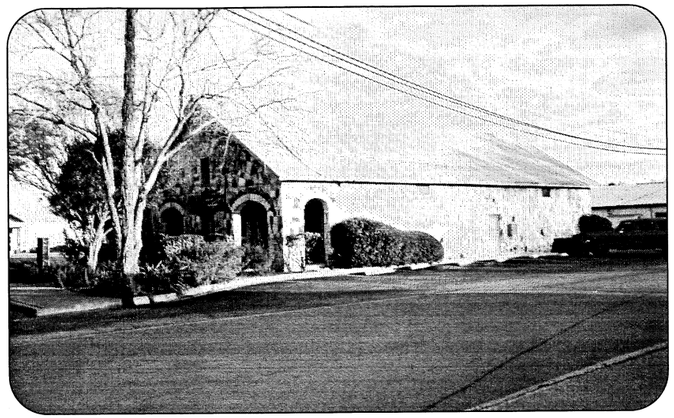
Mr. Roberts' health began to fail and he was forced to give up the business. He asked E. E "Nookie" Myers if he wanted to take over and in September of 1951, he accepted the offer. The cinder block portion of the building was completed in 1954-55. It was needed to protect the workers from the elements as they serviced the cars. Until then, the racks that held the cars being worked on, were on the outside of the building. Alva Haydon got an early jump on the move to the new 290 location and built a new station in 1959, and Mr. Myers made the move and left the front of the building vacant.

After taking over the garage in 1939, Alva Haydon ran this business until 1964 when he, too, would move to another location along 290. The old building would not stay in mothballs very long. In 1967, Jake Spears leased the garage for his repair shop and remained in the business until his retirement in 1991. The more prominent business to occupy the front of the building was a glassworks business owned by Drew Patterson in the late '80s. In the spring of 1993, Buddy Lewis leased the building and the lot behind it to open up his rental enterprise and small engine repair. A woodworking business now occupies the cinderblock portion of the building.

Crenshaw/Ferrell Movie Theater

It was probably a good idea, but the timing proved to be all wrong. D. Waite Crenshaw owned the garage across the street and James Ferrell worked as a mechanic for him. Dripping Springs was growing and the new highway was to come in front of it, instead of beside it. Austin was still a good trip in for any type entertainment. They recognized what they thought would be a good business opportunity—to build a movie theater. They bought Lot 12 of block one and built a rock structure in 1937 that would hold up to 300 patrons at a time. Years ago this site housed a blacksmith shop.

Wade Turner and Leland Lyle lent their skills in putting up the rock on the stylish building. Unfortunately for the owners, despite the accommodations, it was not a money-making proposition. The country was just coming out of the Depression and this may have had something to do with it. Within a couple of years the business went bankrupt. James moved his moving picture equipment in November of 1940 to Moulton for a couple of years and Waite moved permanently to Austin. In 1941 creditors bought the building in a sheriff's sale. It changed hands again but it was not used as a theater. Finally in 1945, the building was



Crenshaw/Ferrell Movie Theater, now a Wells Fargo bank

purchased by Joe K. O'Bryant of Austin. He already owned two theaters in Austin, one being the Ritz, and was looking to expand. He named the theater DisTex. Some remember it as Dixie. Movies were shown only on the weekends. During his senior year in high school, Raymond Whisenant managed the theater for its final hoorah. He recalls showing movies on Friday and Saturday nights. He would then pack up the receipts and films and ship them by bus to Austin on Sunday. That was the last time the building was used for the purpose it was built.

In 1948 James Lumpkin came to town to set up a business named the Texas Insulation and Manufacturing Company where Central Garage now resides. In doing so, he purchased the old theater building to be used, among other things, as a warehouse. He removed all the seats and converted the building into a feed store and warehouse for his insulation supplies. One of the problems they encountered was the sloping floor that was necessary for all to see the movie from the seats. When it rained, water would stand at the bottom of the slant and workers would have to wade through water. Luckily they could use the stage to store the feed on and it would not get wet. Others remember getting to use this big floor for roller skating. This should have offered some exciting challenges for them.

Lumpkin coaxed Felix Rippy to run the feed store for him and he did so until around 1950. At that time Leland Lyle tried his hand at it. M. Z. Piland, who was a partner with Lumpkin, was a part of the business with Lumpkin. Lumpkin ran the feed store for a while himself, when the insulation business began to falter. The building fell vacant again. O. B. McKown bought the building in 1962 to be used as a warehouse for his lumber business across the street. In 1969, it would see life as a business again. A company called Porta Craft made portable buildings there for a while. It went back to being a warehouse when the King Feed Company took over the old lumber yard. James Hurlbut rescued the storied building in 1977 and sent it into an even more exciting future. He remodeled the building into an office complex and leased it out to several entrepreneurs. Another golden opportunity for service was afforded the old building in 1981. Dripping Springs was in line to get its first bank ever. So James went about this new remodeling job. In September of 1981, it officially became the property of the Dripping Springs National Bank. The only major change to the exterior of the building was the annex built on the east side to house the vault. Unfortunately the bank was caught up in the great land bust of the mid-80s and finally failed in 1991. The Texas Bank took over the operation on July 12, 1991. On April 18, 1997, Norwest bought out the interest of Texas Bank and took charge. Wells Fargo bought out the Norwest banks in 1998 and the bank took that name officially in 2000.

J. E. Spaw Barber Shop

When the Haydons decided to move the

still seen around with his wrecker helping out cars in trouble.

Haydon Complex

Alva and Charlie Neal Haydon owned all of block five or what was left of it after 290 went through. They had already built the Mobil station and in 1960 they built the first of three sections to it. The first building, located on the west end of the block, was a restaurant. It was named the Western Kitchen. It was opened in 1960 by Jimmy and Martine Hoard. They operated this very popular eating place until their retirement in 1975. It would not open again until 1976 when Bonnie Pearson reopened it as Tiger Den. Bonnie's parents were Jimmy and Tula Glosson, who had named the little rock cafe on Mercer Street, that they had operated in the '40s and '50s, after her. Blackie and Jeanne Cutrer retained the name when they took over in 1979. Bert Reid changed it to Bert's Restaurant for his 1981-83 stay. In 1983, high school student Louie Alvarez managed the eating place for one year and brought back the name Tiger Den.

Name changes continued with Oak Shadows Restaurant (1984), Texas Traditions (1986) and finally Green Mesquite (1988) managed by Dart and Gail Hyde. In 1989, the restaurant string came to an end. Sherry Burke leased the building and converted it into a flower shop she named Flowers To Go. In 1992, Flowers To Go was purchased by Sylvia McCaslin. She ran the business until late 1999 when she sold it to Dawn Fultz Kidd. Brenda Smith would purchase the business from her in February 2002.

In 1962 a second building was erected to the east of the Western Kitchen. Its first tenant was Virgil Conn. He had a small business down the street in the old insulation building now owned by Haydon. He kept pushing the Haydons to put in a building for his business and Alva obliged. Virgil's nickname was Nut so he called it Nut's Hobby Shop. He was just ahead of his time as he had all types of objects to satisfy the curious. Unfortunately this type of business had not hit its stride in small towns and he struggled with it for eight years before having to give up his love. Nell Graham opened an antique store called The Gallery in 1971. In the late '70s it had a short life as an amusement center. By 1987, Ben Woodland was managing Aunt Nell's Attic. In 1989, antiques gave way to coffins when Harrell's Funeral Home took over the area. They stayed until 1993. For a short time a children's store called the Little Rascals was in there. In 1995, Nancy Haffelder moved her store over from the Veranda and named it the Gateway Emporium, having a variety of gift ideas, much like its predecessor so many years before. A runaway trailer, loaded with a band's musical instruments, crashed into the building in June 1999 and destroyed much of the building and its contents. The building was repaired by late July but the owners of Gateway Emporium decided not to continue. Other businesses have since moved in.

1984 saw the gap between the two buildings closed in to make another business room. In its career each of the two other buildings have used it to enlarge theirs. At first it was used as one of the dining rooms for the restaurant. When they ceased to be, it turned to other uses in combinations. When Harrell's Funeral Home took up residence, this area became the visiting room. It has spent time as an antique store as well and the headquarters for an insurance agent.

Ragland's Village Center

Alva Haydon was not the only one who took advantage of the new Hwy. 290 to start a thriving complex. Louise and Skeet Ragland chose an excellent spot on the south side of 290 just west of the Creek Road. They purchased the small strip of land that included a four-room house and put together

Village Center, 1961

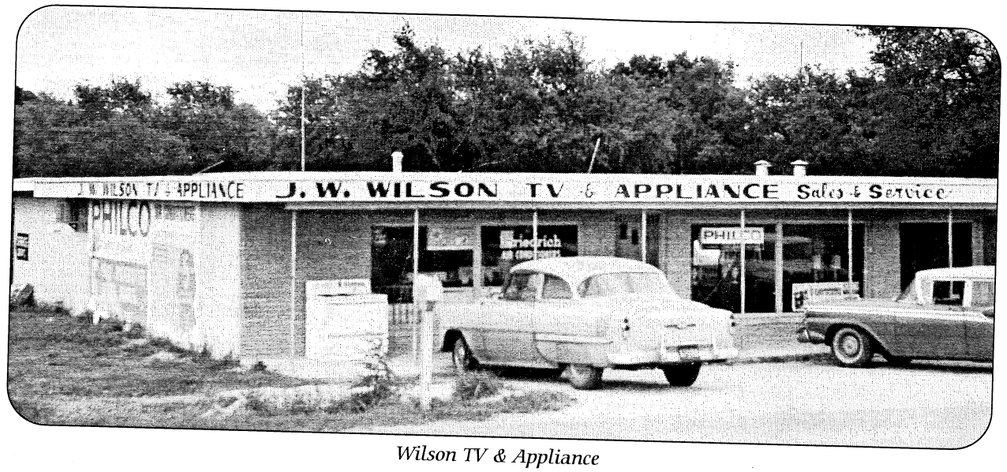
the forerunner of the one-stop shopping center for Dripping Springs. The center included a cafe, grocery, beauty and barber shop. The house became the west end of the main building. The front two rooms became the barber and beauty shops and the back two rooms were used as living areas or storage. When the grocery was expanded to include the rooms previously being the barber and beauty shops, the portion that was the house could be noted by the slanted floor leading to those rooms. The grocery and cafe was run by the Raglands. Bersha McIntyre had the beauty shop and Ira Ruston the barber shop. It opened in August 1961. A Conoco station was separate from the rest of the center and located on the east side of the property. The station was completed by April 1962, and Melvin McNair was the first to run it. Later Fisher would take over. The cafe occupied the east end of the main building with the grocery in the middle and the barber/beauty shops on the west end.

The Conoco station was managed in its early years by the Raglands (1963-64), Corky Pendleton (1965) and John Glass (1966). The cafe was handled by Womack in 1964 and J. W. Hunnicutt in 1965. Oscar Vineyard took over in 1966 and ran it until the McCartys took over in 1970. The station and cafe were phased out and the space used for other things. Today, the entire complex is one building dedicated to the grocery and market business. The station portion housed feed for animals. There are Shamrock self-serve gas pumps out front.

The Dietchers took over the Village Center in 1967. The next year Bill Tracy purchased the establishment and ran it until 1982. His health was failing him and Mack Crow took it off his hands. Billy Peters bought the store from Mack in 1987 and renamed it Dripping Springs Grocery & Market. In January 1992, the title went to Jim Powers. He sold it to Jeff Harris and Keith Askey and they sold it to an Arab group headed by a man named Amir in 1994. On 9-15-2001, they sold the business to El San, Inc.

Felps Drug & Grocery

Mr. and Mrs. Ed Felps were still in the building mood after completing the Sinclair station. Next door they built a cinder block building that stretched almost the entire length of the lot. This was still 1961 and this building was one of the last to be built during this year of growth for Dripping Springs businesses. George Wiest, who had run the cafe and Sinclair station for the Felps in the '50s, was biding his time with a grocery business on Mercer Street and quickly moved into the building and ran his drug and grocery business from there. This association lasted until 1966 when the business closed. For several years in the late '60s and early '70s, Marion Jackson used the facility for his antique auctions until it simply grew

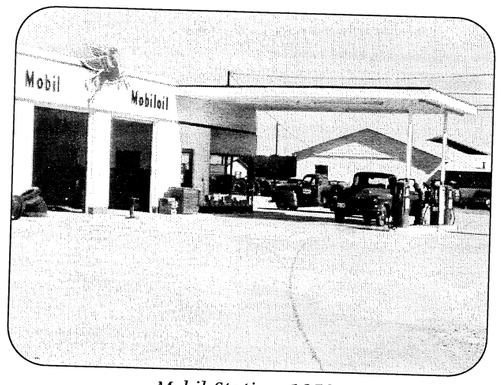


Wilson TV & Appliance

more than thirty years, the building became woefully small for the expanding business and in 1987, a new and larger building was built on the southeast corner of the same property. The old building has remained a useful member of the family as a storage facility, although many inquiries about leasing it have been proffered.

Haydon Mobil Station

The rerouting of Highway 290 to go straight through on Spring Street caused a stampede of new businesses that depended on traffic for their livelihood and previously had been on Mercer Street. Alva and Charlie N. Haydon already owned the land in block five that bordered 290. This allowed them to get the jump on others. The first thing they did was to build a new Mobil station on the corner of San Marcos and 290, where the old gin stood a couple of decades before. E. E. "Nookie" Myers, who had run the Mobil station on Mercer, moved over to the new facility in June 1959. They had a grand opening complete with music, coffee, and cake. Myers ran the Mobil station until his retirement in December of 1972.



Mobil Station, 1959

Clyde Gillis took over the station and ran it until 1976. At that point Dan Triesch of Blanco took over management of the station. In 1982, Dan converted it to a Texaco Station. In 1985 Ray and Gibb Duvall bought out Triesch and then turned over the business to Thomas Brownson in 1987. One year later, Glenn Louvier took over and ran the business until late 1995 when he closed the doors. After being vacant for a while, Jones Eckols leased the premises for the purpose of selling used cars. That business lasted until Jim Powers bought the property from the Haydons in 1997. He immediately remodeled the facility into a combination Texaco Station and Popeyes Fried Chicken. It opened February 25, 1998.

Felps Sinclair Station

It was definitely an advantage to already own the land alongside the new 290 route, if you wanted to get a head start on building. Mr. and Mrs. Ed Felps owned the southeast corner lots in block two. They built a Sinclair station on the old route and proceeded to build the new station at the corner of 290 and now RR12 north, finishing their building just a few months ahead of the Garnett-Glosson Humble Station across the way. It opened in November of 1959. L. B. Wooten moved over from the other Sinclair station to be the first operator.

Unlike the other two service stations, the Sinclair station had a string of operators during its career. In 1961 it became Fulton's. From there it was Jennings (1962), Bowmans (1963-64), Wiests (1965-66), John Glass (1967), Rhodes (1968). Faye Dee James ran the station when it was a Fina in 1973-74. J. F. Glosson recalls that the last person to run the station was a Mrs. Sinclair who drowned while driving back to her home in Johnson City. In 1976, James McCrocklin put an end to its original use, when he purchased the property and converted the building into his headquarters for the Dripping Springs part of his real estate business. It remains in that capacity today.

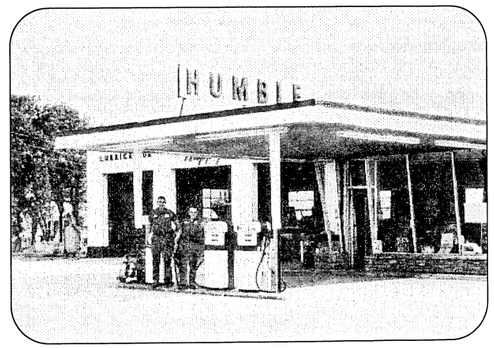
Garnett/Glosson Humble Station

Travis Garnett, who had been running the Humble station on Mercer Street, was next to make the move. He asked J. F. Glosson, Jr., to be his partner and they bought the land on the corner of San Marcos and 290 from the Charles Seal family in late 1959. It was located diagonally from the Mobil station. By July 1960, the place was ready for business.

Part of the interesting history was in the holes for the gasoline storage tanks. As most around here knows, there is a lot of solid rock. It is not easy to get holes put into the ground. In this case, it was necessary to blast out the holes with dynamite. Travis set 52 sticks of dynamite, expecting them to be set off in intervals. Instead, when Louis Gourley came in to set them off, he decided to set them all off at once. He was afraid he would not be able to find the other wires after the first blast. The battery he was going to use to detonate the charge was not strong enough to do the job. They had to run an extension cord over from the Mobil station across the street and this worked.

At the same time, the Sinclair station was being built across the street, now McCrocklin's. Travis went over there to warn the worker on the roof that a blast was eminent. He was unconcerned, thinking he was far enough away to not be in any serious danger. When Travis mentioned the 52 sticks, the worker could not get down fast enough. The blast blew chunks of rocks through the roof of the Methodist parsonage next door. That was the only damage attributed to the blast.

In 1973, Travis offered his share of the business to J. F. At that point, J. F. and his wife, Cleo, became the sole owners. They purchased the six lots of that block and expanded the building to meet the growing population, selling gas plus car repair. Over the years, the name of the product changed but not the first name on the sign. The gas company went from Humble to Enco to Exxon. On June 1, 1999, when Cleo and J. F. decided to close the doors for the last time and enjoy retirement, there still was not a name change. Son, Monte, who worked alongside his dad for most of his adult life, carried on the Glosson tradition. He and his wife Bridgette now own the business. J.F. is



Garnett-Glosson Humble Station, 1960

Received on/by: _____

Project Number: _____-_____
Only filled out by staff

DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Roxie's

Project Address: 299 Mercer Street

Project Applicant Name: Roxies, LLC

Billing Contact Information

Name: Silver Garza

Mailing Address: P.O. Box 310

Driftwood, TX 78619

Email: silvergarza@sbcglobal.net Phone Number: (512) 917-8899

Type of Project/Application (check all that apply):

- ☐ Alternative Standard
- ☒ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☐ Variance
- ☐ Zoning
- ☐ Other_____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. ***Please see the online Master Fee Schedule for more details.*** *By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

_____
Signature of Applicant

9-22-2022
Date

Old Fitzhugh Road
Local Historic District Resurvey
Historic Resources Survey Report

Project Limits: Old Fitzhugh Road Historic District
City: Dripping Springs
County: Hays County, Texas

Submitted To: City of Dripping Springs
Submitted By: Post Oak Preservation Solutions LLC
Authors: Rebecca Lapham Wallisch and Rachel Alison (Architectural Historians)
Draft Submitted: March 8, 2024

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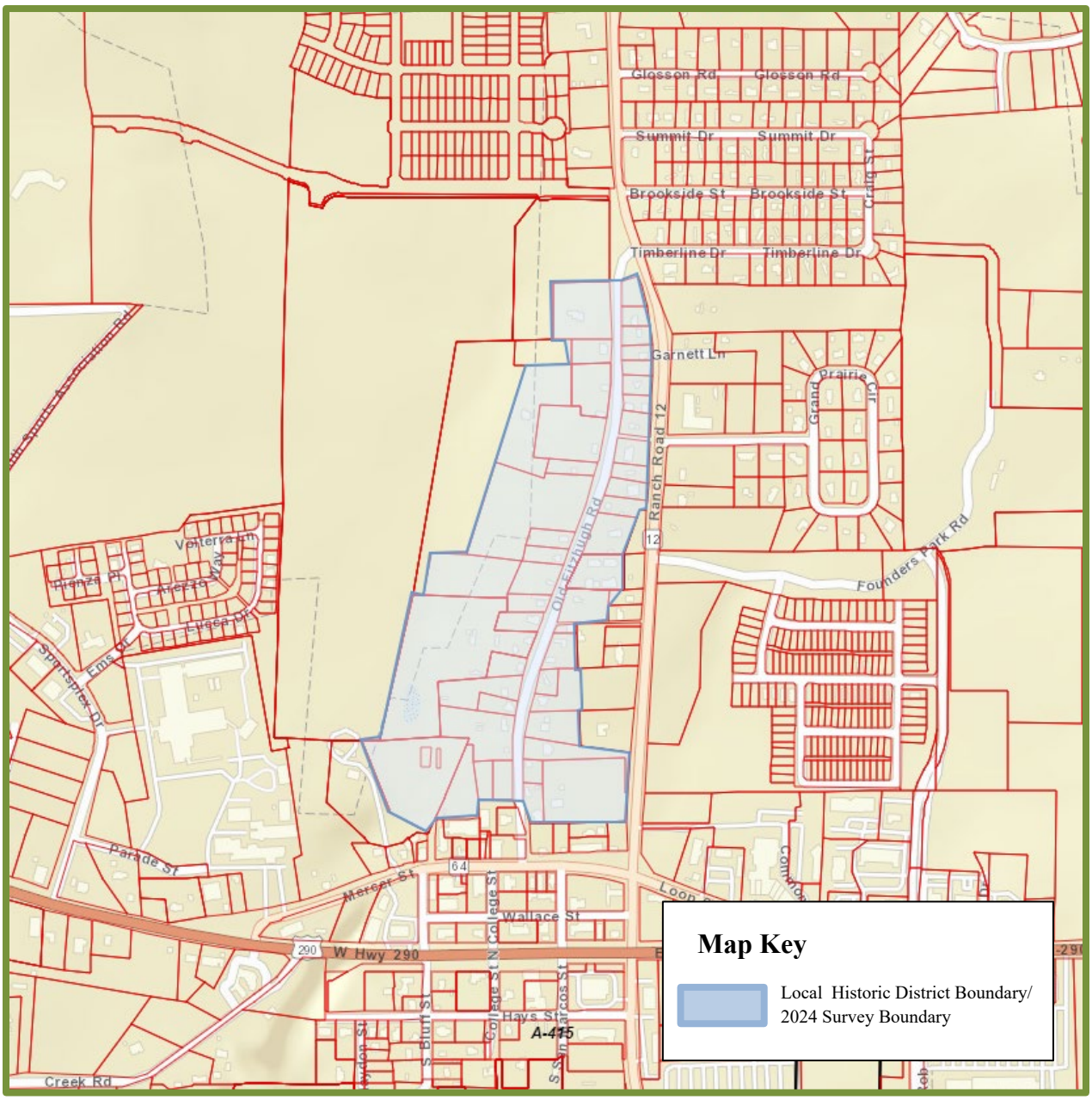

Map 1. Old Fitzhugh Road Local Historic District Survey Area.

The survey area is defined as the boundary of the determined by the City of Dripping Springs' local Old Fitzhugh Road Historic District. Image from Hays CAD, 2023.

2. Introduction

Post Oak Preservation Solutions LLC (Post Oak) was contracted by the City of Dripping Springs, Texas to complete a resurvey of the locally designated Old Fitzhugh Road historic district. The Old Fitzhugh Road local historic district was previously surveyed in 2014 by Roark-Foster Consulting, LLC. The district was also partially surveyed during a 1988 historic resources survey of Dripping Springs conducted by Hardy Heck Moore.

As identified by the City of Dripping Springs, the survey area encompassed resources located within the boundary of the locally listed Old Fitzhugh Historic District, which borders Old Fitzhugh Road to the east and west and terminates at the National Register of Historic Places (NRHP)-listed Mercer Street historic district boundary to the south and at the juncture with Ranch Road 12 to the north (see **Map 1**). Post Oak inventoried 76 extant resources on 40 parcels within the district boundaries, including historic-age resources, some vacant lots, and modern infill.

The local Old Fitzhugh Road historic district is a primarily residential and historically agricultural district with some more recent scattered commercial development. The earliest buildings within the district date to the turn of the 20th century, although the district encompasses numerous resources constructed during the post-war building boom, as well as some modern infill. Resources include residential buildings, domestic and agricultural outbuildings, and some commercial buildings. Architectural styles and forms include early American Folk, Folk Victorian, Craftsman, Minimal Traditional, and Ranch. Due to the ongoing growth of Dripping Springs, the district faces development pressure and the need for modern infrastructure.

This report includes a description of the project scope and methodology, a discussion of eligibility criteria, a historic context, an evaluation of survey results, recommendations for individual resources and the districts potentially eligible for federal designation, and recommendations for next steps.

3. Summary

Project Type:

Reconnaissance-level historic resources resurvey and inventory update

Fieldwork Dates:

January 11, 2024

Project Limits:

Old Fitzhugh Road Local Historic District boundary as shown in **Map 1**

Anticipated HRSR Completion:

Draft 1: March 8, 2024

Final Draft: April 19, 2024

Project Cutoff Date:

Typically, “historic-age” is considered 50 years at the time of survey (2024). However, the period of significance for the survey area ends in 1970 corresponding with the construction of the Ranch Road 12 extension. Thus, “historic-age” in this document refers to buildings constructed in 1970 or earlier.

Project Setting:

The survey area is located just north of the NRHP-listed Downtown Dripping Springs Historic District

Personnel:

Post Oak Preservation Solutions, LLC

- Ellis Mumford-Russell (Partner)
- Rebecca Wallisch (Project Manager/Senior Architectural Historian)
- Rachel Alison (Architectural Historian)

Boundaries & Resources:

The survey encompassed the boundary of the locally designated Old Fitzhugh Historic District within the City of Dripping Springs. The district is roughly bound by the unnamed driveway north of the Old Academy property to the south and by RR 12 to the north. Parcels located east and west of Old Fitzhugh, including some vacant lots, are included within the district boundary. Properties within the district are primarily domestic or commercial properties with some scattered domestic and agricultural outbuildings.

4. Survey Methodology

Post Oak Preservation Solutions (Post Oak) conducted a reconnaissance-level survey of all historic-age properties (built in or before 1974) as well as vacant lots and new infill in the locally designated Old Fitzhugh Road Historic District (see **Map 2 in Appendix A**). The reconnaissance-level survey was conducted following the standards set in *National Register Bulletin 24* and the Secretary of the Interior's Standards for Identification. The results of the survey provide a basic inventory of all buildings within the survey area boundaries and their current condition and historic integrity. Each property with extant buildings or structures was documented on a survey form that provides general information on the buildings and structures. Photographs, an inventory table, and a keyed survey map have all been provided in this report to supplement the forms.

National Register criteria was used to evaluate the current condition of buildings and structures within the district to see if the district retained a high enough concentration of historically significant resources to qualify for listing on the National Register of Historic Places as an historic district. To provide a consistent measure of changes to the district over time, Post Oak assigned resources within the district a high, medium, or low preservation priority rating consistent with the previous two surveys conducted in the area in 1988 and 2014 (see **Section 6.10**).

4.1. Pre-Survey Preparation

Prior to fieldwork, Post Oak conducted desktop research and viewed source materials at the Dolph Briscoe Center for American History. The Post Oak project team also reviewed historic aerials, maps, Hays County Appraisal District (CAD) data, City of Dripping Springs GIS data, previous surveys, and other relevant sources to determine which resources were historic-age and extant. Field maps for the survey were created from this research.

4.2. Project Setting

4.2.1. Historic Land Use

Dripping Springs originated as a cluster of agricultural homesteads established along the Little Barton and Onion creeks in the early 1850s. Although sparsely settled, Dripping Springs and its reliable source of water became a primary waystation between Austin and Fredericksburg. By the turn of the twentieth century, a small, concentrated core of civic, commercial, and domestic buildings clustered around the Austin-Fredericksburg Road, known locally as Mercer Street. Despite this development, the local economy continued to revolve around subsistence farming and ranching, and the community remained overwhelmingly rural.

Development of Old Fitzhugh Road, an informal, meandering roadway extending north from the Mercer Street core, began around 1900 and evolved organically with large, irregularly shaped lots and scattered residential and agricultural development. The earliest extant resources originally constructed along Old Fitzhugh Road date to the late nineteenth and early twentieth centuries and are concentrated near the Mercer Street core (including Resources 23A-B, 31A, 33B, 36A-B, and 37A). The widening of the Austin-Fredericksburg Road (Mercer Street) and its designation as US-290 in the 1930s led to increased automobile travel through Dripping Springs and a wave of new development across town, including new residential development along Old Fitzhugh Road (such

as Resources 19A, 21A-B, 22A-B, 24, and 33A). The post-WWII building boom and the 1959 US-290 bypass sustained a significant period of mid-twentieth-century growth and development along Old Fitzhugh Road that included the construction of new dwellings (such as Resources 1, 5A, 10, 12, 15, 28, and 32A), as well as the relocation of several dwellings to the area (including Resources 8A, 9, 14, and 16). Since the 1970 extension of Ranch Road 12 (RR 12) north from US-290, many buildings that were constructed, repurposed, or relocated along the east side of Old Fitzhugh Road have egresses from both Old Fitzhugh Road and RR 12 (such as Resources 10, 14, and 15) or are oriented toward RR 12 entirely (such as Resources 5A and 8B).

4.2.2. Current Land Use

Sustained growth in Austin and Central Texas during recent decades has subsequently led to increasing suburban growth and development in Dripping Springs. Old Fitzhugh Road, which historically developed almost exclusively as a residential and agricultural area, has become increasingly commercial, with different areas zoned Local Retail, General Retail, and Commercial Services. Most conversion to commercial use has involved rehabilitating existing historic dwellings (including Resources 2A, 5A, 8B, 10, 14, 15, 19A, 20, and 27A). One historic dwelling was recently relocated to the area from Austin specifically to serve a commercial use (Resource 6). There are also heavily-modified and new-build commercial buildings near Mercer Street (Resources 37A-C). Modern residential infill along Old Fitzhugh Road has been relatively minimal (Resources 17, 18A-D, 34A-B, and 35).

4.3. Previous Survey Efforts

4.3.1. 1988 Hardy Heck Moore Survey

In 1988, Hardy Heck Moore (HHM) conducted a survey of pre-1945 buildings and structures in Dripping Springs, centered primarily around the commercial core along Mercer Street and extending along parts of Old Fitzhugh Road and adjacent streets and roadways. The 1988 HMM survey assigned High, Medium, and Low preservation priority ratings to surveyed resources.

4.3.2. 2014 Roark-Foster, LLC Survey

In 2014, the City of Dripping Springs contracted with Roark-Foster Consulting, LLC (Roark) for a historic resources survey report of resources located along Old Fitzhugh Road between Mercer Street and RR 12. The survey documented historic-age resources built in or before 1970 and evaluated them based on the priority ratings previously utilized in the HHM 1988 survey report. The 2014 Roark survey based their determinations on properties' potential architectural significance under National Register Criterion C and did not evaluate the properties for their potential association with significant events or persons under National Register Criteria A, B, or D (for more information see **Section 6.2**). At that time, Roark evaluated 36 historic-age buildings on 28 parcels, 23 of which were previously evaluated in 1988 by HHM and 15 of which were newly recorded.[1] The Roark survey did not evaluate all ancillary buildings and structures, particularly those that were not visible from the public right-of-way (ROW).

[1] Roark, 1-2.

At the time of the 2014 survey, three buildings previously documented in 1988 had been demolished, while many others had been highly altered. Of the extant properties within the district, Roark determined that three retained a high degree of architectural integrity and were determined to be high preservation priorities as good intact examples of vernacular, hill country residential or agricultural properties (Post Oak Resources 31A, 33A, and 33B).

At the time of the 2014 survey, Roark identified several character defining features of the district, including the meandering road alignment, mature Live Oak trees, informal and irregular building setbacks, domestic and agricultural outbuildings, native limestone materials, limited commercial infill, and narrow roadway without curbs, gutters, or sidewalks.[2]

Since the 2014 survey, the study area has undergone further change. Several additional buildings were demolished (Post Oak Resources 30 and 39), some buildings have experienced alterations (Post Oak Resources 2A, 24, and 37A), and some lots have been developed with modern infill that compromises the historic character of the district (Post Oak Resources 18A-D and 37A-C). See Inventory Table **Appendix B** for an inventory of current resources within the district, including resources which were previously surveyed in the 1988 HHM survey and those inventoried in the 2014 Roark resurvey.

4.4. Field Survey

Post Oak conducted a field survey on January 11, 2024, which included:

- Photographing all elevations of each building unless prohibited due to lack of access from the public right-of-way,
- Photographing vacant lots, new construction, and overall streetscapes,
- Recording information about building style and alterations,
- Recording observations about the district's setting, landscape, and historic integrity.

Representative photographs of streetscapes were taken for context and are included in **Appendix C**. Surveyors made every effort to take photographs of each elevation of historic-age resources from the public right-of-way. In the limited circumstances when landscaping, fences, safety concerns, or other obstructions prevented clear photographs, Bing Maps, Google Maps, and StreetView were used to supplement images and evaluations of resources' current conditions.

[2] Roark, 5

5. Research and Literature Review

5.1. Pre-Field Research

In preparation for this HRSR, Post Oak conducted desktop research to develop a brief context for the survey area. Post Oak also consulted vertical files and source material located at the Dolph Briscoe Center for American History, housed at the University of Texas – Austin. Resources referenced included:

- Historic aerial images from USGS EarthExplorer: 1953,1958, 1962, 1970, 1981, and 1985
- National Register of Historic Places nominations, including: Dripping Springs Downtown Historic District, Joseph M. Pound Farmstead
- Dripping Springs Vertical File
- Hays County Deeds and Plat Maps
- *A Complete History of Dripping Springs, Texas*

5.2. On-site Research and Literature Review

During field survey, Post Oak conducted additional research at the Dripping Springs Public Library to further develop the historic contexts. Post Oak reviewed historic newspaper clippings and other relevant files located in the library's historic archives.

6. Evaluation Methodology

6.1. Designations and Eligibility Criteria

This section discusses the criteria that the National Park Service and the Texas Historical Commission use for National Register of Historic Places (NRHP) eligibility and that are used within the field of historic preservation as best practice to evaluate the eligibility of historic resources. Each resource was assessed with these criteria, although in order to remain consistent with previous survey efforts, Post Oak utilized the National Register criteria to assign High, Medium, or Low preservation priority ratings rather than assigning contributing or non-contributing status to historic-age (constructed within the district Period of Significance, 1881 to 1970) resources (see **Section 6.6**).

6.2. Criteria for Evaluation

The National Register of Historic Places, a federally maintained list of historic resources that have been determined worthy of preservation for their significance, is administered by the National Park Service (NPS) at the federal level and by the Texas Historical Commission (THC) at the state level. Both entities provide guidance for evaluating historic resources. NPS National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* defines criteria used to determine eligibility for listing and provides guidelines on how to apply the criteria.

Per NPS National Register Bulletin 15, historic resources should be evaluated to determine the:

- Area of Significance
- Period of Significance
- Integrity

The areas and periods of significance identified within the historic context (See **Section 7**) were used to evaluate buildings within the survey area. Seven aspects of integrity were evaluated for each building. In order to qualify for the NRHP, the resource or district must meet National Register Criteria for Evaluation, as defined by NPS National Register Bulletin 15.[3]

6.3. National Register Criteria

The National Park Service has four established criteria under which a resource may be eligible for listing in the National Register of Historic Places. One or more criteria must be satisfied for eligibility. The resource must be a district, site, building, structure, or object that retains a high degree of integrity and meets one or more of the following criteria:

- **Criterion A:** Resources associated with events that have made a significant contribution to broad patterns of our history;
- **Criterion B:** Resources associated with the lives of persons significant in our past;

[3] National Park Service, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation, Revised 1995.

- **Criterion C:** Resources that embody the distinctive period of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significance and distinguishable entity whose components may lack individual distinction;
- **Criterion D:** Resources that have yielded, or may be likely to yield, information important to prehistory or history.[4]

Although previous survey efforts did not consider resources' potential significance under Criterion A or B within the Old Fitzhugh Road local historic district, Post Oak did take into account a resource's potential significance under Criterion A or B when assigning High, Medium, or Low preservation priority ratings.

During this reconnaissance-level survey, Post Oak did not evaluate resources for their potential significance under Criterion D, as this is primarily utilized for archeological sites and subsurface resources. However, due to the early settlement activities in the area, it is likely that archeological deposits are present that may have the potential to yield information important to the history of the area.

6.4. National Register Criterion Considerations

In general, resources eligible for listing in the NRHP are at least 50 years old and do not include cemeteries, birthplaces or graves of historic figures, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years.[5] However, NPS has determined seven criteria considerations under which properties in the aforementioned list may qualify for the NRHP. These include:

- **Criterion Consideration A:** A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- **Criterion Consideration B**: A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- **Criterion Consideration C:** A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- **Criterion Consideration D:** A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- **Criterion Consideration E:** A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- **Criterion Consideration F:** A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested in with its own exceptional significance; or

[4] National Park Service, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.
[5] National Park Service, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.

- **Criterion Consideration G:** A property achieving significance within the past 50 years if it is of exceptional importance.[6]

Most of these criteria considerations do not apply to the Old Fitzhugh Road local historic district, but the district does contain several buildings that were moved to the area from other locations within the period of significance (8A, 9, 14, and 16A). These buildings are not by themselves architecturally significant or the only surviving structures associated with historic persons or events, and thus do not strictly meet Criterion Consideration B.

However, these buildings are reflective of community need during the development boom that occurred in Dripping Springs throughout the postwar and mid-twentieth-century period, and they contribute to the overall historical development patterns of the Old Fitzhugh Road district. Post Oak considered this significance in evaluating moved resources and did not automatically assign them as low priority.

6.5. Area of Significance

The area of significance is a broad historical theme associated with a property or area. Each historic resource must be associated with a historic context in order to be determined eligible for the NRHP or contributing to a potential district (**Section 7**). Preliminary review of the historic context identified several historical themes associated with the Old Fitzhugh historic district, although not all properties within the district have an association with every theme identified:

- Criterion A: Exploration/Settlement
- Criterion A: Community Planning and Development
- Criterion A: Agriculture
- Criterion C: Architecture
- Criterion D: Archeology (not evaluated as part of this effort)

See **Section 7** for more information on the historic context of the Old Fitzhugh Local Historic District.

6.6. Period of Significance

The period of significance is the time period in which a historic resource gained architectural, historical, or geographical importance. Often, a resource is significant beginning at its date of construction through its early use. The historic context helps to identify areas of significance that the resource may be associated with and specific time periods that coincide with those areas of significance. Features of the resource and historic materials that date from the period of significance generally contribute to the character of the resource. A historic district will also have a period of significance related to its specific area of significance. Resources constructed outside of that period of significance (either before or after) are *typically* considered non-contributing.

Old Fitzhugh Road was historically a rural area consisting of scattered subsistence farms and ranches and late nineteenth and early twentieth century homesteads. Old Fitzhugh Road served as the primary route leading north out of town until the completion of RR 12 just east of Old Fitzhugh

[6] National Park Service, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.

Road ca. 1970. At that time, several of the buildings were re-oriented towards the new roadway alignment, and most of the northbound traffic was rerouted onto RR 12. The completion of RR 12, combined with the rapid growth of the community in the last decades of the twentieth century, signaled a shift in the area from rural and largely agricultural to a more suburban and developed region. As a result, the recommended period of significance begins in 1881, the construction date of the oldest known resource within the district (Resource 37A), to 1970, when RR 12 was completed.

6.7. Seven Aspects of Integrity

In addition to having an area and period of significance, a historic property eligible for designation in the National Register of Historic Places must also retain integrity. Integrity is the retention of a substantial number of historic features and materials from the period of significance that give a resource "the ability [to] convey its significance."[7] Key character-defining features and the majority of the resource's structural, material, and contextual history should remain intact.

NPS identifies seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Historic resources must retain high degrees of integrity in all or most of the seven aspects. Specific aspects of integrity may be more important depending on the area of significance. For example, if a building is significant for its architecture, then a high level of integrity of design, materials, and workmanship is important.

6.8. National Register Historic Districts

Historic districts are areas with concentrations of historic resources that share a common area or areas of significance, period of significance, and that include a substantial number of resources that retain sufficient integrity to convey the identified area or areas and period of significance. Typically, properties in a district may be either contributing or non-contributing to the area and period of significance. However, in order to remain consistent with previous survey efforts, Post Oak utilized the National Register criteria to assign High, Medium, or Low preservation priority ratings rather than assigning contributing or non-contributing status to resources within the Old Fitzhugh Road historic district.

[7] National Park Service, National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation.

6.8.1. Contributing

Contributing resources to a historic district were constructed during the historic-age period, still convey their association with the area(s) and period of significance associated with the district, and retain sufficient historic integrity to convey their significance.

6.8.2. Non-Contributing

Non-contributing resources are either not historic-age, do not have associations with the area(s) or period of significance, or have been substantially modified outside of the period of significance.

6.9. Old Fitzhugh Road Preservation Priority Rating

Although Post Oak utilized National Register criteria to evaluate historic-age resources within the Old Fitzhugh Road local historic district, the preliminary evaluation indicated that the district no longer retains a high enough concentration of historically significant resources that would qualify it for listing on the NRHP as an historic district. Thus, per a virtual meeting with City of Dripping Springs staff on February 15, 2024, Post Oak assigned preservation priority ratings to resources within the district based on their potential significance under NRHP Criterion A, B, and C to remain consistent with previous survey efforts.

Resources assigned high preservation priorities would likely be contributing resources in an NRHP-eligible historic district. Resources assigned medium priority ratings *may* be considered contributing, while resources assigned low priority ratings would be considered non-contributing resources to an NRHP-eligible historic district.

6.9.1. High Preservation Priority

Resources that were assigned a high preservation priority rating are those constructed or moved during the period of significance (1881-1970) and that:

- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,
- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form, architectural style, or plan-type; AND,
- Retain good to excellent historic integrity, including historic materials, character-defining features, and physical context of the resource and/or landscape.

6.9.2. Medium Preservation Priority

Resources that were assigned a medium preservation priority rating are those constructed or moved during the period of significance (1881-1970) and that:

- Contribute significantly to local history or broader historical patterns; OR,
- Had an association with longstanding residents of the area that likely made significant contributions to the community; OR,

- Are architecturally distinct or are a rare example of a specific building form, architectural style, or plan-type; OR,
- Are a good representative example of a common local building form, architectural style, or plan-type; AND,
- Retain only fair historic integrity due to moderate alterations or deterioration of the resource and/or landscape.

6.9.3. Low Preservation Priority

Resources that were assigned a low preservation priority rating were either constructed outside the period of significance (1881-1970), or were those constructed during the period of significance and that:

- Retain little to no historic integrity due to significant alterations or deterioration of the resource and/or landscape; OR,
- Were moved to their current location outside the period of significance; OR,
- Were demolished.

7. Historic Context

The Old Fitzhugh Road local historic district was first developed in the late nineteenth century by Anglo and European settlers. The area historically consisted of scattered homes and small-scale subsistence farms and ranches. As transportation networks improved in the early decades of the twentieth century, numerous new residences were constructed along the roadway, many of which utilized local construction materials such as lumber and native limestone. A majority of these early homes were humble bungalows, some with modest Craftsman style details. In the mid-century, homes in the district incorporated more modern materials and forms typical of the post-war era, including Minimal Traditional and Ranch styles. In the late twentieth and early twenty-first century, as Dripping Springs experienced exponential growth, several buildings within the district were demolished, and modern infill was constructed on newly subdivided or vacant lots.

7.1. History of Dripping Springs, Texas and Old Fitzhugh Road

The locally designated Old Fitzhugh Road Historic District is located within the Phillip A. Smith League, issued to Phillip A. Smith by Certificate No. 56 in 1838. George W. Glasscock was later named assignee of the survey.[8] The property changed hands numerous times until 1872, when a portion of the property belonging to Mr. Burrell J. Marshall became the property of his widow and her new husband W.T. Chapman. Chapman platted a townsite in 1881, with additional lots platted and sold off in subsequent years. Lots at the southeast end of the district were originally part of the John Short Block (also called Fourth Addition). The land located along the east side of Old Fitzhugh was deeded to W.H. Robbins in 1893, and to R.E. Spaw in 1904. That year, Spaw sold most of the acreage to his brother-in-law E.P. Shelton.[9] On the west side of Old Fitzhugh, the land was deeded to W.H. Robbins in 1893, and the land subsequently passed through several hands over the following decades and was eventually purchased by Pete L. Turner in 1920.[10]

7.1.1. Early Settlement History

The City of Dripping Springs is in north-central Hays County, Texas, approximately 20 miles west of the capitol city of Austin. The area was historically occupied by numerous Native American tribes, including the Comanche and Tonkawa, who took advantage of the region's abundant natural resources and protected the area against Anglo and European settlement through the early nineteenth century. However, following the annexation of Texas to the U.S. in the 1840s, numerous new settlers flooded into Texas, and by 1850 several families had established small subsistence homesteads along the Little Barton and Onion Creeks near present-day Dripping Springs. Most early settlers to the area came from neighboring southern states, and brought with them plantation agricultural practices, including the use of stolen/enslaved labor. Initial homesteads were simple log dwellings, often constructed by enslaved laborers.[11]

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[8] Waits, *The Complete History of Dripping Springs,* 189.
[9] Waits, *The Complete History of Dripping Springs*, 219.
[10] Waits, *The Complete History of Dripping Springs,* 221.
[11] Greene, "Dripping Springs, TX;" Terri Myers *Dripping Springs Downtown Historic District National Register Nomination – Reference ID 13000504,* accessed January 22, 2024, https://atlas.thc.texas.gov/NR/pdfs/13000504/13000504.pdf, 27.

Early transportation to the region consisted of crude horse and foot trails, and early settlers likely arrived in Dripping Springs via the Austin to Fredericksburg Road, which had been established to get supplies to Fort Scott (near present-day Fredericksburg) and roughly followed present-day US 290 and Mercer Street.[12] In the 1850s, several settlers collaborated to complete a new north-south roadway that would connect Dripping Springs to Cannonville and the Hays/Comal County line (roughly present-day FM 1826 and CR 150).

Due to the rocky, uneven terrain characteristic of the Central Texas Hill country, early settlers did not initially form the townsite in a common linear grid, but rather adapted to the local environment, establishing homes, farms, and businesses that conformed to the rocky outcroppings, creeks, and streams that traversed the region.[13] In 1857 the first post office opened, and the small community was officially named Dripping Springs.[14]

In the 1860s, most residents living in Dripping Springs were engaged in agriculture, with corn and beans the primary crops. However, the hard soil made large-scale farming difficult, and livestock raising proved a more successful endeavor. Prior to the U.S. Civil War, the small community built several local mills, and the native Cypress trees provided a good source of lumber for local construction and sale.[15] Following the Civil War, enslaved African Americans who had been held in bondage were finally free to pursue lives and opportunities elsewhere. Thus, a majority left the rural community to find work in urban areas, or in the numerous newly established freedom colonies across Texas, including the Peyton Colony between Henly and Blanco roughly 14 miles southwest of Dripping Springs.[16] In the 1860s, a new road was completed connecting Dripping Springs to San Marcos, and in the 1880s, changes were made to the Austin-Fredericksburg Road. At that time, a round trip to Austin from Dripping Springs would take the average traveler at least three days.[17]

In the late 1860s through 1870s, development in Dripping Springs slowly increased, with new businesses constructed along Mercer Street. Like many hill country communities, particularly those not serviced by a railroad, local materials such as native limestone and Cypress lumber were popular construction materials utilized on many buildings in the area.[18] As the community became more established, occupations of residents diversified beyond agriculture, including merchants, carpenters, builders, and masons.[19] In 1881, the townsite was officially platted by W.T. Chapman, and the Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. That year the first school opened, Dripping Springs Academy, and Chapman constructed a two-story boarding house across Fitzhugh Road to house students (Resource 37A).[20]

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[12] Waits, *The Complete History of Dripping Springs,* 147.
[13] Myers, *Dripping Springs Downtown Historic District National Register Nomination*, 10.
[14] Greene, "Dripping Springs, TX."
[15] Myers, *Dripping Springs Downtown Historic District National Register Nomination,* 29.
[16] *Around Dripping Springs,* 46; For more information on Freedom Colonies in Texas, see the *Freedom Colonies Atlas* at https://www.thetexasfreedomcoloniesproject.com/atlas.
[17] Waits, *The Complete History of Dripping Springs,* 148-149
[18] Myers, *Dripping Springs Downtown Historic District National Register Nomination,* 11.
[19] Myers, *Dripping Springs Downtown Historic District National Register Nomination,* 30.
[20] Waits, *The Complete History of Dripping Springs,* 114

By 1884 the town boasted several businesses, a steam gristmill, cotton gin, and 130 residents.[21] That year, I.C.P. McLendon purchased a portion of Block 6 in the 2nd Addition and likely constructed a small, one-story residence soon after (Resource 36A).[22] In the 1880s a railroad was established traveling to Oatmansville (present-day Oak Hill in Austin), and thus the nearest rail connection to Dripping Springs was a distance of over 10 miles.

7.1.2. Turn of the Century Dripping Springs/Old Fitzhugh Road

By the turn of the century, downtown Dripping Springs along Mercer Street consisted of several mercantile stores, a blacksmith, a cotton gin, a dentist, a drug store, and doctor's office (Dr. Pound).[23] In 1900, a second doctor moved to the area, Edgar Poe Shelton.[24] Around that time, an informal roadway was established that traveled through the Academy property north to the houses and lots along present-day Old Fitzhugh Road, eventually leading to the small community of Fitzhugh northeast of Dripping Springs for which the road was named. The roadway changed course over the years to accommodate new properties and destinations, and was alternately called Eve Street, Shingle Hill Road, Fitzhugh Road, Post Office Road, and now Old Fitzhugh Road.[25]

In 1902, Isaac Vanzandt "I.V." and Katie Davis purchased a lot of land just north of the Academy building from W.H. Robbins, including a five-room home built in the 1890s. I.V. was a rancher and his wife Katie worked as a teacher.[26] Across the street lived the Sheltons, and the children were known to play in the U-shaped yard in front of the Davis home. Because transportation methods were crude, the Davis family made two trips a year to Austin for supplies.[27] In 1916 the Davis family expanded their home and several of the Davis boys constructed a two-room addition on the east side of the house (Resource 33B).[28] Two years later, Robert E. "Bob" Spaw purchased 5.38 acres of land along the east side of Old Fitzhugh Road. That year, Spaw sold the land to his brother-in-law Dr. Shelton, who also owned Block 7 to the south of this property.[29] Shelton moved into the 1881 home on Old Fitzhugh Road built by J.A. Smith (no longer extant). Shelton subsequently subdivided his larger landholdings, selling smaller lots to Dripping Springs families.

In the early twentieth century, Bob Spaw founded the Dripping Springs Telephone Company and established lines that connected Dripping Springs to Austin, Driftwood and Henly. The switchboard was first located in the McCuistion drug store. The line was later extended to Blanco, San Marcos, and Wimberley. Around 1908 William Sampson "Samp" McClendon took charge of the company, and sources claim the switchboard was kept at the home of his parents, Isaac C.P. and Sallie McClendon, around 1910 (Resource 36A). Soon after, Samp McLendon bought property on Old Fitzhugh Road and built a house in 1912. The front room of the house was a unique angled shape designed to house the telephone switchboard (Resource 31A). In 1918 McClendon sold the house

[21] Greene, "Dripping Springs, TX."
[22] Waits, *The Complete History of Dripping Springs, 115*.
[23] Myers, *Dripping Springs Downtown Historic District National Register Nomination,* 32.
[24] Myers, *Dripping Springs Downtown Historic District National Register Nomination,* 32.
[25] Waits, *The Complete History of Dripping Springs*, 150.
[26] Waits, *The Complete History of Dripping Springs*, 23.
[27] Brademan and Layton, "The Life and History of Bradley Davis," 144
[28] Waits, *The Complete History of Dripping Springs,* 122.
[29] Waits, *The Complete History of Dripping Springs,* 219.

and business to Arthur Patton, although several years later he repurchased the property when Patton moved to Buda.[30]

In 1912 John T. Spaw purchased a lot of land from Samp McLendon on the east side of Old Fitzhugh Road. In order to save on materials, Spaw repurposed lumber from the old Middlebrook school and church to construct his wood frame house (Resource 23A). Later, Spaw added native limestone to the exterior which he personally hauled from Creek Road.[31]

In the early decades of twentieth century, the town continued to be largely rural with an economy centered around agriculture, particularly livestock raising. Sheep and goats were common livestock as they required less to feed than cattle and could produce wool and mohair for sale. However, the advent of automobile was soon to increase development in the small community. A 1916 sketch map of Dripping Springs shows a concentration of residences along Old Fitzhugh Road.[32]

7.1.3. The Interwar Years

In 1920 Pete L. Turner, a farmer, purchased 171 acres north of downtown Dripping Springs from J.L. Patterson. Shortly thereafter, he constructed a small, front gable, wood frame residence on a portion of the property, where he lived until his death in 1956 (Resource 11A). Turner went on to sell off subdivided lots of his larger landholdings, and as a result numerous new homes were constructed along Old Fitzhugh Road.[33]

Around 1923, Samp McLendon built a small house north of his 1912 house and moved the telephone switchboard there (Resource 27A). In 1923 Ila Mae Horner and her husband Wallace moved into the house and Ila Mae took over as switchboard operator, a position she held for 37 years (until 1960).[34] In the mid-1920s, D.W. Crenshaw, who operated the town drug store, purchased a lot on the east side of Old Fitzhugh Road across from the Dripping Springs Academy. Crenshaw demolished an old two-story home on the property and constructed a house in the prevailing Craftsman style (Resource 38A).[35]

The proliferation of the automobile had a dramatic impact on development throughout Texas, and also in Dripping Springs. In 1926 the Austin-Fredericksburg Road through Dripping Springs was straightened and was eventually designated State Highway 20.[36]

The onset of the Great Depression, combined with a drop in the cotton market in the 1930s, had a profound impact on the economy of Texas during that time. However, rural, isolated communities like Dripping Springs who had long relied on subsistence farming, local fishing, and use of native materials for construction, fared better than many of Texas's larger communities and cities. In 1931 the Dripping Springs Chamber of Commerce was formed to boost development and economic

[30] Waits, *The Complete History of Dripping Springs,* 53.
[31] Waits, *The Complete History of Dripping Springs,* 119.
[32] Roark-Foster Consulting, *Historic Resources Survey Report, Old Fitzhugh Road, City of Dripping Springs, Hays County, TX.* August 2014, 1.
[33] Waits, *The Complete History of Dripping Springs,* 124.
[34] Waits, *The Complete History of Dripping Springs,* 54.
[35] Hays County Deed Record Volume 92, Page 110 and *Clear Springs, Limestone Ledges,* 451.
[36] Waits, *The Complete History of Dripping Springs*, 32.

growth in the community.[37] Furthermore, federal relief programs like the Works Progress Administration (WPA) supplied much needed employment opportunities improving the nation's infrastructure, including the construction or expansion of roadways.

With the dramatic increase in automobile usage, in the late 1930s the Austin-Fredericksburg Road was widened, paved, and redesignated U.S. Highway 290.[38] At that time, the primary route heading north out of town was the narrow, two-lane, Old Fitzhugh Road. In the late 1930s, Johnny Spaw erected his new barber shop, the Haydons constructed their filling station and garage, and the new Allen Stephenson High School was constructed with funding from the WPA.[39] By 1939, Dripping Springs boasted two stores, three garages, a beauty shop, barber shop, theater, two cafes, a post office, drug store, blacksmith, and a wool and mohair warehouse.[40]

Dripping Springs residents continued the long tradition of reusing old building materials to construct new buildings, and when the old Dripping Springs hotel was demolished Tom Ragland took the opportunity to repurpose the lumber into his new residence along Old Fitzhugh Road (Resource 19A).[41] Similarly, following the death of her husband, in 1941 Katie Davis decided to construct on a new home on the land owned north of their original homestead. Davis took down a majority of the original home, with the exception of the front two rooms (Resource 33B) and utilized the materials in the construction of her new home (Resource 33A). Davis never ended up living in the new home, subsequently rented it out, and later sold it.[42]

The community remained largely insular and homogenous through the interwar period, with a newspaper article in the *San Marcos Record* in 1939 noting that it was "strictly a white settlement."[43] However, in the subsequent decades, new families moved to the area, and Dripping Springs' demographics slowly diversified.

7.1.4. Post-War Dripping Springs

Like most places in the U.S., the onset of World War II put a pause on most non-defense related construction, and very little appears to have been built during that time. However, in the post-war era, expansion of transportation networks, the post-war building boom, and the advent of mass-produced construction materials saw a shift in the construction of buildings in Dripping Springs, both in style and material. Between 1950 and 1970 numerous new properties were developed along Old Fitzhugh Road, many in the popular Minimal Traditional or Ranch styles.[44]

According to local historian Carl Waits, in the mid-1940s one of the first Hispanic families settled in Dripping Springs, the Garzas. Originally from South Texas, Sesario and Concepcion Garza had first encountered the community while working as migrant agricultural laborers, and in 1944 the family

[37] Waits, *The Complete History of Dripping Springs,* 32.
[38] Waits, *The Complete History of Dripping Springs,* 151.
[39] Waits, *The Complete History of Dripping Springs*, 32.
[40] Waits, *The Complete History of Dripping Springs*, 32.
[41] Waits, *The Complete History of Dripping Springs,* 120.
[42] Waits, *The Complete History of Dripping Springs,* 124.
[43] Waits, *The Complete History of Dripping Springs,* 25. It should be noted that African American residents did reside in and around Dripping Springs, as indicated in Waits, who notes Alex McGowan who delivered mail and supplies between Austin and Dripping Springs and lived near the Travis County border, 149.
[44] Roark, *Historic Resources Survey Report, Old Fitzhugh Road,* 4.

purchased property within the Old Fitzhugh Road area from P.L. Turner. The Garzas constructed two homes on the property and invited extended family members to live there until they were able to secure other lodging.[45]

The establishment of the Interstate Highway system and increased funding for expanding road networks throughout the U.S. saw new transportation development through Dripping Springs in the mid- to late-twentieth century. In the late 1950s the present alignment of US 290 was completed, running south of downtown Dripping Springs rather than along Mercer Street, and new businesses were constructed along the new alignment.[46] By 1954 Dripping Springs had roughly 330 residents and 13 religious and civic organizations, the Dripping Springs Independent School District was founded, and a new school was completed.[47] Around that time, poultry raising became a popular local agricultural pursuit, and area residents raised turkey to sell at market.[48] In town, new businesses opened, including the James Lupkin Insulation Company, the Glosson Grocery, J.W. Wilson and Appliance, Dripping Springs Lumber Company, and numerous new gas and service stations along the new US 290 alignment. As expanded auto travel brought more travelers through the community, several modern strip shopping complexes were also constructed along US 290.[49]

Transportation improvements in the mid-century also created a new method for continuing the community's long honored tradition of re-using construction materials and the wholesale moving of houses. As transportation methods improved, the ability to move entire houses allowed area residents to establish homes quickly and affordably on vacant lots along Old Fitzhugh Road, and several repurposed dwellings were relocated to the area in the 1950s and 1960s, some traveling from as far away as Austin (Resources 9, 14 and 16A). Although this was most prevalent in the post-war era, this tradition has continued through recent decades, as is the case for Resource 6.

Around 1970, Ranch Road (RR) 12 was extended north from US 290, becoming the primary north-south route through Dripping Springs and bypassing Old Fitzhugh Road. Many of the larger lots on the east side of the district were truncated by the new roadway, and new commercial and residential properties were constructed to take advantage of the auto traffic along RR 12 (Resource 8B). Properties along the west side appear to have maintained their more agricultural characteristics, as they were not hemmed in by the new roadway.

7.1.5. Modern Dripping Springs

In 1981 Dripping Springs officially incorporated, and by the mid-1980s reportedly had 20 businesses and 600 residents. [50] The community faced some uncertainty during an economic downturn in the mid-1980s, however began to recover by the subsequent decade.

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[45] Waits, *The Complete History of Dripping Springs,* 25.
[46] Waits, *The Complete History of Dripping Springs*, 151.
[47] "Houses Tell Town's History," *Austin American Statesmen,* March 10, 1954, p13.
[48] L.W Freeman, *Around Drippings Springs (*Arcadia Publishing, 2011), 84.
[49] Waits, *The Complete History of Dripping Springs*, 92-93.
[50] Greene, "Dripping Springs, TX."

In 2000, the population within incorporated Dripping Springs had reportedly reached 1,548.[51] In the twenty-first century, patterns of prolific growth in Austin and the surrounding areas resulted in exponential growth in Dripping Springs, with a population estimated at 7,057 within city limits in 2022, although roughly 40,000 residents were reported in the city's extra-territorial jurisdiction.[52] In 2022 the demographics of the community were 82 percent White, 1.1 percent Black or African American, 4.7 percent Asian, 10 percent Hispanic or Latino, and 5 percent two or more races.[53]

[51] Texas State Library and Archive Commission, "2000 Census: Population of Texas Cities," accessed March 1, 2024, https://www.tsl.texas.gov/ref/abouttx/popcity2000.html.
[52] Connor Board, **"**'It's a great community still': Booming growth in Dripping Springs causes both excitement and challenges," accessed February 28, 2024, https://www.kvue.com/article/money/economy/boomtown-2040/booming-growth-dripping-springs-excitement-challenges/269-e3fbb319-21fa-4f18-9745-6951c89ab08c.
[53] U.S. Census Bureau, "Quick Facts Dripping Springs,) accessed January 29, 2024, https://www.census.gov/quickfacts/fact/table/drippingsprings/PST045222?

8. Survey Results

The 2024 Old Fitzhugh Road survey consisted of assessing 40 parcels and a total of 82 resources within the designated survey boundary and documenting historic-age resources, vacant lots, and modern infill (see Maps in **Appendix A**, Historic Resources Inventory Table in **Appendix B**, general project area photographs in **Appendix** C, and Historic Resource Inventory Forms in **Appendix D**). The survey area contains a total of 76 extant resources and 6 vacant lots. Post Oak created survey forms for parcels with extant resources, however; no survey forms were created for vacant lots, although they are included on the inventory table. Extant resources include primary buildings, which mainly consist of single-family dwellings, as well as ancillary buildings and structures, which mainly consist of garages, carports, and sheds. For the purposes of this survey, "historic-age" refers to any building or structure constructed in or before 1970. Site features such as rock walls, fencing, wells, etc. were noted on Historic Resource Inventory Forms but were not individually assessed. No historic-age street elements, such as lighting or signage, were observed or documented as part of this survey.

8.1. Age of Resources

The survey area contains a total of 76 extant resources. Construction dates of extant resources in the district range from 1881 (Resource 37A) to c. 2016 (Resources 37B-C). Just over half (40 resources, 53% of total resources) were constructed or moved to the district before 1970. Under half (30 resources) were constructed after 1970, while one historic-age building dating to 1907 was moved to the district after 1970 (Resource 6), for a total of 31 resources and 41% of total resources constructed or moved to the district after 1970. Ancillary structures comprise the majority of resources constructed or moved to the district after 1970 (19 out of 31 resources, 61% of total post-1970 resources). Construction dates for five resources (7% of total resources) were unable to be confirmed.

TABLE 1. AGE OF RESOURCES[54]		
AGE	**NUMBER OF RESOURCES**	**PERCENTAGE OF RESOURCES**
Late 19th – Early 20th Centuries (1881-1918)	7	9%
Interwar Years (1919-1941)	16	21%
WWII (1942-1945)	3	4%
Post-War & Mid-20th-Century (1946-1970)	14	18%
Modern (1971-current)	31	41%
Unknown	5	7%
TOTAL	76	100%

8.2. Architectural Styles and Forms of Resources

Architectural styles of extant historic-age resources include National Folk (ex. Resources 23A and 36A), Folk Victorian (Resource 31A), Vernacular Craftsman (ex. Resources 7A and 11A) and Stylized Craftsman (Resources 14 and 33A), Minimal Traditional (ex. Resources 9 and 12), and Ranch (ex. Resources 1 and 5A). Regardless of style, a majority of extant historic-age resources are 1-story, or at most a very low 1½-story, with low-pitched roofs and simple massing. Most historic-age resources have roofs covered with corrugated or standing-seam metal. Many historic-age resources utilize native limestone either as a main cladding material (such as Resources 22A, 23A, and 27A) or as decorative features such as chimneys, accent walls, water tables, and foundations (as on Resources 5A, 10, 12, 15, 28). Most historic-age resources are also relatively plain with modest or no decorative detailing. Resource 14, which stands out as one of the most stylized buildings in the district, was relocated to the district c. 1970, likely from Austin.

Non-historic-age resources deviate significantly from the historic-age building styles and types in the district. Resource 18A-D, constructed in 2011, consists of four densely grouped multi-family buildings, a contrast to the historically spread-out single-family dwellings in the district. They are New Traditional–Craftsman in style and are 2 stories with complex roof shapes and multiple decorative cladding types, in contrast with the simple forms and materials of historic-age buildings in the district. Resource 34A, constructed c. 1999, is relatively modest with little detail, which is

[54] Moved buildings were categorized into time periods based on the date they were moved.

more in keeping with the historic-age resources in the district, but it is 2 stories tall with a steeply pitched roof, in contrast with the historic-age buildings in the district, which are mainly 1- to 1½-stories with low-pitched roofs. Resource 37A, the only historic-age 2-story building in the district, was heavily altered c. 2016. It loosely follows the 2-story cross-gable massing of the original historic resource, but its use of cladding and window openings/windows emphasizes its verticality, whereas the historic design of the resource placed more emphasis on its horizontal lines. Resource 37C, constructed c. 2016, has complex massing with 2-story towers, in contrast with the simple forms and 1- to 1½-story massing of most historic-age buildings in the district.

8.3. Current Use of Resources

The survey area currently contains 21 single-family residences, 12 former single-family residences that have been converted to commercial use, one non-historic telecommunications building (Resource 25), one modern multi-family development (Resources 18A-D), one modern commercial development (Resources 37A-C), and five vacant lots (Resources 3, 4, 13, 29, and 30).

8.4. Condition of Resources as of 2024

Many historic-age resources in the district have experienced modifications and changes over time. The most common alterations noted include replacement of original doors and windows, alterations to porches including replacement materials and enclosures, the installation of non-historic siding materials, replacement roofing materials, and rear or side additions. Some of these modifications are typical of ongoing maintenance and have not resulted in a total loss of integrity to historic-age buildings. The most significant alterations affecting the integrity of historic-age resources occur on former single-family residences that have been converted to commercial use (such as Resources 2A, 19A, and 20), and on the former 1881 boarding house (Resource 37A).

8.5. Landscape

Aside from the historic buildings and structures themselves, the historic rural landscape is a major character-defining feature of the Old Fitzhugh Road local historic district. Key characteristics of the Old Fitzhugh Road landscape, including those identified in the 2014 Roark survey, are:

- Meandering alignment of the road itself
- Mature oak trees lining and overhanging the road
- Informal yards with mature oak trees and native plants
- Informal and irregular setback of buildings from the street frontage
- Low density of buildings
- Use of native limestone for landscaping borders, fencing, retaining walls, and wells
- Lack of curbs, gutters, sidewalks, and paved driveways

Increased commercial use has led to the construction of multiple access drives and parking lots throughout the district (such as those associated with Resources 2A, 8B, 10, 14, 15, 17A-C, 22B, and 37A-C). Most of these drives and lots are covered with gravel rather than paved, but many cover a considerable amount of the associated parcels, which were historically informal green space covered with trees and native plants. This has begun to alter the landscape and negatively impact the integrity of setting, feeling, and association of a historic rural residential and agricultural landscape.

Per conversations with the City of Dripping Springs, Post Oak also evaluated the district based on National Park Service Criteria for a Rural Historic Landscape. For more information, see Section **9.2.1**.

8.6. Summary of High, Medium, and Low Preservation Priority Resources

The survey area contains a total of 82 resources, including 76 extant resources and 6 vacant lots. Adapting the National Register of Historic Places Criteria for Eligibility, which are considered the standard for evaluating historic resources, Post Oak categorized each resource as a High, Medium, or Low Preservation Priority in order to remain consistent with previous survey efforts.

TABLE 2. HIGH, MEDIUM, AND LOW PRESERVATION PRIORITY RESOURCES

PRIORITY TYPE	NUMBER OF RESOURCES	PERCENTAGE OF RESOURCES
High	33	40%
Medium	8	10%
Low	41	50%
TOTAL	82	100%

8.7. Threats to the Old Fitzhugh Road Local Historic District

The largest threat to the integrity of the Old Fitzhugh Road district is development pressure as Dripping Springs continues to grow. The proximity of Old Fitzhugh Road to a primary thoroughfare through town and directly adjacent to the historic commercial core makes it a logical area for development and expansion. However, insensitive alterations to historic residential dwellings converted to commercial use, insensitive infill, and insensitive changes to the landscape have already begun to impact the integrity and character of the Old Fitzhugh Road district. Further development and changes should be made thoughtfully to preserve the rural residential and agricultural character of the district.

Increased commercial activity has also necessitated infrastructure improvements along Old Fitzhugh Road, including drainage, pedestrian experience, and vehicular access. Changes made to the streetscape to meet these needs should be made sympathetically to preserve the informal, rural character of the roadway. Furthermore, infrastructure improvements should take into consideration the location of heritage trees, which are a character defining feature of the area and an irreplaceable resource.

9. National Register of Historic Places Evaluations

9.1. Potential Individually Eligible Resources

During inventory and evaluation of resources within the Old Fitzhugh Road local historic district, Post Oak identified two properties that may have the potential to be individually eligible for listing on the NRHP, Resources 27A and 31A. Both resources were purpose-built in the early twentieth century to house the community's telephone switchboard, which provided connectivity from the rural, isolated community to adjacent Central Texas cities and towns. Both resources have been recently restored or rehabilitated and retain good overall historic integrity.

9.2 NRHP Historic District Evaluation

As previously noted, during preliminary review of the inventoried resources, Post Oak determined that the district, as a whole, did not retain sufficient historic integrity or a concentration of historically significant resources to be eligible for listing on the National Register as an historic district.

9.2.1 Rural Historic Landscape

Due to the historically rural nature of the survey area, Post Oak evaluated a potential rural historic landscape within the Old Fitzhugh Road historic district boundaries. The period of significance for the potential rural historic landscape associated with farming and ranching extends from ca. 1855, when settlement, farming, and ranching began in the area, to 1970, when RR 12 was completed and altered the area's land use pattern. The following evaluation of a rural historic landscape follows the three-step process outlined in the NPS Bulletin's *Guidelines for Evaluating and Documenting Rural Historic Landscapes*, which begins with an overview of the 11 landscape characteristics. This evaluation considers the survey area and adjacent area as a whole.

Processes

Land Use and Activities: Land use and activities refer to the human activities that left an imprint on the landscape. Small scale subsistence farming and ranching was the first agricultural pursuit in the area, as the region's rocky soil made large-scale farming endeavors untenable. As a result, ranching was more common in the survey area, and smaller livestock like sheep, goats, and poultry dominated. Activities associated with ranching that are visible around the project area include some remnant grazing areas for livestock, particularly along the west side of Old Fitzhugh Road and concentrated at the southern end of the district near Mercer Street. Review of historic and current aerial photographs suggests that some native woodlands or scrublands were likely cleared for livestock grazing, and the wood was used in building construction or sold. Some extant agricultural outbuildings remain on some of the larger lots within the district, although many historic-age outbuildings have been demolished. Furthermore, water for residents and livestock was procured through hand dug wells, many lined with native limestone, some of which are still extant within the survey area.

As noted in the historic context, the survey area remained largely rural with unimproved roads until the early twentieth century. Prior to that time, road networks through the study area were fluid and appear to have shifted continuously to accommodate new residences and farmsteads. However, with the subdivision of larger lots in the northern portion of the study area in the early twentieth

century, the current alignment of Old Fitzhugh Road became more static. Research conducted as part of this effort did not reveal when Old Fitzhugh Road was paved, although it remains a narrow two-lane road with minimal shoulders consisting of gravel.

The exponential growth of the larger Dripping Springs community in the late twentieth and early twenty-first centuries has seen an influx of modern commercial and residential infill, and the demolition or extensive alteration of some historic-age buildings within the district.

Patterns of Spatial Organization: This characteristic pertains to the interrelation among physical components, prominent landforms, and natural elements. The NPS bulletin states, "The organization of the properties is reflected in the road systems, distance between the ranches, the proximity to water, and orientation of structures to sun and wind."[55] In the project area, the spatial organization of the properties was historically rural, with small to medium sized farms and ranches oriented towards Old Fitzhugh Road. The earliest building clusters were located on the southern end of the survey area near the commercial core on Mercer Street. In the early twentieth century, larger lots on the northern end of the district were subdivided and sold off, and numerous residences, primarily small bungalows, were constructed during that time. Following transportation improvements in the mid-century, the study area experienced another period of development, with small Minimal Traditional and some larger Ranch style homes being completed, several of which appear to have been moved to the area from elsewhere.

Throughout the project area, the terrain consists primarily of rangeland for livestock with scattered woodlands or scrublands. The spatial organization on agricultural properties mainly consists of domestic work zones (essentially acting as the operational hub of the property), adjacent agricultural work zones with buildings and structures supporting the day-to-day operations, and fields and pastures.

Some of the agricultural properties no longer have residences and ancillary buildings that constituted the domestic work zone. As land use in the project area changed in the mid-century, and goods became more readily available, subsistence farming became less commonplace. Subsequently, many of the domestic or agricultural outbuildings that historically supported farming or ranching endeavors are no longer extant.

Response to the Natural Environment: This characteristic refers to how natural features, such as topography, waterways, woodlands, or grasslands influenced the location and organization of the rural community. As noted in the historic context, the region consists of rocky dry soil that prohibited large-scale crop cultivation. The region's hilly topography also required early settlers to choose relatively flat locations for building structures, as mechanized equipment for rock removal was not available. Finally, the lack of any prominent waterways directly adjacent to the district required that residents construct hand-dug wells to access water for their families and livestock. Early settlement was largely concentrated at the south end of the district near the commercial center along Mercer Street, and lack of substantial transportation networks required that settlers utilize native materials in their construction. Thus, through the early twentieth century, much of the native tree stock was cleared for use in building construction and to make way for livestock grazing,

[55] National Park Service, *National Register Bulletin: Guidelines for Evaluating and Documenting Rural Historic Landscapes*, 4.

although native trees, including Live Oak, were retained near residences to provide much needed shade. Furthermore, local limestone was dug or hauled and provided hardy material for fences, wells, and other purposes. Eventually, as transportation networks improved and materials became more readily available, buildings and structures were concentrated along Old Fitzhugh Road, although the region's hilly terrain is still evident on several of the properties within the district on sloping or elevated lots (Resources 6, 8A, 16A).

Cultural Traditions: Cultural traditions affect the ways that the land is used, which can affect the crops that are grown or the livestock that is raised. The early settlers of the region participated in small-scale subsistence ranching and some farming. Because cattle were difficult and expensive to maintain, smaller farm animals like goats, sheep, and poultry were the most commonly raised livestock in the survey area. However, there are no visible land use practices, methods of transportation, construction methods, use of plants, or evidence of craftsmanship that is known to have been influenced by a particular cultural group or tradition in the area.

Components

Circulation Networks: These networks constitute the infrastructure for transporting people, goods, and raw materials. There are two main types of circulation networks in the project vicinity – the primary transportation corridor (Old Fitzhugh Road), and internal road systems within properties. As identified in the historic context, Dripping Springs remained primarily rural with an unimproved road system until the early twentieth century. At that time, the Austin-Fredericksburg Road (present US 290) through Dripping Springs was expanded and rerouted south of the commercial core of Dripping Springs, and Old Fitzhugh Road was formalized roughly following its present-day alignment. In the mid-century, US 290 was widened and designated a highway, and the expanded transportation network allowed better transportation of goods and services to markets, and new construction materials were introduced to local building construction. Around 1970, RR 12 was completed east of the district, becoming the primary north-south roadway from Dripping Springs and rerouting through traffic off Old Fitzhugh Road. As a result, several properties on the east side of the district feature dwellings or commercial properties oriented towards RR 12 rather than Old Fitzhugh Road.

The second type of circulation networks are internal networks on properties and typically consist of dirt and gravel roads. They are generally focused around the domestic work zone and connect to the agricultural work zones and fields and pastures. Historic and current aerial photographs indicate that as primary road networks to the region improved in the mid-century, and truck farming enabled the easy movement of fresh produce and meats into the community, the need for subsistence farming and ranching in the community waned. Nonetheless, the 1962 historic aerial indicates that many of the properties within the district still had cleared areas at the rear of their properties for livestock raising or small-scale crop cultivation, while primary residences and domestic structures were concentrated adjacent to Old Fitzhugh Road. Few internal roadway networks appear on either the 1953 or 1962 historic aerials, except for one large lot located near present-day Resource 17A. The property was partially subsumed by RR 12 in the 1970s, and the land between RR 12 and Old Fitzhugh Road was subsequently subdivided and redeveloped.

Boundary Demarcations: Boundary demarcations delineate ownership and land usage areas. Based on the NPS bulletin, common features that marked historic boundaries include tree lines, fences, walls, hedges, drainage ditches, roadways, creeks, and rivers. Research suggests the properties within the survey area were subdivided numerous times since the late nineteenth

century, and lot lines have not been consistent over time. Lack of historic photographs of the area make it difficult to discern what late nineteenth and early twentieth century boundary demarcations may have consisted of, although historic aerials from the 1950s and 1960s do indicate the presence of some planted trees and vegetation along lot lines. Currently lot lines and property boundaries are generally demarcated through wood or metal fences, although some remnants of historic boundary demarcations, including stone entrance gates and pathways (Resources 11 and 32) remain.

The completion of RR 12 in the early 1970s on the east side of the district altered many of the property demarcations along the east side of Old Fitzhugh Road at that time, and many properties were truncated and subsequently subdivided.

Vegetation Related to Land Use: The variation in vegetation over time can be indicative of past land uses and changes to land use over time. The dominant land use in the area was historically primarily residential with small-scale subsistence ranching and farming, although in recent decades the rapid population growth and expansion of the community of Dripping Springs as a whole has seen the introduction of commercial enterprises in the district (Resources 2A, 8B, 17A, 19A, 20A, 22B, 27A, and 37A-C) and some dense residential development (Resources 18A-D). In general, vegetation changes visible on aerial photography include the early clearing of grasslands and woodlands to create pastures for livestock grazing and small-scale crop cultivation, which were still evident on the 1950s and 1960s historic aerials. However, recent aerial photographs indicate that many of the formerly cleared areas of land have been returned to woodlands and vegetative cover has increased. This reflects the shift in land use in the project area from primarily rural with small-scale subsistence farms and ranches, to a mixed-use area with residential, commercial, and multi-unit housing. Increased transportation networks in the mid-century reduced the need for subsistence farming and ranching, as foodstuffs, goods, and construction materials became readily available.

Buildings, Structures, and Objects: These resources cater to the human necessities for inhabiting and utilizing the land. Their function, materials, age, condition, construction methods, and placement signify the traditions, requirements, and capabilities of those who constructed them. Review of relevant historic source material, aerial photographs and maps, and field survey suggest that buildings, structures, and objects within the district vary based on distinct periods of development within the district. The earliest buildings, structures, and objects within the district consist of wood-frame structures dating to the late nineteenth and early twentieth centuries (Resources 23A, 23B, 24, 31A, 33B, and 36A and 36B) and reflect the early settlement and development phase of Dripping Springs. These buildings are modest structures and feature National Folk or Folk Victorian elements common of the era. One resource dating to that time period (Resource 6) is not original to the district and was moved to its current location ca. 2015.

The second phase of development occurred in the 1920s through the onset of World War II and following improved transportation to the region. These resources consist primarily of small bungalows, some with modest Craftsman details (Resources 7C, 11A, 11B, 38A, 38B, 19A, 21A, 21B, 22A, 24, 27A, 33A, and 33C.) Secondary structures consist of simple, wood frame sheds and garages. Several of these properties also feature hand-dug, limestone lined wells and other landscape features like stone or concrete entrance gates, pathways, or steps.

There are also several historically residential buildings within the district that date to this time period but were moved to their location during the mid-century (Resource 9, 14, and 16A). Because these properties were moved within the period of significance and are consistent with land use practices of historically small, rural, Hill Country communities, they do not automatically detract from the district's ability to convey its historical significance. Rather, they indicate a shift in land use and construction practices that is in and of itself historically significant and reflective of the needs of the community during that time.

The third phase of development occurred in the post-war era, when the nation experienced a rapid building boom and new materials and construction techniques became readily available. Buildings and structures from this era reflect nationwide trends in design and are primarily Minimal Traditional and modest Ranch style dwellings with perfunctory secondary structures including garages and sheds (Resources 1, 2A, 5A, 7A, 7B, 8B, 10, 11A, 12, 15, 28, 32A, and 40A).

Finally, the last phase of development in the district reflects the exponential growth of the Dripping Springs community in the late twentieth and early twenty-first centuries. During this time period, many of the former residential properties within the district were converted to commercial use (Resource 2A, 14, 19A, 20A, 22B, 27A) and some properties were redeveloped with modern infill (Resources 17A-C, 18A-D, 19B, 25, 32B-D, 34A, 34B, 35, 37A-C). These alterations have largely occurred outside the identified period of significance, they interrupt the continuity of the historic-age built resources, and they impact the district's ability to reflect its historical significance as a primarily rural, residential and agricultural community.

Clusters: Clusters are the groupings of buildings, fences, stock ponds, root cellars, and other features common to agricultural complexes that may reveal information about historical or continuing activities. Main residences in the district were historically and are currently clustered adjacent to Old Fitzhugh Road with domestic outbuildings, including garages and sheds, located primarily near the domestic work zone. Small scale features like hand-dug wells were also primarily noted in the domestic work zones near primary residences. Pastures and livestock grazing were historically concentrated to the rear of the residences with some scattered agricultural outbuildings including barns and sheds, although many are no longer extant. Historic and current aerials indicate that some former rangeland has reverted to vegetated woodland or scrubland. While some building clusters may be extant, they are intermixed with modern commercial and residential development or alterations to historic-age structures along Old Fitzhugh Road.

Archeological Sites: Post Oak does not have an archeologist on staff with access to the THC's Texas Archeology Study Association (TASA) to review any previously recorded archaeological sites within the survey area. However, due to the long period of settlement and agricultural activity in the area, it is likely that archeological deposits are present, and Post Oak recommends consideration of further archeological study to determine potential significance of archeological sites.

Small-scale Elements: These are features that may contribute to the setting of the landscape, such as pathways, historic fences or gates, and bridges or road signs, that mark the location of historic activities. The important small-scale elements in the study area include several historic masonry fences and gates, and hand-dug wells and cisterns. These small-scale features contribute to the understanding of the district's history and are important and significant reminders of district's rural, light-agricultural history.

RHL Evaluation

The subsequent stage in assessing a prospective rural historic landscape involves determining the significance of the properties. Within the agricultural context, there is no evidence to suggest that the area holds significance for its role in farming or ranching techniques, vegetation management, or livestock breeding. Thus, no significant innovations or noteworthy trends in the area were uncovered that would elevate the district's status to an important agricultural region in Dripping Springs, Hays County, or the state. Small-scale subsistence farming and ranching was commonplace throughout Central Texas, and the prevalence of modern infill within the district negatively impacts its ability to convey its historic association with early settlement activities or early to mid-twentieth century agricultural practices. Therefore, a potential rural historic landscape within or partially within the survey area is recommended not eligible under Criterion A.

While many early families who settled in Dripping Springs established homesteads within the district, most of the turn of the century properties have been drastically altered and their current conditions make it difficult to discern the early lifeways and practices of these residents. Furthermore, while many of the early to mid-twentieth century resources are associated with prominent residents of the community, their significance is best understood within the context of their business endeavors, which were largely concentrated in the Mercer Street historic district. One exception is the McLendon properties (Resources 27A, 31A, and 36A), which may have individual significance associated with the development of telecommunications to Dripping Springs. As a result, it is recommended that the district is not eligible as a potential rural historic under Criterion B.

Finally, there is no cohesive concentration of architectural or artistic elements within the rural landscape linked to farming or ranching that convey their significance as a unified collection of resources illustrating a specific method, era, or style of construction. As a result, a potential rural historic landscape is recommended not eligible under Criterion C. Post Oak did not evaluate the district under Criterion D, as this primarily pertains to below-ground archaeological resources, which would require the consultation of an archaeologist. The non-historic-age residential, light industrial, and commercial development that is present along the Old Fitzhugh Road corridor, coupled with alterations to the inventoried historic-age resources, adversely affect the area's integrity of design, workmanship, materials, setting, and feeling. Thus, Post Oak recommends that there is no NRHP-eligible rural historic landscape in the survey area.

However, despite the changes to the district over time, the district still maintains many of its character-defining features, including irregular building setbacks, large lots, heritage trees, and small building footprints. Post Oak recommends maintaining and celebrating these characteristics (for more see **Section 10**).

10. Recommendations

"Preservation" doesn't—and shouldn't—mean that built environments must remain stagnant and changeless. To the contrary, preserving historic built environments necessitates adaptation and flexibility as community and individual needs shift over time. However, changes to historic built environments can be made thoughtfully to meet current needs as well as retain the character that their communities connect with and love.

10.1. Update Preservation Ordinances and Design Guidelines

The existing Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties were adopted in 2007, while the Dripping Springs Historic Districts Vision Statements were adopted in 2015. Due to the exponential growth of the region in subsequent decades, the area is currently facing substantial development pressure. Since it has been some time since the Design Guidelines and Vision Statements were adopted, it would be beneficial to revisit these documents to examine what is working or what might need adjustment, especially as development needs change. The documents could also be updated to make them more user-friendly.

As part of the current agreement between Post Oak and the City of Dripping Springs, Post Oak has reviewed and analyzed the current Preservation Ordinances and Design Guidelines as they relate to the Old Fitzhugh Road Local Historic District as well as the Mercer Street and Hays Street Local Historic Districts. A Historic Preservation Memo has been produced and contains further in-depth analysis and recommendations (see **Appendix E**).

10.2. Historic Preservation Commission Trainings

It can be beneficial for Historic Preservation Commissions to attend occasional commission trainings, especially as they gain new members or adopt new ordinances and guidelines. Lead by qualified preservation professionals, trainings educate commission members on regulatory procedures and best practices for the stewardship of historic resources.

The National Alliance of Preservation Commissions offers a training program[56], and Post Oak provides training services as well.

10.3. Additional Survey Opportunities

10.3.1. Heritage Tree Survey

Since mature trees are a major character-defining feature of the Old Fitzhugh Road district, it would be beneficial to consult with a heritage tree professional to conduct an official survey of trees in the district, particularly as the City considers major infrastructure projects in the area. Heritage trees are an invaluable resource, both to the overall setting of the area, as well as the surrounding ecosystem, and once removed cannot be replaced.

[56] National Alliance of Preservation Commissions, Commission Assistance and Mentoring Program, https://www.napcommissions.org/camp.

10.3.2. Archeological Survey

Given the settlement and land use patterns of the area, there are likely to be deposits and other archeological resources in the Old Fitzhugh Road district. At least one source notes that human remains were found and then reburied during the 1930s. If it is of interest to the community, an archeological survey could yield additional information about the history and development patterns of the district.

11. Conclusion

Post Oak's 2024 survey of the locally designated Old Fitzhugh Road historic district revealed a historically rural residential and agricultural area characterized by modest single-family dwellings, the use of native building materials such as wood and limestone, low building density with irregular setbacks from the street frontage, an informal landscape with mature Live Oak trees and native plants, and the informal alignment of Old Fitzhugh Road itself. Since the construction of the Ranch Road 12 extension in 1970 and increasing development pressure in recent decades as Dripping Springs faces suburban growth and expansion, the Old Fitzhugh Road district has experienced increased commercial activity, alteration of existing historic resources, and modern infill.

Of the total number of resources within the district, Post Oak assigned a combined 50% with High or Medium Preservation Priority ratings and 50% with a Low Preservation Priority rating. Given the level of alteration within the district, Post Oak recommends that the district is not eligible for listing on the National Register as an historic district or a rural historic landscape.

However, the Old Fitzhugh Road district is still a unique and invaluable resource to the City of Dripping Springs. Post Oak recommends updating the Dripping Springs Preservation Ordinance and Design Guidelines, formal training for Historic Preservation Commission members, and conducting a heritage tree survey to strengthen the City's ability to meet community needs, guide development and growth, and preserve the distinctive historic character of the Old Fitzhugh Road district.

12. Resources Consulted

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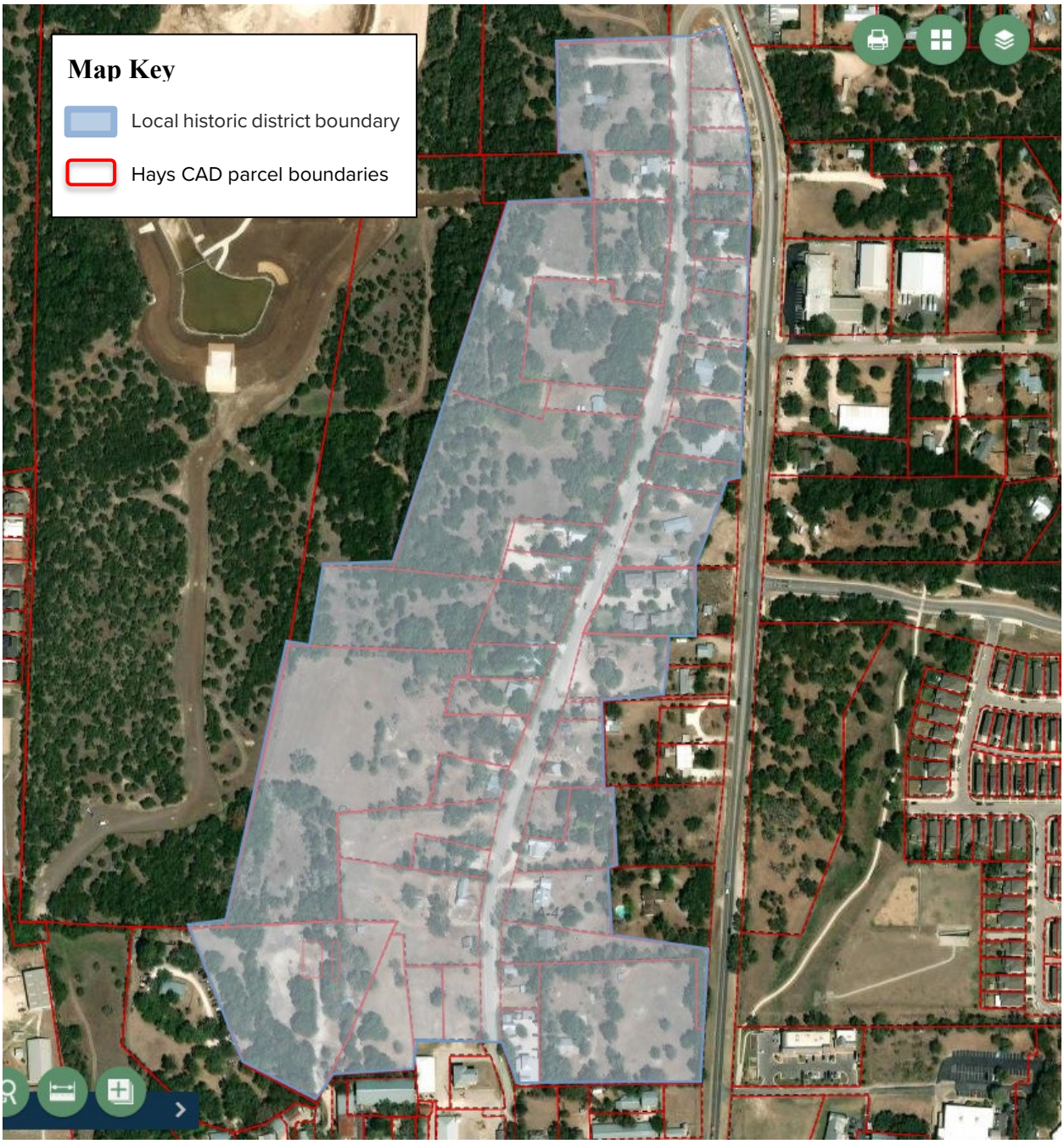
Hays County Deed Records
--- Volume 92, Page 110

13. Appendices

Appendix A: Maps

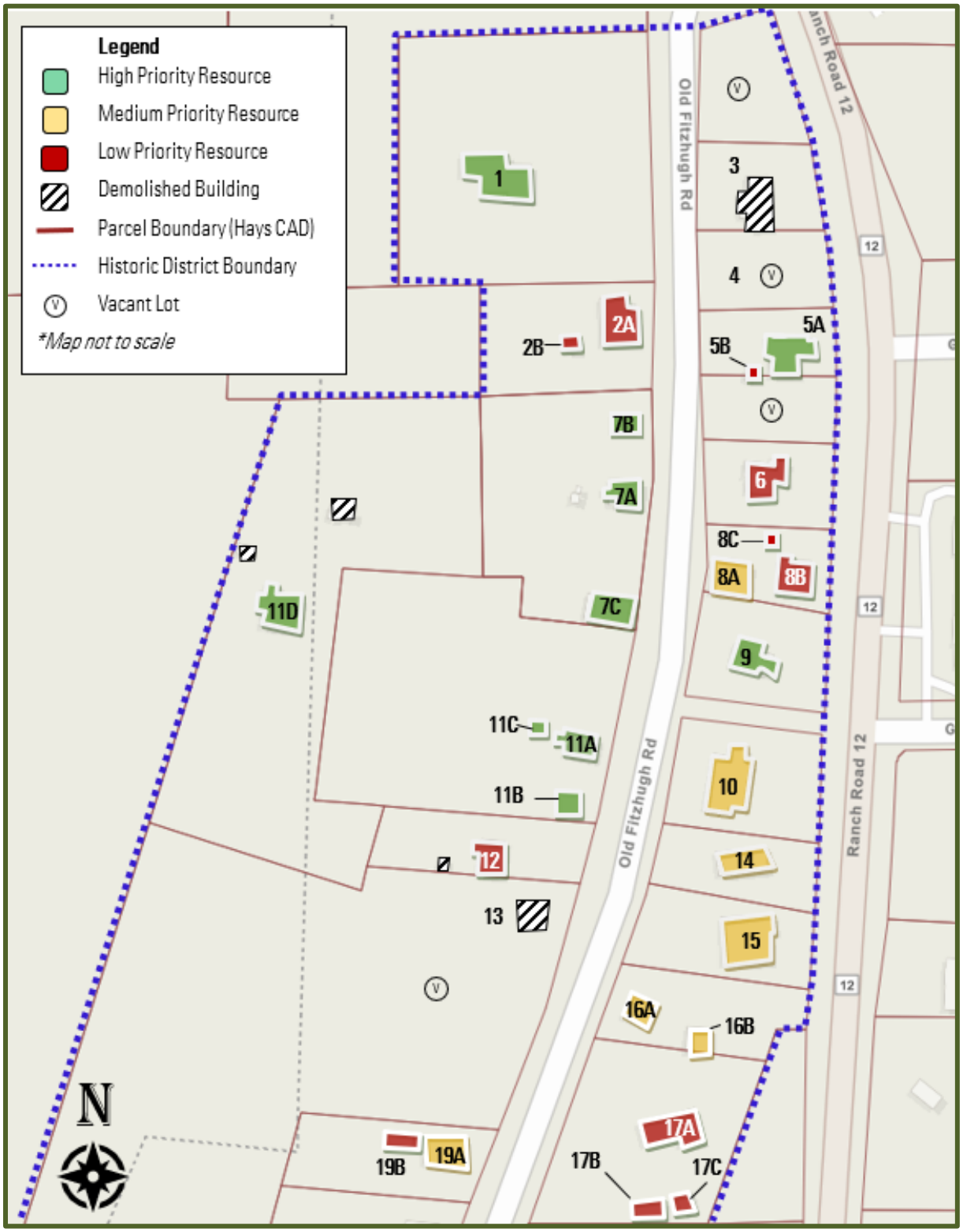
Map 2. Old Fitzhugh Road Historic District Survey Area on 2023 Aerial



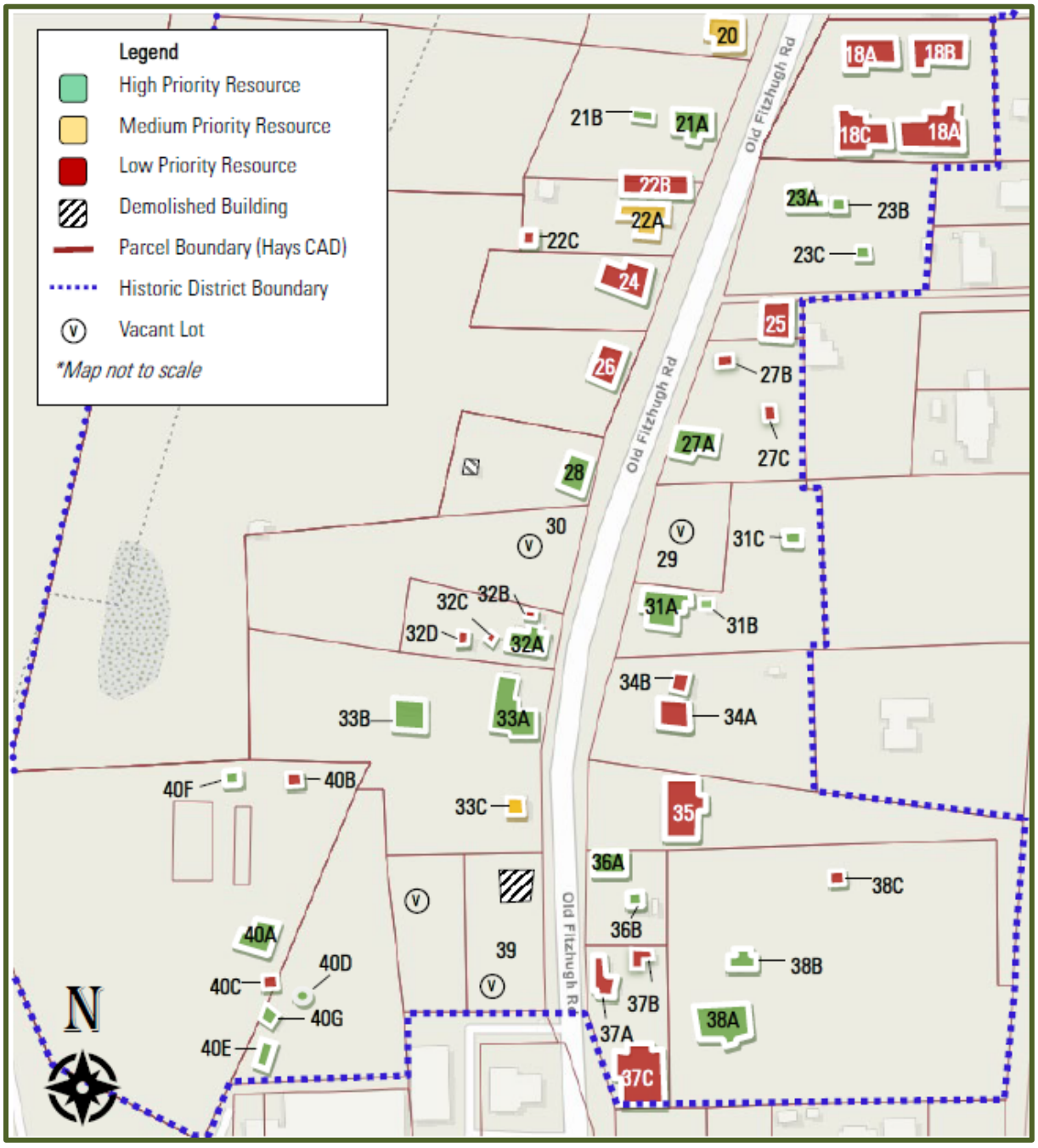
Map 3: 1958 Aerial photograph of Old Fitzhugh Road, courtesy of USGS Earth Explorer.

Map 4: 1962 Aerial photograph of Old Fitzhugh Road, courtesy of USGS Earth Explorer. Note realignment of US 290 south of Mercer Street.

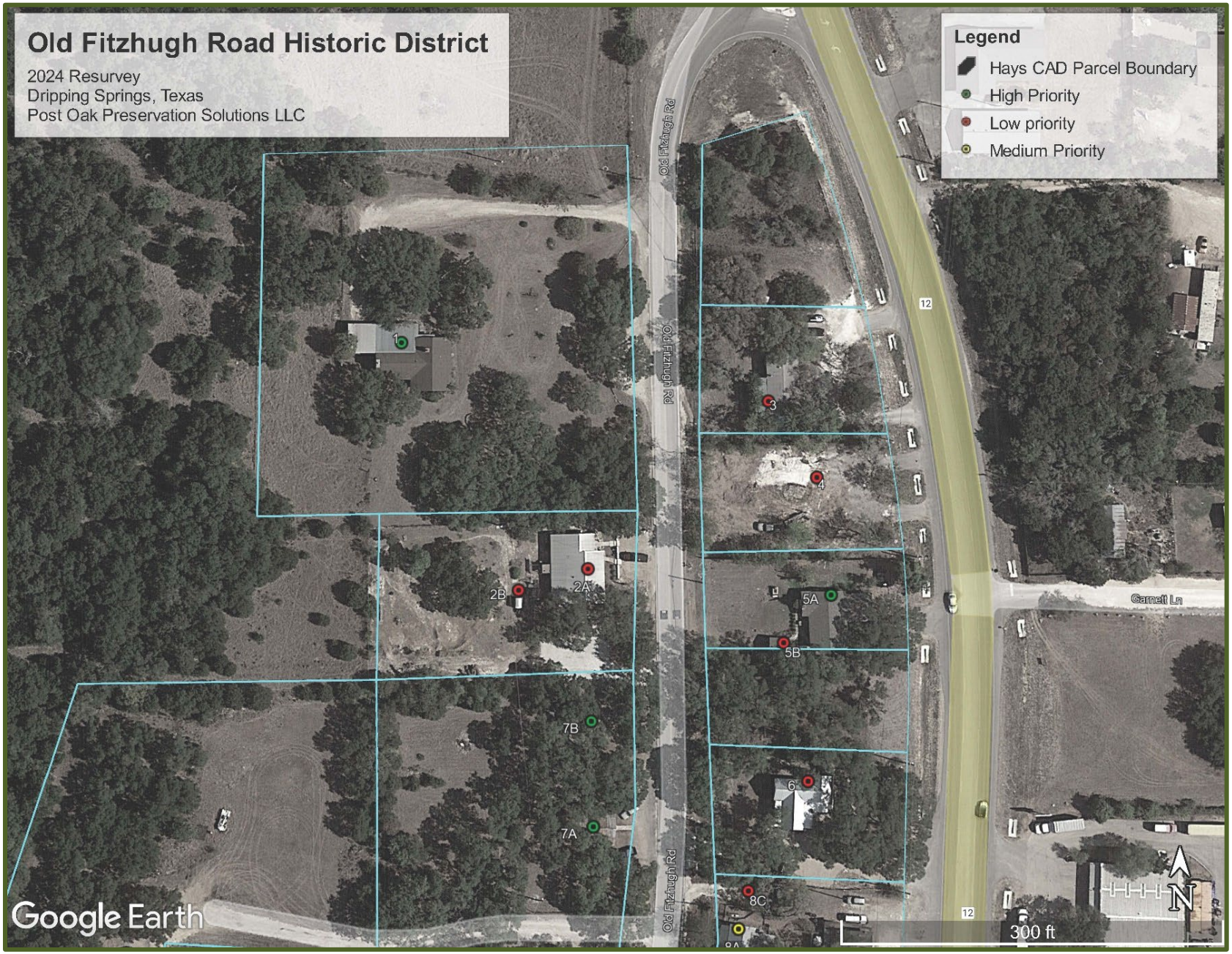
Map 5.1 Sketch map of inventoried resources within Old Fitzhugh Road Historic District (2024)



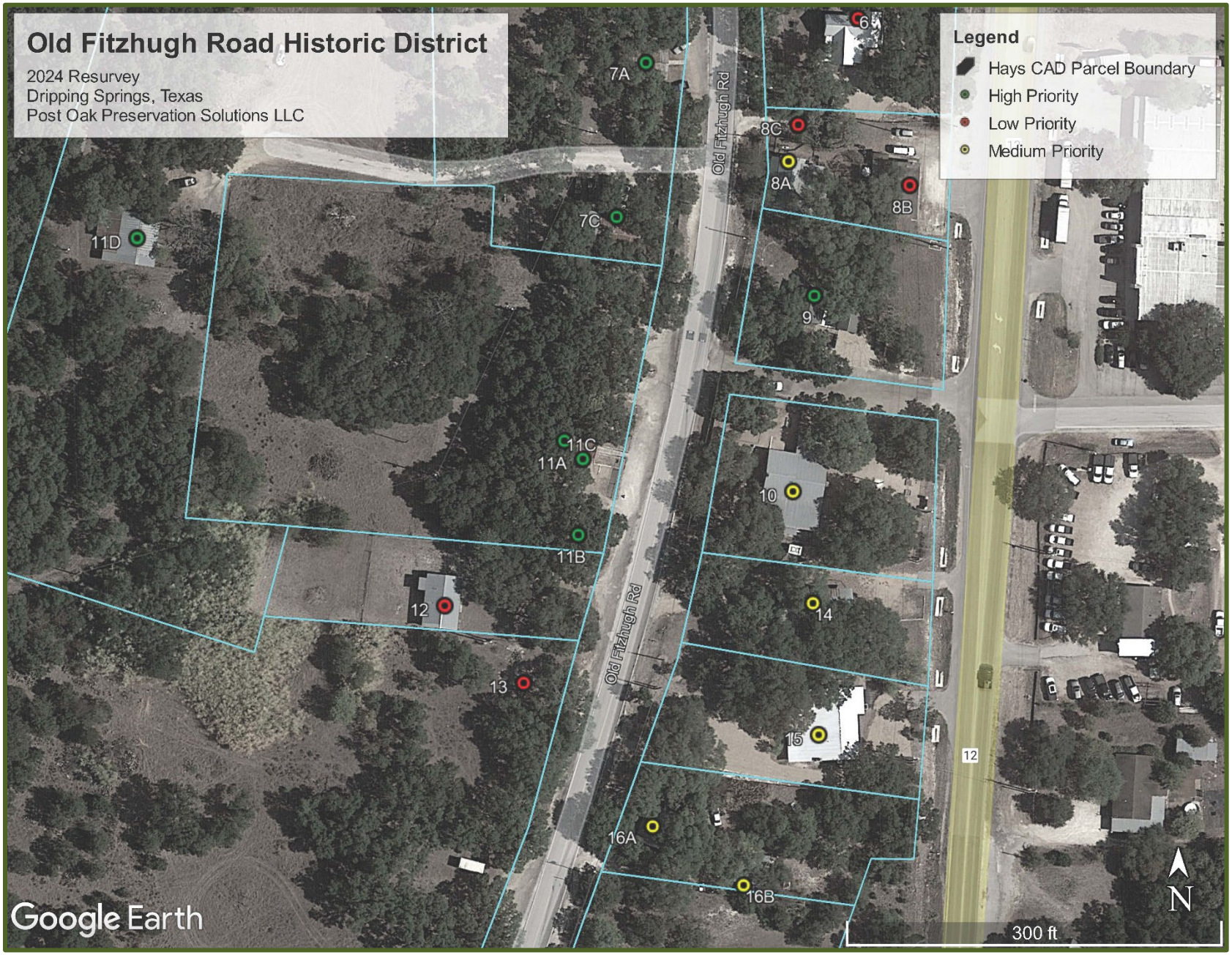
Map 5.2 Sketch map of inventoried resources within Old Fitzhugh Road Historic District (2024)



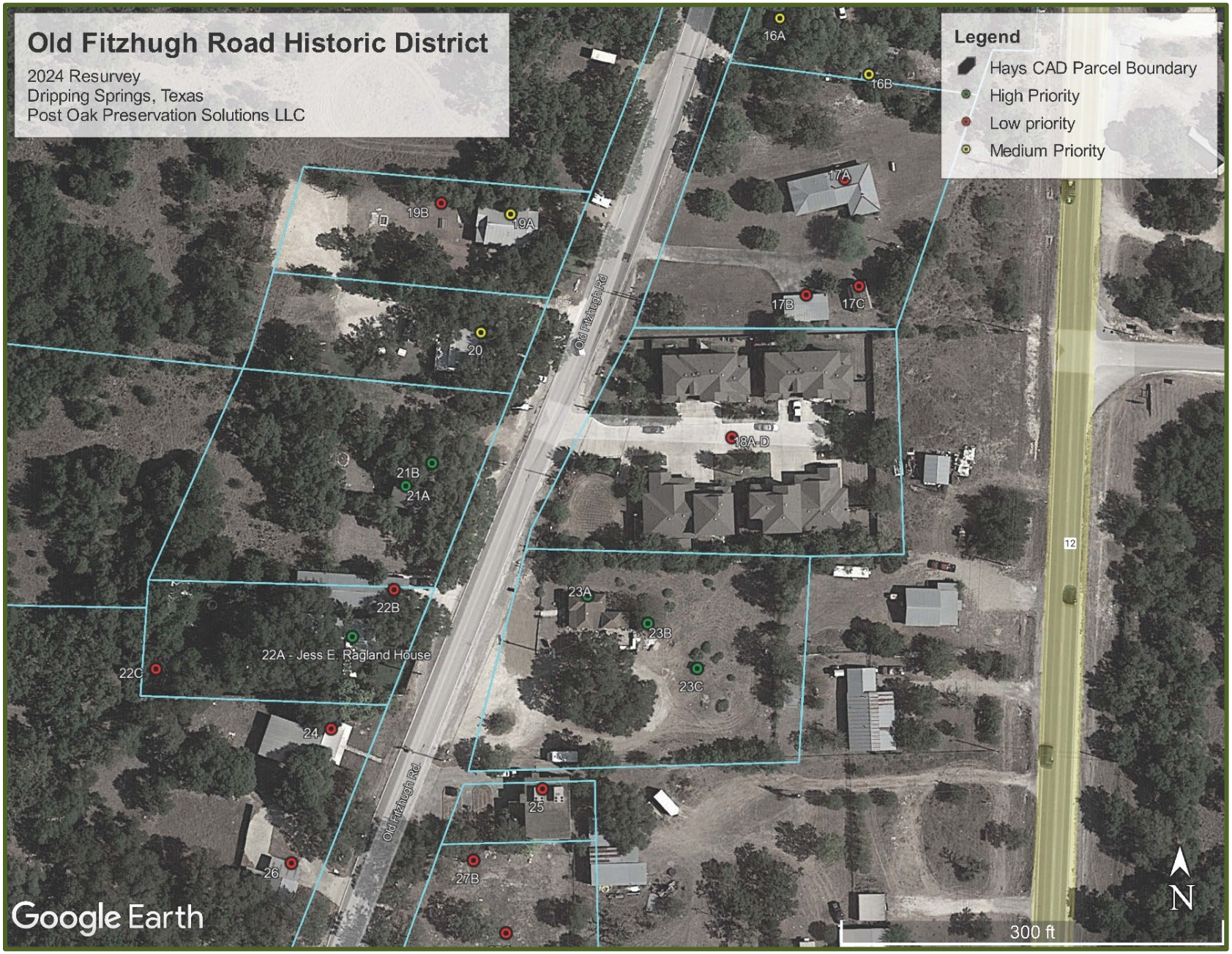
Map 6.1 Aerial map of inventoried resources within Old Fitzhugh Road Historic District (2024)



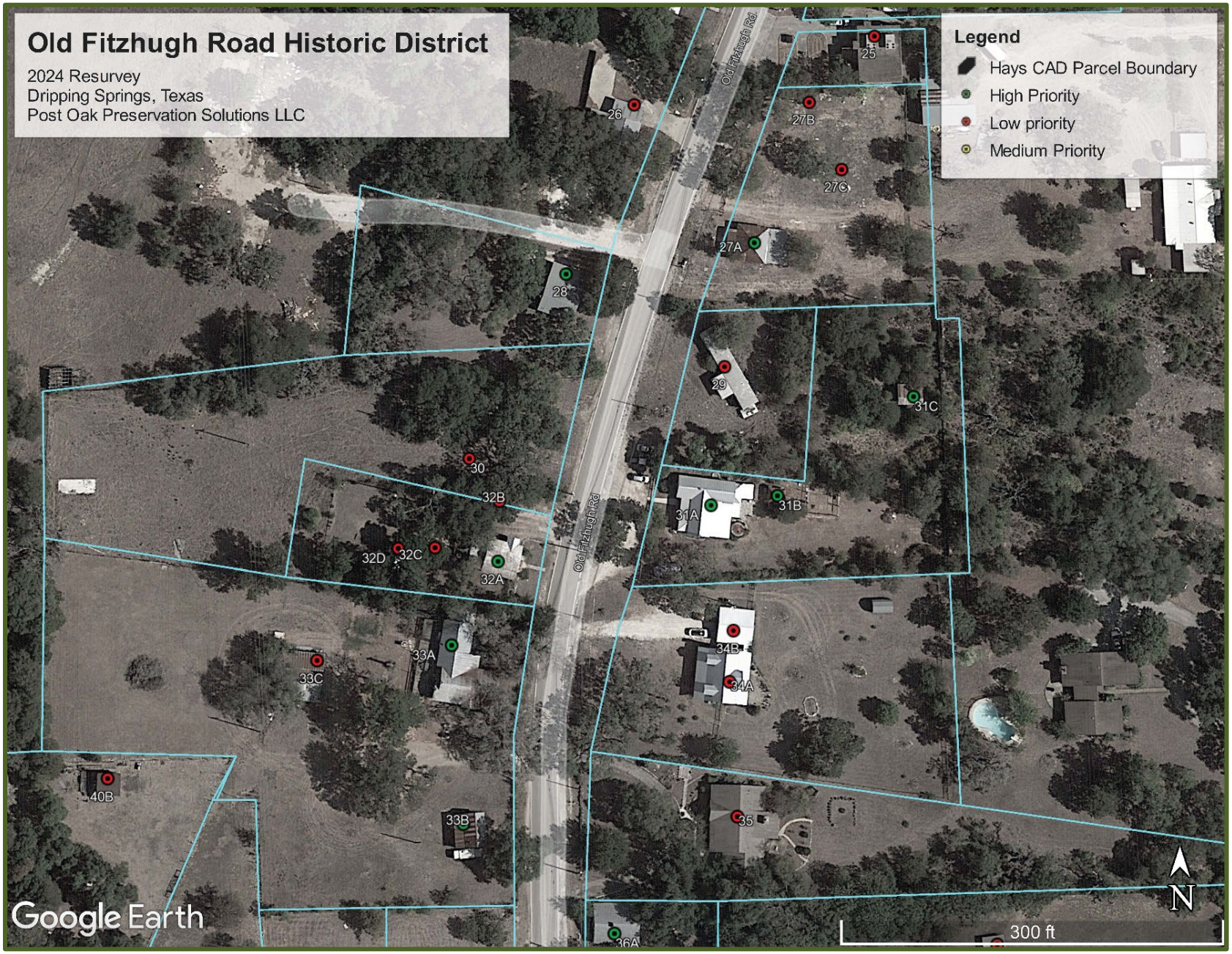
Map 6.2 Aerial map of inventoried resources within Old Fitzhugh Road Historic District (2024)



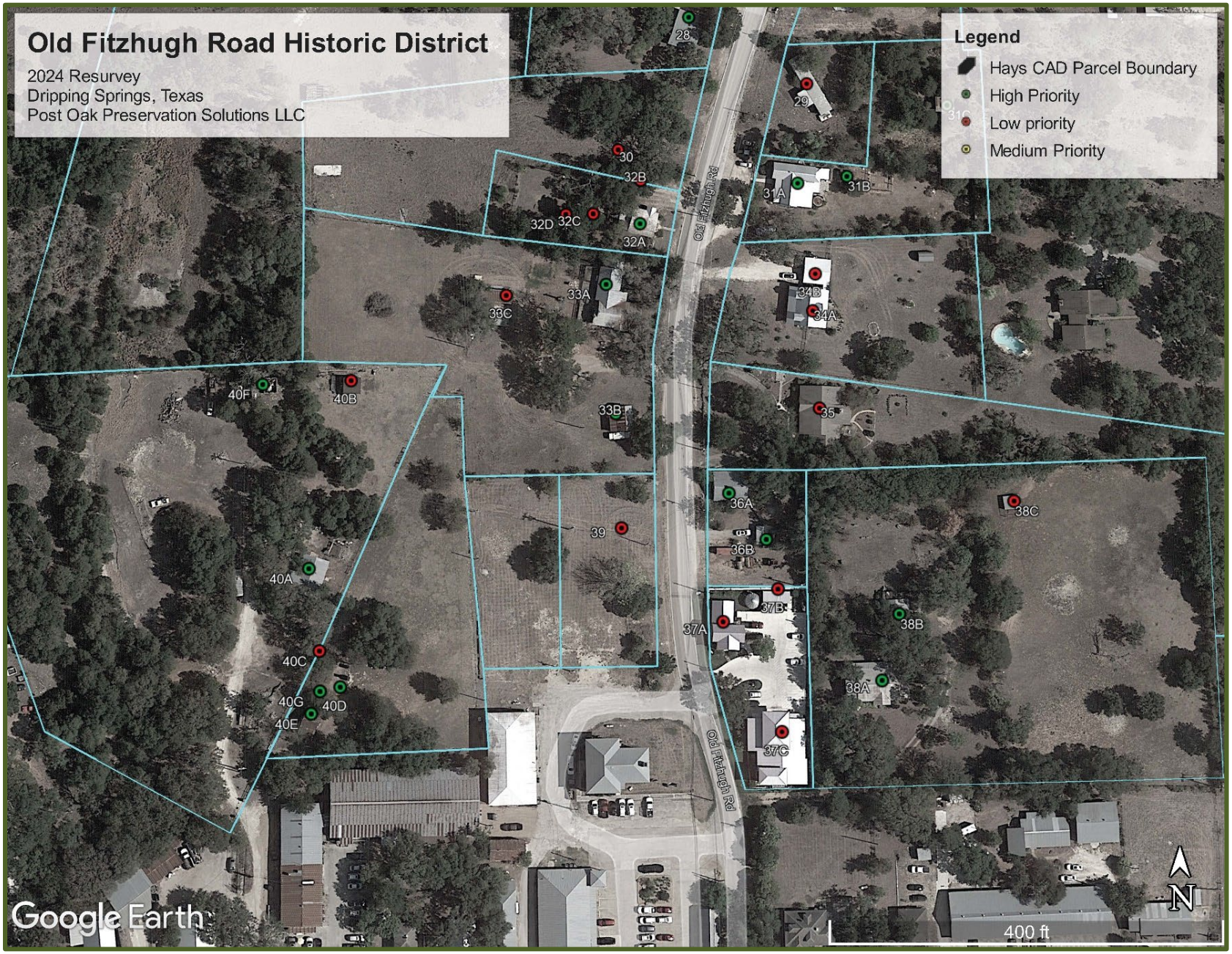
Map 6.3 Aerial map of inventoried resources within Old Fitzhugh Road Historic District (2024)



Map 6.4 Aerial map of inventoried resources within Old Fitzhugh Road Historic District (2024)



Map 6.5 Aerial map of inventoried resources within Old Fitzhugh Road Historic District (2024)



Appendix B: Inventory Table

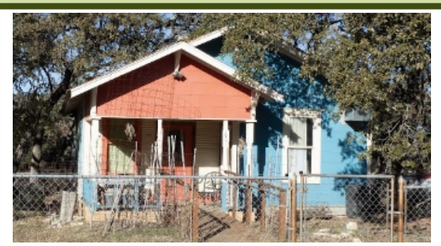
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #1 - 775 OLD FITZHUGH							
Ca. 1970 Davidson House 30.200535, -98.088359	RT110501 1 (Roark)	Domestic/ Single dwelling Ranch			Unnamed source in DS library files states that the original 1954 house burned in 1969 and was rebuilt in 1970. Roark states 1965, CAD lists 1976 with 2008 carport. Property originally belonged to the Stephenson family. Purchased by Nelson W. and Doris Breed Davidson (1952-1980), sold to the Kroll family in the 1980s.	Non-historic roof; c. 2008 carport addition on the west elevation.	N/A (HHM) Medium (Roark) High (POPS)
RESOURCE #2A - 750 OLD FITZHUGH RD							
Ca. 1960 Mulhollen House 30.200084, -98.087956	R17904 2 (Roark)	Commerce/Business Ranch			Early property owners include T.L. Maxey (1940s), Mavel Herwig (late 1950s), Jesse Langston, and D.R. Mulhollen (1960-1992). Unnamed source in DS library files states Mulhollen House built in the late 1950s. Waits and Roark give a construction date of 1960, when D.R. Mulhollen purchased the property.	Non-historic roof; c. 2007 rear porch; c. 2016 siding; c. 2016 windows; c. 2016 entry doors; c. 2016 altered garage.	N/A (HHM) Low (Roark) Low (POPS)
RESOURCE #2B - 750 OLD FITZHUGH RD							
Ca. 2021	R17904 N/A	Commerce/ Secondary structure No style			N/A – Not historic-age	Not historic-age; no alterations noted.	N/A Low (POPS) – Not historic-age

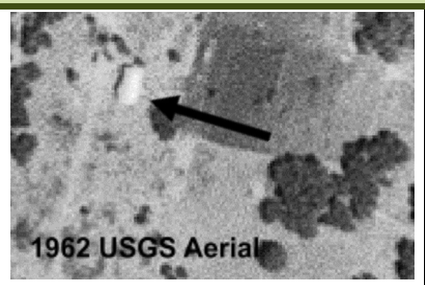
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #3 - 28491 N RR 12							
N/A 30.200454, -98.087472	R17940 N/A	Domestic/Single dwelling Vacant lot			Vacant lot	Residence demolished ca. 2023	N/A (HHM) N/A (Roark) Low (POPS) – Vacant Lot
RESOURCE #4 - 28485 RR 12							
N/A 30.200286, -98.087351	R17939 N/A	Domestic/Single dwelling Vacant lot			Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include L.E. and Mary Dupuy (1970s), Don Dupuy (1980), Bill O'Day (1980s), and the Hudson family (1988-2022). The former residence was demolished ca. 2015.	Residence demolished ca. 2023.	N/A (HHM) N/A (Roark) Low (POPS) – Vacant Lot
RESOURCE #5A - 28465 RANCH ROAD 12							
Ca. 1970 Dupuy House 30.199986, -98.087345	R17938 3 (Roark)	Domestic/Single dwelling Health Care/Medical Office Ranch			Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include L.E. and Mary Dupuy (1970s), Don Dupuy (1980), Lowie Edward Walker and Sherly Elayne Walker (1980-1984), sold to Steve and Kay Carter in 1984.	Non-historic windows; c. 2023 wooden pergola added to the west (rear) elevation.	N/A (HHM) Medium (Roark) High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #5B - 28465 RANCH ROAD 12							
Unknown, likely not historic-age 30.199926, -98.087439	R17938 N/A	Secondary structure/Shed No style			N/A	Not historic-age; no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #6 - 28101 RR 12							
Ca. 1907 (moved ca. 2015) 30.199564, -98.087335	R17936 N/A	Domestic/Single dwelling Commerce/ Business – Book store National Folk - Gable-Front-&-Wing			Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include CB and Mary Blowers (1971-2010), Voorheis Family Trust (2010), and Alisa Naumann (2014-2017). CAD lists the construction date as 1907.	C. 2015, moved from original location on Rainey Street in Austin; c. 2016, concrete foundation and east/west elevation porches added.	N/A (HHM) N/A (Roark) Low (POPS)
RESOURCE #7A - 730 OLD FITZHUGH RD							
William Roberts House Ca. 1945 30.199535, -98.087931	R17905/R17906 44 (HHM) 4A (Roark)	Domestic/Single dwelling Vernacular Craftsman	 		This property encompasses portions of two lots originally part of P.L. Turner landholdings. This portion of the lot contains the William Allison Roberts House, likely constructed 1945 when the Roberts purchased the property from Turner. Remained in the Roberts family until it was sold to Leslie Renfro in 2011.	Non-original roof; non-original porch posts; c. 2019 entry doors.	Low (HHM) Medium (Roark) High (POPS)

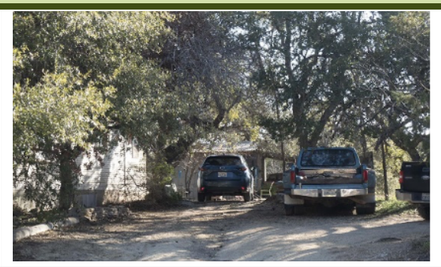
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #7B - 730 OLD FITZHUGH RD							
Ca. 1945 30.199196, -98.087991	R17905/R17906 4B (Roark)	Domestic/Garage No style			N/A	Non-original roof; non-original siding; non-original doors.	N/A (HHM) Medium (Roark) High (POPS)
RESOURCE #7C - 730 OLD FITZHUGH RD							
Wade and Velma Turner House Ca. 1940 30.199196, -98.087991	R17905/17906 45 (HHM) 4C (Roark)	Domestic/Single dwelling Vernacular Craftsman			This was likely the original home of Wade and Velma Turner. Wade was a local stonemason. Noah Edwards purchased a larger tract of land from E.O Wiley . Jr. in 1959 that included this parcel. In 1960 Lupe and Aggie Lerma purchased the lot with the small house from Noah Edwards. They sold property to Benito F. Garza in 1978. Garza's son Ramiro "Ramsey" purchased it in 1997.	Likely non-original siding; likely non-original porch posts.	Low (HHM) Medium (Roark) High (POPS)
RESOURCE #8A - 650 OLD FITZHUGH RD/2							
Ca. 1900 (Roark) 30.199283, -98.087581	R17935 5 (Roark)	Domestic/Single dwelling National Folk - Hall-&-Parlor			Originally part of the P.L. Turner landholdings that were later sold to C.W. Spillar (1946) and then Nelson M. Davidson (1953) and James R. Hall (1959). Later owners include George and Florence Johnson and their heirs (1971-1996), Billie Jean Parker (1996-2000), and Cheryl Elizondo (2000-2004). Building was moved to its current location.	Some non-original windows; non-original entry door; porch has likely been altered.	N/A (HHM) Medium (Roark) Medium (POPS)

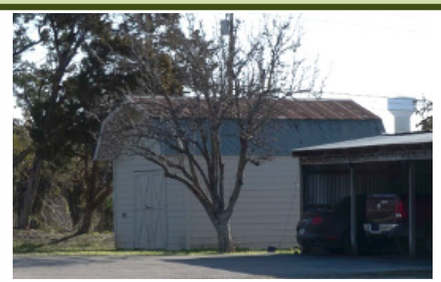
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #8B - 28109 RR 12							
Ca. 1975 30.199265, -98.087250	R17935 N/A	Commerce/ Business No Style			The building was constructed in the 1970s by owner George L. Johnson as a residence following the completion of the new alignment of RR12. Later owners include Jean Parker (1998), Cherly Elizondo (2000), who converted the building to commercial use (Ole Hen House).	Not historic-age; no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #8C - 650 OLD FITZHUGH RD							
Unknown – likely not historic-age 30.199397, -98.087532°	R17935 N/A	Domestic/Secondary structure No Style			N/A	Not historic-age; no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #9 - 602 OLD FITZHUGH RD							
Ca. 1940 (moved ca. 1960) 30.198987, -98.087498	R17932 58 (HHM) 6 (Roark)	Domestic/Single dwelling Minimal Traditional	 		Unnamed source in DS library files states the house was moved from Austin 1959-1960, confirmed via aerial analysis. Roark lists the construction date as 1940, CAD lists 1950. Property originally part of the P.L. Turner acreage, then to James R. Hall (1959), who moved house to lot for his mother. Later owners include Calvin Knauth, Alice and A.H. Benney (1972-1986), Aileen Gillis (1986-1999), and later members of the Gillis family.	Moved to its current location ca. 1960. Non-original east (rear) addition; non-original siding on east (rear) addition.	Low (HHM) Medium (Roark) High (POPS)

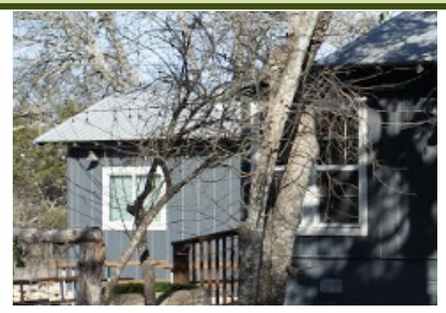
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #10 - 27979 RANCH ROAD 12							
Clower House 1963 (Waits) 30.198618, -98.087507	R17933 8 (Roark)	Domestic/Single dwelling Commerce/Business – Childcare Ranch			James Hall sold lot to Jonathon Clower in 1962, subsequently built house on lot. Property reverted to Hall in 1963, then sold to John Greiner in 1965, Calvin Knauth in 1966, L.D. and Mary Beth Spears in 1980, then Aileen Gillis in 1985 who converted to daycare.	Non-original canopy; non-original vinyl siding; non-original windows; non-original entry door.	N/A (HHM) Low (Roark) Medium (POPS)
RESOURCE #11A - 601 OLD FITZHUGH RD							
Pete L. Turner House 1921 30.198689, -98.088072	R17907 46 (HHM) 7A (Roark)	Domestic/Single dwelling Domestic/Single dwelling Vernacular Craftsman			P.L. Turner homesite, who owned the property until his death in 1956. In 1959 the property was subdivided, and the lot was sold to Noah Edwards, later Raymond and Betty Whisenant (1966). Whisenant family retained property until 2013. Historic masonry gatepost has '1937' etched into concrete curb.	Non-original siding; non-original entry door. Historic wood clapboards extant at porch; historic clapboards may be extant under non-original asbestos siding.	Low (HHM) Medium (Roark) High (POPS)
RESOURCE #11B - 601 OLD FITZHUGH RD							
Ca. 1930 (Roark) 30.198503, -98.088088	R17907 7B (Roark)	Secondary structure/ Shed No style			This gable outbuilding with partially unenclosed side room appears to be one of the few remaining domestic or agricultural outbuildings dating to the early twentieth century.	Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.	N/A (HHM) Medium (Roark) High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #11C - 601 OLD FITZHUGH RD							
Ca. 1930 30.198708, -98.088123°	R17907 N/A	Secondary structure/ Shed No style			This gable outbuilding with side room appears to be one of the few remaining domestic or agricultural outbuildings dating to the early twentieth century.	Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #11D - 803 OLD FITZHUGH RD							
Ca. 1960 30.199150, -98.089203	R17903 N/A	Agriculture/ Outbuilding? Possible secondary dwelling			This building is not visible from public ROW, however, it appears to be a residence. It is likely the property formerly belonging to Antanacio Boconegra and Eriberta Garza Boconegra and Benito Falcon Garza and Florencia Cordoba Garza (per deed V184/P390), who purchased in 1960 and subsequently built a residence.	Unknown, not visible from public ROW. Historic aerial photographs indicate a likely addition on the east elevation.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #12 - 575 OLD FITZHUGH RD							
Ca. 1975 George Fry House 30.198343, -98.088446	R17910 N/A	Domestic/Single dwelling Minimal Traditional			Originally part of the P.L. Turner landholdings, it was sold to Vanda Volmering in 1941, who built a house. In 1970 Volmering's heirs sold to the Garcia family. In 1975, George A. Fry purchased the property, the original house was demolished, and a new house constructed. The Fry family still owns the home.	Not historic-age; no alterations noted. Although not yet 50 years old, the building retains excellent integrity from its date of construction, c. 1975.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age

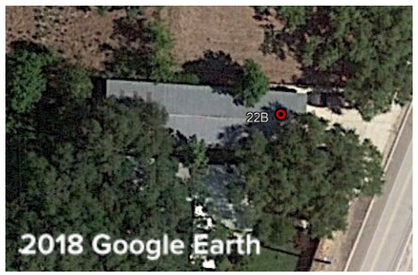
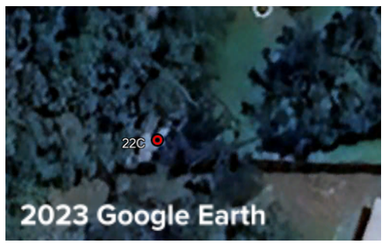
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #13 - FORMERLY 731 OLD FITZHUGH ROAD							
Della Cockrell House 1941 (since demolished) 30.198180, -98.088226°	R155318 N/A	Domestic/Single dwelling Vacant Lot Vernacular Craftsman (no longer extant)			P.L. Turner sold land to Della Cockrell in 1941 and she constructed the home soon after. Joseph B. Townsend purchased it in 1961, remaining until his death in 2002. Property was later replatted as Old Town Acres.	House demolished ca. 2010	N/A (HHM) N/A (Roark) Low (POPS) – Demolished
RESOURCE #14 - 600 OLD FITZHUGH RD / 27951 RR 12							
Ca. 1925 (moved ca. 1970 per CAD) 30.198660, -98.087479	R17931 17 (HHM) 9 (Roark)	Domestic/Single dwelling Commerce/Business Craftsman			This building does not appear on the 1962 aerial in this location and was likely moved prior to 1983. Previous owners of the property include Fred and Betty Garnett (1969-1971), Lewis C. and Oralia Cruz (1971-1979), and Fay and Zelma F. Jones (1979-2002).	C. 2022, ramp with wood/composite decking and metal railings added along the north elevation leading to the front porch/primary entrance.	Medium (HHM) Medium (Roark) Medium (POPS)
RESOURCE #15 - 700 OLD FITZHUGH RD/ 27951 RR 12							
Ca. 1965 30.198101, -98.087469	R17929 10 (Roark)	Domestic/Single dwelling Commerce/Business – Hair Salon Ranch			Originally constructed as a dwelling. T.B. Porter purchased from James Hall in 1973, sold to Alfred and Carol Chance that year. United Methodist Church purchased in 1975, then sold to Daisy Binkley in 1979. Juanita and Douglas Jernigan purchased in 1980, then sold to Carl Ann and Joseph R Felkel in 1993.	C. 2019, east (rear) elevation garage doors removed and rear porch with secondary entrance added; non-original windows; non-original entry doors.	N/A (HHM) Medium (Roark) Medium (POPS)

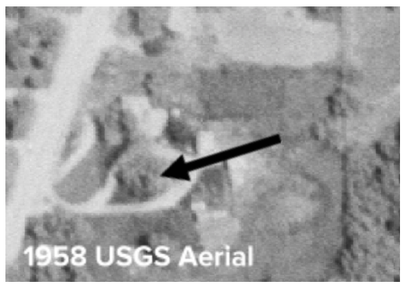
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #16A - 560 OLD FITZHUGH RD							
Ca. 1935 (moved) 30.197769, -98.087634	R17930 59 (HHM) 11 (Roark)	Domestic/Single dwelling National Folk - Massed-Plan	 		The building was likely moved from Austin and does not appear on the 1962 aerial but does appear on the 1983 aerial. James R. Hall, county surveyor, sold the property to William R. and Bessie Scott in 1973 and the property was later inherited by John Scott Jr, Janie Scott, and Jessie Scott in 2020.	Non-original foundation.	Low (HHM) Medium (Roark) Medium (POPS)
RESOURCE #16B - 560 OLD FITZHUGH RD							
Unknown 30.197739, -98.087670	R17930 N/A	Secondary structure/Shed			N/A	Non-original siding.	N/A (HHM) N/A (Roark) Medium (POPS)
RESOURCE #17A - 766 OLD FITZHUGH RD							
Ca. 1975 30.197485, -98.087766	R17927 N /A	Commerce/Business No style			CAD says 1992 but building appears on 1981 aerial. James Hall sold lot to John L. Barnes in 1971, although later defaulted and property went to FHA. Purchased by H. Alyne Rodgers in 1975, sold to Mac Belk in 1976.	2006, west elevation porch added.	N/A Low (POPS) – Not historic-age

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #17B - 766 OLD FITZHUGH RD							
1992 (CAD) 30.197239, -98.087839	R17927 N/A	Secondary structure/Garage No style			N/A	Not historic-age; no alterations noted.	N/A Low (POPS) – Not historic-age
RESOURCE #17C - 766 OLD FITZHUGH RD							
2006 (CAD) 30.197259, -98.087703°	R17927 N/A	Secondary structure/Shed No style			N/A	Not historic-age; no alterations noted.	N/A Low (POPS) – Not historic-age
RESOURCE #18A-D - 430 OLD FITZHUGH RD							
2011 (CAD) 30.196905, -98.088013	R136041 N/A	Domestic/Multiple dwelling New Traditional - Craftsman			N/A	Not historic-age; no alterations noted.	N/A Low (POPS) – Not historic-age

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #19A - 501 OLD FITZHUGH RD							
Tom W. Ragland House Ca. 1939 30.197390, -98.088618	R17914 48 (HHM) 12 (Roark)	Domestic/Single dwelling Commerce/Business Vernacular Craftsman			Property was originally part of P.L. Turner landholdings, sold to T.W. Ragland in 1939. Ragland built a home that year, using reclaimed lumber from the former Dripping Springs Hotel. He owned the property until he sold it to M.T. and Abbie Lee Jones in 1963. Billie Lynn Taylor inherited the property in 1982, and later sold it to Lila Murray in 2002. Now the Sidecar Tasting Room.	Non-historic roof; non-historic windows; non-historic siding; altered front porch gable; non-historic front porch posts/railings. Roark suggests the building may have been moved but this is not supported by historic aerial analysis.	Low (HHM) Medium (Roark) Medium (POPS)
RESOURCE #19B - 501 OLD FITZHUGH RD							
2021 (CAD/Aerials) 30.197446°, -98.088775°	R17914	Secondary structure/Shed No style			N/A	Not historic-age, no alterations noted.	N/A Low (POPS) – Not historic-age
RESOURCE #20 - 511 OLD FITZHUGH RD							
J.D. and Willie Edna Ragland House Ca. 1941 (Waits) 30.197152, -98.088699	R17915 49 (HHM) 13 (Roark)	Domestic / Single Dwelling Commerce/ Specialty Store - Hair salon National Folk - Massed-Plan			P.L. Turner landholdings sold to T.W. Ragland in 1938. Ragland subdivided the property and sold this lot to J.D. and Willie Edna Ragland in 1940, they constructed the home soon after. Property passed to C.H. A. Wallace in 1946, to T.W. Ragland in 1950, James L. and Virgina Eastwood sold to Melvin J. and Mae Williamson in 1952, Austin Frances Glass 1967, Virginia Lee Thomas, to Rosemary Kay Baen 1974, Fred Garnett in 1993.	Non-historic siding; non-historic windows; enclosed porch (north side pre-2008, south side c. 2015); 2021 west deck addition.	Low (HHM) Medium (Roark) Medium (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #21A - 519 OLD FITZHUGH RD							
Jim and Nora Howard House Ca. 1936 30.196792, -98.088869	R17916 50 (HHM) 14A (Roark)	Domestic / Single Dwelling National Folk - Gable-Front			Property was originally part of P.L. Turner landholdings, sold to Jim .H. Howard and Nora Bryant in 1936. The house was likely built shortly after. Property was sold to Clarence Williamson and William McNair in 1949, and then Betty and Charlie Haydon in 1959. The property remained in the Haydon family until 2022.	Historic-age south addition.	Low (HHM) Medium (Roark) High (POPS)
RESOURCE #21B - 519 OLD FITZHUGH RD							
Ca. 1936 30.196866, -98.088792°	R17916 14B (Roark)	Secondary structure/Shed No style			N/A	Non-original roof; non-original siding; non-original doors.	N/A (HHM) Medium (Roark) High (POPS)
RESOURCE #22A - 515 OLD FITZHUGH RD							
Jesse E. Ragland House 1941 (Waits) 30.196589, -98.088948	R17917 51 (HHM) 16 (Roark)	Domestic/Single dwelling Vernacular Craftsman			P.L. Turner sold this property to J. and Nora Howard in 1936. They subdivided the lot and sold this portion to Jesse E. Ragland in 1941. The Ragland's owned the property until 1970 when they sold to Eddie W. Needham. Needham sold to Sherri Lynne Johnson (later Bennett) in 1996.	Addition on south elevation; non-original roof; non-original windows.	Low (HHM) Medium (Roark) High (POPS)

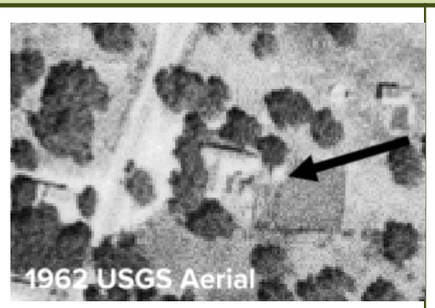
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #22B - 515 OLD FITZHUGH RD							
Unknown 30.196590°, -98.088885°	R17917/R17916* *The building appears to straddle two parcels with separate ownership. N/A	Commerce/ Specialty Store No style			N/A - Unknown. Waits states that Mrs. Sherri Lynne Bennett established an upholstery business “in a building next to her house” in 1993 but does not specify if the building was constructed at that time.	Unable to confirm presence on historic aerials due to dense tree cover although appears evident in 1985. Does not appear to have been surveyed by Roark in 2014. Limestone veneer and piers added c. 2016; vinyl gable shingles added c. 2019.	N/A (HHM) N/A (Roark) Low (POPS)
RESOURCE #22C- 515 OLD FITZHUGH RD							
Ca. 2007 (CAD) 30.196419°, -98.089481°	R17917 N/A	Secondary structure/ Shed No style			N/A	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #23A - 400 OLD FITZHUGH RD							
John T. Spaw House (Waits) Ca. 1913 (Waits) 30.196538, -98.088399	R17925 60 (HHM) 15 (Roark)	Domestic/Single dwelling Commerce/ Business National Folk - Pyramidal	 		Built by John T. Spaw, originally with wood siding, using lumber from the old Middlebrook school and church. Spaw added stones personally hauled from Creek Road at a later time. The building remained in the Spaw family, inherited by subsequent generations, until it was sold in 2002.	Stone veneer added during period of significance; non-original vinyl windows; non-original porch roof.	Medium (HHM) Medium (Roark) High (POPS)

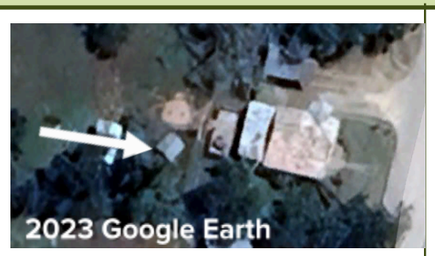
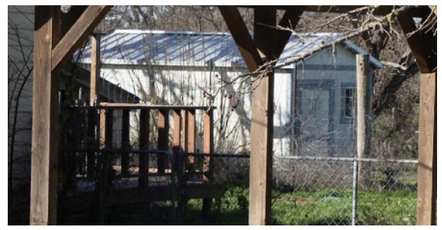
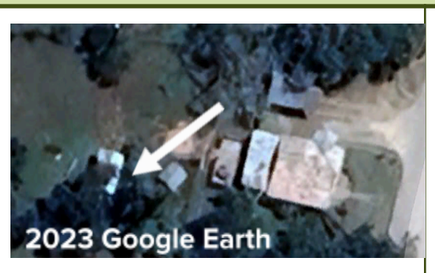
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #23B - 400 OLD FITZHUGH RD							
Ca. 1915 30.196517, -98.088246	R17925 N/A	Agriculture/ Smokehouse (per Roark) No style			According to the 2014 Roark survey, this is the last remaining smokehouse located within the survey area. Roark did not assign the resource a survey number.	It appears the resource may have some replacement siding, but it was difficult to view from the public ROW.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #23C - 400 OLD FITZHUGH RD							
Unknown – possibly historic-age 30.196387, -98.088356	R17925 N/A	Secondary structure/Shed No style			Unable to confirm presence on historic aerials due to dense tree cover. Does not appear to have been surveyed by Roark in 2014.	No apparent alterations.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #24 - 505 Old Fitzhugh Rd							
Jesse and Nora Howard House Ca. 1936 30.196257, -98.089039	R17898 52 (HHM) 17 (Roark)	Domestic/Single dwelling Vernacular bungalow			The property was sold by Turner to Jesse .H. and Nora Byrant Howard in 1936, and they likely constructed the current dwelling. Nora Bryant sold the property to W.E. and Clarence McNair in 1949, and it later passed to Charlie “Buck” Haydon in 1959.	Non-historic clerestory addition; 2013 covered porch on west (rear) elevation; non-original roof; non-original windows and doors.	Low (HHM) Low (Roark) Low (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #25							
Ca. 1985 30.19610, -98.08848	R17924 N/A	Industry/ Communications No style			N/A	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #26							
Ca. 1980 30.195953, -98.089164	R17900 N/A	Secondary structure/Garage No style			Property originally part of W.A. and Ila Mae Horner landholdings purchased in 1930. The Horners sold the property to Johnny Gonzales in 1979, then Donny Ray George (1983), Wanda Greer and Rose Glass, and later Olivia Gonzales. Numerous structures on the property have since been demolished.	Main residence (a mobile home) and numerous outbuildings on the property demolished ca. 2018.	N/A (HHM) N/A (Roark) Low (POPS)
RESOURCE #27A - 310 OLD FITZHUGH RD							
1923 (Waits) 30.195692, -98.088820	R17923 61 (HHM) 18 (Roark)	Domestic/Single dwelling- Industry/ Communications Business/Bar National Folk - Pyramidal	 		Around 1923, Samp McLendon built this small house north of his 1912 house (Resource 31A) and moved the telephone switchboard there. Ila Mae Horner and her husband Wallace moved into the house and Ila Mae took over as switchboard operator, a position she held for 37 years (until 1960). In 1962 James O. Roberts purchased the building and added the rock veneer at that time. The property later passed to Mary Alice Roberts (1998), Alsia Ferrer (2015), and was rehabilitated as the Dog 'N' Bone business ca. 2019.	C. 1962, exterior stone veneer installed; c. 2019, rehabilitated and converted to commercial use. The gravel drives and parking lot, which cover a significant portion of the parcel, somewhat detract from the integrity of setting and the feeling/association of a rural landscape.	Low (HHM) Medium (Roark) High (POPS)* Potentially individually eligible

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #27B - 310 OLD FITZHUGH RD							
Ca. 2019 30.196011°, -98.088680°	R17923 N/A	Recreation			Non-historic unenclosed stage platform	Not historic-age, no alterations noted.	N/A - Not historic-age Low (POPS) – Not historic-age
RESOURCE #27C - 310 OLD FITZHUGH RD							
N/A 30.195858°, -98.088598°	R17923 N/A	Commerce/ Business (food truck)			Non-historic-age food truck	Not historic-age, no alterations noted.	N/A - Not historic-age Low (POPS) – Not historic-age
RESOURCE #28 - 301 OLD FITZHUGH RD							
Minnie Horner House 1950 (Waits/CAD) 30.195608, -98.089345	R17918 19 (Roark)	Domestic/Single dwelling Minimal Traditional	 		P.L. Turner sold to W.A. and Ila Mae Horner in 1930. A house was constructed on the property in 1950, later home to their daughter Minnie. Minnie Horner provided ice to the community from the 1920s through 1950s and kept an icehouse in a small insulated wood building downtown. Mrs. Horner also sold milk, cream, and butter, and often would sell her goods from her Model T coupe. The Horners sold the property to Virgil and Bonnie Prescott, and it remained in their family until 2018 when it was sold to Barbara Jannard.	Possibly historic-age addition on north elevation; non-original aluminum lap siding.	N/A (HHM) Medium (Roark) High (POPS)

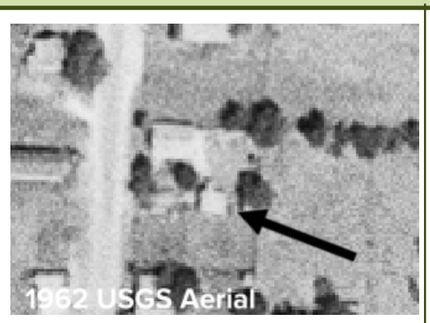
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #29 - 300 OLD FITZHUGH RD							
N/A - Vacant lot 30.195415, -98.088903	R17840 20 (Roark)	Domestic/Single dwelling Vacant lot			Roark lists a building at 300 Old Fitzhugh Road with a 1925 construction date. However, aerial analysis indicates the presence of a mobile home on the property at the time of the 2014 survey. A residence does not appear on the lot in the 1958 or 1962 aerials.	N/A - Vacant lot	N/A (HHM) Low (Roark) Low (POPS)
RESOURCE #30 - FORMERLY 275 OLD FITZHUGH ROAD							
Ca. 1965 (demolished c. 2015) Bradley Davis House 30.195212, -98.089552	R17919 21 (Roark)	Domestic/Single dwelling Vacant Lot No style			Formerly part of I.V. and Katie Davis tract, later went to son Bradley Davis who built the home in 1964. Davis owned the property until 1998, then sold to Dennis and Mary Kyle.	Residence demolished ca. 2015.	N/A (HHM) Low (Roark) Low (POPS) – Demolished
RESOURCE #31A- 250 OLD FITZHUGH RD							
W.S. McClendon House and Telephone Exchange Ca. 1912 30.195130, 98.088955	R121424 62 (HHM) 22 (Roark)	Domestic/Single dwelling- Industry/ Communications Folk Victorian	 		W. S. “Samp” McLendon home built 1912 with a unique angled room in projecting front gable to house telephone switchboard. The only L-plan dwelling remaining in the city (per HHM). Restored in 1995 by Charlie Haydon.	C. 2003, east elevation addition; non-historic windows; non-historic front door.	High (HHM) High (Roark) High (POPS)* Possibly individually eligible

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #31B - 250 OLD FITZHUGH RD							
Unknown - historic-age 30.195131, -98.088770	R121424 N/A	Secondary structure/ Outbuilding			N/A	Unknown - not visible from public ROW.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #31C - 250 OLD FITZHUGH RD							
Unknown - historic-age 30.195349, -98.088422	R121424 N/A	Secondary structure/ Outbuilding			N/A	Unknown - not visible from public ROW.	N/A (HHM) N/A (Roark) High (POPS)
RESOURCE #32A - 251 OLD FITZHUGH RD							
Ca. 1951 Walter and Gertrude Clayton House 30.195015, -98.089481	R17920 53 (HHM) 23 (Roark)	Domestic/Single dwelling Minimal Traditional	 		Originally part of the I.V. and Katie Davis tract, subdivided and sold to JW Butler in 1949. Walter and Gertrude Clayton purchased in 1951 and built home. Stayed in Clayton family until sold to James and Martha Flaherty in 1980s, then Richard and Katherine Wright, Tim Wright, and Maureen Casedy (1994).	Non-original windows; non-original front door; possible historic-age rear addition and side porch on north elevation.	Low (HHM) Low (Roark) High (POPS)

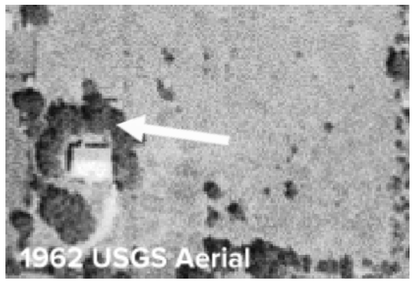
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #32B - 251 OLD FITZHUGH RD							
Ca. 2000 30.195119, -98.089475	R17920 N/A	Secondary structure/ Carport No style			N/A - Not historic-age	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #32C - 251 OLD FITZHUGH RD							
Ca. 2000 30.195018, -98.089637°	R17920 N/A	Secondary structure/ Shed No style			N/A - Not historic-age	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #32D - 251 OLD FITZHUGH RD							
Ca. 2016 (Aerial analysis) 30.195016, -98.089730	R17920 N/A	Secondary structure/ Shed No style		Not visible from public ROW.	N/A - Not historic-age	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age

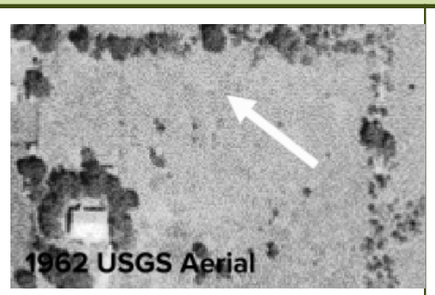
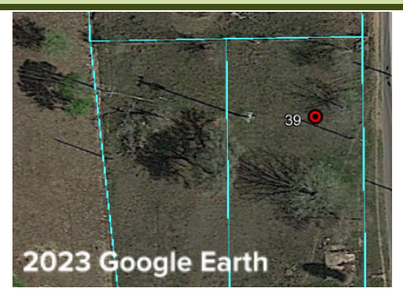
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #33A - 215 OLD FITZHUGH RD							
Katie Davis House 1941 (Waits) 30.194724, -98.089560	R17921 54 (HHM) 24A (Roark)	Domestic/Single dwelling Craftsman	 		Built by local carpenter (per HHM). Katie Davis dismantled the main portion of the ca. 1902 home directly south to construct the residence. Roark gave the building a high preservation priority rating due it being one of the few "traditional family farms that were once common within the study area." Waits states Katie Davis never lived in the house but rented it out.	C. 1980, north ell addition; non-historic front doors.	Medium (HHM) High (Roark) High (POPS)
RESOURCE #33B - 215 OLD FITZHUGH RD							
I.V. and Katie Davis House 1916 (Addition - Waits) 30.194424, -98.089560	R17921 55 (HHM) 24B (Roark)	Domestic/Single dwelling Secondary structure/Storage National Folk			Waits stated this was a two-room 1916 addition to the original 1890s house. The main building was torn down in 1941, and Bradley Davis used the addition for storage. Roark assigned a high preservation priority rating due its role as one of the few "traditional family farms that were once common within the study area."	Loss of the main portion of the house occurred during the period of significance. Additional alterations include replacement front doors and concealed windows.	Medium (HHM) High (Roark) High (POPS)
RESOURCE #33C - 215 OLD FITZHUGH RD							
Ca. 1970 (aerial analysis) 30.194773, -98.089931	R17921 N/A	Agriculture/Shed No style			Although one of the few remaining agricultural outbuildings in the study area, the building was constructed ca. 1970 and does not have associations with the early development of the property.	No alterations noted.	N/A (HHM) N/A (Roark) Low (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #34A - 216 OLD FITZHUGH RD							
Ca. 1999 30.194779, -98.088915	R71262 N/A	Domestic/Single dwelling No style			Original lot was part of the land sold from J.A. Smith to Dr. E.P. Shelton in 1898. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided the lot. Misty and Russell Shelton built home 1996. Later sold to Lori McCarter (2002) and Karen Shelton Britsch (2006). Now owned by PKB Luna Enterprises LLC.	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #34B - 216 OLD FITZHUGH RD							
2003 (CAD) 30.194838, -98.088884	R71262 N/A	Secondary structure/Garage No style			N/A - Not historic-age	Not historic-age, no alterations noted.	N/A (HHM) N/A (Roark) Low (POPS) – Not historic-age
RESOURCE #35 - 214 OLD FITZHUGH RD							
Ca. 2000 (aerial analysis) Former Dr. Shelton House (demolished 1999) 30.194438, -98.088848	R91736 63 (HHM) - no longer extant	Domestic/Single dwelling Ranch			J.A. Smith built the first residence in 1883, later purchased in 1898 by Dr. E.P. Shelton. Shelton and family resided in the home throughout his life. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided lot. The old home was demolished in the late 20th century. Ruthie May and Jack Huey bought lot in 1998 and likely built the current dwelling soon after.	Not historic-age, no alterations noted. On the same parcel as the former Dr. Shelton House (HHM No. 63).	Medium (HHM) N/A (Roark) Low (POPS) – Not historic-age/ Demolished

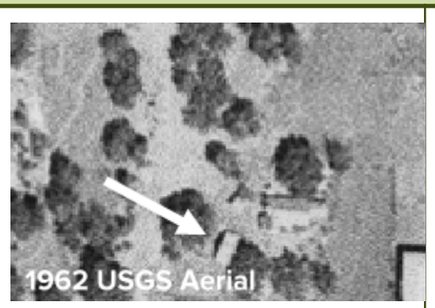
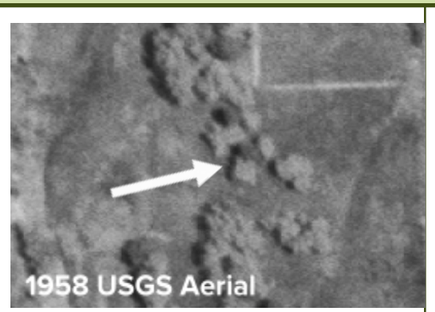
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #36A - 150 OLD FITZHUGH RD							
I.C.P. McLendon House 1890 (Roark) 30.194211, -98.089213	R23576 64 (HHM) / 25A (Roark)	Domestic/Single dwelling - Industry/ Communications National Folk - Massed-Plan	 		Unnamed DS library source claims this is the I.C.P. McLendon House built in 1884 which later housed the telephone exchange until his son Samp built a new house at 115 OFR in 1912. The McLendon family sold the property to O.V. Stubbs in 1921. Subsequent sales of the property include to J.E. Spaw in 1925, I.D. Hedges in 1934, D.W. Crenshaw in 1936, O.J. Bean in 1937, John W. Ireland in 1957, and Bessie Ireland Scott in 1971. Roark refers to the home as the Patton house, although deed records do not suggest he ever owned the property. If the source material is accurate, this is one of the oldest remaining homes in the district.	Post-1988, infilled front porch; non-original aluminum lap siding; non-original window and door surrounds.	Medium (HHM) Low (Roark) High (POPS)
RESOURCE #36B - 150 OLD FITZHUGH RD							
1910 (Roark) 30.194060, -98.089061	R23576 25B (Roark)	Secondary structure/Shed No style			One of the few remaining historic-age outbuildings associated with early twentieth century development.	Replacement roof; non-original wood plank doors cover what appear to be historic wood doors with glazing.	N/A (HHM) Medium (Roark) High (POPS)

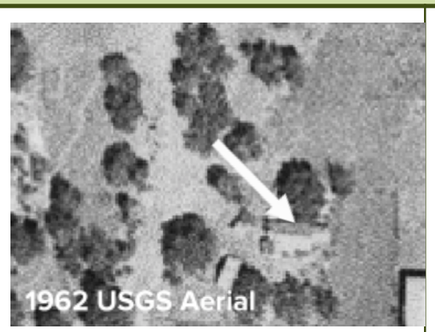
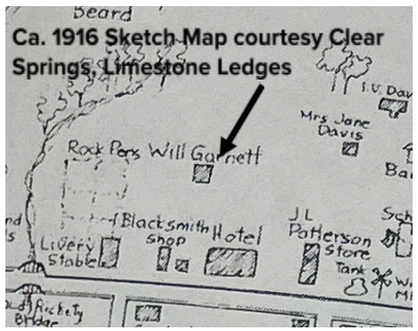
HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #37A- 102 OLD FITZHUGH RD							
W.T. Chapman Boarding House 1881, altered ca. 2016 30.193815, -98.089213	R23575 65 (HHM) 26A (Roark)	Domestic/ Boarding house - Domestic/Single dwelling Commerce/ Business No style	 		In 1881, W.T. Chapman platted the townsite, and the Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. That year the first school opened, Dripping Springs Academy, and Chapman constructed a two-story boarding house across Fitzhugh Road to house students. The building was later converted to a residence, and was remodeled several times throughout the twentieth century, most recently ca. 2016 when the entire exterior, and likely interior, was substantially altered.	Original building was remodeled and extensively altered beyond recognition c. 2016. Current structure retains similar form and massing, but materials and proportions have been changed. Current structure is unrecognizable as an historic 1881 boarding house and residence.	Low (HHM) Low (Roark) Low (POPS) – Altered
RESOURCE #37B- 102 OLD FITZHUGH RD							
Ca. 2016 30.193918, -98.089024°	R23575 N/A	Secondary structure/Garage No style			N/A – Not historic-age	Not historic-age, no alterations noted.	Low (POPS) – Not historic-age

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE # 37C - 102 OLD FITZHUGH RD							
Ca. 2016 30.193517, -98.089017	R23575 26B (Roark) - Since demolished	Commerce/Business No style			N/A – Not historic-age	Not historic-age, no alterations noted.	Low (POPS) – Not historic-age
RESOURCE #38A - 100 OLD FITZHUGH RD							
Ca. 1925 D.W. Crenshaw/ John E. Spaw House 30.193653, -98.088678	R17947 66 (HHM)/ 28 (Roark)	Domestic/Single dwelling Craftsman			Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925, demolished old structure, built new home. In 1941 Crenshaw family sold to J.E. Spaw. Remained in Spaw family until ca. 2011. Roark calls this residence the Dye/Logan house although this appears incorrect.	Possible early alterations prior to 1930; non-historic carport on north elevation; non-original porch railings; c. 2016, historic foundation removed and replaced with concrete piers.	Medium (HHM) Medium (Roark) High (POPS)
RESOURCE #38B - 100 OLD FITZHUGH RD							
Ca. 1925 30.193847, -98.088626	R17947 N/A	Domestic/Secondary structure No style			Associated with 1920s Crenshaw homestead and subsistence farm/ranch. One of the few parcels within the district that still engages in small-scale agriculture.	No significant alterations noted.	N/A High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #38C - 100 OLD FITZHUGH RD							
Ca. 2000 (aerial analysis) 30.194170, -98.088235	R17947 N/A	Agriculture/ Outbuilding No style			N/A - Not historic-age	Not historic-age, no alterations noted.	N/A Low (POPS) – Not historic-age
RESOURCE #39 - 311 Old Fitzhugh Road							
N/A - Demolished 30.194092, -98.089541	R60325 66 (HHM)/ 28 (Roark	N/A - Demolished			Legal description lists property as WT Chapman #2, Block 3. According to Waits, this property changed ownership many times before purchase by A.L. Davis in 1907, who sold it to Dripping Springs School District in 1931. Buildings on property were likely the Davis barn (north) and the school bus building (south).	CAD ID no longer extant, address shows two buildings to the north of the old academy building. Both demolished by 1990.	Low (POPS) – Demolished
RESOURCE #40A - 380 MERCER ST							
Garza Ranch Ca. 1965 30.193979, -98.090547	R17897 N/A	Domestic/Single dwelling No style			Property ownership of this parcel was difficult to discern; it appears it was inherited by W.S. Chapman's widow who conveyed it to her daughter Fannie Coopwood in 1918. Coopwood sold to W.S. Garnett, Sr. and W.S. Garnett, Jr. (deed mentions a well, an old barn) in 1935, then by Garnett's heirs to Mary Lou Haster in the 1950s, Epifanio and Francisco Garza in 1960, and Richard and Rosa Garza in 1974. This residence was likely constructed by members of the Garza family.	Much of the masonry veneer is in disrepair and is crumbling from the building's exterior. There appears to be a shed roof addition on the north elevation.	N/A High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE #40B - 380 MERCER ST							
Ca. 1975 30.194521, -98.090449	R17897 N/A	Agriculture/ Outbuilding No style			See Resource 40A. Likely constructed during the period of Garza family ownership.	Not historic-age; replacement siding.	N/A Low (POPS) – Not historic-age
RESOURCE #40C - 380 MERCER ST							
Ca. 1975 30.193743, -98.090534	R17897/R23572 N/A	Agriculture/ Outbuilding No style			See Resource 40A. Likely constructed during the period of Garza family ownership.	Not historic-age; replacement siding.	N/A Low (POPS) – Not historic-age
RESOURCE #40D - 380 MERCER ST							
Ca. 1960 30.193641, -98.090462	R23572 N/A	Agriculture/ Outbuilding			See Resource 40A.	No significant alterations noted.	N/A High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE # 40E - 380 MERCER ST							
Ca. 1940 30.193567, -98.090555	R23572 N/A	Agriculture/ Barn			See Resource 40A. Likely constructed during the Garnett family ownership.	No significant alterations noted, some missing roof material.	N/A High (POPS)
RESOURCE # 40F - 380 MERCER ST							
Ca. 1940 30.194509, -98.090745	R165789/R17897 N/A	Object/Ruin			See Resource 40A. This may be a remnant of the old Garnett family home/property. Sketch map in *Clear Springs, Limestone Ledges* indicates the presence of “rock pens” on the Garnett property, so it is also possible this historically served an agricultural or ranching purpose.	Limestone walls of a former structure, possibly a residence. Structure no longer has a roof, doors, or windows.	N/A High (POPS)

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HHM ID (1988)/ ROARK ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HHM (1988)/ ROARK (2014)/ POST OAK RECOM.
RESOURCE # 40G - 380 MERCER ST							
Ca. 1940 30.193629, -98.090529	R23572 N/A	Object/Ruin	 		See Resource 40A. This may be a remnant of the old Garnett family home.	This limestone chimney is all that remains of a former residence on the property.	N/A High (POPS)

**Primary source material in this table derived from Waits, Roark 2014, HHM 1988, Hays County Appraisal District Data 2024, and Hays County Deed Records (various).*

Appendix C: Historic Resource Survey Photographs

Photo 1: View along OFR from district's northern boundary at RR 12, facing south.

Photo 2: Streetscape along OFR showing Resource 9 at left, facing southeast.

Photo 3: Streetscape along OFR showing Resource 11 at left, Resource 10 at right. View north.

Photo 4: Streetscape along OFR showing Resource 11 at right facing northeast.

Photo 5: Streetscape along OFR showing Resource 26 at left and Resource 27 at right, facing northeast.

Photo 6: Streetscape along OFR from Resource 34 showing Resource 31A at right, view northeast.

Photo 7: Streetscape along OFR from Resource 39 showing Resources 33B and 33A at left, Resource 36 at right, facing north.

Photo 8: Streetscape along OFR at southern edge of district boundary showing Resource 37A at right, view south.

Appendix D: Preservation Recommendations Memo

Sent: 8 March 2024

TO: **Michelle Fischer - City of Dripping Springs**
FROM: **Ellis Mumford-Russell & Rachel Alison - Post Oak Preservation Solutions**
RE: **Historic Preservation Recommendations**

The following represents preservation recommendations for the historic districts and historic resources in the City of Dripping Springs. These recommendations are based on the existing conditions, pressures, strengths, and weaknesses in the historic preservation program in the City as well as guidance from the National Park Service (NPS) and local preservation best practices, in many cases provided by the National Alliance of Preservation Commissions (NAPC).

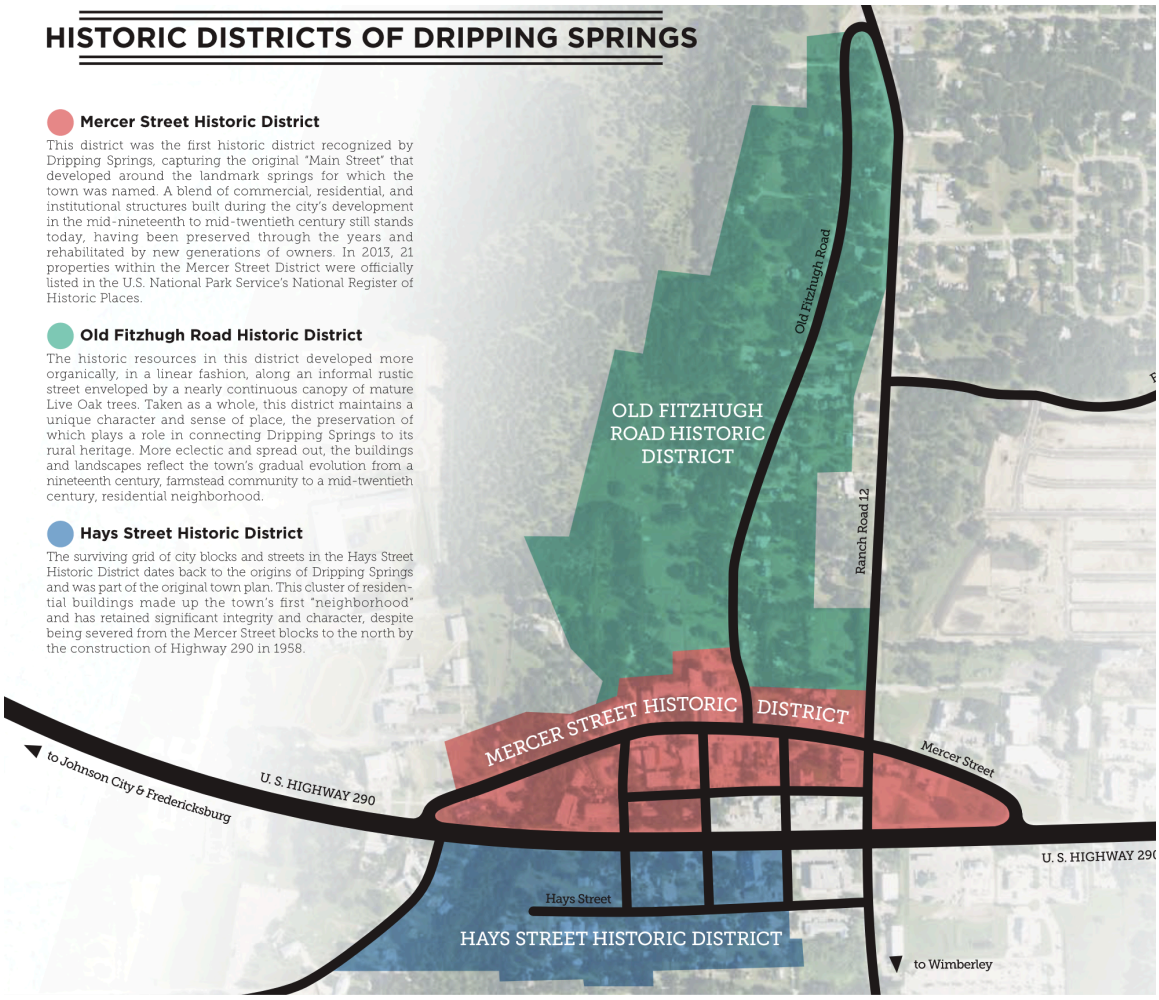
Historic Preservation Ordinance & Implementation Standards

A review of city code produced the following analysis:

Strengths	**Opportunities**
Broad opportunities for use of conditional overlays	Regulating paint colors can be contentious and lead to accusations of bias or being “taste police”.
Pre-application meetings encouraged and required for larger projects.	No opportunity for administrative approval beyond very small projects.
“Certificate of Completeness” requirement ensures adequate documentation for applications	Enhance incentives or grant opportunities.
Applicants given opportunity to address comments from administrative review prior to public hearing	Consider encouraging the City to adopt the International Existing Building Code to allow flexibility for historic buildings.
Clear guidance in the ordinance that unpainted stone or masonry should not be painted	
CofA not required for ordinary repairs & maintenance (under $10k)	
Expedited process for small projects	
Good, thorough staff review packet & checklist	
Incentive program	

Design Guidelines & Vision Statements

The existing *Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties* were adopted in 2007, while the *Dripping Springs Historic Districts Vision Statements* were adopted in 2015. The City currently contains three local historic districts for which these Design Guidelines and Vision Statements apply—the Mercer Street Historic District (also listed in the National Register of Historic Places), the Old Fitzhugh Road Historic District, and the Hays Street Historic District—as well as individual historic landmarks located outside of these districts, such as the Dr. Joseph M. and Sarah Pound Farmstead.



Map showing Dripping Springs Local Historic Districts
Map from Historic Dripping Springs Brochure

Review of these Design Guidelines and Vision Statements produced the following analysis:

Strengths

- The Design Guidelines provide an excellent introduction to the "hill country vernacular" character of Dripping Springs and guides to architectural styles.
- The Design Guidelines provide good guidance on the sequence of research and work to plan successful preservation projects.
- The Design Guidelines provide excellent clarity between recommended and not recommended treatments.
- Recommended treatments are based on the United States Secretary of the Interior's Standards, which are included in the document.
- The Design Guidelines provide guidance on the design of new construction within the historic districts.
- The Design Guidelines include helpful flowcharts for the Certificate of Appropriateness application process, appeals processes, and the Economic Hardship application.
- The Vision Statements identify the distinct character of each district and outline preservation priorities for each district.

Opportunities

It has been some time since the Design Guidelines and Vision Statements were adopted. It can be beneficial to revisit documents such as these every five to ten years to examine what is working or what might need adjustment.

- Consider conducting an audit of the review process. What elements of the process are the most successful? Are there particular steps of the process that are consistently difficult to navigate?

- Consider analyzing past cases. Which cases have been the most successful? Which have been the most challenging? Are there overlapping elements that suggest why cases are successful or challenging?

Consider revising or adopting the following:

- Encouraging the City to adopt the International Existing Building Code to allow flexibility for historic buildings. This code recognizes limitations related to existing buildings while still achieving appropriate levels of safety related to repairs, alterations, additions, and changes of occupancy.
- Adopting a graded scale (good, better, best) for some scope of work items to allow review of cumulative effect.
- Removing paint color regulation. Regulating paint colors can be contentious and lead to accusations of bias or being "taste police." If there is community interest, a history of typical colors used could be included, but reconsider the requirement to use those specific colors.
- Existing new construction guidance contains requirements based on specific percentages and measurements of facade, horizontal, and vertical articulation. Consider using broader language when discussing new construction design standards (as well as design standards for additions), rather than specific percentages. This would allow for more flexibility to both design and review on a case-by-case basis depending on the particular location and surroundings.

4.4. Area 1 - Design of New Buildings and Additions

4.4.6. SCALE, HEIGHT, AND WIDTH

The height of this building is incompatible with the Heritage District.

A simple, stepped parapet is appropriate for Pilot Point.

A building should appear similar in scale to traditional commercial buildings. Most existing historic buildings in Area 1 have features at the lower levels that are similar in scale, even when the buildings are different heights. First floors, for example, are similar in height. Porches and canopies provide a uniform pedestrian scale.

1. The dominant scale of one-to-two stories should be maintained. An additional story may be added if it is set back significantly from the front facade so that it is not visible from directly across the street.
2. A larger building should be broken into "modules" that are similar in scale to the width of buildings on the blockface. Street-facing elevations should have sufficient facade relief and interruption every 25-70 feet or so to provide visual interest. They should use three-dimensional design elements throughout the entire building facade.
3. Use design elements and material variation to reduce the scale of the building when they align with elements found on adjacent historic buildings.
4. Buildings should be one-to-two stories tall in order to maintain the traditional range of building heights.
5. Rooftop additions should be no more than one story and should be set back from the primary facade to minimize their appearance.
6. Floor-to-floor heights should appear to be similar to those seen historically. This is especially true of the ground floor. Traditional floor heights should be expressed with horizontal moldings, alignment of windows and other architectural details.
7. In particular, the windows in a building should appear similar in height to those seen traditionally.
8. Buildings shall appear similar in width to those seen historically in the block. Traditionally, building fronts in Area 1 were built in 25- to 70-foot increments. Building fronts should reflect this pattern.

Guidance for New Buildings and Additions
Excerpt from the Pilot Point Design Guidelines, prepared by Post Oak

- Existing new construction guidance reads, "The level of detailing and finish of wall facades shall be consistent on all sides of a building." Consider more flexibility for elevations not visible from the street or public right of way. This was common historically; historic buildings often feature lower levels of ornamentation on less visible elevations.

Consider adding the following:

- Guidance on substitute materials (see NPS Preservation Brief 16).

- Expanded guidance on new additions to historic buildings.
- Guidance on site design and public realm features, tailored to each district, including:
    - Building orientation and setbacks
    - Trees and other landscaping, including references to the Landscaping and Tree Preservation ordinance
    - Hardscaping, such as parking lots and sidewalks
    - Fences
    - Canopies and awnings
    - Lighting, which is particularly important to clarify since Dripping Springs is a designated International Dark Sky Place
    - Signage
- An expanded maintenance and repair guide organized around features, rather than general materials, to provide clearer guidance on preservation treatments and best practices. Examples of features could include:
    - Windows and Doors
    - Exterior Walls
    - Roofs, Roof Elements, and Chimneys
    - Porches

1. Maintenance and Repair Guide

EXTERIOR WALL MATERIALS

Non-historic paint coatings and water repellent treatments are inappropriate for historic masonry.

Covering historic masonry can cause damage to the underlying historic material.

Repoint missing or deteriorated joints with an appropriate, compatible mortar.

Exterior walls may be constructed of or clad in durable materials such as natural or manufactured masonry, wood, stucco, asbestos, or even metal. Regular maintenance of historic building materials is essential to long-term preservation. When possible, these materials should be repaired in-kind, with a material that is similar in look and composition, rather than replaced when damaged or deteriorated.

MASONRY

Masonry refers to a type of building construction that consists of separate, individual units laid in rows, stacked on top of one another, and held together by mortar (a mixture of water, sand or gravel, and cement or lime). It can be structural or decorative. Masonry can be natural, such as limestone or granite, or it can be manmade, such as brick or concrete blocks. When maintained properly, masonry is a durable material; however, inappropriate repair, mortar, or cleaning can rapidly deteriorate the material.

MAINTAINING EXTERIOR MASONRY

- Do not paint historic masonry, and avoid applying water-repellent coatings or sealants.
- Historic masonry should not be coated or covered with any additional materials.
- Repoint missing or deteriorated masonry joints with a mortar that matches the historic in strength, composition, color, and texture, per guidance in National Park Service Preservation Brief #2 *(see Additional Resources on page #)*. It should look the same as the existing mortar and be as soft or softer than original.
- Never use Portland cement to patch or repoint historic masonry as it is too hard and can damage the historic material.
- If any masonry units need to be replaced, the replacement material should match existing historic in size, color, texture, and composition.

Maintenance and Repair Guide
Excerpt from the Wimberley Design Guidelines, prepared by Post Oak

- An inventory table of historic resources as well as current and historic photos that property owners can reference when planning projects.

Use the chart on the following pages to determine if a building in the Heritage District is contributing or non-contributing to the District. Each resource has an individual page with A current photo of the resource and a historic photo, if available. Additional historic photos of the resource may be available in Appendix 5.

PILOT POINT RESOURCE INVENTORY

AREA 1

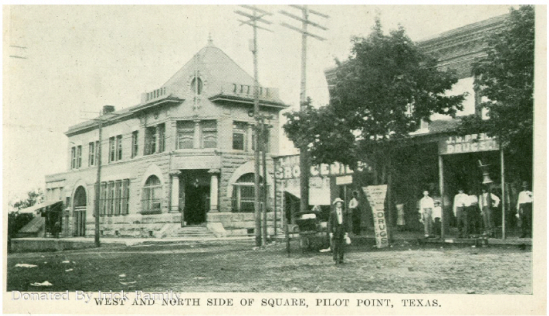
#	Address	Parcel #	Year Built	Style/Form	Historic/Current Function	C/NC
1	100 N Washington	39436	1896	Eclectic 2-part commercial block	Historic: Housed the Farmers and Merchants Bank until 1929 and never reopened as a bank. Current: Residence on second story	C
2	102 N Washington	39439	c. 1920	1-part commercial block	Historic: First identified as a storage room/warehouse (1921 Sanborn map) by 1940 it housed an undertaker. Current: Vacant	C
3	106 N Washington	39438	c. 1920	1-part commercial block	Historic: Identified as a photographer's studio (1921 Sanborn map) and store (1940). Current: Vacant	C
4	112-114 W Main	39405, 39404	1872; add. c. 1920	Italianate 2-part commercial block	Historic: Sanborn maps from 1891 through 1940 identify the storefront occupants as a grocer (114) and drugstore (112), while the upper floor served as a fraternal hall. Current: 112-Private Residence; 114-Purple Door Day Spa	C
5	110 W Main	39403	c. 1890	1-part commercial block	Historic: This building housed the original post office and a variety of retail establishments throughout the years. Current: Pilot Point Coffee House	C

Resource 1 **Downtown Heritage District Resources | Area 1**

CURRENT PHOTO

Post Oak Preservation Solutions, Jul 2023

HISTORIC PHOTO



c. 1885, Pilot Point History Collective

100 NORTH WASHINGTON
Parcel #: 39436
Year Built: 1896
Style/Form: Eclectic, 2-part commercial block
C/NC: Contributing

Historic function: Housed the Farmers and Merchants Bank until 1929 and never reopened as a bank.
Current function: Residence on second story
Current conditions: Largely unchanged since original construction. Unpainted stone exterior. Retains historic wood windows with leaded glass transoms and decorative first-story grills.

Resource Inventory
Excerpts from the Pilot Point Design Guidelines, prepared by Post Oak

Consider combining and reorganizing the Design Guidelines and Vision Statements to create a more user-friendly document.

- Create one document with standalone chapters that property owners and commission members can reference as needed. Examples of standalone chapters could include:
    - Design Review Process
    - History of Dripping Springs
    - Existing Character of Dripping Springs Historic Districts
    - Guidelines to Retain and Preserve Existing Features
    - Separate chapters for each historic district with topics tailored to each district's unique character, including Design Goals, Landscaping Design, Site Design, and Design of New Buildings and Additions
    - Demolitions
    - Lighting
    - Signage
- Attach appendices to provide further in-depth information without overwhelming the main chapters. Appendices could include:
    - Secretary of the Interior's Standards
    - Relevant National Park Service Preservation Briefs
    - Maintenance and Repair Guides
    - Grant and Incentive Resources
    - Inventory table of historic resources with current and historic photographs
- Include graphics and photographs throughout to create a more visual and easily digestible document.

Consider providing the Dripping Springs Historic Preservation Commission with the opportunity to receive formal training. It can be beneficial for Historic Preservation Commissions to attend occasional commission trainings, especially as they gain new members or adopt new ordinances and guidelines. Lead by qualified preservation professionals, trainings educate commission members on regulatory procedures and best practices for the stewardship of historic resources.

The National Alliance of Preservation Commissions offers a training program, and Post Oak provides training services as well.

Future Survey and/or Designation Opportunities

Previous survey efforts include an overall survey of historic resources within Dripping Springs performed by Hardy Heck Moore (HHM) in 1988 and a resurvey of the Old Fitzhugh Road district and an assessment of potential historic districts in Dripping Springs performed by Roark-Foster Consulting (RFC) in 2014. The Mercer Street Historic District was designated as a local historic district in 2007 and listed in the National Register of Historic Places in 2013. The current Old Fitzhugh Road, Mercer Street, and Hays Street Historic Overlay Districts were approved by the City of Dripping Springs in 2015.

The following analysis and recommendations are based on previous survey efforts, research using historic and current maps and county assessor data, and an assessment of current conditions through a windshield-level survey of districts and resources within Dripping Springs.

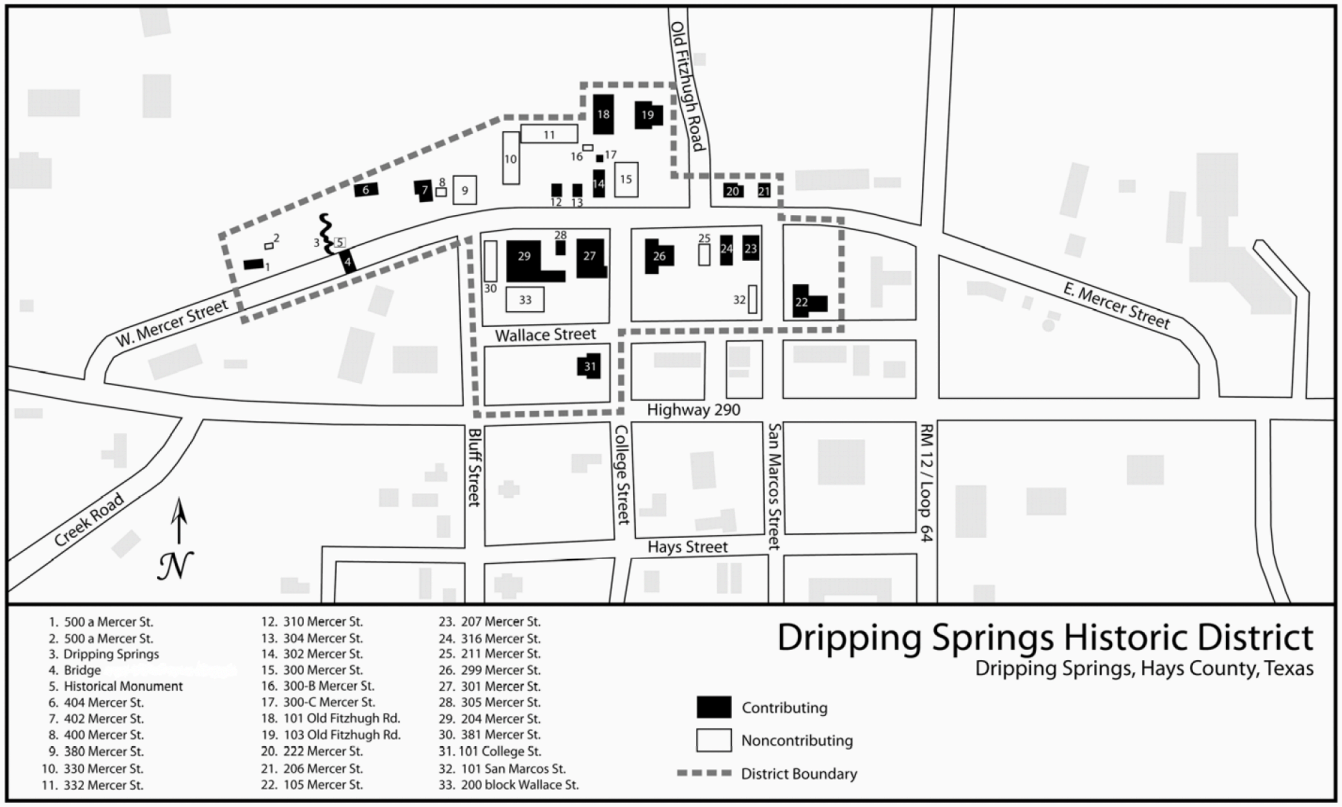
Mercer Street Historic District

The Mercer Street Historic District represents the most intact historic district of Dripping Springs with buildings that are characteristic of the unique architectural styles, building techniques, and historic uses of early to mid-20th-century development in Dripping Springs. Mercer Street Historic District is both a local historic district (LHD) as well as a National Register Historic District (NRHD).

The NRHD boundary is concentrated to contain a majority of contributing resources and also captures all historic resources identified in previous surveys. The LHD boundary extends beyond the NRHD boundary and includes the majority of the commercial district footprint that historically existed, including areas to the east of Ranch Road 12

and to the west of Bluff Street that no longer contain extant historic resources. This allows the City to preserve and manage the character of the larger historic commercial district through the use of design guidelines. The LHD boundary and historic overlay district could potentially be extended to include the area bordered by Wallace Street, US-290, Ranch Road 12, and College Street, but otherwise the existing NRHD and LHD boundaries are logical.

Mercer Street Local Historic District Boundary
City of Dripping Springs Historic Overlay Districts Zoning Map



Mercer Street National Register Historic District Boundary
Map from the National Register of Historic Places Registration Form

<u>Old Fitzhugh Road Historic District</u>

Both the 1988 HHM and 2014 RFC surveys of the Old Fitzhugh Road Historic District documented a neighborhood with a high concentration of historic-age properties that retain integrity. The 2014 RFC survey notes that the Ranch Road 12 bypass led to increased development in the Old Fitzhugh Road district since the 1988 HHM survey, primarily in the eastern half of the district on properties oriented toward both Old Fitzhugh Road and Ranch Road 12. This trend has continued with further development since 2014.

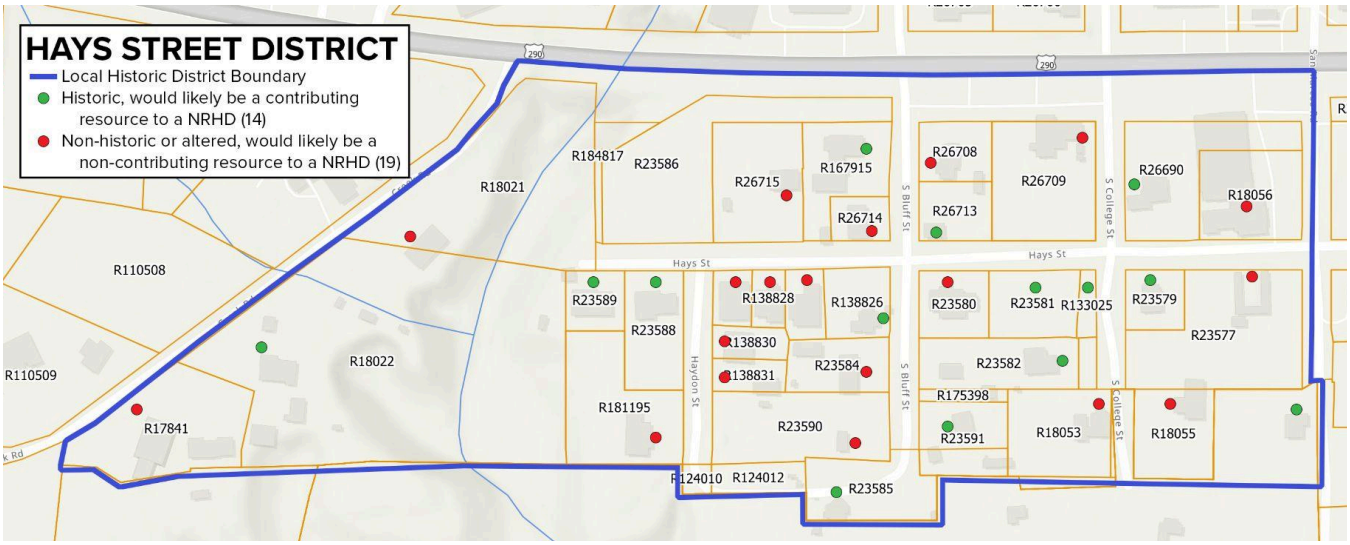
As part of this current agreement between Post Oak and the City of Dripping Springs, a new historic resources survey report (HRSR) has been produced for the Old Fitzhugh Road Historic District. In-depth analysis of the Old Fitzhugh Road Historic District is detailed in the HRSR.

Hays Street Historic District

The Hays Street district is a residential neighborhood that represents one of the city's earliest phases of planning and development. The construction of US-290 isolated the Hays Street district from the Mercer Street commercial district to the north, but the historic Hays Street neighborhood grid itself remains largely intact. The Hays Street Historic District is currently a local historic district (LHD).

The 2014 RFC survey identified 14 historic-age dwellings in the immediate Hays Street neighborhood as well as three properties along the east side of Creek Road that could potentially qualify as contributing elements of a possible historic district (the LHD boundary contains these resources). However, an increasing amount of infill and alterations in recent years have compromised the overall historic integrity of the district. A windshield survey of the district and research using maps and county assessor data revealed 14 resources that would likely be contributing resources to a National Register Historic District and 19 resources that are either non-historic infill or that have been altered and no longer retain sufficient historic integrity (see map below). Likely contributing and non-contributing resources are also scattered throughout the district with no clear concentration of contributing resources.

Because the historic integrity of the overall district has been compromised and resources within the district no longer reach the threshold of fifty percent contributing, it is most likely that the Hays Street Historic District would not be eligible for listing in the National Register of Historic Places.



Map of the Hays Street District showing likely contributing and non-contributing resources
Base map from Hays County GIS

Individual Resources

Preliminary assessment based on review of previous survey efforts and a windshield survey suggests that some resources may be eligible for individual listing, either at the state or federal level. Below are resources located within the Hays Street Historic District. Additional resources within the Old Fitzhugh Road Historic District are detailed in the HRSR.

Jones House

The Jones House, located within the Hays Street Historic District at 200 Bluff Street, may be individually eligible at the state or federal level as a local example of late nineteenth century residential architecture. While it has lost original integrity of setting as a farmstead surrounded by agricultural land, it otherwise retains good integrity.

Jones House
Google Street View 2023

Will Crow House

The Will Crow House, located within the Hays Street Historic District at 103 Creek Road, may be individually eligible at the state or federal level as a local example of 1930s field-stone bungalow architecture and for its association with the Milk House Springs.

Will Crow House
Google Street View 2022

Roadmap

The below table describes potential future scopes of work that may be undertaken by the City of Dripping Springs pursuant to the recommendations above. These are listed in somewhat chronological order but some items may overlap.

Scope of Work	**Goals**	**Timeline for Completion**
Commission Training	Ensure that preservation commission is following best practices when engaged in performance review	1 month
Administrative Audit of local preservation	Evaluate effectiveness of current preservation program and make recommendations for updates to ordinance and/or implementation manual	6 months w/12 month follow up
Potential small NRHD within existing Old Fitzhugh LHD	Opportunity for historic tax credits for NR-listed properties	12 months
Submit Determinations of Eligibility for potential individual NR listings	Opportunity for historic tax credits for NR-listed properties	12 months
Update Design Guidelines for all LHDs	Provide clarity, more user-friendly document	12-18 months w/12 month follow up

Appendix E: Inventory Forms

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #1

IDENTIFICATION

ADDRESS 775 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Davidson House

CURRENT NAME n/a

LAT 30.200535 | **LONG** -98.088359

PARCEL# RT110501

LEGAL DESCRIPTION THE DORIS BREED DAVIDSON SUB, ACRES 2.06, (0.82 AC HS)

OWNER NAME Kroll, Mickey Davidson

OWNER ADDRESS 775 Old Fitzhugh Rd
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 2.06

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** T-plan

ROOF TYPE Cross gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Cut limestone | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Aluminum frame, double-hung, horizontal 2/2

FRONT PORCH TYPE/PLACEMENT None

CHARACTER-DEFINING FEATURES Cut limestone chimney near center of roof

LANDSCAPE FEATURES The building sits near the middle of the parcel. A gravel drive provides access from the road. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES Primary elevation faces north, toward the driveway. East elevation faces Old Fitzhugh Road.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1970 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Unnamed source in Dripping Springs library files states that the house burned in 1969 and was rebuilt in 1970. Roark states 1965 (Roark), CAD lists 1976 with 2008 carport (CAD). Property originally belonged to Stephenson family, later the Nelson W. and Doris Breed Davidson property (1956-1980), sold to the Kroll family in the 1980s.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-historic roof; c. 2008 carport addition on the west elevation.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East elevation, facing Old Fitzhugh Road

View SW | Parcel landscape with grass, trees, and shrubs

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #2A

IDENTIFICATION

ADDRESS 750 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Mulhollen House

CURRENT NAME Jam Boutique, Canyon Cycles

LAT 30.200084 | **LONG** -98.087956

PARCEL# R17904

LEGAL DESCRIPTION ABS 415 9-2316-02-01 PHILIP A SMITH SURVEY 0.754 AC GEO#90401212

OWNER NAME Weichert Family LP

OWNER ADDRESS 3821 Juniper Trce, Ste 10
Austin, TX 78738

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce/ Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.754

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Vertical wood plank | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl, combination of picture and single-hung 1/1

FRONT PORCH TYPE/PLACEMENT Recessed entry porch on east (primary) elevation

CHARACTER-DEFINING FEATURES Historic decorative metal column at porch corner

LANDSCAPE FEATURES The building sits near the east side of the parcel, close to Old Fitzhugh Road. Gravel parking lots are located to the east and south of the building. Decorative stepped concrete parking guards sit between the building and east parking lot. A shed sits to the southwest of the building. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES Originally a domestic single-family dwelling.

ANCILLARY STRUCTURES ☐No ☒Yes Shed to the southwest of the building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1960 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Early property owners include T.L. Maxey (1940s), Mavel Herwig (late 1950s), and D.R. Mulhollen (1960-1992). Unnamed source in Dripping Springs library files states Mulhollen House built in the late 1950s. Waits and Roark give construction date of 1960, when D.R. Mulhollen purchased the property. Converted to commercial use c. 2016.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☒Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Non-historic roof; c. 2007 rear porch; c. 2016 siding; c. 2016 windows; c. 2016 entry doors; c. 2016 altered garage.

NOTES The building has been substantially altered and no longer reads as a historic residential dwelling. Gravel parking lots detract from integrity of setting and the feeling/association of a rural landscape.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation and east parking lot

View NE | South elevation and south parking lot

ANCILLARY STRUCTURE #2B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 2021
CURRENT USE Shed	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View NE | South elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #EA

IDENTIFICATION

ADDRESS 28465 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Dupuy House

CURRENT NAME n/a

LAT 30.199986 | **LONG** -98.087345

PARCEL# R17938

LEGAL DESCRIPTION ABS 415 9-2316-01-04 PHILIP A SMITH SURVEY 0.29 AC

OWNER NAME Moody, Marie M

OWNER ADDRESS 2 Scarlet Rdg
Austin, TX 78737

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Health Care / Medical Office

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.29

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** T-plan

ROOF TYPE Cross gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Stacked limestone, vertical wood plank | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl, simulated 6/6

FRONT PORCH TYPE/PLACEMENT n/a

CHARACTER-DEFINING FEATURES Stacked limestone chimney on west (rear) elevation

LANDSCAPE FEATURES The building sits near the east side of the parcel closer to RR12. An asphalt curb cut and truncated drive provides access from RR 12 to dirt parking along the east side of the parcel. A shed sits near the southwest corner of the building, and a stacked limestone fire pit sits near the northwest corner of the building. Grass, trees, and shrubs cover the remainder of the parcel. Wood privacy fences line the north and south sides of the parcel.

NOTES n/a

ANCILLARY STRUCTURES ☐No ☒Yes Shed near southwest corner of the building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1970 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include L.E. and Mary Dupuy (1970s), Don Dupuy (1980), Lowie Edward Walker and Sherly Elayne Walker (1980-1984), sold to Steve and Kay Carter in 1984.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-historic windows; c. 2023 wooden pergola added to the west (rear) elevation.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NW | West (primary) elevation facing RR 12

View SE | North and east (rear) elevations

ANCILLARY STRUCTURE #5B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown, likely not historic-age
CURRENT USE Shed	**HISTORIC USE** Likely not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Gable	**ROOF MATERIAL** Asphalt shingle
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

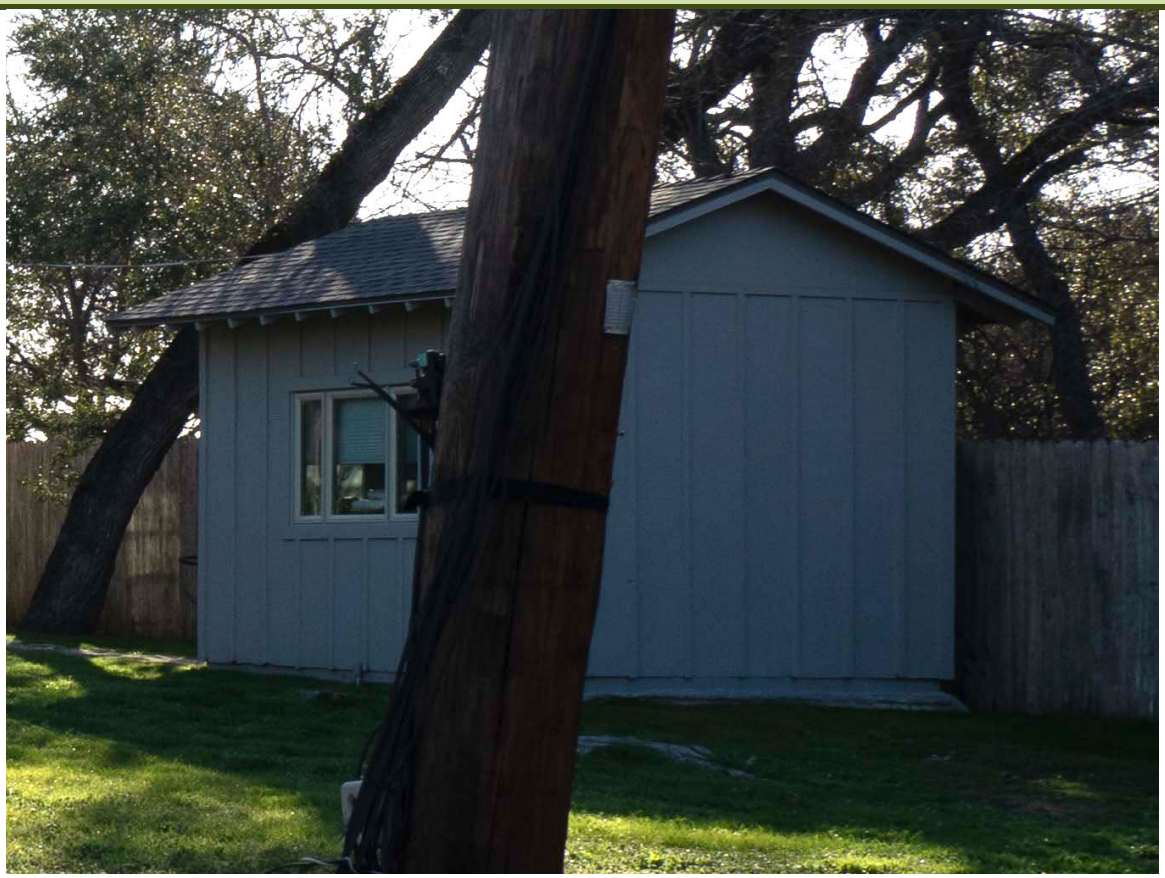
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



View SE | North and east (rear) elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #6

IDENTIFICATION

ADDRESS 28101 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME Sunday Bookshop

LAT 30.199564 | **LONG** -98.087335

PARCEL# R17936

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.35

OWNER NAME Frechette Holdings LLC

OWNER ADDRESS 8504 Bear Creek Dr
Austin, TX 78737

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce/ Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.35

ARCHITECTURAL STYLE(S) National Folk — Gable-Front-&-Wing

NO. OF STORIES 1 | **PLAN** Compound T-plan with wing

ROOF TYPE Cross gable | **ROOF MATERIAL** Standing-seam metal

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 2/2

FRONT PORCH TYPE/PLACEMENT Non-historic one-half east elevation porch, non-historic L-shaped west elevation porch

CHARACTER-DEFINING FEATURES Gable returns, simple corner pilasters

LANDSCAPE FEATURES The building sits near the middle of the parcel. A gravel drive/parking lot extends along the south side of the parcel and extends between RR 12 and Old Fitzhugh Road. Grass and trees cover the remainder of the parcel.

NOTES Concrete foundation dates to c. 2016, after the building was moved. Converted to commercial use c. 2015. Faces RR 12.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1907 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☐No ☒Yes, Date c. 2015

HISTORIC CONTEXT Originally part of the Nelson M. Davidson property, later conveyed to James R. Hall. Previous owners include CB and Mary Blowers (1971-2010), Voorheis Family Trust (2010), and Alisa Naumann (2014-2017). The current building was moved to this location ca. 2015 from Rainey Street in Austin. CAD lists the construction date as 1907.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS C. 2015, moved from original location on Rainey Street in Austin; c. 2016, concrete foundation and east/west elevation porches added.

NOTES Moved outside the period of significance.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NE | West elevation facing Old Fitzhugh Road

View NW | East (primary) and south elevations

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #7A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 730 Old Fitzhugh Road, 801 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays **STATE** TX

HISTORIC NAME William Roberts House

CURRENT NAME n/a

LAT 30.199535 **LONG** -98.087931

PARCEL# R17905, R17906

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.00, A0415 PHILIP A SMITH SURVEY, ACRES 0.32

OWNER NAME Katter LLC

OWNER ADDRESS 130 Dream Ln
Concord, VT 05824-9697

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object

ACREAGE 1.32

ARCHITECTURAL STYLE(S) Vernacular Craftsman

NO. OF STORIES 1

PLAN Rectangular

ROOF TYPE Gable

ROOF MATERIAL Standing-seam metal, corrugated metal on porch

WALL CLADDING Asbestos shingle

WINDOWS ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 4/4

FRONT PORCH TYPE/PLACEMENT Full front porch with front gable roof, square wood columns, and concrete slab base.

CHARACTER-DEFINING FEATURES Minimal detailing, exposed rafter tails

LANDSCAPE FEATURES The building sits near the east side of the parcel, close to Old Fitzhugh Road. A gravel-covered parking area is located between the building and the road. A garage sits to the north of the building and a second dwelling sits to the south. A gravel drive extends through the parcel leading to 731 Old Fitzhugh Road. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Garage to the north of the building, second dwelling to the south of the building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1945 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT This property encompasses portions of two lots originally part of P.L. Turner landholdings. This portion of the lot contains the William Allison Roberts House, likely constructed 1945 when the Roberts purchased the property from Turner. Remained in the Roberts family until it was sold to Leslie Renfro in 2011.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original roof; non-original porch posts; c. 2019 entry doors.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SW | North and west (primary) elevations

View NW | West (primary) and south elevations

ANCILLARY STRUCTURE #7B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1945
CURRENT USE Garage	**HISTORIC USE** Garage
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES Likely constructed at the same time as the main building. Roof material, cladding, and doors appear to be replacements.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original roof; non-original siding; non-original doors.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | North and west elevations

ANCILLARY STRUCTURE #7C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1940
CURRENT USE Domestic / Single Dwelling	**HISTORIC USE** Domestic / Single Dwelling
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Stucco
ROOF TYPE Front gable	**ROOF MATERIAL** Corrugated metal

NOTES This was likely the original home of Wade and Velma Turner. Wade was a local stonemason. Noah Edwards purchased a larger tract of land from E.O Wiley . Jr. in 1959 that included this parcel. In 1960 Lupe and Aggie Lerma purchased the lot with the small house from Noah Edwards. They sold property to Benito F. Garza in 1978. Garza's son Ramiro "Ramsey" purchased it in 1997.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Likely non-original siding; likely non-original porch posts.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East (primary) and north elevations,,

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #8A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 650 Old Fitzhugh Road, 28109 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.199283 | **LONG** -98.087581

PARCEL# R17935

LEGAL DESCRIPTION ABS 415 9-2316-01-07 PHILIP A SMITH SURVEY 0.30 AC GEO#90401244

OWNER NAME Ziegler, Cari & Ken

OWNER ADDRESS PO Box 799
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.3

ARCHITECTURAL STYLE(S) National Folk, Hall-&-Parlor

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Standing-seam metal

WALL CLADDING Wooden clapboard | **WINDOWS** ☒Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Some historic wood sash, double-hung, 6/4 with non-historic aluminum frame storms. Some non-historic vinyl frame, single sash, single lite. Building retains historic wood window surrounds.

FRONT PORCH TYPE/PLACEMENT The front porch roof extends across the full west (primary) elevation, supported by log posts. A non-historic wood stoop with wood railings extends from the primary entrance behind the log posts.

CHARACTER-DEFINING FEATURES Wood door and window surrounds

LANDSCAPE FEATURES The main building sits near the west side of the parcel. The parcel slopes slightly toward OFR. Non-original brick masonry steps lead to the front stoop. A gravel drive occupies the northwest corner of the parcel. A secondary building is located to the east of the main building, oriented toward RR 12, and a gravel drive and parking lot wraps around its east and north elevations. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Secondary building to the east of the main building, shed near the northeast corner of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1900 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☐No ☒Yes, Date Unknown

HISTORIC CONTEXT Originally part of the P.L. Turner landholdings that were later sold to C.W. Spillar (1946) and then Nelson M. Davidson (1953) and James R. Hall (1959). Later owners include George and Florence Johnson and their heirs (1971-1996), Billie Jean Parker (1996-2000), and Cheryl Elizondo (2000-2004). Building was moved to its current location.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Some non-original windows; non-original entry door; porch has likely been altered.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | West (primary) elevation

View SE | North and west (primary elevations)

ANCILLARY STRUCTURE #8B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1975
CURRENT USE Commerce/Trade / Specialty Store	**HISTORIC USE** Domestic / Single Dwelling
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Brick masonry
ROOF TYPE Side gable	**ROOF MATERIAL** Asphalt shingle

NOTES The building was constructed between 1962 and 1980, although most likely in the 1970s following the completion of the new alignment of RR12.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | North and east (primary) elevations

ANCILLARY STRUCTURE #8C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown, likely not historic-age
CURRENT USE Shed	**HISTORIC USE** Likely not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Gable	**ROOF MATERIAL** Asphalt shingle
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | North and east elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #9

IDENTIFICATION

ADDRESS 602 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.198987 | **LONG** -98.087498

PARCEL# R17932

LEGAL DESCRIPTION ABS 415 9-2316-01-08 P A SMITH SURVEY 0.54 AC GEO#90401241;...MELBA A KILLGO LIFE ESTATE

OWNER NAME Hunt, Ryan C & Andrea L

OWNER ADDRESS 151 Blue Creek Rnch
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.54

ARCHITECTURAL STYLE(S) Minimal Traditional

NO. OF STORIES 1 | **PLAN** U-shaped

ROOF TYPE Side gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Wood clapboard, corrugated metal | **WINDOWS** ☒Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Historic wood sash, double-hung, 6/6 on front portion; vinyl replacements on rear ell

FRONT PORCH TYPE/PLACEMENT Front stoop with front-gable roof, metal columns, concrete stoop

CHARACTER-DEFINING FEATURES Exposed rafter tails, wood shutters at west (primary) elevation window

LANDSCAPE FEATURES The building sits near the center-south of the parcel. A concrete parking pad is located at the southeast corner of the building, connecting with a gravel drive that extends between OFR and RR 12. A wood privacy fence lines the south side of the parcel from OFR to the concrete pad. Grass and trees cover the remainder of the parcel.

NOTES The front portion of the building is rectangular. An ell extends from the rear, creating an overall U-shaped plan. The ell is likely either original or a historic addition given the same exposed rafter tail pattern and wall cladding.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1940 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☐No ☒Yes, Date c. 1960

HISTORIC CONTEXT Unnamed source in DS library files states house was moved from Austin 1959-1960, confirmed via aerial analysis. Roark lists the construction date as 1940, CAD lists 1950. Property originally part of the P.L. Turner, then to James R. Hall (1959). Later owners include John H. Greiner (1966-1972), Alice and A.H. Benney (1972-1986), Aileen Gillis (1986-1999), and later members of the Gillis family.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original east (rear) addition; non-original siding on east (rear) addition.

NOTES The east addition is significant in size, but it does not overly detract from the integrity of the house, especially given its position at the rear.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | West (primary) elevation

View SE | North and west (primary) elevations

View SW | North and east (rear) elevations

View NW | East (rear) and south elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #10

IDENTIFICATION

ADDRESS 27979 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Clower House

CURRENT NAME Tots on 12

LAT 30.198618 | **LONG** -98.087507

PARCEL# R17933

LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.52 AC GEO#90401242

OWNER NAME Rhea, Neal & Peggy

OWNER ADDRESS 3901 Green Emerald Terrace
Austin, TX 78739

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce/ Business

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.52

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Vinyl and limestone veneer | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl, double-hung, 1/1

FRONT PORCH TYPE/PLACEMENT A non-historic canopy with wood post supports extends over the primary entrance on the north elevation.

CHARACTER-DEFINING FEATURES Limestone chimney on the west elevation, limestone veneer cladding at base of exterior walls on all elevations

LANDSCAPE FEATURES The building sits at the south-center of the parcel. A gravel parking lot lines the north side of the parcel, accessed from a gravel drive that extends between OFR and RR 12. A low limestone retaining wall lines the west side of the parcel. A wood privacy fence lines the west side of the parcel atop the retaining wall as well as the south side of the parcel. Tall metal fencing lines the north and east sides. Gravel covers the majority of the parcel around the building, which serves as playgrounds for the daycare. The property features a number of mature trees.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1963 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT James Hall sold the lot to Jonathon Clower in 1962. Clower subsequently built a house on the lot. Property reverted to Hall in 1963, was then sold to John Greiner in 1965, Calvin Knauth in 1966, L.D. and Mary Beth Spears in 1980, then Aileen Gillis in 1985 who converted the property to a daycare.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☐Setting ☒Design ☒Materials ☒Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Non-original canopy; non-original vinyl siding; non-original windows; non-original entry door.

NOTES Metal fencing surrounding the property and gravel covering the lawn detracts from integrity of setting and the feeling/association of a rural landscape.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SE | North and west elevations

View SE | North and west elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #11A

IDENTIFICATION

ADDRESS 601 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME P. L. Turner House

CURRENT NAME n/a

LAT 30.198689 | **LONG** -98.088072

PARCEL# R17907

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 2.071

OWNER NAME Brooks, Henry Harrison III

OWNER ADDRESS PO Box 118
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 2.071

ARCHITECTURAL STYLE(S) Vernacular Craftsman

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood clapboard, asbestos siding | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 1/1

FRONT PORCH TYPE/PLACEMENT Porch extends across the south half of the east (primary) elevation with a front gable roof, turned wood columns, wood railing, and concrete deck.

CHARACTER-DEFINING FEATURES Eave brackets, exposed rafter tails, turned wood porch columns

LANDSCAPE FEATURES The building sits at the east side of the property, near OFR. Gravel covers a strip along the east side of the property. A chainlink fence surrounds a portion of the property around the building. Historic masonry gateposts stand at the southeast corner of the parcel. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Shed to the west (rear) of the main building, shed to the south of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1921 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT The homesite of P.L. Turner, who owned the property until his death in 1956. In 1959 it appears the property was subdivided, and the lot was sold to Noah Edwards, and later Raymond and Betty Whisenant (1966). Whisenant family retained property until 2013. Historic masonry gatepost has '1937' etched into concrete curb.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original siding; non-original entry door. Historic wood clapboards extant at porch; historic clapboards may be extant under non-original asbestos siding.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East (front) elevation

View NW | East (front) and south elevations

View SW | Masonry fence posts

View NW | 1937 date at masonry fence post

ANCILLARY STRUCTURE #11B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1930
CURRENT USE Shed	**HISTORIC USE** Shed
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood plank
ROOF TYPE Gable, shed	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East and north elevations

ANCILLARY STRUCTURE #11C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1930
CURRENT USE Shed	**HISTORIC USE** Shed
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood plank
ROOF TYPE Gable, shed	**ROOF MATERIAL** Corrugated metal

NOTES This gable outbuilding with partially unenclosed side room appears to be one of the few remaining domestic or agricultural outbuildings dating to the early twentieth century.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Does not appear to have any substantial alterations, although siding and roof material may have been updated over time.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East and north elevations

ANCILLARY STRUCTURE #11D

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1960
CURRENT USE Outbuilding, possible second dwelling	**HISTORIC USE** Outbuilding, possible second dwelling
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Unknown, not visible from ROW
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES This building is not visible from public ROW, however, it appears to be a residence. It is likely the property formerly belonging to Antanacio Boconegra and Eriberta Garza Boconegra and Benito Falcon Garza and Florencia Cordoba Garza (per deed V184/P390), who purchased in 1960 and subsequently built a residence.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Unknown, not visible from public ROW. Historic aerial photographs indicate a likely addition on the east elevation.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View Google Earth 2024 Aerial | Roof

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #12

IDENTIFICATION

ADDRESS 575 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME George Fry House

CURRENT NAME n/a

LAT 30.198343 | **LONG** -98.088446

PARCEL# R17910

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.50

OWNER NAME Fry, George A & Cherry Jane Needham

OWNER ADDRESS PO Box 425
Buda, TX 78610

HISTORIC USE n/a, not historic age

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.50

ARCHITECTURAL STYLE(S) Minimal Traditional

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Aluminum lap siding, coursed rubble limestone | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Aluminum frame, double-hung, 1/1

FRONT PORCH TYPE/PLACEMENT No porch; slight recessed primary entrance

CHARACTER-DEFINING FEATURES Coursed rubble limestone water table

LANDSCAPE FEATURES The building sits near the center of the parcel, set back from OFR. A gravel drive extends from OFR to the northeast corner of the building. Grassy lawn covers the remainder of the parcel, with some mature trees between the building and OFR. A chainlink fence surrounds the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1975 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originally part of the P.L. Turner landholdings, it was sold to Vanda Volmering in 1941, who built a house. In 1970 Volmering's heirs sold the Garcia family .In 1975, George A. Fry purchased the property, the original house was demolished, and a new house constructed. The Fry family still owns the home.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES Although not yet 50 years old, the building retains excellent integrity from its date of construction. c. 1975.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View NW | South and east (primary) elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #14

IDENTIFICATION

ADDRESS 27951 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.198660 | **LONG** -98.087479

PARCEL# R17931

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.44

OWNER NAME Red Buffalo Properties LLC

OWNER ADDRESS 1100 West Ave
Austin, TX 78701

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce/Trade / Business

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.44

ARCHITECTURAL STYLE(S) Craftsman

NO. OF STORIES 1.5 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood sash, double-hung, 1/1, majority paired; Wood frame, single sash, multi-lite window in west (primary) gable

FRONT PORCH TYPE/PLACEMENT Recessed front porch at northeast corner with corner wood column

CHARACTER-DEFINING FEATURES Eave brackets, exposed rafter tails

LANDSCAPE FEATURES The building sits near the center of the parcel along the south side. A dirt/gravel drive extends along the north side of the parcel between OFR and RR 12 with a dirt/gravel parking lot directly to the east (front) of the building. Grassy lawn covers the remainder of the parcel with some mature trees.

NOTES The building fronts RR 12.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1925 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☐No ☒Yes, Date c. 1970

HISTORIC CONTEXT This building does not appear on the 1962 aerial in this location and was likely moved prior to 1983. Previous owners of the property include Fred and Betty Garnett (1969-1971), Lewis C. and Oralia Cruz (1971-1979), and Fay and Zelma F. Jones (1979-2002). Converted to commercial use c. 2021.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☐Location ☐Setting ☒Design ☒Materials ☒Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS C. 2022, ramp with wood/composite decking and metal railings added along the north elevation leading to the front porch/primary entrance; front entrance appears to have been replaced.

NOTES A gravel parking lot covers a significant portion of the parcel to the east of the building, which somewhat detracts from integrity of setting and the feeling/association of a rural landscape.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View SE | North and west (rear) elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #15

Item 3.

IDENTIFICATION

ADDRESS 700 Old Fitzhugh Road / 27951 RR 12

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME Rustic Roots Salon, BeneVita Aesthetics and Wellness

LAT 30.198101 | **LONG** -98.087469

PARCEL# R17929

LEGAL DESCRIPTION ABS 0415 P A SMITH SURVEY 0.46 AC GEO#90401238

OWNER NAME Napiorkowski Carrie LLC

OWNER ADDRESS 14909 Fitzhugh Rd, Unit B
Austin, TX 78736

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce/ Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.46

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood plank and coursed rubble limestone | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 4/4, 6/6, 1/1

FRONT PORCH TYPE/PLACEMENT Front (west elevation) porch extends across 3/4 of the elevation and has square wood posts and wood railings

CHARACTER-DEFINING FEATURES Coursed rubble limestone cladding, coursed rubble limestone chimney on south elevation

LANDSCAPE FEATURES The building sits near the center of the parcel, slightly closer to RR 12. Gravel parking lots sit to the east and west of the building, and a gravel drive extends along the south and east sides of the parcel, connecting the parking lots and OFR to RR 12. Grassy lawn and scattered trees cover the remainder of the parcel. A wood privacy fence extends along the south side of the parcel.

NOTES The historic primary elevation faces OFR. The building currently has acting primary entrances facing both OFR and RR 12.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1965 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originall constructed as a dwelling. T.B. Porter purchased from James Hall in 1973, sold to Alfred and Carol Chance that year. United Methodist Church purchased in 1975, then sold to Daisy Binkley in 1979. Juanita and Douglas Jernigan purchased in 1980, then sold to Carl Ann and Joseph R Felkel in 1993. Converted to commercial use c. 2019.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☐Setting ☒Design ☒Materials ☒Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS C. 2019, east (rear) elevation garage doors removed and rear porch with secondary entrance added; non-original windows; non-original entry doors.

NOTES A gravel drive and parking lots cover a significant portion of the parcel, which detracts from integrity of setting and the feeling/association of a rural landscape.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | West elevation

View W | East elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #16

IDENTIFICATION

ADDRESS 560 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.197769 | **LONG** -98.087634

PARCEL# R17930

LEGAL DESCRIPTION ABS 415 9-2316-01-12 P A SMITH SURVEY 0.46 AC GEO#90401239

OWNER NAME Scott, John Jr

OWNER ADDRESS PO Box 115
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.46

ARCHITECTURAL STYLE(S) National Folk - Massed Plan

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood sash, doubl-hung, 1/1; Some historic wood frame storm windows with screens are extant

FRONT PORCH TYPE/PLACEMENT Concrete pad and CMU stoop

CHARACTER-DEFINING FEATURES Curved roofline above primary entrance with decorative eave brackets

LANDSCAPE FEATURES The building sits near the west side of the parcel. A gravel drive extends from OFR into the property to the south of the building. Grass, trees, and shrubs cover the remainder of the parcel. A wood privacy fence extends from the northeast corner of the building north to the adjacent property's privacy fence.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Shed to east (rear) of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1935 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☐No ☒Yes, Date Unknown

HISTORIC CONTEXT The building was likely moved from Austin and does not appear on the 1962 aerial but does appear on the 1983 aerial. James R. Hall, county surveyor, sold the property to William R. and Bessie Scott in 1973 and was later inherited by John Scott Jr, Janie Scott, and Jessie Scott in 2020.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original foundation.

NOTES It is unknown if the building was moved within the period of significance.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | West (primary) elevation

View SE | North and west (primary) elevations

ANCILLARY STRUCTURE #16B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown
CURRENT USE Shed	**HISTORIC USE** Unknown
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood clapboard, corrugated metal
ROOF TYPE Gable, shed	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original siding.

NOTES It is unknown if the building was constructed within the period of significance. It does not appear on the 1962 aerial but does appear on the 1983 aerial.

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #17A

IDENTIFICATION

ADDRESS 766 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME Haus of Jayne

LAT 30.197485 | **LONG** -98.087766

PARCEL# R17927

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.00

OWNER NAME 766 Old Fitzhugh LLC

OWNER ADDRESS 766 Old Fitzhugh Rd
Dripping Springs, TX 78620

HISTORIC USE n/a; not historic age

CURRENT USE Commerce / Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 1.00

ARCHITECTURAL STYLE(S) No style

NO. OF STORIES 1 | **PLAN** L-plan

ROOF TYPE Hipped | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Polygonal limestone veneer | **WINDOWS** ☐Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 8/8 and 6/6

FRONT PORCH TYPE/PLACEMENT Porch extends from the west elevation with square wood posts and wood railings

CHARACTER-DEFINING FEATURES Polygonal limestone veneer

LANDSCAPE FEATURES The building sits near the middle of the parcel and is rotated approximately 15 degrees from true cardinal alignment. A paved drive leads from OFR to a carport along the south side of the parcel and a paved sidewalk leads from the drive to the main building. Mature trees line the north side of the parcel with a few scattered throughout the parcel; grassy lawn covers the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Carport and shed to the south of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1975 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT CAD dates the building as 1992 but the building appears on 1981 aerial. James Hall sold lot to John L. Barnes in 1971, although later defaulted and property went to FHA. Purchased by H. Alyne Rodgers in 1975, sold to Mac Belk in 1976.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS 2006, west elevation porch added.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | North and west (primary) elevations

View E | West (primary) elevation

ANCILLARY STRUCTURE #17B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** 1992
CURRENT USE Carport	**HISTORIC USE** n/a, not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SE | North and west elevations

ANCILLARY STRUCTURE #17C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** 1992
CURRENT USE Storage shed	**HISTORIC USE** n/a, not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Aluminum lap siding
ROOF TYPE Gambrel	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

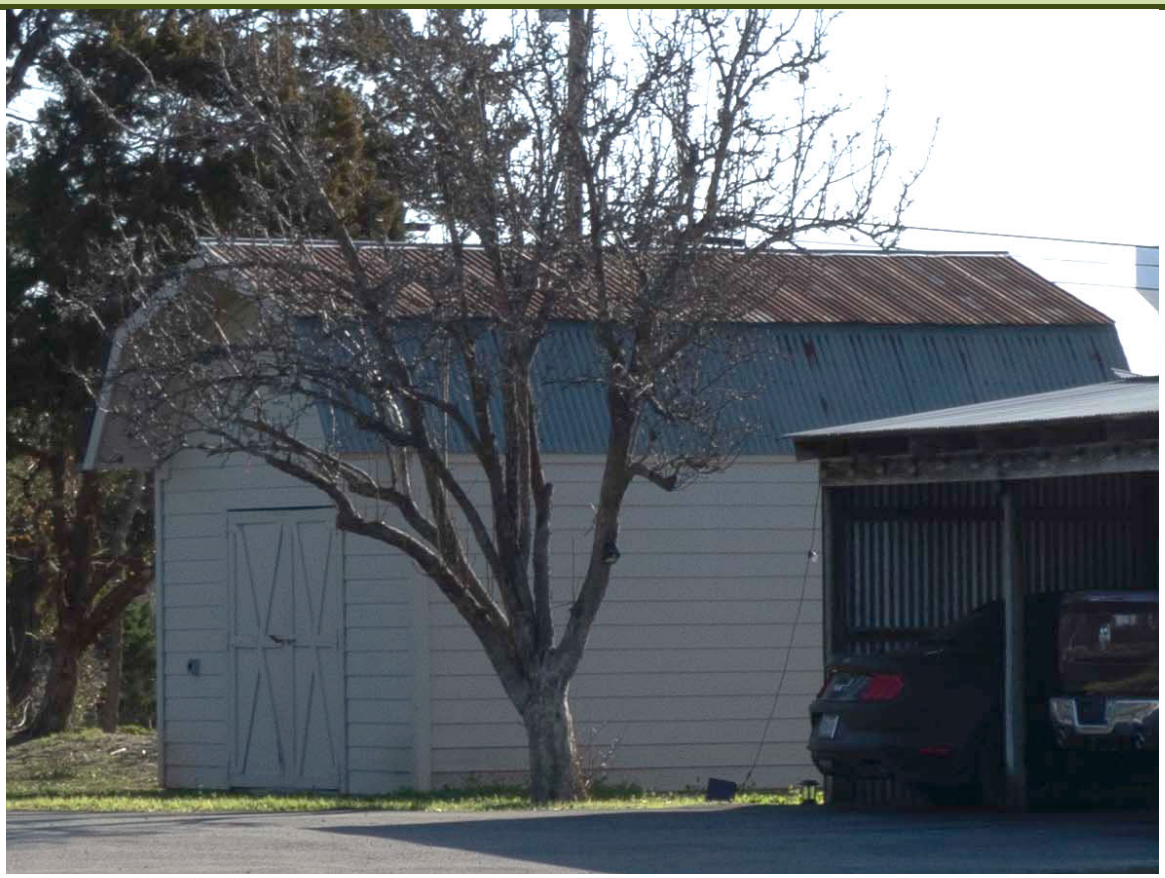
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



View SE | North and west elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #18A-D

IDENTIFICATION

ADDRESS 430 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME Old Fitzhugh Townhomes

LAT 30.196905 | **LONG** -98.088013

PARCEL# See additional information

LEGAL DESCRIPTION See additional information

OWNER NAME See additional information

OWNER ADDRESS See additional information

HISTORIC USE n/a, not historic age

CURRENT USE Domestic / Multiple dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.948

ARCHITECTURAL STYLE(S) New Traditional - Craftsman

NO. OF STORIES 2.5 | **PLAN** Compound

ROOF TYPE Hipped | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Fiber cement, masonry veneer | **WINDOWS** ☐Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1; vinyl frame sliding casement; vinyl frame fixed single sash

FRONT PORCH TYPE/PLACEMENT Porches at each unit entry with a flat roof with gable accent, square composite posts, no railings, and concrete deck

CHARACTER-DEFINING FEATURES Decorative eave brackets, multiple siding types

LANDSCAPE FEATURES The buildings are arranged at the north and south sides of the parcel facing a short paved cul-de-sac. Paved drives lead to garages in each building. Wood privacy fences surround the backyards and line the east side of the parcel. Stone-lined landscaping beds with young trees line the drive near OFR, and young trees line the cul-de-sac. Grassy lawn covers the remainder of the parcel.

NOTES The parcel contains four buildings, each containing two units.

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 2011

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Not historic-age.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

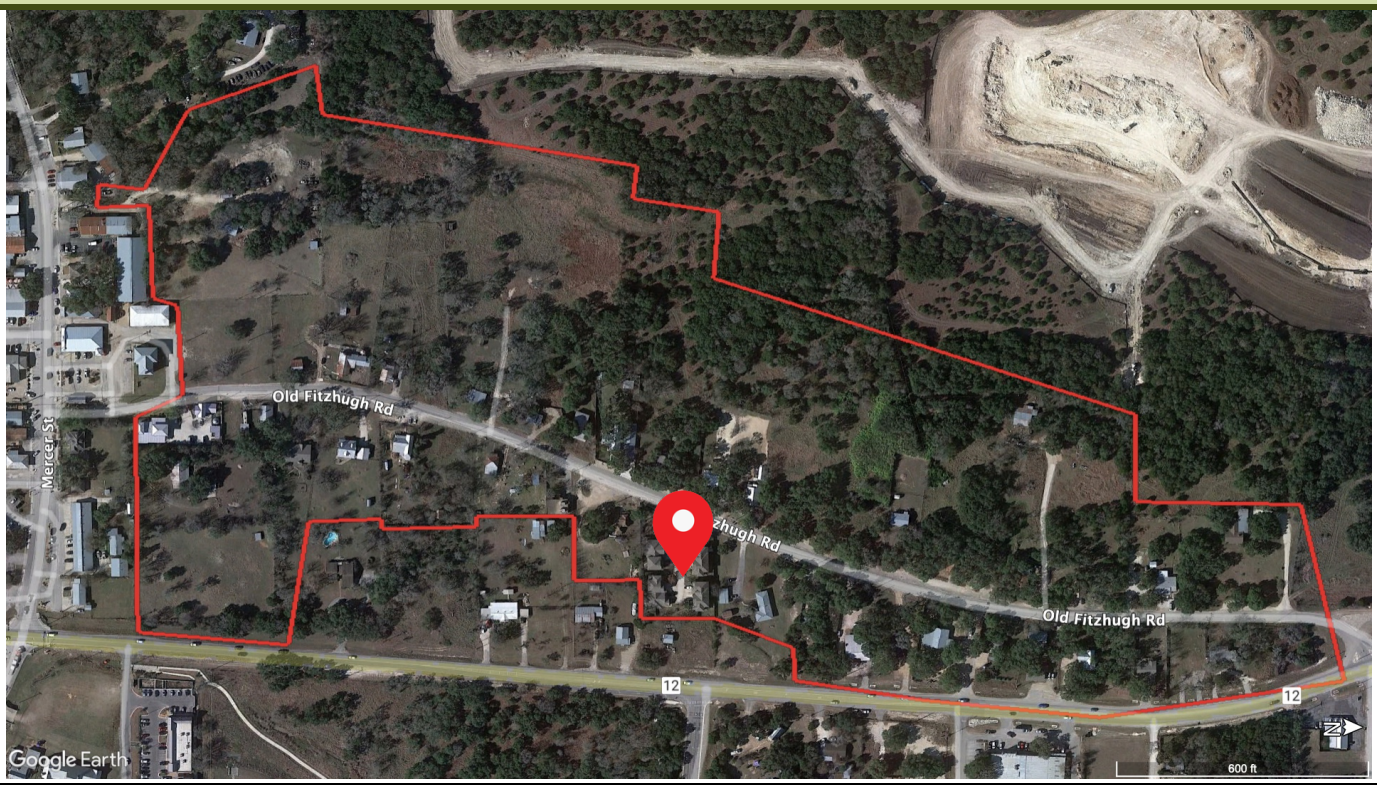
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

IDENTIFICATION — ADDITIONAL INFORMATION

PARCEL# R136041, R136042, R136043, R136044, R136045, R136046, R136047, R136048

LEGAL DESCRIPTION OLD FITZHUGH TOWNHOMES, UNIT 1, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 2, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 3, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 4, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 5, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 6, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 7, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY; OLD FITZHUGH TOWNHOMES, UNIT 8, 12.5% COMMON AREA INTEREST, PHILIP A SMITH SURVEY

OWNERS
Unit 1 : Cox, Cameron & Kathryn, 205 Glen Ellen Ct, Driftwood, TX 78619
Unit 2 : Oswald, Erich, 397 Julieanne Cv, Dripping Springs, TX 78620
Unit 3 : Berg, Stacy Cameron, 430 Old Fitzhugh Rd, Dripping Springs, TX 78620
Unit 4 : Blue Diamond Holdings Series LLC Series D, 6 Villa Jardin, San Antonio, TX 78230
Unit 5 : Parsley, Julie C, 430 Old Fitzhugh Rd #5, Dripping Springs, TX 78620
Unit 6 : Bibeau, Andrea & Gregory, 447 Whispering Wind Way, Austin, TX 78737
Unit 7 : Fischer Michelle J & Frederick R, PO Box 312, Kendalia, TX 78027
Unit 8 : Bibeau, Andrea & Gregory, 447 Whispering Wind Way, Austin, TX 78737

PHOTOGRAPHS

View NE | South (primary) and west elevations

View SE | North (primary) and west elevations

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #19A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 501 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Tom W. Ragland House

CURRENT NAME Sidecar Tasting Room

LAT 30.197390 | **LONG** -98.088618

PARCEL# R17914

LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219

OWNER NAME Sidecar Tasting Room

OWNER ADDRESS 3850 Bell Springs Rd
Dripping Springs, TX

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce / Restaurant

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.4866

ARCHITECTURAL STYLE(S) Vernacular Craftsman

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Vertical composite plank | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, fixed single sash; vinyl frame, double-hung, 6/6

FRONT PORCH TYPE/PLACEMENT Extends across the east (primary) elevation with a front gable roof and non-historic wood posts and railings

CHARACTER-DEFINING FEATURES Exposed rafter tails

LANDSCAPE FEATURES The building sits near the east side of the parcel. Historic masonry fenceposts remain in front of the building, and what is potentially a historic masonry well remains near the southwest corner of the building and now serves as a planter. A gravel lot sits between the building and OFR. Planted landscaping beds surround several trees to the east and south of the building; grass covers the rest of this area. A large gravel parking lot sits behind the building to the west, accessible from OFR by a gravel drive on the neighboring parcel to the south.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Shed at northwest corner of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1939 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Property was originally part of P.L. Turner landholdings, sold to T.W. Ragland in 1939. Ragland built a home that year, using reclaimed lumber from the former Dripping Springs Hotel. He owned the property until he sold it to M.T. and Abbie Lee Jones in 1963. Billie Lynn Taylor inherited the property in 1982, and later sold it to Lila Murray in 2002. Property was converted to commercial use c. 2015. Now the Sidecar Tasting Room. Roark suggests the building may have been moved but this is not supported by historic aerial analysis.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

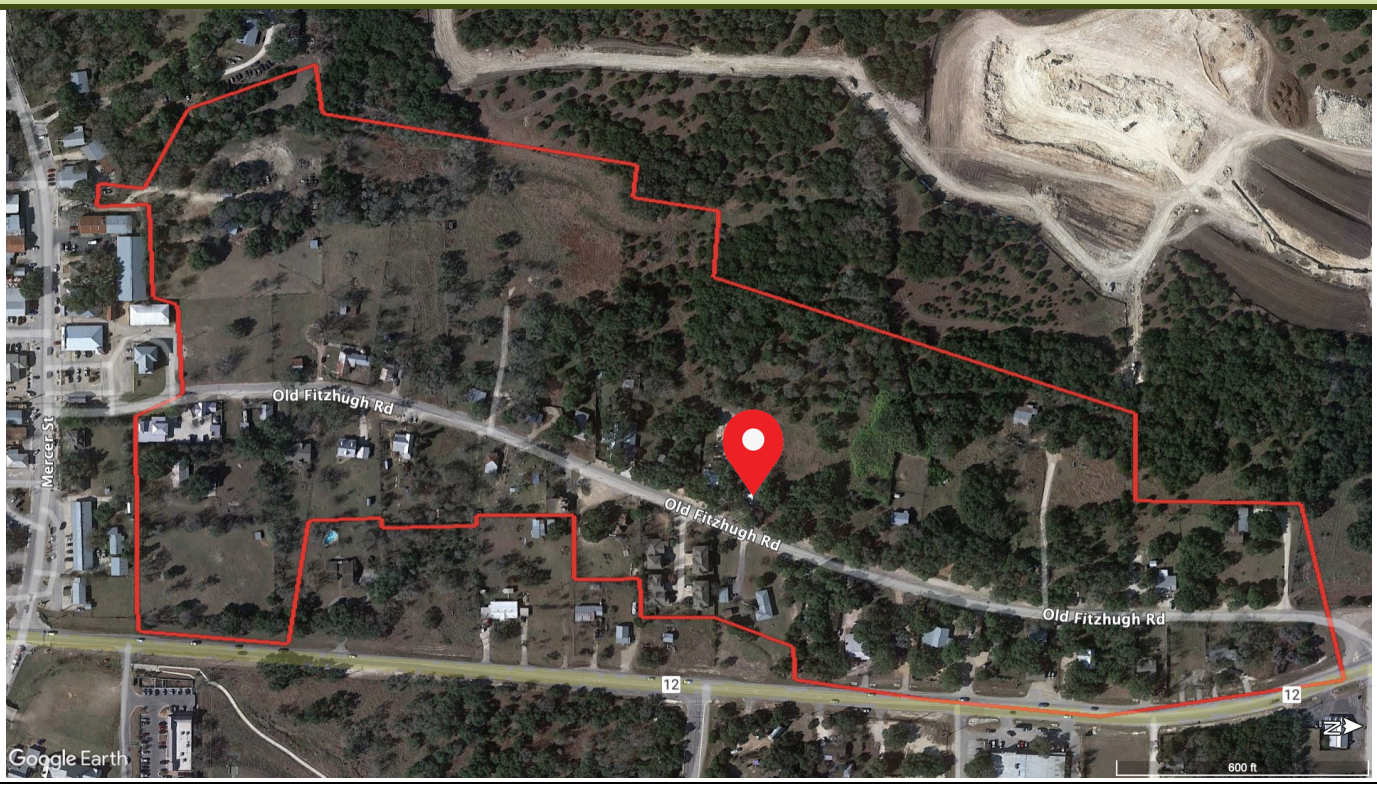
INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Non-historic roof; non-historic windows; non-historic siding; altered front porch gable; non-historic front porch posts/railings.

NOTES Gravel landscaping and parking lots, which cover a significant portion of the parcel, detract from the feeling/assocation of a rural landscape.

ENDANGERED ☒No ☐Yes

LOCATION MAP



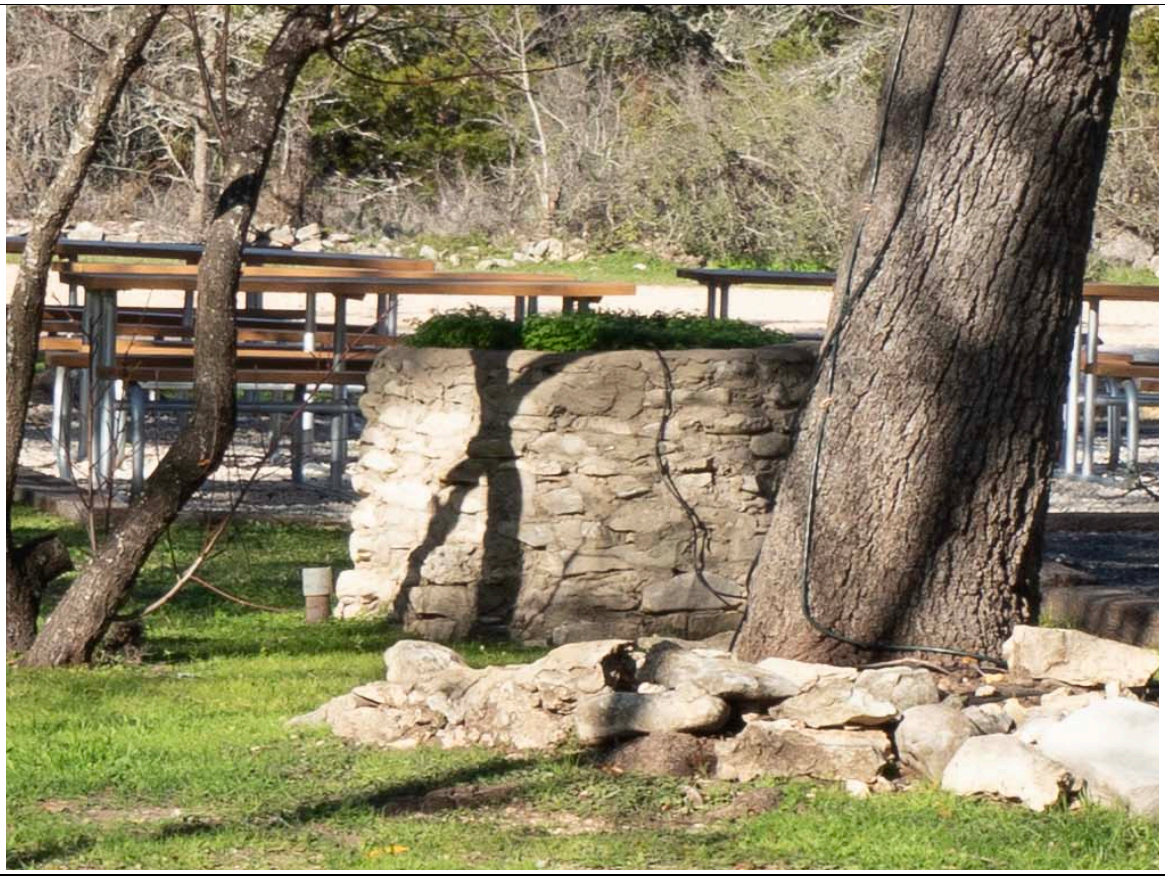
Google Earth 2023

PHOTOGRAPHS

View NW | East (primary) and south elevations

View W | East elevation

View W | Masonry posts



View W | Well

ANCILLARY STRUCTURE #19B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 2021
CURRENT USE Shed	**HISTORIC USE** n/a; not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical composite plank
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

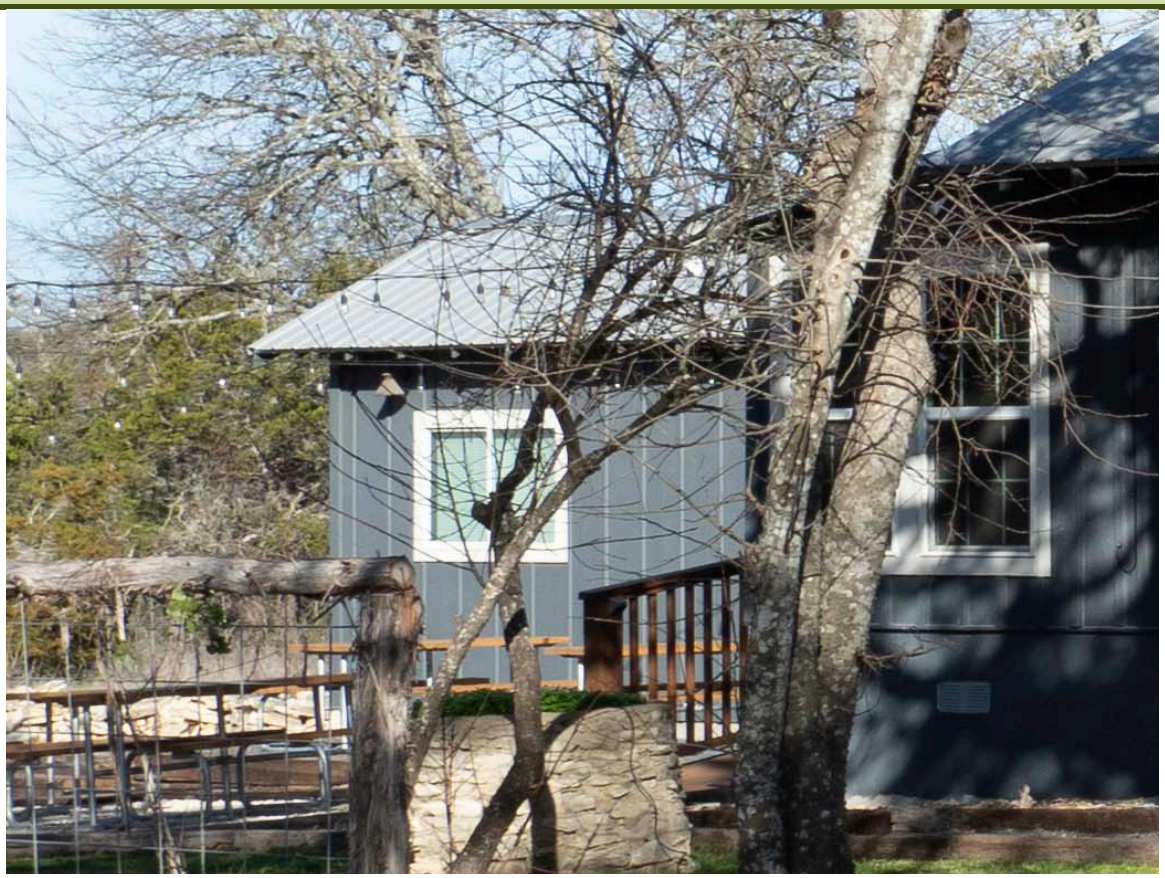
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



View NW | South elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #20

IDENTIFICATION

ADDRESS 511 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME J.D. and Willie Edna Ragland House

CURRENT NAME Pink West Salon

LAT 30.197152 | **LONG** -98.088699

PARCEL# R17915

LEGAL DESCRIPTION ABS 415 P S SMITH SURVEY 0.504 AC GEO#90401220

OWNER NAME Carter, Deborah

OWNER ADDRESS 511 Old Fitzhugh Road
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Commerce / Specialty Store

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.504

ARCHITECTURAL STYLE(S) National Folk - Massed Plan

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Standing seam metal

WALL CLADDING Asbestos shingle, vinyl lap, fiber cement lap | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1; Vinyl frame, sliding casement, 1/1

FRONT PORCH TYPE/PLACEMENT Extends across the east (primary) elevation with a shed roof. North and south portions enclosed with a centered recessed entrance.

CHARACTER-DEFINING FEATURES Minimal detailing, low-pitched, side gable roofline with shed roof porch

LANDSCAPE FEATURES The building sits near the east side of the parcel. A gravel drive extends along the north side of the parcel, connecting OFR to a large gravel parking lot to the west of the building. Historic masonry fenceposts remain on the east side of the parcel and flank a masonry sidewalk that leads to the primary entrance. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originally part of P.L. Turner landholdings, sold to T.W. Ragland in 1938. Ragland subdivided the property and sold this lot to J.D. and Willie Edna Ragland in 1940, they constructed the home soon after. Property passed to C.H. A. Wallace in 1946, to T.W. Ragland in 1950, James L. and Virgina Eastwood sold to Melvin J. and Mae Williamson in 1952, then to Austin Frances Glass 1967, Virginia Lee Thomas, to Rosemary Kay Baen 1974, Fred Garnett in 1993. Converted to commercial use c. 2010. Now the Pink West hair salon.

PRIORITY ASSESSMENT

PRIORITY ☐High ☒Medium ☐Low

INTEGRITY ☒Location ☒Setting ☐Design ☐Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-historic siding; non-historic windows; enclosed porch (north side pre-2008, south side c. 2015); 2021 west deck addition.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SW | East (primary) and north elevations

View SW | Masonry posts

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #21A

IDENTIFICATION

ADDRESS 519 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Jim and Nora Howard House

CURRENT NAME n/a

LAT 30.196792 | **LONG** -98.088869

PARCEL# R17916

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.84

OWNER NAME Satterfield Resources LLC

OWNER ADDRESS 1491 Hazy Hills Loop
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.84

ARCHITECTURAL STYLE(S) National Folk - Gable-Front

NO. OF STORIES 1.5 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 1/1; some historic exterior wood-frame screens remain extant

FRONT PORCH TYPE/PLACEMENT One-bay stoop with a front gable roof, square wood posts, and wood deck

CHARACTER-DEFINING FEATURES Triple front gable detail, exposed rafter tails, brick masonry chimney on north elevation

LANDSCAPE FEATURES The building sits near the east side of the parcel. A gravel drive extends from OFR to the garage, located to the north of the main building. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Garage to the north of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1936

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Property was originally part of P.L. Turner landholdings, sold to J.H. Howard and Nora Bryant in 1936. The house was likely built shortly after. Property was sold to Clarence Williamson and William McNair, and then Betty and Charlie Haydon in 1959. The property remained in the Haydon family until 2022.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

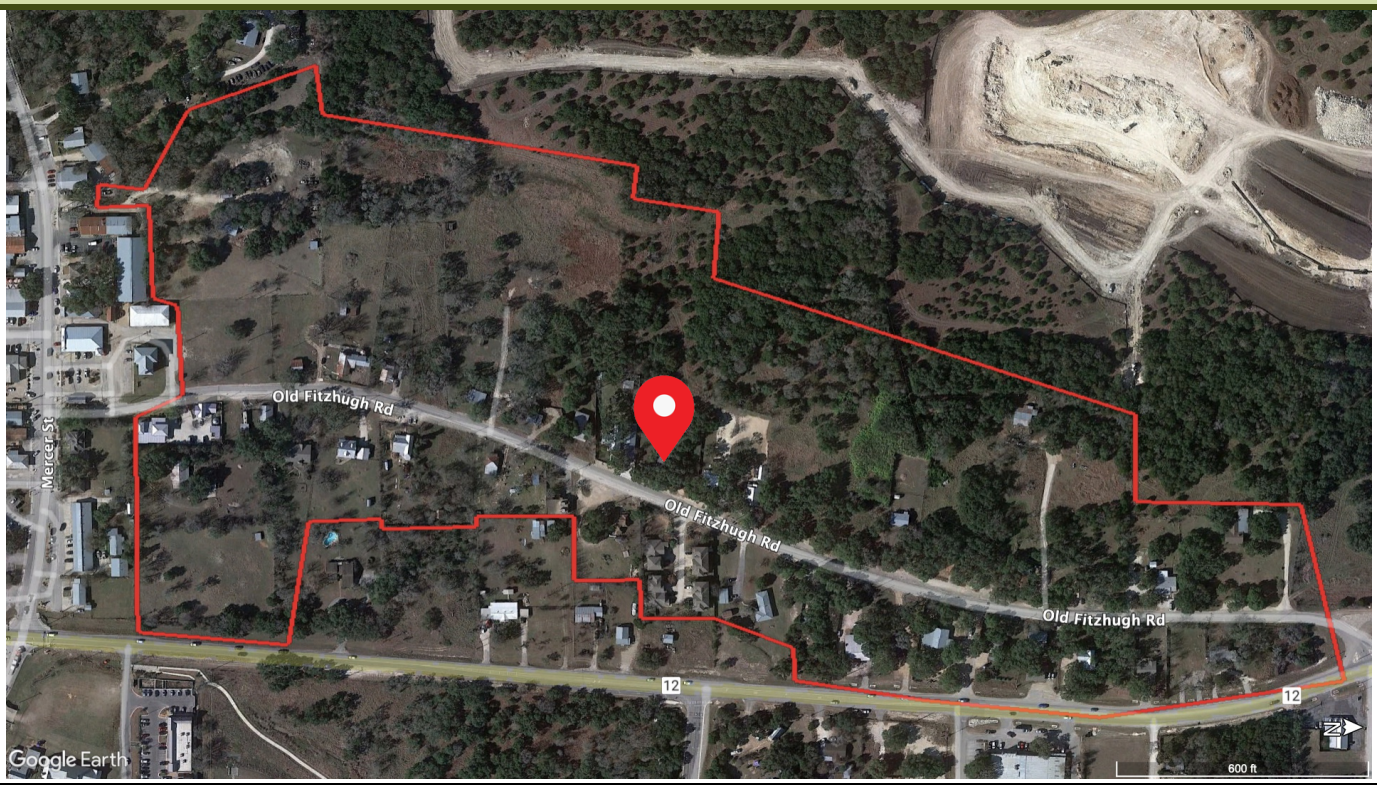
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Historic-age south addition

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View NW | East (primary) and south elevations

View W | East (primary) elevation

ANCILLARY STRUCTURE #21B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1936
CURRENT USE Garage/shed	**HISTORIC USE** Garage
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Front gable	**ROOF MATERIAL** Corrugated metal

NOTES Likely constructed at the same time as the main building.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

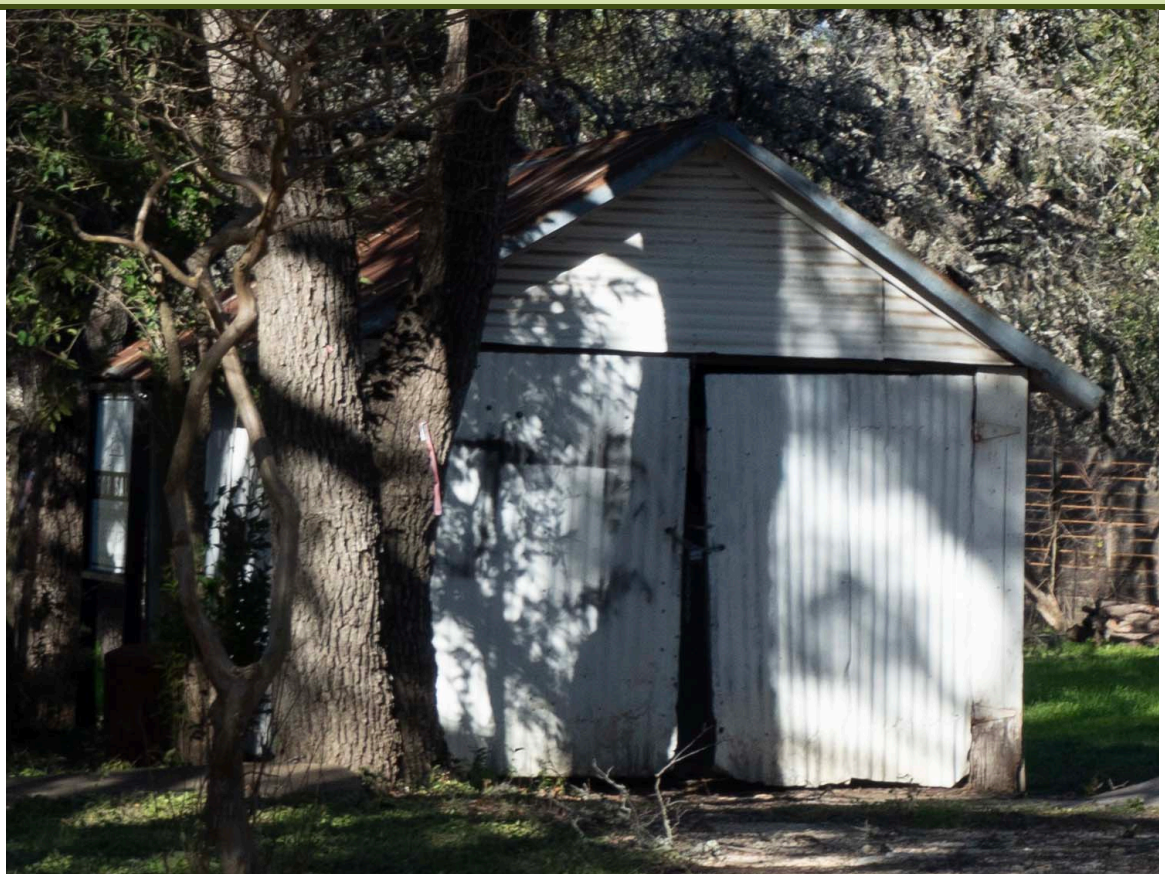
INTEGRITY ☒Location ☒Setting ☐Design ☐Materials ☐Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original roof; non-original siding; non-original doors.

NOTES Despite replacement materials, the structure retains importance as one of the few early historic-age automobile-related ancillary structures to remain extant in the district.

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



View W | East (primary) elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #22A

IDENTIFICATION

ADDRESS 515 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Jesse E. Ragland House

CURRENT NAME n/a

LAT 30.196589 | **LONG** -98.088948

PARCEL# See additional information

LEGAL DESCRIPTION See additional information

OWNER NAME See additional information

OWNER ADDRESS See additional information

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.84

ARCHITECTURAL STYLE(S) Vernacular Craftsman

NO. OF STORIES 1 | **PLAN** L-plan

ROOF TYPE Cross gable | **ROOF MATERIAL** Standing seam metal

WALL CLADDING Polygonal rubble limestone | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 1/1

FRONT PORCH TYPE/PLACEMENT Center of east (primary) elevation with front gable roof and limestone piers

CHARACTER-DEFINING FEATURES Polygonal rubble limestone cladding, exposed rafter tails, north elevation limestone chimney

LANDSCAPE FEATURES The main buliding sits near the southeast corner of parcel R17917. A large ancillary building and a paved parking lot straddles the northeast corner of parcel R17917 and the southeast corner of parcel R17916. A wood picket fence encircles the front yard in front of the main building. Gravel covers the area between the picket fence and OFR. Grassy lawn with trees and landscaping beds cover the remainder of parcel R17917.

NOTES Resources 22A and 22C are located on parcel R17917. Resource 22B straddles parcels R17917 and R17916.

ANCILLARY STRUCTURES ☐No ☒Yes Building to the north of the main building, shed at the southwest corner of the parcel

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT P.L. Turner sold this property to J. and Nora Howard in 1936. They subdivided the lot and sold this portion to Jesse E. Ragland in 1941. The Ragland's owned the property until 1970 when they sold to Eddie W. Needham. Needham sold to Sherri Lynne Johnson (later Bennett) in 1996.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

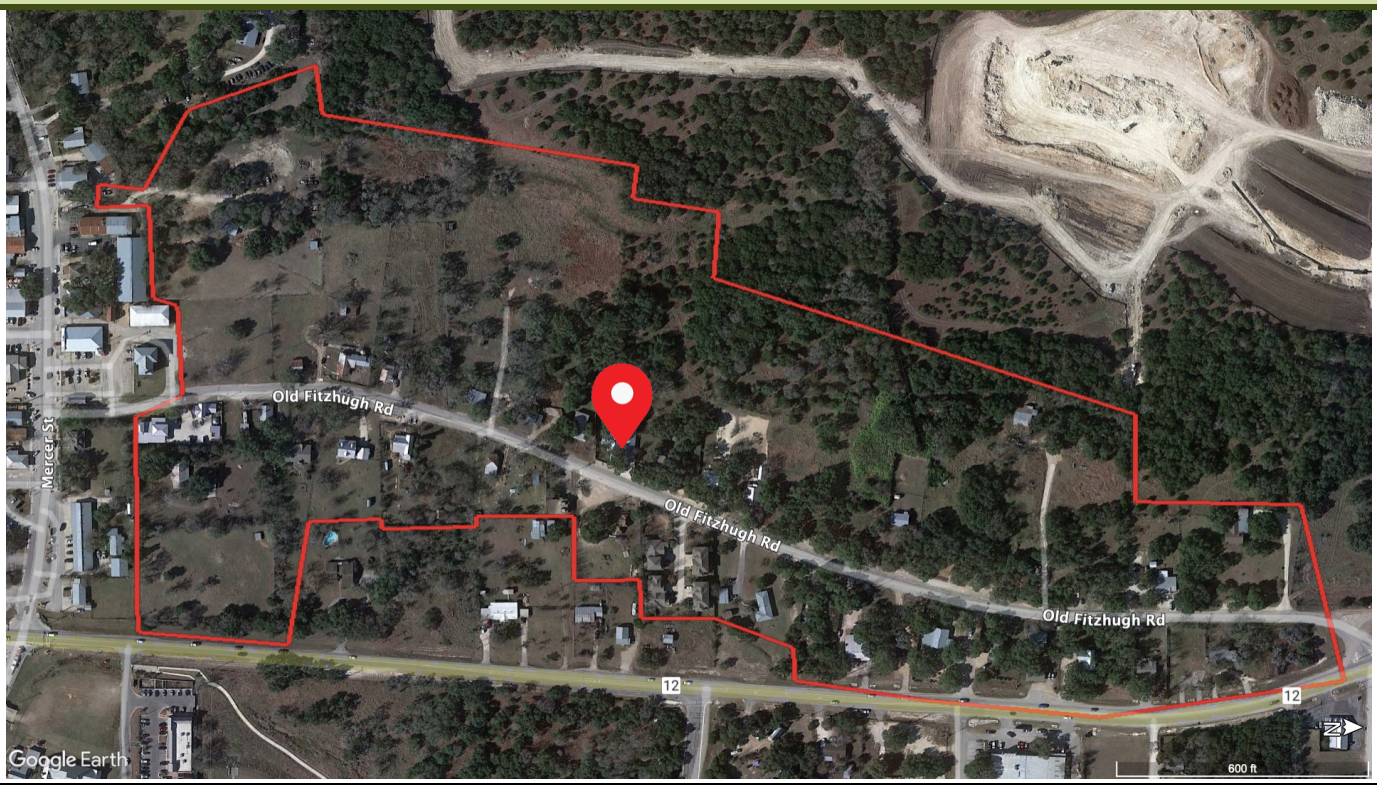
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Addition on south elevation; non-original roof; non-original windows.

NOTES The south addition is significant in size, but it does not overly detract from the integrity of the building.

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View NW | East (primary) and south elevations

IDENTIFICATION — ADDITIONAL INFORMATION

PARCEL# R17917, R17916

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.5; A0415 PHILIP A SMITH SURVEY, ACRES 0.84

OWNERS R17917 : Martin, Kerry & Lee Ann, 515 Old Fitzhugh Road, Dripping Springs, TX 78620
R17916 : Satterfield Resources LLC, 1491 Hazy Hills Loop, Dripping Springs, TX 78620

ANCILLARY STRUCTURE #22B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown
CURRENT USE Commerce / Specialty Store	**HISTORIC USE** Unknown
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** EIFS, vinyl shingles, limestone veneer
ROOF TYPE Front gable	**ROOF MATERIAL** Corrugated metal
NOTES Straddles parcels R17917 and R17916.	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Limestone veneer and piers added c. 2016; vinyl gable shingles added c. 2019.

NOTES Waits states that Mrs. Sherri Lynne Bennett established an upholstery business “in a building next to her house” in 1993 but does not specify if the building was constructed at that time. Unable to confirm presense on historic aerials due to dense tree cover. Does not appear to have been surveyed by Roark in 2014.

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View W | East (primary) elevation

ANCILLARY STRUCTURE #22C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown
CURRENT USE Storage shed	**HISTORIC USE** Unknown
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood
ROOF TYPE Front gable, shed	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View W | East (primary) elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #23A

IDENTIFICATION

ADDRESS 400 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME John T. Spaw House

CURRENT NAME n/a

LAT 30.196538 | **LONG** -98.088399

PARCEL# R17925

LEGAL DESCRIPTION ABS 0415 9-2316-01-17 P A SMITH SURVEY 0.850 AC GEO#90401234

OWNER NAME Austin, Bart & Thuanh, T Ho

OWNER ADDRESS 8517 Steamline Cir
Austin, TX 78745

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.850

ARCHITECTURAL STYLE(S) National Folk - Pyramidal Family

NO. OF STORIES 1 | **PLAN** Compound

ROOF TYPE Hipped | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Coursed square rubble limestone | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 6/6

FRONT PORCH TYPE/PLACEMENT Extends across south half of the west (primary) elevation with a shed roof and wood posts

CHARACTER-DEFINING FEATURES Pyramidal roof with little to no eave overhang, coursed square rubble limestone exterior walls

LANDSCAPE FEATURES The building sits near the northwest corner of the parcel. A gravel lot covers the southwest corner of the parcel. A low limestone wall separates the building from the gravel lot. A wire metal fence with wood posts encloses a small area along the south elevation of the house. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Shed to the east (rear) of the main building, shed to the south of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1913 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Built by John T. Spaw, originally with wood siding, using lumber from the old Middlebrook school and church. Spaw added stones personally hauled from Creek Road at a later time. The building remained in the Spaw family, inherited by subsequent generations, until it was sold in 2002.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

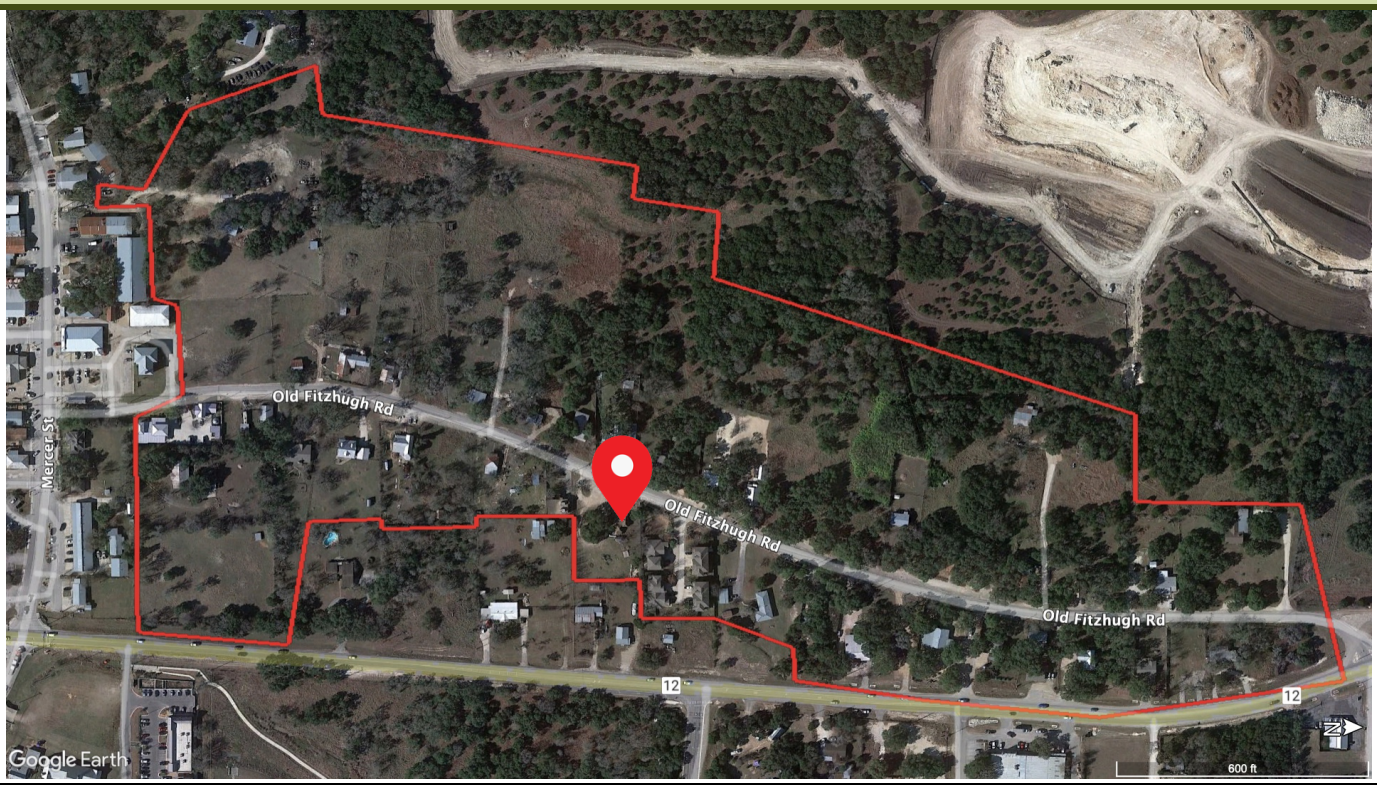
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Stone veneer added during period of significance; non-original vinyl windows; non-original porch roof.

NOTES Vinyl windows somewhat detract from integrity of materials.

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View NE | West (primary) and south elevations

View E | West (primary) elevation

ANCILLARY STRUCTURE #22B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1915
CURRENT USE Shed	**HISTORIC USE** Agriculture / Smokehouse
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Asphalt shingle
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES According to the 2014 Roark survey, this is the last remaining smokehouse located within the survey area. Roark did not assign the resource a survey number.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS It appears the resource may have some replacement siding, but it was difficult to view from the public ROW.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View NE | South (primary) and west elevations

ANCILLARY STRUCTURE #22C

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** Unknown - possibly historic-age
CURRENT USE Shed	**HISTORIC USE** Unknown
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES Unable to confirm presence on historic aerials due to dense tree cover. Does not appear to have been surveyed by Roark in 2014.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS No apparent alterations.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West and south elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #24

IDENTIFICATION

ADDRESS 505 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Jesse and Nora Howard House

CURRENT NAME n/a

LAT 30.196257 | **LONG** -98.089039

PARCEL# R17898

LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 1.00 AC GEO#90401208

OWNER NAME Hungry Wolf LLC

OWNER ADDRESS 207 Seneca Dr
Austin, TX 78737

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 1.00

ARCHITECTURAL STYLE(S) Vernacular Bungalow

NO. OF STORIES 1.5 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Standing-seam metal

WALL CLADDING Stucco, fiber cement lap | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double-hung, 6/6; Vinyl frame, fixed sash

FRONT PORCH TYPE/PLACEMENT Extends across east (primary) elevation with a shed roof, arched fascia between stucco-clad piers, and a concrete deck

CHARACTER-DEFINING FEATURES Arched fascia between porch piers, south elevation polygonal coursed limestone chimney

LANDSCAPE FEATURES The building sits near the east side of the parcel. A masonry sidewalk leads from OFR to the primary entrance. Wood privacy fencing extends from the north and south elevations of the building, shielding the rear portion of the parcel from OFR. Grass and trees cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1936 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT The property was sold by Turner to J.H. and Nora Byrant Howard in 1936, and they likely constructed the current dwelling. Nora Bryant sold the property to W.E. and Clarence McNair in 1949, and it later passed to Charlie "Buck" Haydon in 1959.

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☒Location ☒Setting ☐Design ☒Materials ☐Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Non-historic clerestory addition; 2013 covered porch on west (rear) elevation; non-original roof; non-original windows and doors.

NOTES The clerestory addition detracts from integrity of design, feeling, and association.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SW | East (primary) and north elevations

View NW | East (primary) and south elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #25

IDENTIFICATION

ADDRESS 330 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.19610 | **LONG** -98.08848

PARCEL# R17924

LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.168 AC GEO#90401233

OWNER NAME General Telephone Co of the Southwest

OWNER ADDRESS PO Box 152206
Irving, TX 75015

HISTORIC USE n/a; not historic age

CURRENT USE Industry / Communications Facility

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.168

ARCHITECTURAL STYLE(S) No Style

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Flat | **ROOF MATERIAL** BUR

WALL CLADDING Brick | **WINDOWS** None

WINDOW MATERIAL/CONFIGURATION n/a

FRONT PORCH TYPE/PLACEMENT n/a

CHARACTER-DEFINING FEATURES Windowless brick masonry communications building with a flat roof

LANDSCAPE FEATURES The building sits near the rear (east) of the parcel. A wood privacy fenced area containing equipment extends from the west elevation. Paved parking with landscape islands cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1985 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT n/a

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

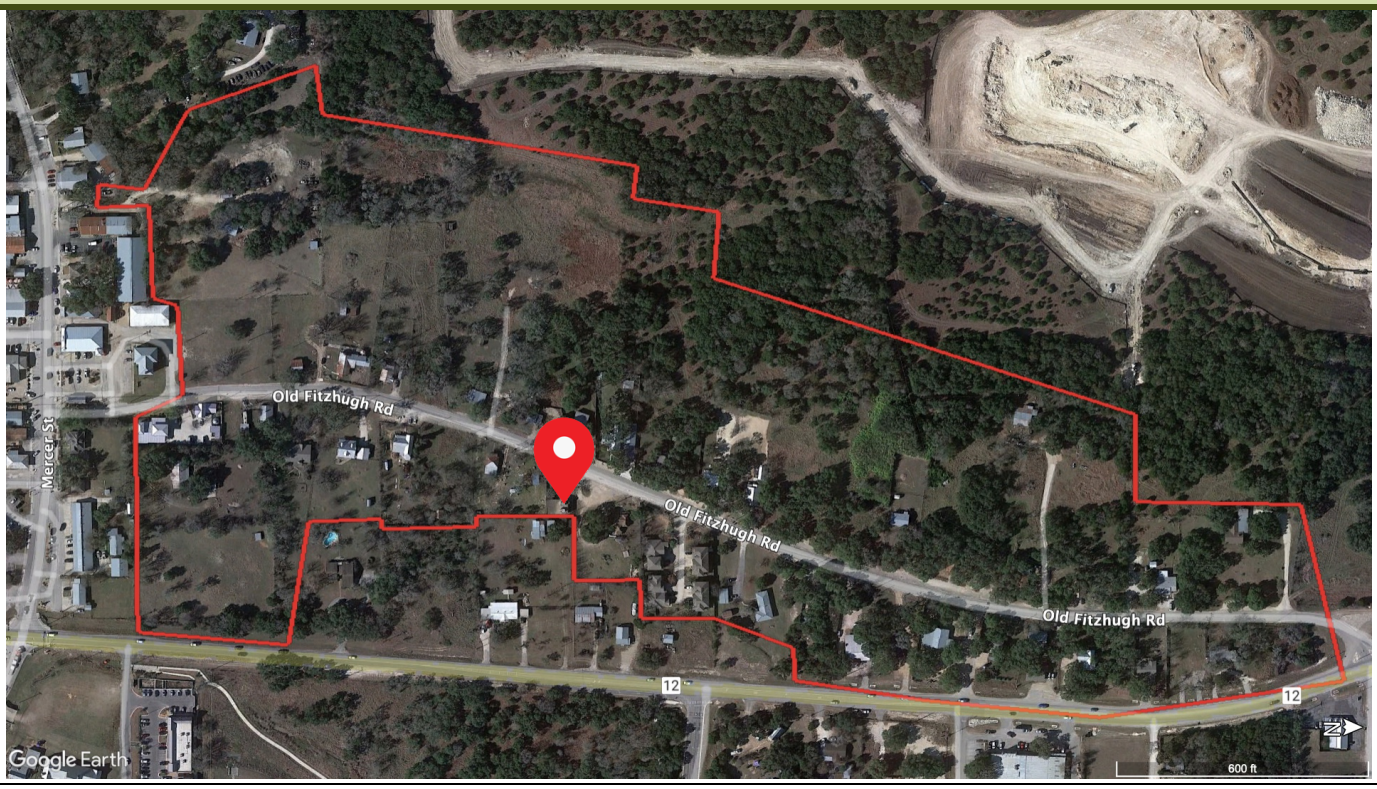
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age, no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View SE | North and west elevations

View E | West elevation

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #26

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS Old Fitzhugh Road (no street number listed)

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.195953 | **LONG** -98.089164

PARCEL# R17900

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 4.38

OWNER NAME Hungry Wolf LLC

OWNER ADDRESS 207 Seneca Dr
Austin, TX 78737

HISTORIC USE Domestic / Secondary Structure

CURRENT USE Domestic / Secondary Structure

ARCHITECTURAL INFORMATION

CATEGORY ☐Building ☐Site ☒Structure ☐Object | **ACREAGE** 4.38

ARCHITECTURAL STYLE(S) No Style

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Vertical wood plank | **WINDOWS** None

WINDOW MATERIAL/CONFIGURATION n/a

FRONT PORCH TYPE/PLACEMENT n/a

CHARACTER-DEFINING FEATURES n/a

LANDSCAPE FEATURES The structure sits near the northeast corner of the parcel. A curved paved drive provides access to the garage from OFR. Grass and trees cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1980 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Property originally part of W.A. and Ila Mae Horner landholdings purchased in 1930. The Horners sold the property to Johnny Gonzales in 1979, then Donny Ray George (1983), Wanda Greer and Rose Glass, and later Olivia Gonzales. Numerous structures on the property have since been demolished.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Main residence (a mobile home) and numerous outbuildings on the property demolished ca. 2018.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SW | North and east elevations

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #27A

IDENTIFICATION

ADDRESS 310 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Old Dripping Springs Telephone Office

CURRENT NAME Dog 'N' Bone

LAT 30.195692 | **LONG** -98.088820

PARCEL# R17923

LEGAL DESCRIPTION ABS 415 PHILIP A SMITH SURVEY 0.63 AC GEO#90401232

OWNER NAME Dog 'N' Bone LLC

OWNER ADDRESS 310 Old Fitzhugh Road
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling; Industry / Communications

CURRENT USE Commerce / Bar

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.63

ARCHITECTURAL STYLE(S) National Folk - Pyramidal Family

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Hipped, shed | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Coursed rubble limestone | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Historic replica wood-sash, double-hung, 1/1

FRONT PORCH TYPE/PLACEMENT Centered on the west (primary) elevation with a shed roof, square wood posts, and a concrete deck with coursed rubble limestone skirting

CHARACTER-DEFINING FEATURES Coursed rubble limestone exterior walls, pyramidal hipped roof, square massing, symmetrical front facade

LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A concrete sidewalk leads from OFR to the primary entrance. Gravel drives flank the building to the north and south connecting OFR to a gravel parking lot to the east (rear) of the building. Grass and some trees cover the remainder of the parcel. A wire fence with log fence posts surrounds the property.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Covered stage near the northwest corner of the parcel, food truck near the center of the parcel

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1923 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Around 1923, Samp McLendon built the small house north of his 1912 house (Resource 21A) and moved the telephone switchboard there. Ila Mae Horner and her husband Wallace moved into the house and Ila Mae took over as switchboard operator, a position she held for 37 years (until 1960). In 1962 James O. Roberts purchased the building and added the rock veneer at that time. The property later passed to Mary Alice Roberts (1998), Alsia Ferrer (2015), and was rehabilitated as the Dog 'N' Bone business ca. 2019.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

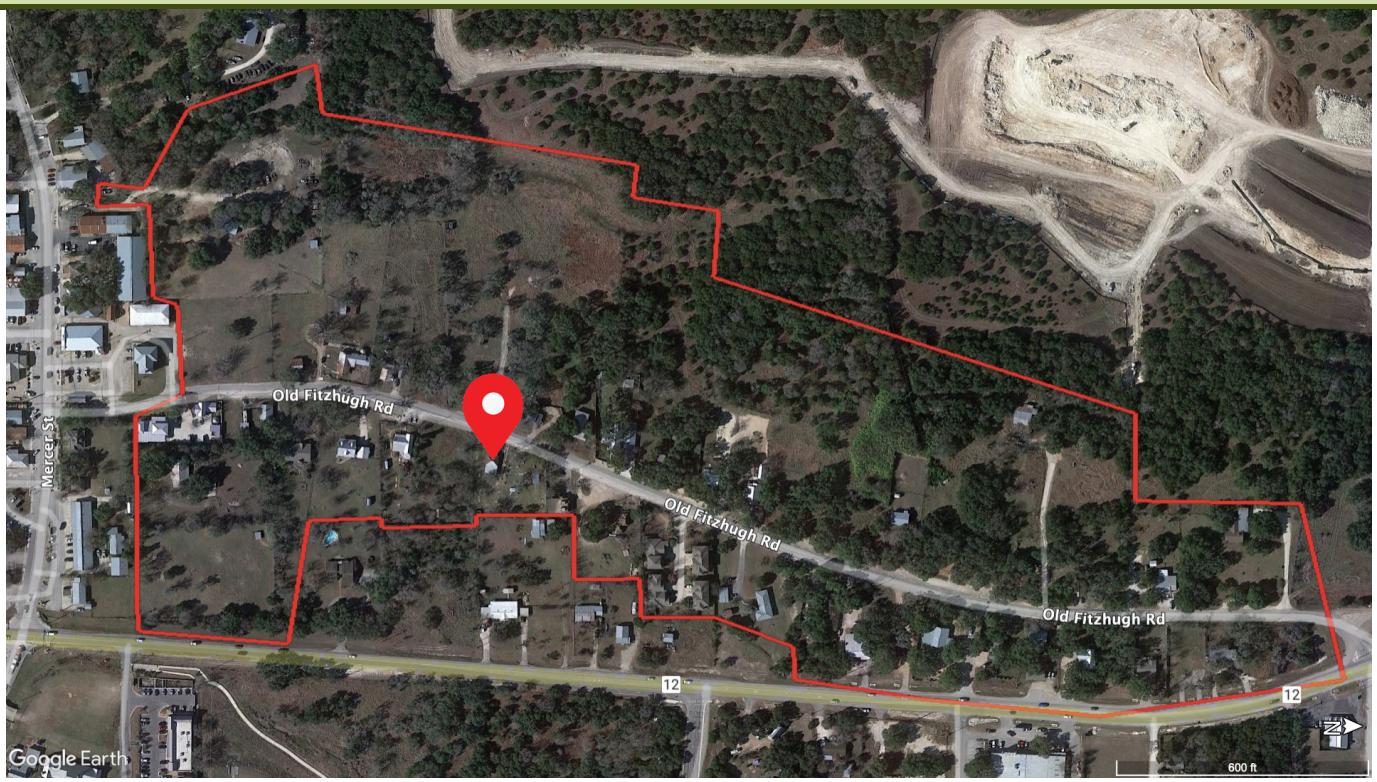
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS C. 1962, exterior stone veneer installed; c. 2019, rehabilitated and converted to commercial use.

NOTES The gravel drives and parking lot, which cover a significant portion of the parcel, somewhat detract from the integrity of setting and the feeling/association of a rural landscape. Potentially eligible for listing on the NRHP due to its association with the early twentieth century development of telecommunications in Dripping Springs.

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View E | West (primary) elevation

View SE | West (primary) and north elevations

ANCILLARY STRUCTURE #27B

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** c. 2019
CURRENT USE Recreation	**HISTORIC USE** n/a, not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Shed	**ROOF MATERIAL** Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View NE | West and south elevations

ANCILLARY STRUCTURE #27C

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** c. 2019
CURRENT USE Commerce / Restaurant (food truck)	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Aluminum
ROOF TYPE Flat	**ROOF MATERIAL** Aluminum

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #28

IDENTIFICATION

ADDRESS 301 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Minnie Horner House

CURRENT NAME n/a

LAT 30.195608 | **LONG** -98.089345

PARCEL# R17918

LEGAL DESCRIPTION ABS 415 P A SMITH SURVEY 0.50 AC GEO#90401224

OWNER NAME Three Zero One Old Fitzhugh LLC

OWNER ADDRESS 421 Sportsplex Dr Ste C
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.50

ARCHITECTURAL STYLE(S) Minimal Traditional

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Front gable, shed | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Aluminum lap | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Aluminum-frame, double-hung, horizontal 2/2

FRONT PORCH TYPE/PLACEMENT Recessed into southeast corner with square wood posts and a concrete deck with limestone apron

CHARACTER-DEFINING FEATURES Exposed rafter tails, aluminum-frame windows, limestone porch apron

LANDSCAPE FEATURES The building sits near the northeast corner of the parcel. Grassy lawn and trees cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1950 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT P.L. Turner sold to W.A. and Ila Mae Horner in 1930. A house was constructed on the property in 1950, later home to their daughter Minnie. Minnie Horner provided ice to the community from the 1920s through 1950s and kept an icehouse in a small insulated wood building downtown. Mrs. Horner also sold milk, cream, and butter, and often would sell her goods from her Model T coupe. The Horners sold the property to Virgil and Bonnie Prescott, and it remained in their family until 2018 when it was sold to Barbara Jannard.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

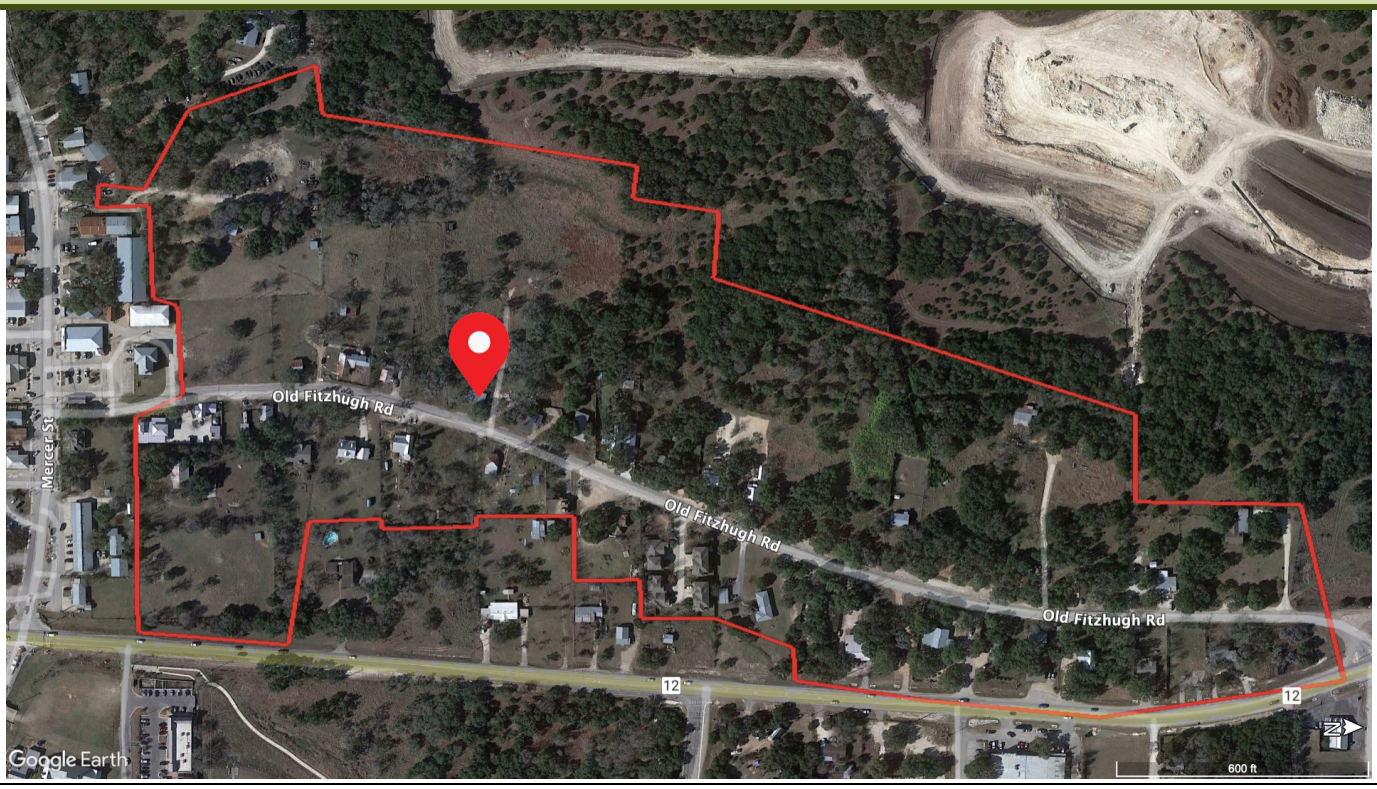
INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Possibly historic-age addition on north elevation; non-original aluminum lap siding.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View SW | East (primary) and north elevations

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #21A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 250 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME W.S. McClendon House and Telephone Exchange

CURRENT NAME n/a

LAT 30.195130 | **LONG** -98.088955

PARCEL# R121424

LEGAL DESCRIPTION CANNON ESTATES WEST, Lot 7B, ACRES 0.888

OWNER NAME Haydon, Charles W & Sherry E

OWNER ADDRESS 601 Gatlin Creek Rd
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.888

ARCHITECTURAL STYLE(S) Folk Victorian

NO. OF STORIES 1 | **PLAN** T-plan

ROOF TYPE Cross gable | **ROOF MATERIAL** Standing seam metal

WALL CLADDING Wood clapboard | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 2/2

FRONT PORCH TYPE/PLACEMENT Extends across south 2/3 of west (primary) elevation with a hipped roof, turned wood columns, wood railings, and a wood deck.

CHARACTER-DEFINING FEATURES Brick chimney on the south elevation, turned wood porch columns, partial-width inset front porch, angled exterior at projecting front gable purpose-built to house the telephone switchboard.

LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A wood picket fence surrounds the house on the west, north, and south elevations. A circular gravel drive wraps around a grassy landscaping bed between OFR and the picket fence. Grass, trees, and shrubs cover the remainder of the parcel.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Shed near the northeast corner of the main building, shed near the east side of the parcel

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1900 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT W. S. "Samp" McLendon home built 1912 with a unique angled room in projecting front gable to house telephone switchboard. The only L-plan dwelling remaining in the city (per HHM). Restored in 1995 by Charlie Haydon.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS C. 2003, east elevation addition; non-historic windows; non-historic front door.

NOTES Potentially individually eligible for the NRHP due to its association with early twentieth century development of telecommunications in Dripping Springs.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View E | West (primary) elevation

View NE | West (primary) and south elevations

ANCILLARY STRUCTURE #31B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown, historic-age
CURRENT USE Outbuilding	**HISTORIC USE** Outbuilding
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Unknown, not visible from ROW
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES Along the east (rear) side of the parcel, surrounded by trees, grass, and shrubs; limited visibility from OFR.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Unknown - not visible from public ROW.

NOTES Building appears on 1962 historic aerial photograph.

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

Google Earth 2017 Aerial | Roof

ANCILLARY STRUCTURE #31C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** Unknown, historic-age
CURRENT USE Outbuilding	**HISTORIC USE** Outbuilding
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Unknown, not visible from ROW
ROOF TYPE Hipped	**ROOF MATERIAL** Asphalt shingle

NOTES Located to the east of the main house; surrounded by trees, grass, and shrubs; limited visibility from OFR.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

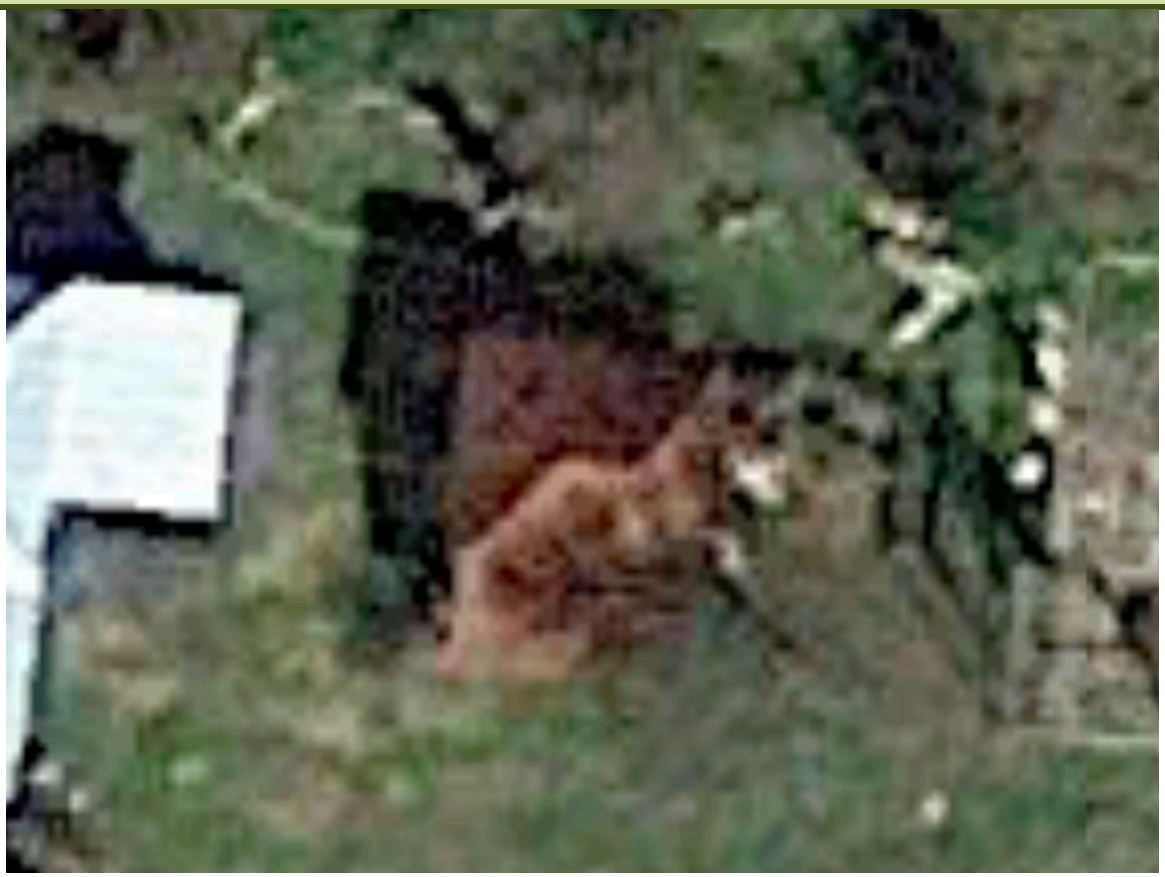
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Unknown - not visible from public ROW.

NOTES Building appears on 1962 historic aerial photograph

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



Google Earth 2017 Aerial | Roof

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #22A

IDENTIFICATION

ADDRESS 251 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Walter and Gertrude Clayton House

CURRENT NAME n/a

LAT 30.195015 | **LONG** -98.089481

PARCEL# R17920

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 0.37

OWNER NAME Casedy, Maureen N

OWNER ADDRESS 910 County Road 126A
Kingsland, TX 78639

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.37

ARCHITECTURAL STYLE(S) Minimal Traditional

NO. OF STORIES 1.5 | **PLAN** Rectangular

ROOF TYPE Front gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Largely replacement: vinyl frame, double hung, 6/6. One extant historic window on the north elevation: wood frame, double hung, Queen Anne style multi-lite/1.

FRONT PORCH TYPE/PLACEMENT Centered 1-bay stoop with a front gable bracketed awning and a concrete deck with limestone apron. Deck extends beyond the awning footprint. Side 1-bay stoop on east end of north elevation with a front gable roof, square wood posts, and concrete deck.

CHARACTER-DEFINING FEATURES Overhanging eaves with exposed rafter tails, minimal detailing

LANDSCAPE FEATURES The building sits near the east side of the parcel. A stone sidewalk leads from OFR to the primary entrance. A gravel drive leads from OFR to the carport located to the north of the building. A chainlink fence surrounds the yard behind the house. Trees, shrubs, and grass covers the remainder of the property.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Carport to the north of the main building, shed to the west of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1951 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originally part of the I.V. and Katie Davis tract, subdivided and sold to JW Butler in 1949. Walter and Gertrude Clayton purchased it in 1951 and built a home. Stayed in the Clayton family until sold to James and Martha Flaherty in 1980s, then Richard and Katherine Wright, Tim Wright, and Maureen Casedy (1994).

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

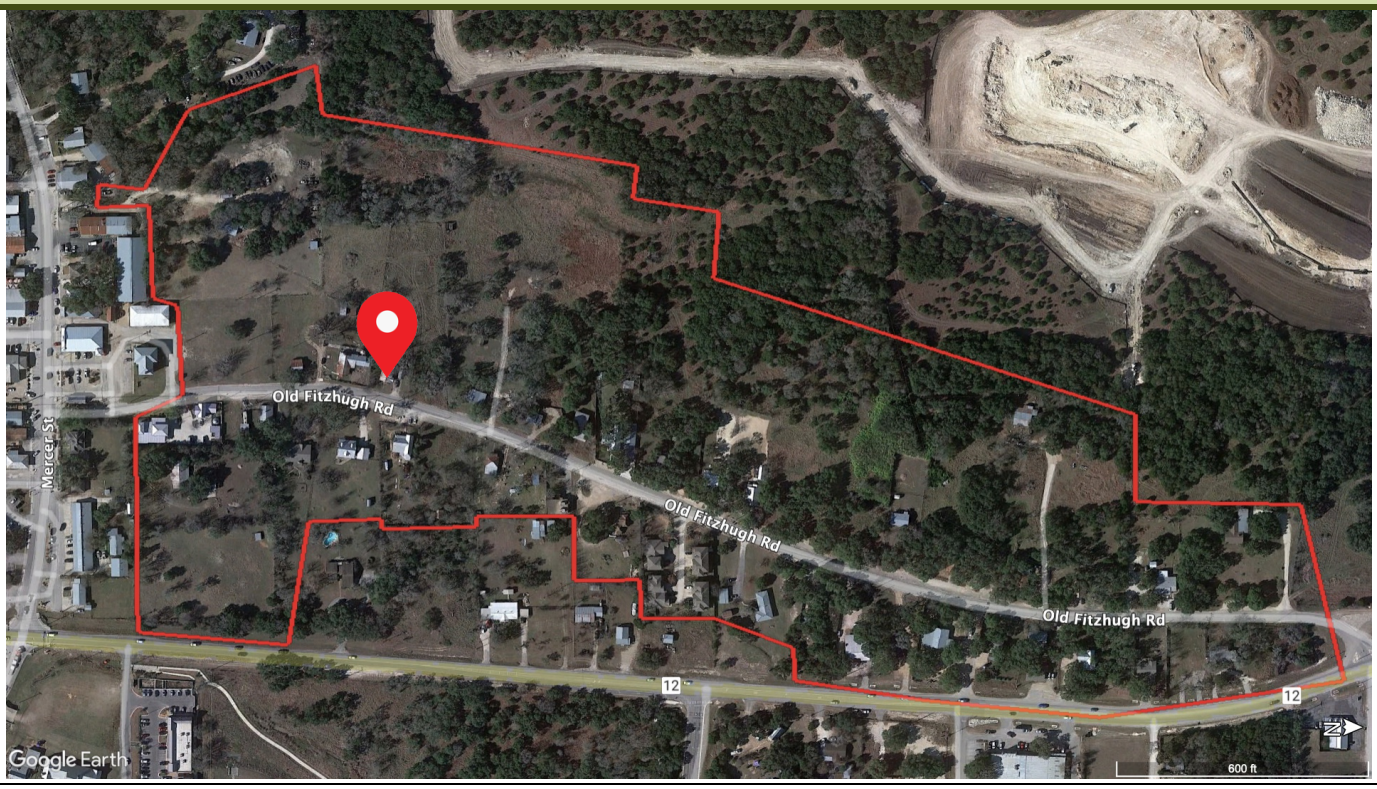
INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Non-original windows; non-original front door; possible historic-age rear addition and side porch on north elevation.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP



Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View SW | East (primary) and north elevations

ANCILLARY STRUCTURE #32B

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** c. 2000
CURRENT USE Carport	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Lap siding in gables
ROOF TYPE Front gable	**ROOF MATERIAL** Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East and north elevations

ANCILLARY STRUCTURE #32C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 2000
CURRENT USE Shed	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East and north elevations

ANCILLARY STRUCTURE #32D

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 2016
CURRENT USE Shed	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Unknown, not visible from ROW
ROOF TYPE Gable	**ROOF MATERIAL** Metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☐No ☐Yes

PHOTOGRAPH

View Google Earth 2023 Aerial | Roof

HISTORIC RESOURCE INVENTORY FORM

RESOURC

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 215 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME K. M. Davis House

CURRENT NAME n/a

LAT 30.194724 | **LONG** -98.089560

PARCEL# R17921

LEGAL DESCRIPTION ABS 415 9-2316-02-19 P A SMITH SURVEY 1.789 AC GEO#90401229

OWNER NAME 215 Old Fitzhugh Limited Partnership

OWNER ADDRESS 350 Dripping Springs Ranch RD
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 1.789

ARCHITECTURAL STYLE(S) Craftsman

NO. OF STORIES 1 | **PLAN** L-plan

ROOF TYPE Cross gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood clapboard, limestone veneer on addition west (rear) elevation | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood frame, double hung, 1/1 with non-historic exterior aluminum frame storm windows

FRONT PORCH TYPE/PLACEMENT Centered on the historic east (primary) elevation with a clipped front gable roof, tapered wood posts, non-original wood railings, and a concrete deck with limestone apron.

CHARACTER-DEFINING FEATURES Exposed rafter tails, tapered porch posts, clipped roof gables, projecting front porch

LANDSCAPE FEATURES The building sits near the northeast corner of the parcel. A wire fence atop a low limestone wall extends along the east side of the parcel between the house and OFR. A gravel drive extends from OFR to the south of the building. A stone sidewalk leads from the drive to the west (rear) elevation entrance. Grass covers the remainder of the parcel with some scattered trees.

NOTES The house has two side-by-side primary entrances on the east elevation. Both doors are replacements.

ANCILLARY STRUCTURES ☐No ☒Yes I. V. Davis, Jr. House Addition near the southeast corner of the parcel, shed to the west of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1941 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Built by local carpenter (per HHM). Katie Davis dismantled the main portion of the ca. 1902 home directly south to construct the residence. Roark gave the building a high preservation priority rating due it being one of the few "traditional family farms that were once common within the study area." Waits states Katie Davis never lived in the house but rented it out.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS c. 1980, north ell addition; non-historic front doors

NOTES The c. 1980 addition is significant in size, but it is compatible with the existing building and does not overly detract from the integrity of the building.

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View W | East (primary) elevation

View NW | East (primary) and south elevations

View NE | West (rear) and south elevations

ANCILLARY STRUCTURE #33B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1916
CURRENT USE Shed	**HISTORIC USE** Domestic / Single Dwelling
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood clapboard
ROOF TYPE Side gable	**ROOF MATERIAL** Corrugated metal

NOTES Waits stated this was a two-room 1916 addition to the original 1902 house. The main building was torn down in 1941, and Bradley Davis used the addition for storage. Roark assigned a high preservation priority rating due its role as one of the few “traditional family farms that were once common within the study area.”

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☐Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Loss of the main portion of the house occurred during the period of significance. Additional alterations include replacement front doors and concealed windows.

NOTES This building is one of the oldest remaining dwellings in the area, and retains its limestone foundation and most of its original clapboard siding.

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | East (primary) and north elevations

ANCILLARY STRUCTURE #33C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1970
CURRENT USE Shed	**HISTORIC USE** Agriculture / Shed
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Shed	**ROOF MATERIAL** Corrugated metal

NOTES Although one of the few remaining agricultural outbuildings in the study area, this structure was constructed ca. 1970 and does not have associations with the early development of the property.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS No alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View W | East elevation

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #24A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 216 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a, not historic age

CURRENT NAME n/a

LAT 30.194779 | **LONG** -98.088915

PARCEL# R71262

LEGAL DESCRIPTION MYSTY'S ACRES LOT 1 1.00 AC

OWNER NAME PKB Luna Enterprises LLC

OWNER ADDRESS 1510 E Creek Dr
Dripping Springs, TX 78620

HISTORIC USE n/a, not historic age

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 1.00

ARCHITECTURAL STYLE(S) No style

NO. OF STORIES 2 | **PLAN** Rectangular

ROOF TYPE Side gable | **ROOF MATERIAL** Standing seam metal

WALL CLADDING Limestone veneer, wood clapboard | **WINDOWS** ☐Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Double hung, 1/1

FRONT PORCH TYPE/PLACEMENT Extends across the full west (primary) elevation with a shed roof, square wood posts, and a concrete deck.

CHARACTER-DEFINING FEATURES Gabled dormers, limestone veneer exterior walls

LANDSCAPE FEATURES The building sits near the center of the parcel. A gravel drive leads from OFR to the garage. Grassy lawn covers the remainder of the parcel with some trees at the southwest corner.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Garage to the north of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1999 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Original lot was part of the land sold from J.A. Smith to Dr. E.P. Shelton in 1898. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided the lot. Misty and Russell Shelton built home 1996. Later sold to Lori McCarter (2002) and Karen Shelton Britsch (2006). Now owned by PKB Luna Enterprises LLC.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPH

View E | West (primary) elevation

ANCILLARY STRUCTURE #34B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** 2003
CURRENT USE Garage	**HISTORIC USE** n/a, not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Wood clapboard
ROOF TYPE Front gable	**ROOF MATERIAL** Corrugated metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West (primary) elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #35

IDENTIFICATION

ADDRESS 214 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME n/a

CURRENT NAME n/a

LAT 30.194438 | **LONG** -98.088848

PARCEL# R91736

LEGAL DESCRIPTION CLARENCE T SHELTON THE, LOT 2, ACRES 1.06

OWNER NAME Green, Kathy Ann Huey & Robert

OWNER ADDRESS 9003 Fairway Hill Dr
Austin, TX 78750

HISTORIC USE n/a, not historic age

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 1.06

ARCHITECTURAL STYLE(S) Ranch

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Cross gable | **ROOF MATERIAL** Asphalt shingle

WALL CLADDING Stone veneer | **WINDOWS** ☐Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, double hung, 9/6

FRONT PORCH TYPE/PLACEMENT Centered on the west (primary) elevation underneath primary roof with turned wood columns and a concrete deck at grade.

CHARACTER-DEFINING FEATURES Stone veneer, asymmetrical front gable

LANDSCAPE FEATURES The building sits near the west side of the parcel, set back from OFR. A half-circle gravel drive extends from OFR at the northwest and southwest corners of the parcel to cross in front of the building; a paved driveway . A low stone wall extends along the west side of the parcel, along OFR.

NOTES

ANCILLARY STRUCTURES ☒No ☐Yes

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1999

DISTRICT PERIOD OF SIGNIFICANCE 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT J.A. Smith built the first residence in 1883, later purchased in 1898 by Dr. E.P. Shelton. Shelton and his family resided in the home throughout his life. Later belonged to Edgar V. Shelton (1954), John E. Shelton (1962), and Clarence Shelton (1968) who subdivided the lot. The old home fell into disrepair and was demolished in the late twentieth century. Ruthie May and Jack Huey purchased the lot in 1998 and likely built the current dwelling soon after.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NE | West (primary) and south elevations

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #36A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 150 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME I.C.P/ McLendon House

CURRENT NAME n/a

LAT 30.194211 | **LONG** -98.089213

PARCEL# R23576

LEGAL DESCRIPTION W T CHAPMAN #2 BLK N PT 6 ABS 415 PA SMITH AC 0.28.. 9-2210-03-02 GEO#90403766

OWNER NAME Scott, John Jr

OWNER ADDRESS PO Box 115
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling; Industry / Communications

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.28

ARCHITECTURAL STYLE(S) National Folk - Massed-Plan

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Gable | **ROOF MATERIAL** Corrugated Metal

WALL CLADDING Aluminum lap siding | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood frame, double hung, 2/2. Non-historic metal storms cover all windows.

FRONT PORCH TYPE/PLACEMENT Recessed into the southwest corner of the building. Infilled since the 1988 HHM survey.

CHARACTER-DEFINING FEATURES Pitched gable roof, central limestone chimney, minimal detailing

LANDSCAPE FEATURES The building sits at the northwest corner of the parcel. A gravel drive leads from OFR to the garage. A wood privacy fence surrounds the yard to the south and east of the main building. Grass covers the remainder of the parcel with trees along the perimeter.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Garage to the southeast of the main building

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1890 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Unnamed DS library source claims this is the I.C.P. McLendon House built in 1884 which later housed the telephone exchange until his son Samp built a new house at 115 OFR in 1912. The McLendon family sold the property to O.V. Stubbs in 1921. Subsequent sales of the property include to J.E. Spaw in 1925, I.D. Hedges in 1934, D.W. Crenshaw in 1936, O.J. Bean in 1937, John W. Ireland in 1957, and Bessie Ireland Scott in 1971.

Roark refers to the home as the Patton house, although deed records do not suggest he ever owned the property. If the source material is accurate, this is one of the oldest remaining homes in the district.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☐Materials ☐Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Post-1988, infilled front porch; non-original aluminum lap siding; non-original window and door surrounds.

NOTES Despite alterations to the porch and materials, the property retains high priority as one of the oldest extant dwellings in the district and for its association with the early development of telecommunications in Dripping Springs.

ENDANGERED ☐No ☒Yes Building is leaning/sinking

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NE | West and south elevations

View E | West elevation

ANCILLARY STRUCTURE #36B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** 1910
CURRENT USE Garage	**HISTORIC USE** Outbuilding
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Side Gable	**ROOF MATERIAL** Corrugated metal

NOTES One of the few remaining historic-age outbuildings associated with early twentieth century development.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS Replacement roof; non-original wood plank doors cover what appear to be historic wood doors with glazing.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #27A

IDENTIFICATION

ADDRESS 102 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME W.T. Chapman Boarding House

CURRENT NAME Eclectic Innovative Solutions LLC

LAT 30.193815 | **LONG** -98.089213

PARCEL# R23575

LEGAL DESCRIPTION W T CHAPMAN #2 9-2210-03-03 BLK S PT OF 6 & ABS 415 P A SMITH SURVEY 0.443 AC* GEO#90403765

OWNER NAME Weeton Properties LLC

OWNER ADDRESS 6433 Soter Pkwy
Austin, TX 78735

HISTORIC USE Domestic / Boarding House; Domestic / Single Dwelling

CURRENT USE Commerce / Business

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 0.443

ARCHITECTURAL STYLE(S) No Style

NO. OF STORIES 2 | **PLAN** Cross

ROOF TYPE Cross gable | **ROOF MATERIAL** Standing seam metal

WALL CLADDING Fiber cement and stone veneer | **WINDOWS** ☐Historic ☒Replacement

WINDOW MATERIAL/CONFIGURATION Vinyl frame, fixed pane with simulated check rail and divided lite grills

FRONT PORCH TYPE/PLACEMENT Centered on the south (primary) elevation below an enclosed second-story. Features tapered wood columns atop stone piers and a concrete slab deck at grade.

CHARACTER-DEFINING FEATURES Cross-gable massing, limestone veneer exterior walls

LANDSCAPE FEATURES The main building is located at the northwest corner of the parcel. A stepped stone wall extends along the west elevation of the main building. A secondary building is located at the southwest corner of the parcel and a carport and trash corral is located near the northeast corner of the parcel. A paved parking lot covers the remainder of the parcel with some landscaping beds and trees.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Secondary building at the south end of the parcel, carport and trash corral near the northeast corner of the parcel

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 1881 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT In 1881, W.T. Chapman platted the townsite, and the Austin-Fredericksburg Road (roughly present-day Mercer Street) was the main commercial core of the community. That year the first school opened, Dripping Springs Academy, and Chapman constructed a two-story boarding house across Fitzhugh Road to house students. The building was later converted to a residence, and was remodeled several times throughout the twentieth century, most recently ca. 2016 when the entire exterior, and likely interior, was substantially altered.

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☒Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Original building was remodeled and extensively altered beyond recognition c. 2016. Current structure retains similar form and massing, but materials and proportions have been changed. Current building is unrecognizable as an historic 1881 boarding house and residence.

NOTES

ENDANGERED ☒No ☐Yes

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NE | South (primary) and west elevations

View SE | North and west elevations

ANCILLARY STRUCTURE #37B

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** 2016
CURRENT USE Other / Carport and trash corral	**HISTORIC USE** n/a; not historic age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Stone veneer
ROOF TYPE Shed	**ROOF MATERIAL** Standing seam metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

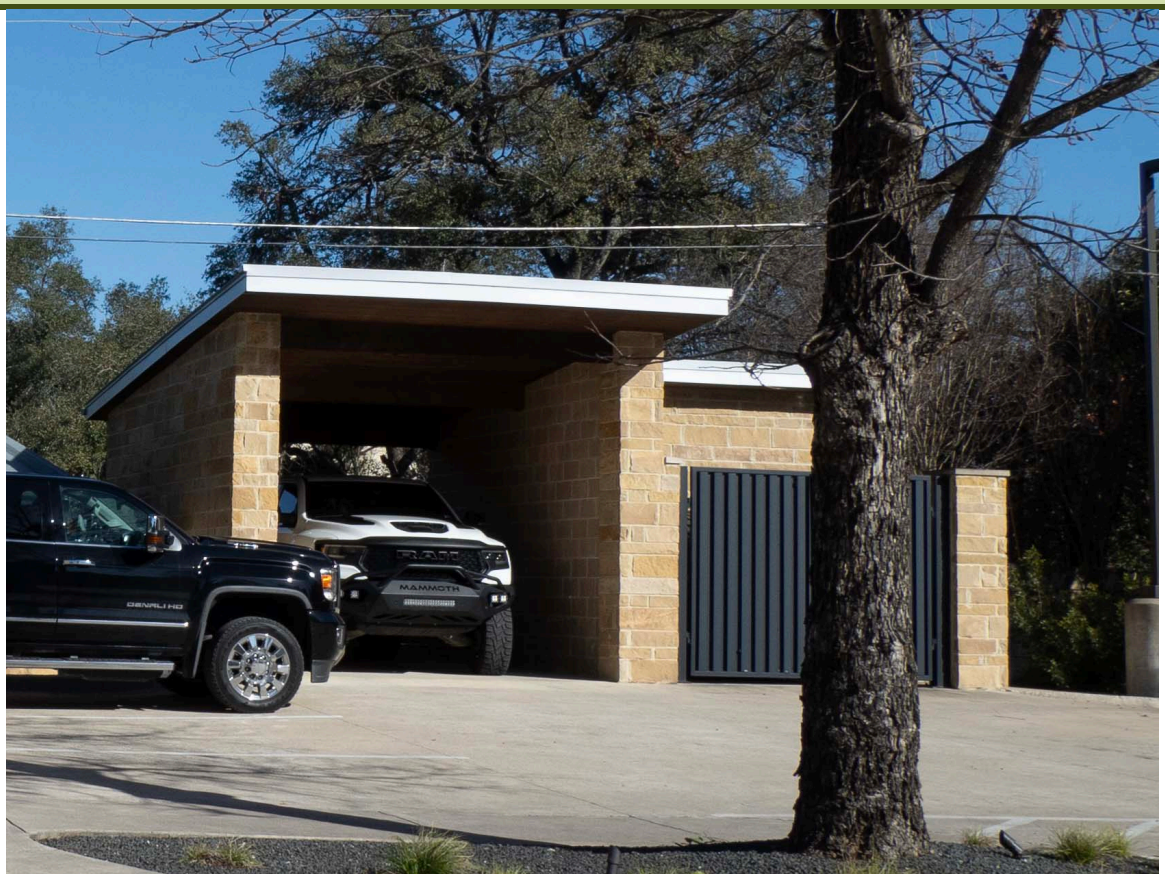
INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH



View NE | South (primary) and west elevations

ANCILLARY STRUCTURE #37C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** 2016
CURRENT USE Commerce / Business	**HISTORIC USE** n/a; not historic age
NO. OF STORIES 1.5	**EXTERIOR WALL CLADDING** Fiber cement, stone veneer
ROOF TYPE Hipped, gable	**ROOF MATERIAL** Standing seam metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View S | North (primary) elevation

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

RESOURCE #38A

IDENTIFICATION

ADDRESS 100 Old Fitzhugh Road

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME D.W. Crenshaw / John E. Spaw House

CURRENT NAME n/a

LAT 30.193653 | **LONG** -98.088678

PARCEL# R17947

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 3.17

OWNER NAME PKB Bebe Enterprises LLC

OWNER ADDRESS 1510 E Creek Dr
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 3.17

ARCHITECTURAL STYLE(S) Craftsman

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Cross-gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Wood clapboard | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 1/1; historic wood-frame exterior screens

FRONT PORCH TYPE/PLACEMENT One bay roughly centered on the primary (south) elevation with a front-gable roof, tapered box posts on brick piers, and a concrete deck

CHARACTER-DEFINING FEATURES Exposed rafter tails, decorative exterior wood window screens

LANDSCAPE FEATURES The building sits near the southwest corner of the parcel. A gravel drive provides access from OFR. A low stone wall extends behind the main building. Mature trees surround the main building and the parcel perimeter and cluster at the center of the parcel. Trees, shrubs, and grass cover the remainder of the parcel.

NOTES The main building sits on piers, installed c. 2016 due to structural issues.

ANCILLARY STRUCTURES ☐No ☒Yes Shed near the northeast corner of the main building, shed at the north side of the parcel

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1925 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941. Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association

ALTERATIONS Possible early alterations prior to 1930; non-historic carport on north elevation; non-original porch railings; c. 2016, historic foundation removed and replaced with concrete piers

NOTES

ENDANGERED ☐No ☒Yes ; Structural issues appear to have been addressed c. 2016 with concrete foundation piers. However, lower clapboards have not been replaced, leaving the apron and lower walls exposed to the elements and susceptible to rot and deterioration.

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View NE | South (primary) and west elevations

View SE | North and west elevations

ANCILLARY STRUCTURE #38B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1925
CURRENT USE Outbuilding	**HISTORIC USE** Outbuilding
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES Associated with 1920s Crenshaw homestead and subsistence farm/ranch

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS No significant alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View E | West elevation

ANCILLARY STRUCTURE #38C

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 2000
CURRENT USE Outbuilding	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Unknown; not visible from ROW
ROOF TYPE Flat	**ROOF MATERIAL** Metal

NOTES

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; no alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View Google Earth 2024 Aerial | Roof

HISTORIC RESOURCE INVENTORY FORM

RESOURCE #40A

Old Fitzhugh Road Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 380 Mercer Street

CITY/TOWN Dripping Springs

COUNTY Hays | **STATE** TX

HISTORIC NAME Garza Ranch/Garnett Ranch

CURRENT NAME n/a

LAT 30.193979 | **LONG** -98.090547

PARCEL# R17897, R23572

LEGAL DESCRIPTION A0415 PHILIP A SMITH SURVEY, ACRES 1.02; A0415 PHILIP A SMITH SURVEY, ACRES 3.53

OWNER NAME Garza, Richard R & Rosa L

OWNER ADDRESS 380 W Mercer St
Dripping Springs, TX 78620

HISTORIC USE Domestic / Single Dwelling

CURRENT USE Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY ☒Building ☐Site ☐Structure ☐Object | **ACREAGE** 4.55

ARCHITECTURAL STYLE(S) No Style

NO. OF STORIES 1 | **PLAN** Rectangular

ROOF TYPE Gable | **ROOF MATERIAL** Corrugated metal

WALL CLADDING Limestone, horizontal plank | **WINDOWS** ☒Historic ☐Replacement

WINDOW MATERIAL/CONFIGURATION Wood-sash, double-hung, 6/6; some with aluminum-frame storm windows

FRONT PORCH TYPE/PLACEMENT None

CHARACTER-DEFINING FEATURES Little ornament, limestone exterior walls, location setback from main roads adjacent to agricultural work zone

LANDSCAPE FEATURES The main building sits near the center of two adjacent, associated parcels. A gravel drive provides access from Mercer Street. Ruins associated with former residences are located at the north and south ends of the combined parcels. Trees, shrubs, and grass cover the remainder of the parcels.

NOTES

ANCILLARY STRUCTURES ☐No ☒Yes Four outbuildings, two separate ruins associated with former residences

ARCHITECTURAL HISTORY

CONSTRUCTION DATE c. 1965 | **DISTRICT PERIOD OF SIGNIFICANCE** 1881-1970

MOVED ☒No ☐Yes, Date

HISTORIC CONTEXT Property ownership of this parcel was difficult to discern; it appears it was inherited by W.S. Chapman's widow who conveyed it to her daughter Fannie Coopwood in 1918. Coopwood sold to W.S. Garnett, Sr. and W.S. Garnett, Jr. (deed mentions a well, an old barn) in 1935, then by Garnett's heirs to Mary Lou Haster in the 1950s, Epifanio and Francisco Garza in 1960, and Richard and Rosa Garza in 1974. This residence was likely constructed by members of the Garza family.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association

ALTERATIONS Much of the masonry veneer is in disrepair and is crumbling from the building's exterior. There appears to be a shed roof addition on the north elevation.

ENDANGERED ☐No ☒Yes Deteriorated cladding has left the building structure exposed to the elements

LOCATION MAP

Google Earth 2023

PHOTOGRAPHS

View SW | North and east elevations

View W | East elevation

ANCILLARY STRUCTURE #40B

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1975
CURRENT USE Agriculture / Outbuilding	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal, plywood panels
ROOF TYPE Shed	**ROOF MATERIAL** Corrugated metal

NOTES Likely constructed during the period of Garza family ownership

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; replacement siding.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View NW | East and south elevations

ANCILLARY STRUCTURE #40C

CATEGORY ☐Building ☐Site ☒Structure ☐Object	**CONSTRUCTION DATE** c. 1975
CURRENT USE Agriculture / Outbuilding	**HISTORIC USE** n/a; not historic-age
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank, plywood
ROOF TYPE Gable	**ROOF MATERIAL** Corrugated metal

NOTES Likely constructed during the period of Garza family ownership

PRIORITY ASSESSMENT

PRIORITY ☐High ☐Medium ☒Low

INTEGRITY ☐Location ☐Setting ☐Design ☐Materials ☐Workmanship ☐Feeling ☐Association ☒Not historic-age

ALTERATIONS Not historic-age; replacement siding.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | North and east elevations

ANCILLARY STRUCTURE #40D

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1960
CURRENT USE Agriculture / Outbuilding	**HISTORIC USE** Agriculture / Outbuilding
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Corrugated metal
ROOF TYPE Shed	**ROOF MATERIAL** Corrugated metal
NOTES	

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☐Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS No significant alterations noted.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View W | North and east elevations

ANCILLARY STRUCTURE #40E

CATEGORY ☒Building ☐Site ☐Structure ☐Object	**CONSTRUCTION DATE** c. 1940
CURRENT USE Agriculture / Barn	**HISTORIC USE** Agriculture / Barn
NO. OF STORIES 1	**EXTERIOR WALL CLADDING** Vertical wood plank
ROOF TYPE Broken Gable	**ROOF MATERIAL** Corrugated metal

NOTES Likely constructed during the period of Garza family ownership

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☒Design ☒Materials ☒Workmanship ☒Feeling ☒Association ☐Not historic-age

ALTERATIONS No significant alterations noted, some missing roof material.

NOTES

ENDANGERED ☒No ☐Yes

PHOTOGRAPH

View SW | North and east elevations

ANCILLARY STRUCTURE #40F

CATEGORY ☐Building ☐Site ☐Structure ☒Object	**CONSTRUCTION DATE** c. 1940
CURRENT USE Other / Ruin	**HISTORIC USE** Possible Domestic/Single Dwelling or Agricultural/Ranching
NO. OF STORIES n/a	**EXTERIOR WALL CLADDING** Limestone
ROOF TYPE n/a	**ROOF MATERIAL** n/a

NOTES Unclear if originally domestic or agricultural function. Sketch map in Clear Springs, Limestone Ledges indicates the presence of "rock pens" on the Garnett property, so possible this historically served an agricultural/ranching purpose. Likely constructed during the Garnett famliy ownership.

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☐Design ☒Materials ☒Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS Limestone walls of a former structure, possibly a residence. Structure no longer has a roof, doors, or windows.

NOTES

ENDANGERED ☐No ☒Yes Ruins, at risk of further deterioration/demolition.

PHOTOGRAPH

View W | East elevation

ANCILLARY STRUCTURE #40G

CATEGORY ☐Building ☐Site ☐Structure ☒Object	**CONSTRUCTION DATE** c. 1940
CURRENT USE Other / Ruin	**HISTORIC USE** Part of Domestic / Single Dwelling
NO. OF STORIES n/a	**EXTERIOR WALL CLADDING** n/a
ROOF TYPE n/a	**ROOF MATERIAL** n/a

NOTES This may be a remnant of the old Garnett family home

PRIORITY ASSESSMENT

PRIORITY ☒High ☐Medium ☐Low

INTEGRITY ☒Location ☒Setting ☐Design ☒Materials ☒Workmanship ☐Feeling ☐Association ☐Not historic-age

ALTERATIONS This limestone chimney is all that remains of a former residence.

NOTES

ENDANGERED ☐No ☒Yes Ruins, at risk of further deterioration/demolition.

PHOTOGRAPH

View SW | East elevation

05 March 2024

A COST PROPOSAL TO CITY OF DRIPPING SPRINGS
for
HISTORIC PRESERVATION SERVICES
for the historic districts in
DRIPPING SPRINGS, TX

This cost proposal is not *an agreement but is provided for budgetary purposes only. The fees outlined below are subject to change. The City of Dripping Springs, Texas (City) seeks a cost proposal from Post Oak Preservation Solutions, LLC (Post Oak) in order to to update the surveys for the Mercer Street and Hays Street Historic Districts as well as to update the Historic Preservation Program Implementation Manual.*

Resurvey Hays Street Historic District

Scope of Work	**Fee Estimate**
Retainer due upon execution of this agreement	$1,625
Completion of survey fieldwork	$3,250
Submit HRSR draft 1 to city of comments	$6,500
Revise & Finalize HRSR	$3,250
TOTAL	**$14,625**

Resurvey Mercer Street Historic District

Scope of Work	**Fee Estimate**
Retainer due upon execution of this agreement	$1,625
Completion of survey fieldwork	$3,250
Submit HRSR draft 1 to city of comments	$6,500
Revise & Finalize HRSR	$3,250
TOTAL	**$14,625**

PO Box 12747 San Antonio, TX 78212
210.228.9500 | postoakpreservation.com

Update & Revise Historic Preservation Program Implementation Manual

Scope of Work	Fee Estimate
In-depth document & program audit	$2,500
Stakeholder Meetings	$3,750
Draft 1 (text only)	$6,900
Draft 2 (illustrated)	$4,400
Final draft	$4,000
TOTAL	**$21,550**
ADD. OPTION: Public Meetings	$1,500 per meeting
ADD. OPTION: Commission Training	$1,750

PO Box 12747 San Antonio, TX 78212
210.228.9500 | postoakpreservation.com

Historic Preservation Commission
FY 2025 Budget
Approved:

GL Account	Description	FY 2024 Adopted	FY 2024 Amended	FY 2024 YTD - 3.8.24	FY 2025 Proposed	Notes
Expenditures						
	General Fund					
	Historic District Consultant	3,500.00	3,500.00	2,215.40	3,500.00	
	Update Historic Resource Surveys	10,000.00	16,250.00		30,000.00	Based on Quote from Contractor to complete Mercer
	Training for Commissioners	3,000.00	3,000.00		3,000.00	
	Total Other	**16,500.00**	**22,750.00**	**2,215.40**	**36,500.00**	
	Special Projects		-			
	OFR & Hays St. District Signage *	5,000.00	5,000.00		5,000.00	FY25 to include design & construction costs
	Mercer Street pedestrian light banners design & production *	1,500.00	1,500.00		2,500.00	
	Total Special Projects	**6,500.00**	**6,500.00**	**-**	**7,500.00**	
	Total Expenditures	**23,000.00**	**29,250.00**	**2,215.40**	**44,000.00**	

Support of Projects:
- Support improvements to Stephenson Bldg
- Support of advancement of Old Fitzhugh Rd. Improvement Project

Notes:
* Eligible for Hotel Occupancy Tax Funds

** Eligible for Landscape Funds

Proposed Projects:
- Update of Histroic District Design Standards - Est. $10,000
- Quotes for District Signange
- Hays Signage (Temporary)
- Pricing for New Banner Design
- Sign Design Proposal
- Landscaping

DRIPPING SPRINGS
Texas

Downtown Restrooms

Dane Sorenson,
Utilities Director

Laura Mueller, City
Attorney

April 16, 2024

Downtown Bathrooms

Estimate: $300,000

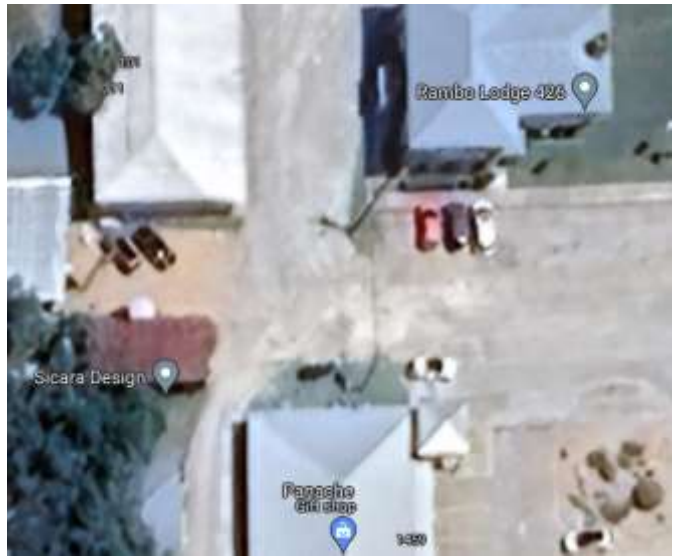
DRIPPING SPRINGS
Texas

- Obtained property for permanent bathrooms
- Drafting Request for Proposal for Construction of Restrooms:
  - Site Built; or
  - Pre-fabricated, modular bathrooms
- Certificate of Appropriateness – Historical Preservation Commission
- Site Plan with Planning Department
- Wastewater coordination

Location of Restrooms

- Property next to Vintage Soul
- Stephenson Building

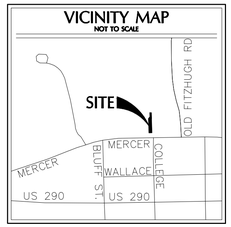
DRIPPING SPRINGS
Texas

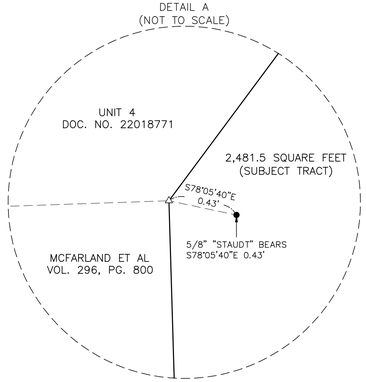


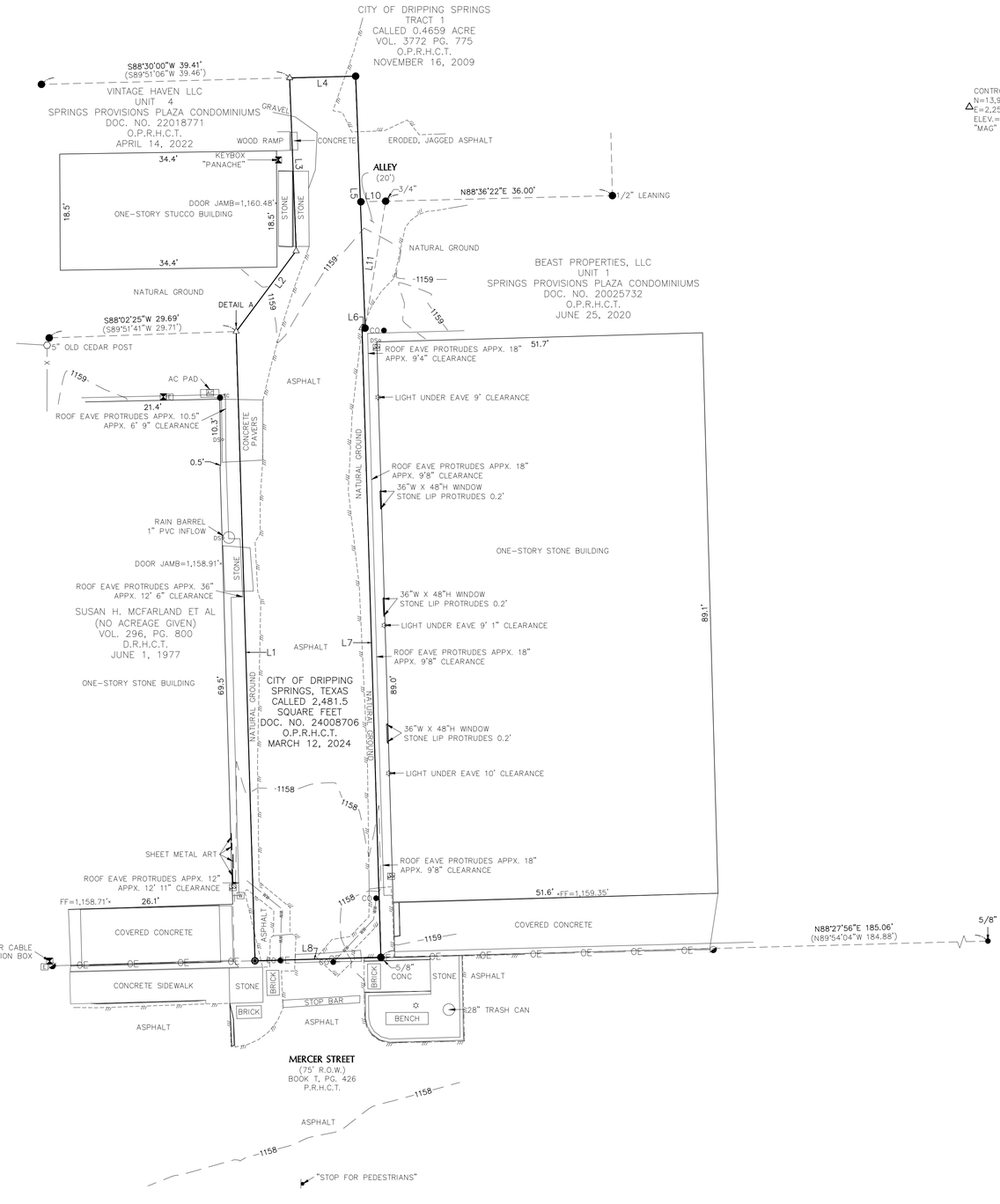
QUESTIONS?

DRIPPING SPRINGS
Texas

A BOUNDARY AND TOPOGRAPHIC SURVEY OF A 20' ALLEY, BEING ALL OF A TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF DRIPPING SPRINGS, TEXAS, IN DOCUMENT NUMBER 24008706, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS







CONTROL POINT # 1
N=13,982,550.27'
E=2,256,153.37'
ELEV.=1,160.00'
"MAG" NAIL WITH "DOUCET" SHINER SET IN ASPHALT

BENCHMARK # 200
N=13,982,527.03'
E=2,256,181.49'
ELEV.=1,160.05'
SQUARE CUT IN CURB

LINE TABLE			(RECORD LINE INFO)	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L1	N01°42'37"W	100.00'	N00°14'E	100.00'
L2	N36°38'01"E	15.96'	N38°35'E	16.12'
L3	N02°08'28"W	27.49'	N00°14'E	27.49'
L4	N88°30'00"E	10.48'	N89°30'E	10.48'
L5	S02°08'28"E	39.99'	S00°14'W	40.00'
L6	S87°33'23"W	0.48'	S89°30'W	0.48'
L7	S01°42'37"E	100.00'	S00°14'W	100.00'
L8	S88°22'50"W	19.99'	S89°30'W	20.00'
L10	N88°28'50"E	3.93'		
L11	N09°13'52"E	20.38'		

LEGEND

	PROPERTY LINE
	BOUNDARY TIE
	ADJOINING PROPERTY LINE
	BUILDING LINE
x x	EDGE OF PAVEMENT
	EXISTING WIRE FENCE
OE OE	OVERHEAD ELECTRIC
ww ww	UNDERGROUND WASTEWATER LINE
●	1/2" IRON ROD FOUND [OR AS NOTED]
AC	AIR CONDITIONING UNIT
BM	BENCHMARK
CO	CLEAN OUT
C	CONDUIT
△	CONTROL POINT
⊗	COTTON SPINDLE FOUND
DS	DOWNSPOUT/DRAIN
E	ELECTRIC METER
J	JUNCTION BOX
☆	LIGHT POLE/LAMP
○	POST
	POWER POLE
SC	SECURITY CAMERA
	SIGN [AS NOTED]
W	WATER METER
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
FF	FINISHED FLOOR ELEVATION
R.O.W.	RIGHT-OF-WAY
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
(.....)	RECORD INFORMATION

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN.
UNITS: US SURVEY FEET.

BASE POINT INFORMATION
CP1 (OPUS)
N=13,982,550.27'
E=2,256,153.37'
ELEV.=1,160.00'
DESCRIPTION: "MAG" NAIL SET WITH ALUMINUM "DOUCET CONTROL" SHINER LOCATED APPROXIMATELY 200 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD.

BENCHMARK NOTE:
BENCHMARK #200
ELEVATION: 1,160.05'
DESCRIPTION: SQUARE CUT SET IN A CONCRETE CURB LOCATED APPROXIMATELY 165 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD. [SHOWN HEREON]

FLOODPLAIN NOTE:
ALL OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48209C0105F, DATED SEPTEMBER 2, 2005, FOR THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SOURCE OF FLOODPLAIN DATA: F.E.M.A. WEBSITE.

SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: APRIL 18, 2024

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY 1B CONDITION I STANDARD LAND SURVEY, AND CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY, BASED ON THE 2021 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

04/25/2024
JOSHUA P. ARMENDARIZ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6822
DOUCET & ASSOCIATES, A KLEINFELDER COMPANY
TBPELS FIRM #10194551
JARMENDARIZ@KLEINFELDER.COM

STATE OF TEXAS
REGISTERED
JOSHUA P ARMENDARIZ
6822
PROFESSIONAL
LAND SURVEYOR

0 1" 2"
GRAPHIC SCALE: 1" = 10'

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date:	04/25/2024
Scale:	1" = 10'
Drawn by:	BSS
Reviewer:	JA
Project:	25000224.001A
Sheet:	1 OF 1
Field Book:	558
Party Chief:	BSS
Survey Date:	4/18/2024

X:\Departments\Geospatial\Projects\25000224.001A TRZ 20Ft Alley\CAD\dwg\Active - Exhibits\240423 Boundary and TOPO\25000224001A BOUNDARY AND TOPO - L-SRF.dwg

ROMTEC

DESIGN OPTIONS
Single-User Restroom

Date:

Project Name:

Contact Name:

EXTERIOR

Exterior Siding Options:

- (●) Mortar Joint Split-Face Block
- ( ) Mortar Joint Ground-Face Block
- ( ) Cedar Board & Batt Siding
- ( ) Cedar Lap Siding
- ( ) Manufactured Stone Siding
- ( ) Other:
- ( ) Dry Stack Split-Face Block
- ( ) Fiber Cement Board & Batt Siding
- ( ) Fiber Cement Lap Siding
- ( ) Stucco Siding
- ( ) Natural Stone Siding

Wainscot Options:

- (●) NONE
- ( ) Cedar Lap Siding Wainscot
- ( ) Nautural Stone Siding Wainscot
- ( ) Fiber Cement Lap Siding Wainscot
- ( ) Manufactured Stone Siding Wainscot
- ( ) Other:

Roof System Options:

- (●) Glulam Beams w/ Tongue & Groove Decking
- ( ) Truss Roof System (Boxed Soffits)
- ( ) Other:
- ( ) Truss Roof System
- ( ) Insulated/Vaulted Roof System

Roofing Options:

- ( ) Architectural Composition Roofing
- (●) Standing Seam Metal Roofing (Concealed Fasteners)
- ( ) Spanish Tile Roofing
- ( ) Metal Roofing (Exposed Fasteners)
- ( ) Cedar Shake Roofing
- ( ) Other:

Roof Extension Options:

- (●) NONE
- ( ) Timber Truss Roof Extension
- ( ) Steel Truss Roof Extension
- ( ) Other:
- ( ) Cantilever Roof Extension
- ( ) Log Truss Roof Extension
- ( ) Shed Roof for Covered Entry

Skylight Options:

- (●) NONE
- ( ) 15” x 46” Deck Mount Skylight
- ( ) Other:
- ( ) 24” x 24” Deck Mount Skylight
- ( ) 10” Solar Tube Skylight (Truss Roof Only)

Doors & Frames Options:

- (●) 18ga Honeycomb-Core Steel Door w/ 16ga Frames
- ( ) Other:
- ( ) 16ga Honeycomb-Core Steel Door w/ 14ga Frames (Hurricane Rat
- ( ) FRP Door and Frame

Door Finish Options:

- ○ Painted (Black)
- ◉ Powder Coated (Black)
- ○ Other:
- ○ Painted (Custom):
- ○ Powder Coated (Custom):

Door Accessory Options:

- ◉ Heavy-Duty Door Closer
- ○ Pull/Pull Handle w/ Deadbolt Locks
- ○ Interconnected Lever Locks w/ Occupancy Indicator
- ○ Keypad Locks
- ○ Threshold
- ○ Other:
- ○ Hurricane-Rated Door Closer
- ◉ Lever Locks
- ○ Magnetic Locks w/ Programmable Timer
- ○ Kickplate
- ○ Sweep

Other Exterior Options:

- ◉ NONE
- ○ Other:
- ○ Anti-Graffiti Exterior Coating

INTERIOR

Interior Finish Wall Options:

- ◉ Latex Epoxy Paint Over Block
- ○ Faux Tile FRP
- ○ Drywall
- ○ Smooth FRP
- ○ Tile
- ○ Other:

Interior Finish Floors Options:

- ◉ Sealed Concrete
- ○ Epoxy Floor Coating
- ○ Other:
- ○ Latex Epoxy Paint
- ○ Tile

Dispenser/Accessory Options

- ○ NONE
- ◉ Three Roll Dispenser (Stainless Steel, Wall Mount)
- ◉ Paper Towel Dispensers (Stainless Steel, Wall Mount)
- ○ Sanitary Napkin Receptacle (Stainless Steel, Wall Mount)
- ○ Diaper Deck (Plastic, Wall Mount w/ Stainless Steel Veneer)
- ○ Two Roll Dispenser (Stainless Steel, Wall Mount)
- ○ Seat Cover Dispensers (Stainless Steel, Wall Mount)
- ○ Child Protection Seat (Plastic, Wall Mount)
- ○ Polished Stainless Steel Mirror
- ○ Glass Mirror w/ Stainless Steel Trim
- ○ Stainless Steel Trashcan
- ○ Diaper Deck (Plastic, Wall Mount)
- ◉ Soap Dispensers (Stainless Steel, Wall Mount)
- ○ Other:

PLUMBING

Fixture Finish Options:

- ◉ China
- ○ Stainless Steel

Toilet Mounting Location Options:

- ◉ Floor Mount
- ○ Wall Mount

Flush Valve Options:

- ◉ Manual Lever, Chrome & Dual Flush Valve (High & Low Flow)
- ○ Concealed, Hydraulic Valve
- ○ Exposed, Sensor Valve
- ○ Other:
- ○ Low Flow (works with any of the above options)
- ○ Manual Lever, Chrome Flush Valve
- ○ Concealed, Sensor Valve

Faucet Options:

- (●) Lever Handle Faucet
- ( ) Motion Sensor Faucet (Battery Operated)
- ( ) Low Flow (works with any of the above options)
- ( ) Metered Push-Button Faucet
- ( ) Motion Sensor Faucet (Hard-Wired)
- ( ) Other:

Utility Sink Options:

- (●) NONE
- ( ) 24" by 24" Mop Sink, Faucet, Holder & Guard (Floor Level)
- ( ) 17" Utility Sink & Faucet (Waist Level)
- ( ) Other: _____

Water Heater Options:

- (●) NONE
- ( ) Tank Water Heater (Gas)
- ( ) Tankless Water Heater (Gas)
- ( ) Tank Water Heater (Electric)
- ( ) Tankless Water Heater (Electric)
- ( ) Other:

Drinking Fountain (Hi/Lo) Options:

- (●) NONE
- ( ) Stainless Steel Drinking Fountain w/ Bottle Filler
- ( ) Freeze Protection Option
- ( ) Stainless Steel Drinking Fountain
- ( ) Refrigerated Option
- ( ) Other: _____

ELECTRICAL

Light - External Options:

- ( ) Wall Mount LED Downlight (Meets "Dark Sky" Requirements
- ( ) Wall Mount LED Vandal Resistant
- (●) Wall Mount LED
- ( ) Other:

Exterior - Light Control Options:

- (●) Photocell
- ( ) Timer

Light - Internal Options:

- (●) 48" LED Light
- ( ) Wall Mount LED
- ( ) Other:
- ( ) 48" Vapor Tight LED Light
- ( ) Recessed LED Canned Lights

Interior - Light Control Options:

- ( ) Switches
- ( ) Timer
- (●) Motion Sensor

Breaker Panel Options:

- (●) 100 Amp, 1-Phase Breaker Panel
- ( ) Other:
- ( ) 200 Amp, 1-Phase Breaker Panel

Hand Dryer Options:

- (●) NONE
- ( ) Stainless Steel Wall Mount Hand Dryer
- ( ) Other:
- ( ) Cast Iron White Wall Mount Hand Dryer
- ( ) Fast Air Thru-Wall Hand Dryer

OTHER FEATURES

Room Ventilation Options:

- ○ Mechanical Exhaust System
- ◉ Natural Ventilation

Heating Options:

- ◉ NONE
- ○ Wall Heater
- ○ Other:
- ○ Thru Wall Heating/Cooling Unit (Individual Room)
- ○ Ductless Heating/Cooling System (multi-indoor unit)

Wall Insulation Options:

- ◉ NONE
- ○ Interior Wall Insulation (Requires Interior Wall Finish)
- ○ Exterior Wall Insulation (Requires Siding Package)

Optional Features:

- ○ Seasonal Facility (Closed Winter Months)
- ○ Grid-Tied Solar System
- ○ Coastal Upgrade Package
- ○ Hurricane Rated
- ○ Flood Zone (Water-Tight)
- ○ Other:
- ○ Open Year-Round
- ○ Off-Grid Solar System
- ○ Eco-Friendly Package
- ○ Tornado Safe Room
- ○ Flood Zone (Passive)

CLEAR FORM

RESET ALL FORM FIELDS

SUBMIT

CLICK HERE TO SEND FROM EMAIL

Contemporary Limestone

Metal Roofing