



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 05, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
Planner Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

MINUTES

- 1. Discuss and consider approval of the November 3, 2022, Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2. Public hearing and consideration of approval of COA2022-0007: Application for a Certificate of Appropriateness for adaptive reuse, restoration, and improvements to the "Little House", including the addition of a restroom and handicap ramp, for property located in the Old Fitzhugh Road Historic District at 215 Old Fitzhugh Road, Dripping Springs, Texas. Applicant: Carole Crumley**

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2022-0007: 215 Old Fitzhugh Road

COMMITTEE REPORTS

- 3. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 4. Parking Lot Improvements Committee**
Commissioner Dean Erickson

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

February 2, 2023, at 4:00 p.m.

March 2, 2023, at 4:00 p.m.

April 6, 2023, at 4:00 p.m.

City Council Meetings

January 17, 2023, at 6:00 p.m.

February 7, 2023, at 6:00 p.m.

February 21, 2023, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **December 29, 2022, at 4:00 p.m.***

Michelle Fischer for 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 St, Dripping Springs, TX

Thursday, November 03, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:03 p.m.

Commission Members present were:

Dean Erickson, Chair
Ashely Bobel, Vice Chair
Haley Hunt
Steve Mallett

Commission Members Absent were:

Delbert Bassett
Minnie Glosson-Needham
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Senior Planner Tory Carpenter
City Planner Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the October 6, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett to approve the October 6, 2022, Historic Preservation Commission regular meeting minutes. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. **Public hearing and consideration of approval of COA2022-0006: Application for Certificate of Appropriateness for the construction of two (2) office/retail buildings and associated parking on property located in the Old Fitzhugh Road Historic District at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, P.E.**

a. Applicant Presentation – No presentation was given.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the COA with the following recommendations:

- 1) Any and all required permits and applicable City of Dripping Springs Permits shall be obtained to beginning work (Site Development, Building Permit, Signage Permit, etc.).
- 2) Historic Preservation Commission Review and Approval is for Design and Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those permits.
- 3) Rainwater Tank for Building #1 shall be relocated to east end of the building at Ranch Road 12, away from existing trees and out of the Ranch Road 12 / Old Fitzhugh Road “Welcome to Dripping Springs” viewshed.
- 4) Detention Pond depth shall be verified (2’ per Engineer) and design details, including aesthetic treatments (i.e., native stone masonry walls to match buildings), at Site Development submittal.
- 5) Sidewalks and Pedestrian connectivity shall be coordinated with Planning & Zoning requirements, and with TIRZ OFR Project and shall be submitted with Site Development application.

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

d. COA2022-0006 – A motion was made by Commissioner Mallett to approve COA2022-0006: Application for Certificate of Appropriateness for the construction of two (2) office/retail buildings and associated parking on property located in the Old Fitzhugh Road Historic District at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas with staff conditions. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

3. Discuss and consider approval of the 2023 Historic Preservation Commission meeting calendar.

Andrea Cunningham's staff report is on file.

A motion was made by Commissioner Hunt to approve the 2023 Historic Preservation Commission meeting calendar with no changes. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

COMMITTEE REPORTS

No reports at this time.

- 4. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 5. Parking Lot Improvements Committee**
Commissioner Dean Erickson

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

December 7, 2022, at 4:00 p.m.

City Council Meetings

November 15, 2022, at 6:00 p.m.

December 6, 2022, at 6:00 p.m.

December 20, 2022, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:28 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **December 28, 2022**

Project: **215 Old Fitzhugh Rd- "Little House," Dripping Springs, TX 78620**

Applicant: **Carole Crumley (512) 894-0619**

Historic District: **Old Fitzhugh Rd Historic District**

Base Zoning: **CS / HO**

Proposed Use: **Commercial- office or retail**

Submittals: ☒ Current Photograph ☒ Concept Site Plan ☒ Exterior Elevations – Arch'l Elevs
☒ Color & Materials Samples – Photos & Cut Sheets

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:

"Adaptive Re-use" of an existing structure, a **Contributing Resource** and **"High" Preservation Priority** in the **Old Fitzhugh Rd. Historic District**, for a proposed commercial lease space.

Review Summary, General Findings: **"Approval in Concept With Conditions"**

General Compliance Determination- ☒ Compliant ☐ Non-Compliant ☐ Incomplete

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Dripping Springs, Texas 78620
512-858-4725

Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, etc).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 3) **Coordination with City Projects:** OFR TIRZ Project; City Utility improvements, etc.

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(RFC- Resource Site #24B; HHM Site No. 55)

“I.V. Davis House Addition* / #215-B Old Fitzhugh Rd. (Early Vernacular Dwelling), ca. 1915”

“The Davis family bought the house that was on block four, second addition, in 1902. In 1916, two of the older sons built a two-room addition on the east side of the house. Mr. Davis died in 1911. In 1941, Mrs. Davis decided to tear down the original house and use the materials to build another house in her property next door. The two-room addition was left behind and still stands today. For many years, Bradley Davis used this building to store many of his science projects and other varmints he used in his exhibition at camps, etc.”

(*Source: Waits, Carl: “The Complete History of Dripping Springs Texas – and the P.A. Smith Survey” / Austin, Nortex Press- 2003 / p. 123)

* * *

“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

This property retains it’s architectural integrity and represents a surviving example of a primary dwelling accompanied by the “mostly older domestic and agricultural outbuildings” which characterize the Pre-WWII development of the lower portion of Old Fitzhugh Rd from roughly 1910 - 1935.

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(RFC's high priority ratings were assigned to (3) three sites that) "...best represent the traditional family farms that were once common within the study area. While none of these buildings should be considered high-style examples of their type and time period, their simplified vernacular design is characteristic of the modest single-family dwellings constructed in the local region. Each of these three high-priority properties also retains a strong sense of the historic setting with distinctive historic landscape features that contribute to the historic character of the property as well as that of Old Fitzhugh Road."

(Source: Roark Foster Consulting- Historic Resources Survey Report & Inventory: 8/5/2014)

* * *

Staff Review Summary: #215 OFR – “Little House” Adaptive Re-Use of Existing Structure

The scope of work for this COA addresses the smaller of the two existing historic structures on the property the “Little House.” Although it survives today, the exterior envelope is deteriorated and in need of protection, stabilization, and rehabilitation. The project would rehabilitate the structure to be adaptively re-used as a commercial lease space, as described in the COA Application.

The existing “plank wall” construction of the building exterior would be structurally stabilized by the addition of new stud wall framing installed on the inside. Window and door openings are proposed to be replaced with new units consistent with the historic character. A small new rear addition is proposed, providing an accessible bath and accessible entry & ramp facilities. Parking is proposed to the rear of the building. The existing form and character of this simple, humble historic design are maintained, with a minimal increase in building footprint necessary to make it functional and accessible. Front porch and rock underpinning would be rebuilt. The total improved floor area would be approximately 642 gsfs.

Given the deteriorated existing condition of the structure and its “High Preservation Priority,” Staff finds the proposed preservation approach to be timely and well intentioned, and the design concept appropriate to the scale and character of the Old Fitzhugh Rd. Historic District.

The preservation & restoration goals of this project are laudable, and the approach to the improvements is very modest. The focus is on saving and restoring a small but notable piece of Dripping Springs’ history and bringing it back with a new life and use.

Staff Recommendation: “Approval with Conditions”

Findings for “Appropriateness:” Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review below).

* * *

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“Old Fitzhugh Rd. Design and Development Standards”

Compliance Review / Statement: The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel; New Construction shall be compatible with surroundings.”

Design Principles: Consistent: “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Mixed Use Rehab; Residential Rehab or Infill.”

Site Planning & Building Placement: Consistent: “Site Buildings within existing trees & landscape features.” Setbacks: Front / Rear > 10’; Sides > 5’.

Parking Arrangement: Consistent: “Onsite Lots @ Rear of Property.”

Building Footprint / Massing / Scale: Consistent: Proposed (improved) = 642 GSF < 5,000 max.

Street Frontage / Articulation: Consistent: Existing frontage (24’-9”) < 45’ max.

Porches: N/A. Preserve existing conditions (no covered porch).

Roofs: Consistent: Rehabilitate existing corrugated metal roof.

Materials: Consistent: Rehabilitate existing wood siding or allow replacement “in kind.”

Color Palette: Consistent: Preserve existing color palette.

Tree Preservation: N/A- no existing trees features affected.

Landscape Features: N/A- no existing trees affected.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS **(SECTION 24.07.014)**

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (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
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:
- | | | |
|--|---|--|
| Building Footprint Expansion/Reduction? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Facade Alterations facing Public Street or ROW? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Color Scheme Modifications? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

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



By: **Keenan E. Smith, AIA**
Historic Preservation Consultant

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: CAROLE CRUMLEY
Mailing Address: 350 Dripping Springs Ranch Rd 78620
Phone Number: 512-894-0619 Email Address: cghoward@verizon.net
Name of Owner (if different than Applicant): 215 Old Fitzhugh Ltd
Mailing Address: same
Phone Number: same
Address of Property Where Structure/Site Located: 215 Old Fitzhugh

District Located or Landmark: ☐ Mercer Street ☒ Old Fitzhugh Road ☐ Hays Street
☐ Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

commercial: office, retail

Description of Proposed Work: restore + improve interior
+ exterior. add restroom + handicap
ramp. see attachments

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

architectural character will remain
except for new doors & windows to match
style of existing structure

Estimated Cost of Proposed Work:

\$90,000

Intended Starting Date of Proposed Work:

march 1, 2023

Intended Completion Date of Proposed Work:

Sept 30, 2023

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

☐ 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

☒ Elevation drawings/sketches of the proposed changes to the structure/site

☒ Samples of materials to be used see attached door & window

☐ Color chips of the colors which will be used on the structure (if applicable)

remain as now - blueish gray

☐ 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)

C. Crumley
Signature of Applicant

12/19/22
Date

C. Crumley
Signature of Property Owner Authorizing the Proposed Work

12/19/22
Date

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

Date Considered by Historic Preservation Commission (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

CSA Properties

350 Dripping Springs Ranch Road
Dripping Springs TX 78620
512/894-0619

December 19, 2022

RE: 215 Old Fitzhugh, Application for Certificate of Appropriateness

My goal for the little house on the property at 215 Old Fitzhugh is to restore it to as close to original condition as possible. That being said finances always put limitations on desires.

I will be removing the plywood that has covered the windows for several decades and replace it with modern double-pane models. The windows will be Andersen 200 series or equal, sized to fit existing openings as much as practical. The two front doors will be replaced with a 36-inch entry door and side-lights that reflect the era of the house as much as can be practically obtained. I want to rebuild the rock under-penning of the front porch and build a wooden deck to cover it. The original rock that makes up the front steps will be incorporated into the design. Because the house was built before indoor plumbing, a small bath containing a toilet and sink will be added to the back of the building. The back door will be replaced with a 36-inch model with a ramp meeting ADA specifications will be built. Parking will be crushed stone on the south side and in the back of the structure.



Carole Crumley



215 OLFITZHUGH
FRONT ELEV



SOUTH ELEV

215 OLD FITZHUGH



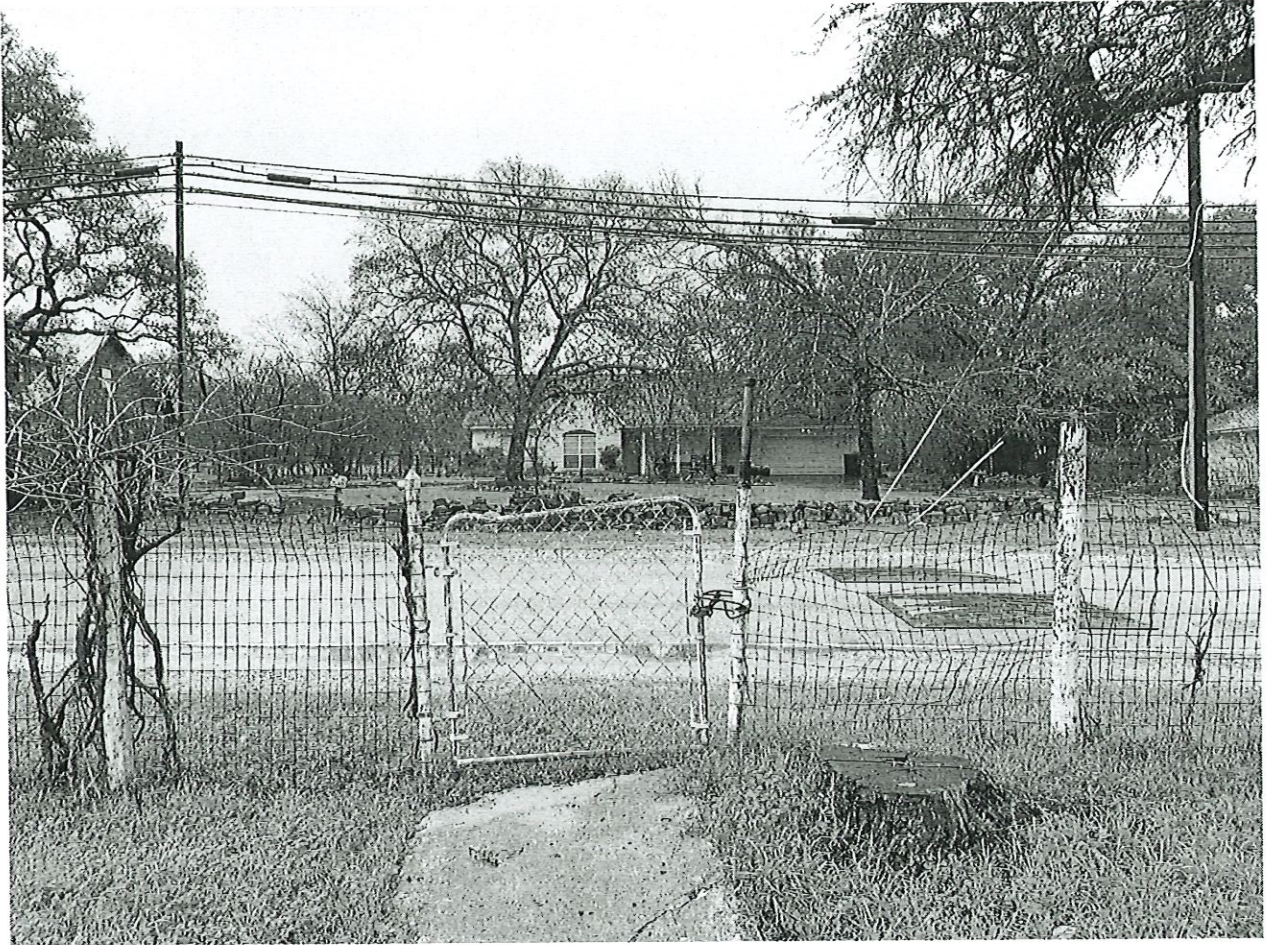
NORTH ELEV

215 OLD FITZHUGH



REAR ELEV

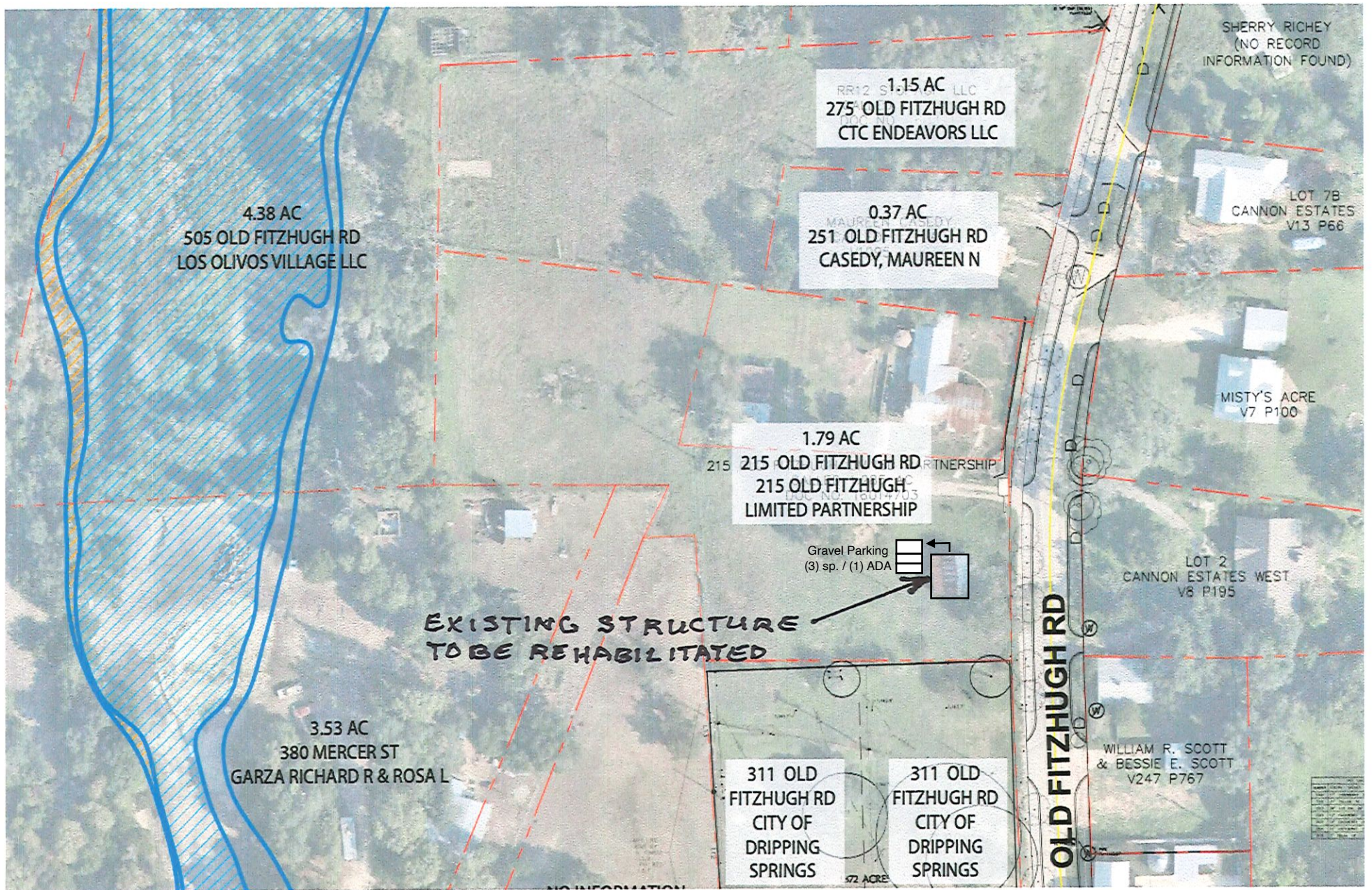
215 OLD FITZHUGH











Proposed
Addition:
Bath Accessible
7'-6" x 11'-0"
83 sf

Sto.

New Entry
Deck
Accessible

HWH /
Mech

New Entry Door
3'-0" x 6'-8"

Existing Structure:
Lease Space
24'-9" x 22'-7"
559 sf

New Ramps
Accessible

To: Parking

Gravel Walk

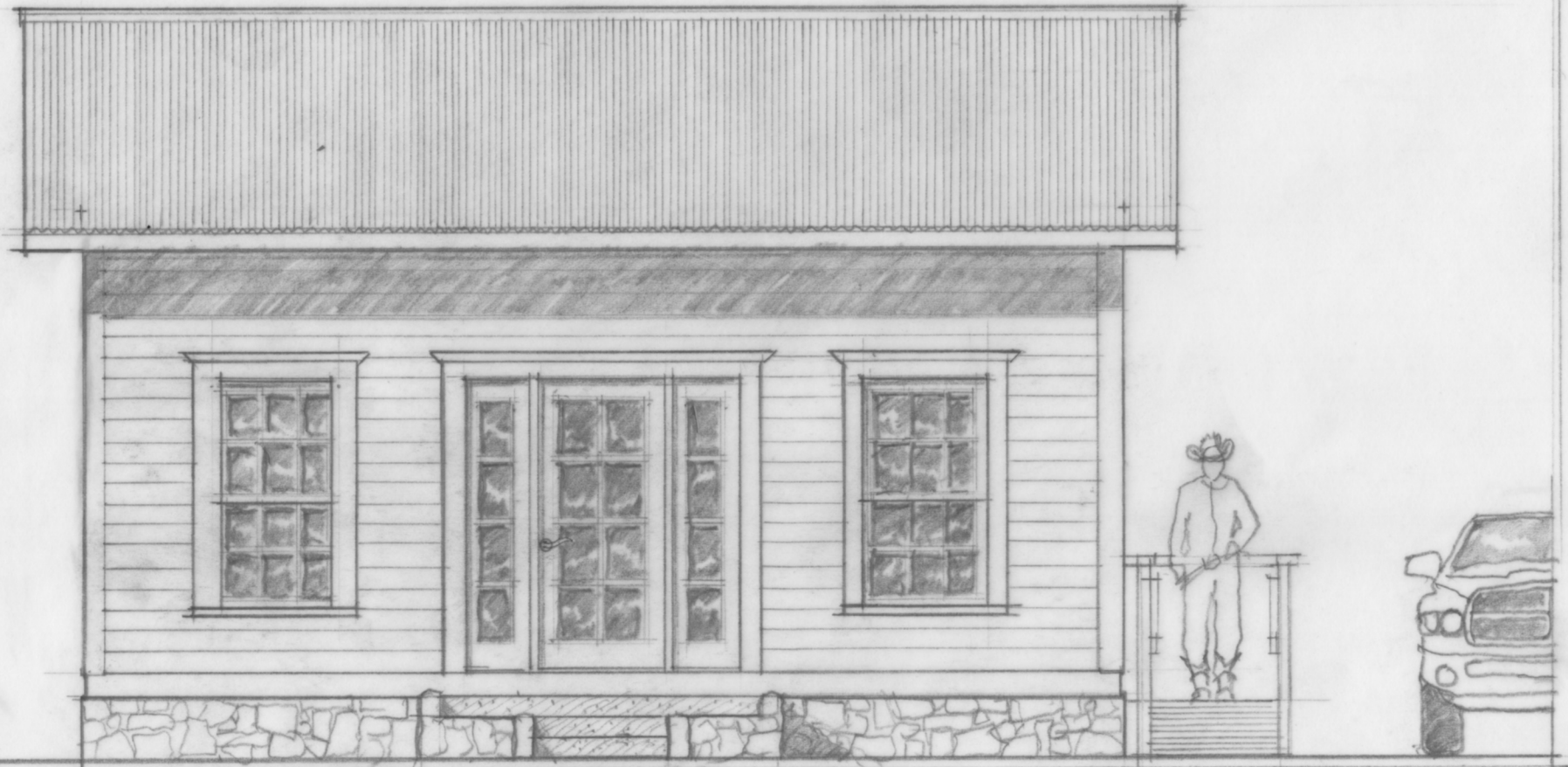
New Stud Walls Typ.

Replacement Windows Typ.

New Door Unit

Rock Porch
Rebuilt

Steps

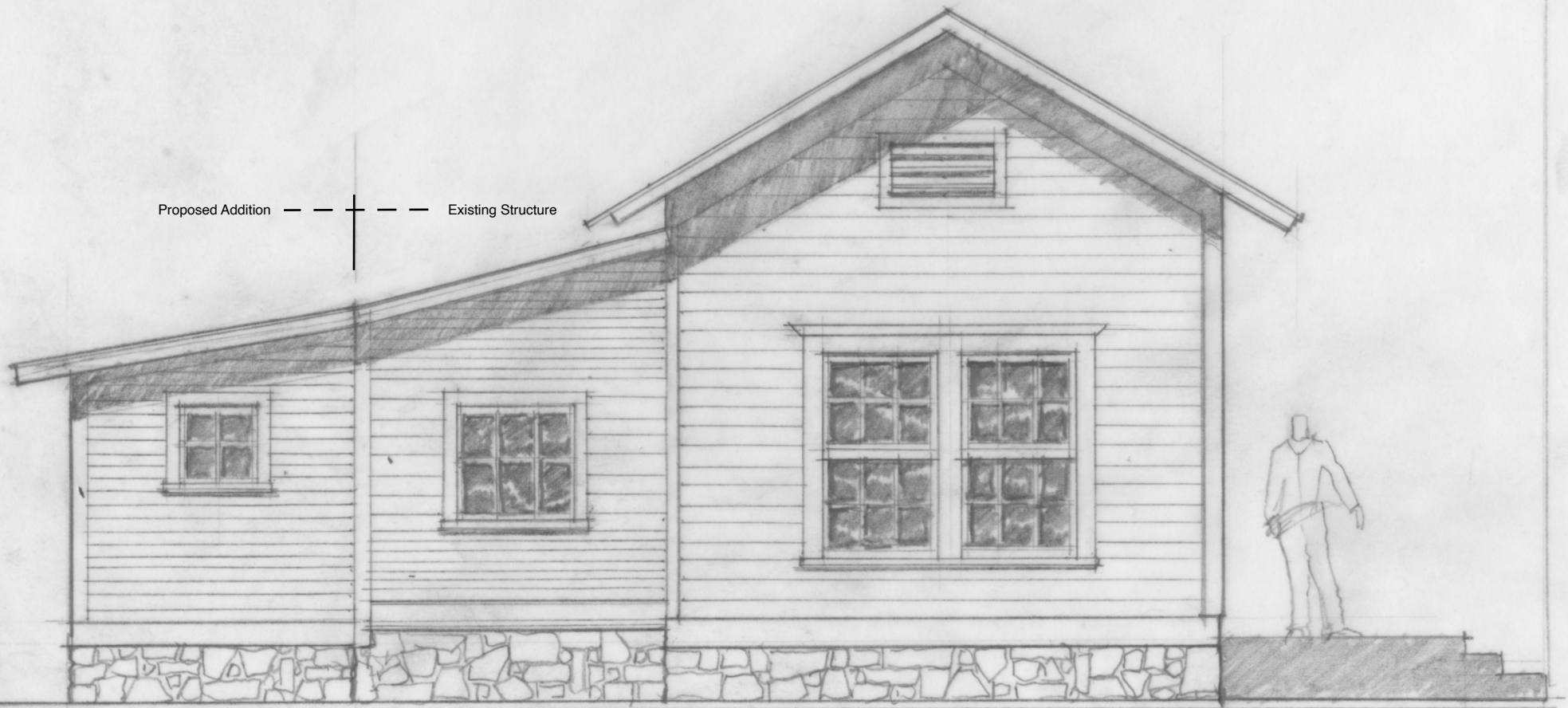


Front Elevation-
Proposed

215 Old Fitzhugh Road
Concept Sketches-

Scale: 1/4" = 1'-0"

Proposed Addition — — — Existing Structure



Side Elevation-
Proposed



Legacy 3/4 Lite 6 Lite Door with Sidelites with Clear Glass in Quarry Finish

More exterior doors at
[homedepot.com](https://www.homedepot.com)

Download
Our App



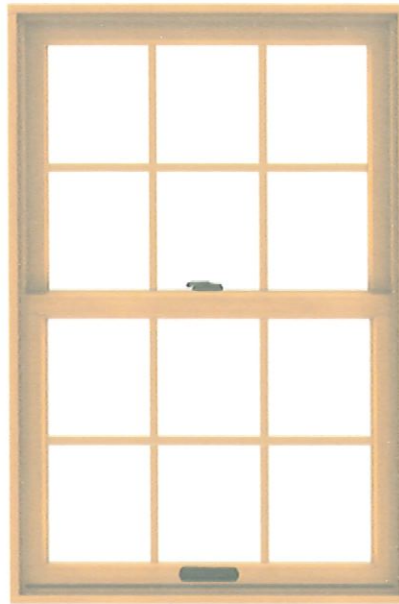
Scan with Your Camera
or Visit [homedepot.com](https://www.homedepot.com)



PA
STORE

Item 2.

200 Series Tilt-Wash Double-Hung Windows



Andersen® 200 Series double-hung windows have low-maintenance Perma-Shield® exteriors, clear pine interiors or a white interior finish. They come in our most popular sizes and our most requested options for easy selection.

Our entry-level wood double-hung
Wood protected by vinyl exterior
Narrow profiles let in more light
Standard sizes up to 3'4" wide and 6' high

SHOP NOW

Resource Library:



Identifying the Parts of 200 Series Double-Hung Windows

Chat with an Expert



More exterior doors at
[homedepot.com](https://www.homedepot.com)

Download
Our App



Scan with Your Camera
or Visit [homedepot.com](https://www.homedepot.com)

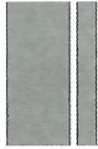
Regency Modern Collection

Direct Glazed Mahogany Grain Fiberglass

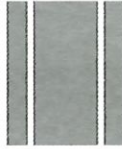
Configurations



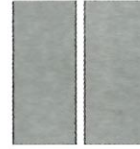
Single Door*



Single Door with One Sidelite*



Single Door with Two Sidelites



Double Doors



Single Door with Two Sidelites & Transom

*Also available with transom

Colors



Hickory



Chestnut



Autumn Wheat



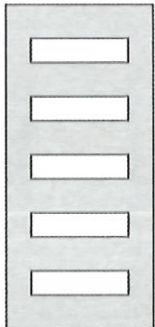
Ashwood



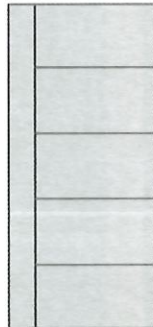
Onyx

Colors may vary due to fluctuations in the printing process
Call customer service department for color swatch

Glass & Panel Size



5 Lite



V-Groove

Glass

Frosted

Glass available in 5 lite and full sidelite



Regency Modern V-Groove
in Ashwood Finish