



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, May 06, 2021 at 4:00 PM

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## VIDEOCONFERENCE MEETING

*This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at [acunningham@cityofdrippingsprings.com](mailto:acunningham@cityofdrippingsprings.com) no later than 4:00 PM on the day the meeting will be held.*

*The Historic Preservation Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.*

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## Agenda

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/86876078135?pwd=L2NMd1lRTW83bmRZaFAXTldNbFhLZz09>

***Meeting ID:*** 868 7607 8135

***Passcode:*** 223138

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/86876078135>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/86876078135>

### CALL TO ORDER AND ROLL CALL

**Commission Members**

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Ashley Bobel

Dean Erickson

Minnie Glosson-Needham

Jean Reimers

Tim Brown

**Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
Senior Planner Amanda Padilla  
Planning Assistant Alicia Lundy-Morse  
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 April 1, 2021 Historic Preservation Commission regular meeting minutes.**

**BUSINESS**

- 2. Public hearing and consideration of approval of an Application to amend a Certificate of Appropriateness issued on February 11, 2020, for the Exterior Repair and Repaint of the Existing Buildings at 430 Old Fitzhugh Rd. The requested amendment will add painting of the fences. Applicant: Ross Fischer, Old Fitzhugh Rd. Townhome Community**
  1. Presentation
  2. Staff Report
  3. Public Hearing
  4. Certificate of Appropriateness

**COMMITTEE REPORTS**

- 3. Landscape Improvements Committee**  
*Commissioners Minnie Glosson-Needham and Jean Reimers*
- 4. Parking Lot Improvements Committee**  
*Commissioners Dean Erickson and Tim Brown*
- 5. Historic District Signage & Banner Committee**  
*Commissioners Ashley Bobel and Emilie Kopp*
- 6. Website Committee**  
*Commissioner Emilie Kopp*

## **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**

June 3, 2021 at 4:00 p.m.

July 1, 2021 at 4:00 p.m.

August 5, 2021 at 4:00 p.m.

### **City Council Meetings**

May 11, 2021 at 6:00 p.m.

May 18, 2021 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.*

*Due to the current Public Health Emergency and guidance from the Texas Governor including the current Disaster Declarations by the Governor and the City of Dripping Springs, and Center for Disease Control guidelines related to COVID-19, the City will continue with meetings conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **April 30, 2021 at 1:00 p.m.***

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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, April 01, 2021 at 4:00 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/81027378045?pwd=V2YzM3ZydittR2wwYTFvTkMvN2ZpUT09>

***Meeting ID:*** 810 2737 8045

***Passcode:*** 322931

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/u/kJ7xoBMjE>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/81027378045>

### CALL TO ORDER AND ROLL CALL

***Commission Members present were:***

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Dean Erickson

Jean Reimers

***Commission Members absent were:***

Ashley Bobel

Minnie Glosson-Needham

Tim Brown

***Staff, Consultants & Appointed/Elected Officials***

City Administrator Michelle Fischer

Senior Planner Amanda Padilla

Planning Assistant Alicia Lundy-Morse

Architectural Consultant Keenan Smith

Mayor Pro Tem Taline Manassian

Communications Director Lisa Sullivan

With a quorum or the Commission present, Chair Lewis called the meeting to order at 4:07 p.m.

## 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 February 4, 2021 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Reimers to approve the February 4, 2021 Historic Preservation Commission regular meeting minutes. Vice Chair Kopp seconded the motion which carried unanimously 4 to 0.

## BUSINESS

- 2. Discuss and consider Approval of an Application for Certificate of Appropriateness for exterior refurbishment, Mobile food Trailer, and Landscaping Improvements at 310 Old Fitzhugh Road. Applicant: Dog 'n' Bone LC**

Keenan Smith presented the staff report which is on file. Staff recommends approval of the application.

A motion was made by Vice Chair Kopp to approve an Application for Certificate of Appropriateness for exterior refurbishment, Mobile food Trailer, and Landscaping Improvements at 310 Old Fitzhugh Road. Commissioner Erickson seconded the motion which carried unanimously 4 to 0.

- 3. Discuss and consider approval of Request from Dripping Springs Visitors Bureau to allow Downtown Mercer Street Banners for the Dripping Springs Songwriters Festival. Applicant: Pam Owens, President/CEO, Dripping Springs Visitors Bureau**

Lisa Sullivan presented the item and reviewed the submitted application.

A motion was made by Vice Chair Kopp to approve a request from Dripping Springs Visitors Bureau to allow Downtown Mercer Street Banners for the Dripping Springs Songwriters Festival. Commissioner Reimers seconded the motion which carried unanimously 4 to 0.

**4. Discuss and consider recommendation regarding amendments to the Certificate of Appropriateness Process and Mobile Food Vendors in Historic Districts.**

Laura Mueller presented the staff report which is on file.

A motion was made by Vice Chair Kopp to recommend an amendment the COA procedural process to limit the appeal process to go directly to City Council and to limit City Council's ability to appeal if the Historic Preservation Commission denied the application unanimously to require a super majority from City Council. Commissioner Reimers seconded the motion which carried unanimously 4 to 0.

A motion was made by Commissioner Erickson to recommend an amendment to the COA substantive process to require all Mobile Food Vendors to be screened from the right-of-way of Mercer Street and be behind the current closest building. Vice-Chair Kopp seconded the motion which carried unanimously 4 to 0.

**5. Discuss and consider possible action regarding the Historic Preservation Commission budget request recommendation related to the Fiscal Year 2022 Budget.**

A motion was made by Commissioner Erickson to approve the Fiscal Year 2022 budget that is on file. Commissioner Reimer seconded the motion which carried unanimously 4 to 0.

## COMMITTEE REPORTS

**6. Landscape Improvements Committee – No updates at this time.**

*Commissioners Minnie Glosson-Needham and Jean Reimers*

**7. Parking Lot Improvements Committee – No updates at this time.**

*Commissioners Dean Erickson and Tim Brown*

**8. Historic District Signage & Banner Committee**

*Commissioners Ashley Bobel and Emilie Kopp*

The City is getting a new website, and the Historic District page will be edited in the summer.

**9. Website Committee – No updates at this time.**

*Commissioner Emilie Kopp*

## 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

May 6, 2021 at 4:00 p.m.

June 3, 2021 at 4:00 p.m.

July 1, 2021 at 4:00 p.m.

### City Council Meetings

April 13, 2021 at 6:00 p.m.

April 20, 2021 at 6:00 p.m.

## ADJOURN

A motion was made by Commissioner Reimers to adjourn the meeting. Commissioner Erickson seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 6:00 p.m.



# 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: Old Fitzhugh Townhome Community, Inc. (attn: Ross Fischer)

STREET ADDRESS: 430 Old Fitzhugh, No. 7, Dripping Springs, TX 78620

PHONE: 512.587.5995 EMAIL: rossfischer73@gmail.com

PROPERTY OWNER NAME (if different than Applicant): \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### PROJECT INFORMATION

Address of Property (Structure/Site Location): 430 Old Fitzhugh Road, Dripping Springs, TX 78620

Zoning Classification of Property: Residential Use, Zoned Commercial Services

Description of Proposed Use of Property/ Proposed Work: \_\_\_\_\_

Amend Certificate of Appropriateness issued on February 11, 2020 to allow for fences to be painted in a previously approved color (sable) to match townhouses' garage doors and trim for consistency

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

The proposed color for the fence is consistent with the Certificate of Appropriateness issued on February 11, 2020. At that time, staff referred to the color pallet as "quiet, muted and tasteful." See attached application, staff report, and Certificate of Appropriateness.

Estimated Cost of Proposed Work: \$4,000.00

Intended Start Date of Work: May 3, 2021 Intended Completion Date of Work: May 5, 2021

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

<b>CHECKLIST</b>		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form (on file)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

4/21/2021  
 \_\_\_\_\_  
 Date

4/21/2021  
 \_\_\_\_\_  
 Date



# CERTIFICATE OF APPROPRIATENESS

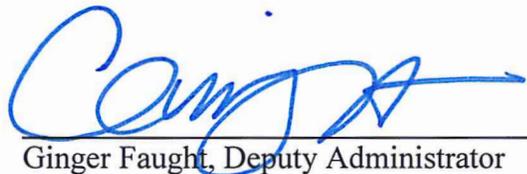
*Granted to Old Fitzhugh Townhomes Community  
430 Old Fitzhugh Road  
Dripping Springs, Texas 78620*

**For the proposed exterior repair and repaint of the existing buildings**

**These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.**

*Approved by the City of Dripping Springs Historic Preservation Commission  
on the 6<sup>th</sup> day of February, 2020.*

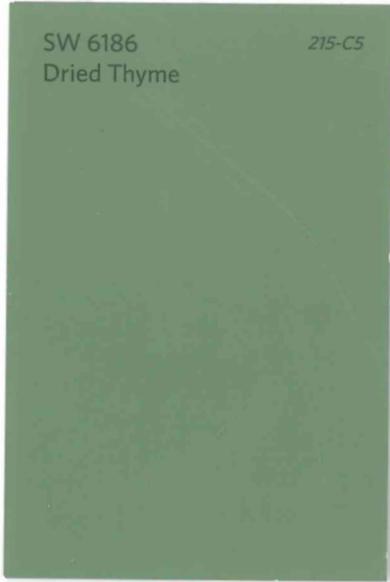
This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

  
\_\_\_\_\_  
Ginger Faught, Deputy Administrator

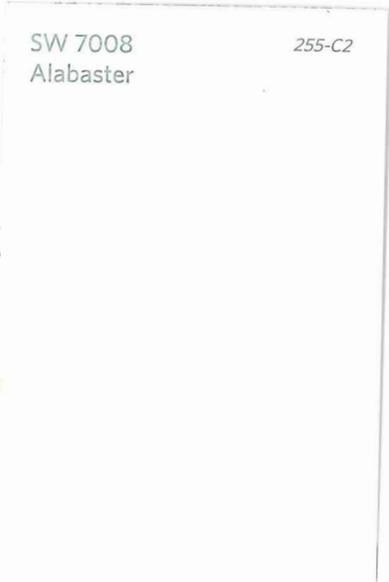
2/11/2020  
\_\_\_\_\_  
Date



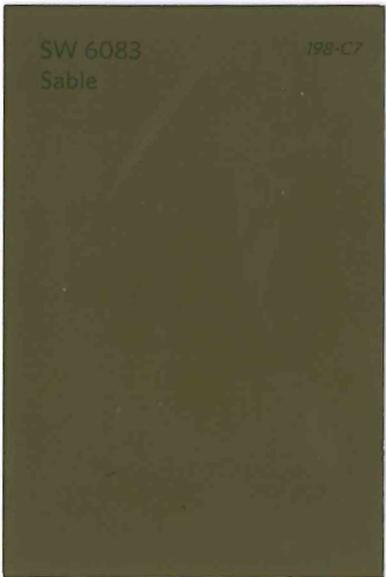
body



body



trim



existing paint

SW 9084  
Cocoa Whip  
198-C4  
MAIN

SW 6078  
Realist Beige  
198-C1  
Trim

SW 6083  
Sable  
198-C7  
Shutters &  
porch posts

SW 6079  
Diverse Beige  
198-C2  
MAIN



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 29, 2020**  
Project: **430 Old Fitzhugh Rd. / Units 1-8  
Dripping Springs, TX 78620**  
Applicant: **Deanna Costello (512) 827-1647**  
Historic District: **Old Fitzhugh Road Street Historic District**  
Base Zoning: **SF-1**  
Proposed Use: **Existing Use- Residential**  
(Site Plan & Elevations N/A- Repaint Scope Only)  
Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations  
 Color & Materials Samples (Paint Color Chips): see submittal...

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:  "Exterior Repairs & Repaint"

Review Summary, General Findings: "Approval Recommended"

General Compliance Determination-  Compliant  Non-Compliant  Incomplete

Staff Recommendations / Conditions of Approval:

**"Approval Recommended" as submitted without conditions. All the proposed colors, as submitted, meet the applicable OFR Design & Development Standards, and are acceptable.**

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

**CERTIFICATE OF APPROPRIATENESS**

**Staff Review Summary:**

**Project Scope: “Exterior Repairs (to rotting trim) & Repaint”**

The proposed project is found to be consistent with “Old Fitzhugh Rd. Design and Development Standards” (Comparative Summary Below, and unconditional “Approval” is recommended.

**Character/Vision:** OK. Historic character preserved.

**Design Principles:** OK. “Historic Farmstead Scale and Character” maintained. “New Construction” (i.e. paint colors) is “compatible with surroundings.”

**Preferred Uses:** N/A- no change in existing use.

**Site Planning & Building Placement:** N/A. No changes to Site Plan or Building Placement.

**Parking Arrangement:** N/A- existing parking not affected.

**Building Footprint / Massing / Scale:** N/A- Building Footprint not affected.

**Street Frontage / Articulation:** N/A- No change to Building Street Frontage / façade width.

**Porches:** N/A- No change to existing Porches.

**Roofs:** N/A- No change to existing Roofs.

**Materials:** N/A- No change to existing materials.

**Color Palette:** Design and Development Standards allow “Full range of hues.” All the proposed colors are acceptable. Proposed palette is quiet, muted and tasteful.

**Tree Preservation:** N/A- No affect to existing Trees.

**Landscape Features:** N/A- No affect to existing Landscape Features.

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**

**(SECTION 24.07.014)**

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
 Project is guided by applicable Historic Preservation Standards and Design Guidelines.  
 See detailed summary above.  Compliant  Non-Compliant  Not Applicable
- (b) **MINIMAL ALTERATION:**  
 Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.  
 Compliant  Non-Compliant  Not Applicable

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**City of Dripping Springs**  
 P.O. Box 384  
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 512-858-4725

- (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. [Paint Colors compatible with context.](#)
- 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. [Exterior paint is a retrovertable alteration.](#)
- 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. **“Full Range of Hues” allowable by Design Standards.**

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:

<b>Building Footprint Expansion/Reduction?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<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**

From: [Dawnia Collins](#)  
To: [Amanda Zupilo](#)  
Subject: Certificate of Application for 430 Old Fitzhugh photos  
Date: Thursday, January 23, 2020 4:24:37 PM

Hi Amanda-

Thank you for speaking with me today regarding our desire to repaint the townhomes on Old Fitzhugh. I am attaching some photos. First 3 photos are of current color. The following three show samples of our new palette.













Thank you-  
Deanna Costello  
Owner- Blue Diamond Rentals  
Meeting your short term rental needs  
Cell: (512) 827-1647  
closingcostello@aol.com  
Sent from my iPhone











**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **April 28, 2021** (Amended Review)  
Project: **430 Old Fitzhugh Rd. / Units 1-8  
Dripping Springs, TX 78620**  
Applicant: **Old Fitzhugh Townhome Community, Inc. / Ross Fischer (512) 587-5995**  
Historic District: **Old Fitzhugh Road Street Historic District**  
Base Zoning: **SF-1**  
Proposed Use: **Existing Use- Residential**  
**(Site Plan & Elevations N/A- Repaint Scope Only)**  
Submittals:  **Current Photographs**  Concept Site Plan  Exterior Elevations  
 **Color & Materials Samples (Paint Color Chips): see submittal...**

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:  **"Exterior Repairs & Repaint- Amended for Fence Painting"**

Review Summary, General Findings: **"Approval Recommended as Amended"**

General Compliance Determination-  **Compliant**  Non-Compliant  Incomplete

**Staff Recommendations / Conditions of Approval:**

**"Approval Recommended" as submitted and amended without conditions. The proposed amendment and all the proposed colors meet the applicable OFR Design & Development Standards.**

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

**CERTIFICATE OF APPROPRIATENESS****Staff Review Summary:**

**Historic Resource Assessment: #430 Old Fitzhugh Road.** This recently developed (c. 2011) eight-unit townhome project does not date from the period of historic significance, is not a contributing resource in the Old Fitzhugh Rd. Historic District, and therefore has been assessed as a Low Preservation Priority.

**Project Scope: “Exterior Repairs & Repaint”**

This amendment to the original Repaint & Repairs COA (2/11/20) expands the scope of work to include repainting of property fences, consistent with a color drawn from the previously approved color palette.

The proposed project is found to be consistent with “Old Fitzhugh Rd. Design and Development Standards” (Comparative Summary Below, and unconditional “Approval” is recommended.

**Character/Vision:** OK. Historic character preserved.

**Design Principles:** OK. “Historic Farmstead Scale and Character” maintained. “New Construction” (i.e. paint colors) is “compatible with surroundings.”

**Preferred Uses:** N/A- no change in existing use.

**Site Planning & Building Placement:** N/A. No changes to Site Plan or Building Placement.

**Parking Arrangement:** N/A- existing parking not affected.

**Building Footprint / Massing / Scale:** N/A- Building Footprint not affected.

**Street Frontage / Articulation:** N/A- No change to Building Street Frontage / façade width.

**Porches:** N/A- No change to existing Porches.

**Roofs:** N/A- No change to existing Roofs.

**Materials:** N/A- No change to existing materials.

**Color Palette:** Design and Development Standards allow “Full range of hues.” All the proposed colors are acceptable. Proposed palette is quiet, muted and tasteful. Fence paint color to match townhouse garage doors & trim (SW 6083- “Sable” or an approved equal) is acceptable. Alternatively, a full body Wood Stain in any natural or earth tone hue would also be acceptable.

**Tree Preservation:** N/A- No affect to existing Trees.

**Landscape Features:** N/A- No affect to existing Landscape Features.

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

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

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above.  Compliant  Non-Compliant  Not Applicable

(b) **MINIMAL ALTERATION:**  
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant  Non-Compliant  Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**  
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

Compliant  Non-Compliant  Not Applicable

(d) **PERIOD APPROPRIATENESS:**  
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant  Non-Compliant  Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
Cumulative changes with acquired 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

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(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. *Paint Colors compatible with context.*  
 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. *Exterior paint is a retrovertable alteration.*  
 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. *“Full Range of Hues” allowable by Design Standards.*  
 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?  Yes  No
- Façade Alterations facing Public Street or ROW?  Yes  No
- Color Scheme Modifications?  Yes  No
- Substantive/Harmful Revisions to Historic District?  Yes  No

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



By: **Keenan E. Smith, AIA** – (as Amended 4/28/2021)

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