



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, June 01, 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
City Treasurer Shawn Cox
Deputy City Secretary Cathy Gieselman
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)

MINUTES

- 1. Approval of the May 4, 2023, Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2. Public hearing and consideration of conditional approval of COA2023-0002: Application for Certificate of Appropriateness for fencing and landscaping for property located in Mercer Street Historic District at 304 Mercer Street, Dripping Springs, Texas. Applicant: Marvin Sommerfield**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0002

- 3. Public hearing and consideration of approval in concept with conditions of COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes: Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses. Applicant: Kristin Schieffer**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0003

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

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

August 3, 2023, at 4:00 p.m.

September 7, 2023, at 4:00 p.m.

City Council Meetings

June 6, 2023, at 6:00 p.m.

June 20, 2023, at 6:00 p.m.

July 5, 2023, at 6:00 p.m.

July 18, 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 **May 26, 2023 at 10:45 AM**.*

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 St, Dripping Springs, TX

Thursday, May 04, 2023 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 4:02 p.m.

Commission Members present were:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Minnie Glosson-Needham
Haley Hunt
Nichole Prescott (arrived @ 4:03 p.m.)

Commission Members absent were:

Delbert Bassett
Steve Mallett

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselmann
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 April 6, 2023, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Hunt to approve the April 6, 2023, Historic Preservation Commission regular meeting minutes. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

Commissioner Prescott arrived @ 4:03 p.m.

BUSINESS

2. **Discuss and consider approval of the Historic Preservation Commission Fiscal Year 2024 Budget recommendation.**

Michelle Fischer presented the 2024 Budget recommendations. It was noted that the damaged Mercer Street pedestrian crossing signs are included in the Utilities budget. There will also be adjustments made to include a Historical District Consultant because Keenan Smith will be stepping down from the Historical Commission. The budget amount for that position is to be determined.

Commissioners expressed appreciation for Keenan's service.

A motion was made by Vice Chair Bobel to approve the Historic Preservation Commission Fiscal Year 2024 Budget recommendation. Commissioner Glosson-Needham seconded the motion which carried unanimously 5 to 0.

3. **Historic District Survey Overview.**

Keenan Smith, Historic Preservation Architectural Consultant.

Keenan Smith presented the Historic Resource Surveys Overview which is on file.

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 1, 2023, at 4:00 p.m.

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

August 3, 2023, at 4:00 p.m.

City Council Meetings

May 16, 2023, at 6:00 p.m.

June 6, 2023, at 6:00 p.m.

June 20, 2023, at 6:00 p.m.

July 5, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Hunt to adjourn the meeting. Commissioner Prescott seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 5:02 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 22, 2023**

Project: **#304 Mercer Street, Dripping Springs, TX 78620**

Applicant: **Marvin Sommerfeld (512) 426-7300**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **N/A- Site Improvements Only / No Change in Use Proposed**

Submittals: ☒ Current Photograph ☐ Concept **N/A** ☒ Exterior Elevations **Site Photos**
☒ Color & Materials Samples **Vintage Fencing Wire**
☐ Sign Permit Application (if applicable) **N/A**
☐ Building Permit Application
☐ Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

"Yard Fencing" Proposed fencing of front, side, and rear yards of the existing historic structure.

Review Summary, General Findings: **"Approval with Conditions Recommended"**

General Compliance Determination- ☒ **Compliant:** ☐ Non-Compliant ☐ Incomplete
 Subject to Conditions

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

Findings of Fact:

1. **Notice of Violation / “Stop Work Order:”** April 26, 2023- Work Without Proper Permits:
 - a. Yard Fencing & Gate- Construction of improvements in a Historic District w/o Certificate of Appropriateness.

Staff Review Recommendations / Conditions of Approval:

1. **Permits:** Obtain necessary Permits (if any) from the City of Dripping Springs.
2. **Front Yard Fencing-** is disallowed per Zoning Code (Ch. 30 Sec. 5.10.2) & discouraged in Mercer St. Historic District Guidelines. Previously installed metal fence poles and gate @ property frontage shall be removed.
3. **Side and Rear Yard Fencing-** may be allowed if side fencing is realigned and terminated to the side walls of the building, behind the front corners of the street wall elevation.
4. **Fencing Materials and Height-** Vintage style fencing wire is approved as submitted with a nominal height not to exceed three feet (3’0”) above finished grade.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**Historic Resource Background /Survey Information:****(Resource #1) F. W. Miller Rock Café, ca. 1940. Contributing.**

“This one-story limestone café building was built as a companion to the Texaco station next door (Resource #8). Because of this, its style and composition is almost identical. A single front entry door with transom is flanked by two wood four-light windows. Each window has a two-light transom. The side elevations have a mix of rectangular windows and smaller clerestory-type windows under the wide overhanging eaves. The roof is hipped. On the front corner of the building is a carved stone block that reads, “F.W. MILLER 1940.”

F. W. Miller built this café a few months after the Texaco Station was finished. Pete and Naomi Glosson operated the café for a few years. Beginning in 1941, James W. “Jimmy” Glosson and his wife Tula operated Bonnie’s Café, named for their daughter. The Glossons ran the café for fourteen years. In 1956, the Glossons moved several buildings to the east and took over the family grocery business. Bonnie’s Café remained a restaurant for some years, but since 1965 it has been an office and even a residence. Bonnie’s Café has changed very little since it was built in 1940 and is a contributing resource in the historic district.” (US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15).

Reviewer’s Note: The property was recently purchased and converted to a Short-Term Rental unit by the current Property Owner / Applicant, who is operating it as an AirBNB. The re-use is consistent with zoning & involved interior remodeling with no significant exterior modifications.

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

Project Overview: “#304 Mercer St. Yard Fencing:”

See COA application and Existing Photographs. This COA application / request is a “case after the fact.”

The proposed project has already been partially constructed. Work was stopped by the City Building Dept. Inspector for lack of proper permits (COA required for improvements in a Historic District).

The Applicant seeks a fencing enclosure of front, side, and rear yards to create more private, secured spaces and controlled access around the building, considering recent illicit activities which have occurred on the property.

Our Mercer St. Historic District guidelines encourage the enhanced public/private use of the building frontage spaces, to promote the walkable character of the District, and develop an inviting, desirable relationship between the improved private properties and the public activities on Mercer Street.

Mercer St. Historic District Design and Development Standards specifically call for the promotion of Sidewalk Activity Zones. While the proposed Front Yard Fencing would create privacy and control access from Mercer St., it would discourage public interaction and visual engagement between the historic resource (building) and the sidewalk activity the guidelines seek to promote.

Front Yard Fencing- is also disallowed on non-residential property per City of Dripping Springs Zoning Code (Sec. 5.10.2 “Placement of Screening Fence or Wall” see Appendix of this report for excerpt). Previously installed metal fence poles and gate @ property frontage shall be removed. **(Conditions of Approval #2.**

Side and Rear Yard Fencing- may be allowed if side fencing is realigned and terminated to the side walls of the building, behind the front corners of the street wall elevation **(Conditions of Approval #3).**

Fencing Materials and Height- Vintage style fencing wire is approved as submitted with a nominal height not to exceed three feet (3’0”) above finished grade. **(Conditions of Approval #4).**

Landscaping Improvements. A preliminary Landscape Plan was submitted as supplemental information to this COA and may be considered for approval at the HPC’s discretion. Staff encourages the use of landscape plantings and features such as hedges, low walls, quarry block seating, etc. to achieve the desired level of privacy and spatial separation sought by the Applicant and creating pedestrian amenities.

* * *

Staff Recommendations: “Approval with Conditions” is recommended, as outlined above.

“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

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

Character/Vision: Consistent: “Promote Revitalization.”

Design Principles: Consistent (Subject to Conditions of Approval): “Protect Historic Pedestrian Scale & Main Street Character; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent (Subject to Conditions of Approval: “Pedestrian- Oriented.”

Site Planning & Building Placement: N/A- (Existing) Building is not altered by the proposal.

Parking Arrangement: N/A- (Existing) Parking Arrangement not affected.

Building Footprint / Massing / Scale: N/A- not altered.

Street Frontage / Articulation: N/A- not altered.

Porches: N/A- not altered.

Roofs: N/A- not altered.

Materials: Consistent: Vintage Fencing Wire.

Color Palette: N/A- not altered.

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing historic landscape features 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
- (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

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

- (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

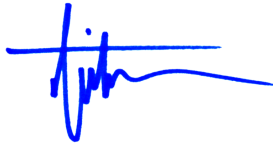
- (l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding 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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade 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**

*** Appendix: Excerpt from Ch. 30 Sec. 5.10.2 of the City of Dripping Springs Zoning Code:

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

City of Dripping Springs- Zoning Code:

Sec. 5- Development Standards and Use Regulations

B) Fencing, Walls & Screening

5.10. Screening of nonresidential and multiple-family.

5.10.2. Placement of screening fence or wall : In nonresidential and multiple-family zoning districts, no fence or wall shall be erected in any front yard or side yard which is adjacent to a public street unless the fence or wall is required to screen the development from an adjacent residential area.

* * *



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Marvin Sommerfeld

Mailing Address: 151 Silver Charm

Phone Number: 512-426-7300 Email Address: Marvin@SommerfeldConst.Con

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 304 Mercer

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

☐ Individual Landmark (Not in an Historic District)

Zoning Classification of Property: _____

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

Description of Proposed Work: Fence + Landscaping + Sign on
See Photos Existing Pole

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

Estimated Cost of Proposed Work: _____

Intended Starting Date of Proposed Work: _____

Intended Completion Date of Proposed Work: _____

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
- ☐ 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)

Signature of Applicant

Date

Signature of Property Owner Authorizing the Proposed Work

Date

******TO BE FILLED OUT BY CITY STAFF******

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.

Etsy

Search



100' x 42" Galvanized D...
ARusticGarden

\$1,079.95

FREE shipping



Privacy Screen, Panel, ...
Ad by Etsy seller

\$275.49

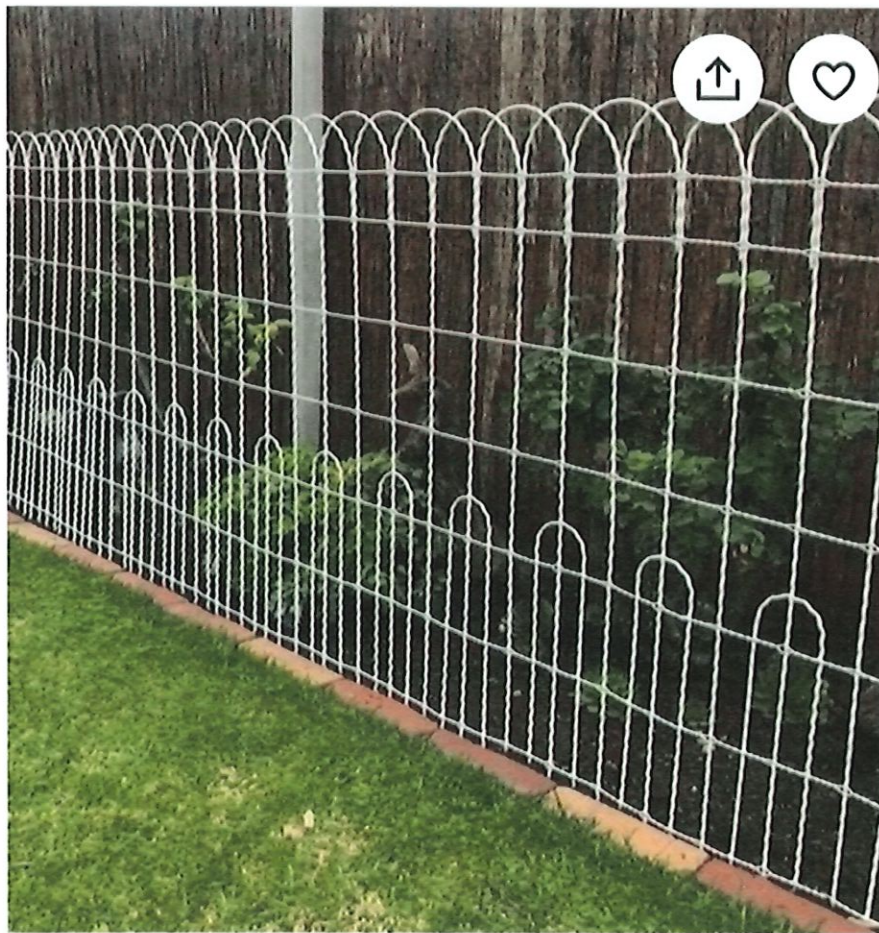
FREE shipping



Starburst I
Ad by Etsy

\$385.00

FREE shipping



Only 10 left and in 4 carts

\$279.95

Low in stock

25' x 4't Galvanized Double Loop Woven Wire Old Fashioned Yard
Fence, Home Garden Cemetery Enclosure, Gates Historical

etsy.com

Vintage
Style
Fence
Just
Like
Most
yards
in
town





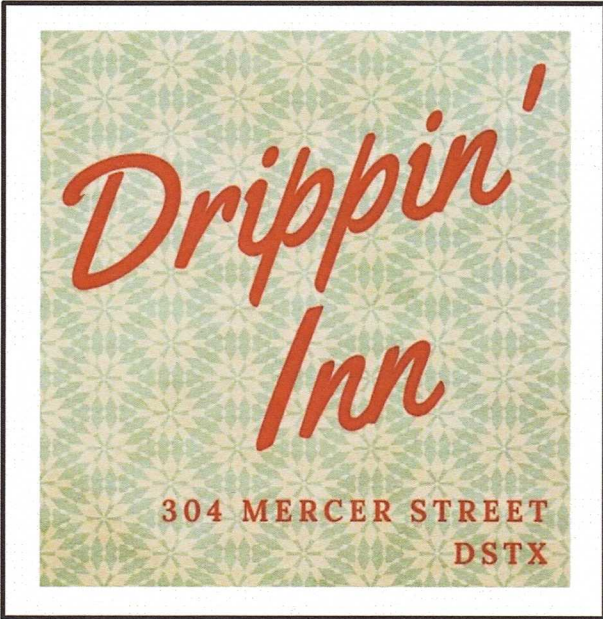
Located at:
304 W. Mercer St
Dripping Springs, TX 78620



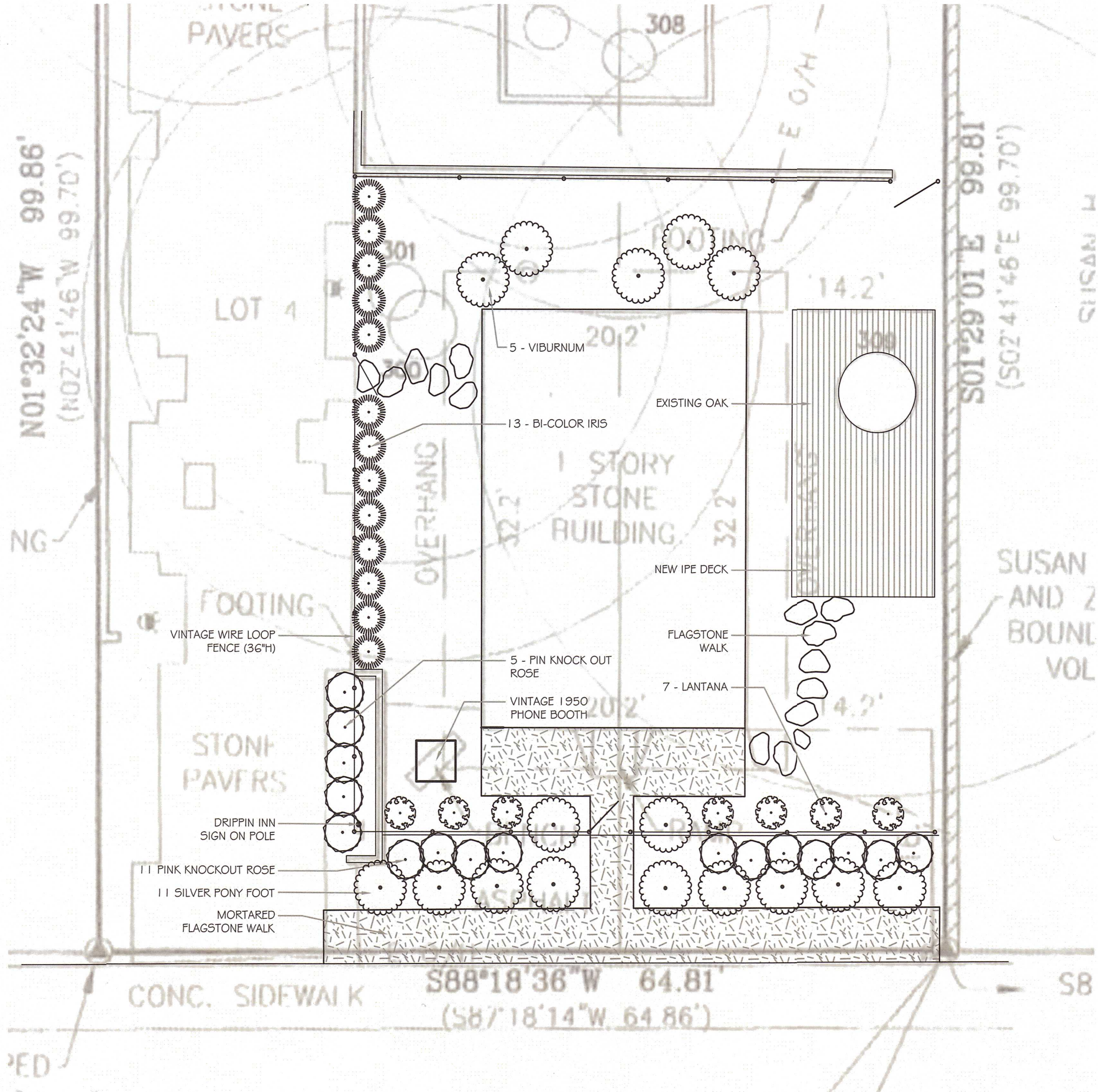
VINTAGE WIRE LOOP FENCE



VINTAGE PHONE BOOTH



PROPERTY SIGN



LANDSCAPE PLAN
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

Client:
DS SOMMERFELD INVESTMENT
304 MERCER STREET
DRIPPING SPRINGS TEXAS

scale: 1/8"=1'

DESIGNED:
DRAWN:
REVIEWED:
DATE ISSUED:
5/18/2023
REVISIONS:

L | 1.01



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 25, 2023**

Project: **“Boutique Hotel” / Casey & Meagan Satterfield
519 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Kristin Schieffer / Cornerstone Architects (512) 220-6298**

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

Base Zoning: **LR / HO**

Proposed Use: **Hotel & Amenity Spaces**

Submittals: ☒ Current Photograph ☒ Concept Site Plan ☒ Exterior Elevations – Arch’l Elevs
☒ Color & Materials Samples – Renderings & Photomontages

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:

“Development Master Plan. Ph. 1- (5) Cabins & Amenities. Ph. 2A - New Café Building” + “Ph. 2B- Stabilization & Adaptive Re-use” of the existing historic dwelling and New (1) sty Addition to rear. The existing structure is a Contributing Resource and “Medium Preservation Priority in the Old Fitzhugh Rd. Historic District. Scope also includes associated parking, site improvements, and infrastructure for the proposed Ph. 1 & 2 hotel uses.

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

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

City of Dripping Springs
P.O. Box 384
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; Demo & 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) **COA Scoping:** This COA covers the scope and phasing of development concepts submitted (Development Master Plan + Ph. 1 + Ph. 2). Future Phases or minor revisions remaining consistent with the form, scale, character, and development intensity of this COA and the Development Master Plan shall be reviewed and processed as amendments to this COA. Major revisions to form, scale, character, and development intensity shall be reviewed and processed as new or separate COA’s.
- 4) **#519 Old Fitzhugh Rd- Case-Specific Historic Preservation Criteria:**
 - a) **Brick Chimneys Preservation.** The frontmost existing brick chimney shall be retained and preserved as a distinctive stylistic feature and example of period craftsmanship and materials, and its removal, relocation or alteration should be avoided. Stabilization and preservation or reconstruction strategies shall be reviewed and evaluated with Staff prior to Building Permits.
 - b) **Window Repair or Replacement.** Existing Dwelling windows may be repaired or replaced so long as their distinguishing characteristics are retained (size, proportions, style & type). Provide preservation notes and/or “basis of design” window specifications on Building Permit Drawings.
 - c) **Materials Salvage and Repurposing.** Existing historic materials harvested from rear of Existing Dwelling (portions significantly altered by the proposed Addition) and from the dismantled Shed may be salvaged for the purpose of stabilizing rehabilitating deteriorated front portions of the Existing Residence. A combination of new, in-kind, and repurposed materials may be employed to preserve the architectural character shown on Concept Elevations. Design development and proposed details shall be reviewed with Staff prior to Building Permits.

* * *

CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

(RFC- Resource Site #14A / 14B; HHM Site No. 50)

“#519 Old Fitzhugh Rd. (Bungalow Style Dwelling), ca. 1935, with associated Shed outbuilding: Contributing Resource and a Medium Preservation Priorities.”

“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s

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

evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

This property retains its 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.

“RFC’s medium priority ratings were assigned where alterations and additions have occurred but do not overwhelm the historic-age form and character of the building. For some properties ... medium priority ranking also reflect the presence of historic-age outbuildings and landscape elements that contribute (to) the historic-era setting of the Old Fitzhugh Rd. study area.”

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

* * *

Staff Review Summary: #519 OFR – “Boutique Hotel” COA Scoping:

- 1) Development Master Plan- Overall Vision & Phasing**
- 2) Ph. 1- New Cabins (5) and Amenities, Site Work & Infrastructure**
- 3) Ph. 2A & 2B- New Construction of Café Building & Adaptive Re-Use of Existing Dwelling**
 - 1) “Development Master Plan”** Establishes the overall concept and vision for a comprehensive, integrated hospitality mixed-use development buildout integrating both new and historical elements on the site. The concept proposes a total collection of (25) new hospitality “cabin” units arranged in looped clusters around focal amenity spaces, features, and existing trees towards the rear of the site. The well-illustrated Phasing Plans lay out a series of successive development increments, which are driven primarily by the availability of critical supporting infrastructure, principally Wastewater LUE’s (existing and future capacities). Approval is sought for the Concept Plan Level overall development approach and may be tweaked and evolved in detail as Site Development & utilities issues become clearer and future Phasing unfolds.
 - 2) “Ph. 1- New Cabins (5) and Amenities, Site Work & Infrastructure”** The initial development increment proposes five (5) new cabin units, located behind the existing residence in the middle of the site, arranged around a pool and admin amenity space, accessed by a new decomposed granite entry drives from OFR, with parking tucked between the units and around existing trees. This phase establishes the hotel’s operation and identity, takes advantage of existing trees, and is crucial to the Applicant’s Business Plan. The sites’ existing LUE’s are calculated to enable this phase. Conceptual Floor Plans, square footages and character Images for the Cabins are included in the submittal. Conceptual size, scale, character of the Cabins are all acceptable per Guidelines.

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

Site Work and Infrastructure. Required parking, drives and access walkways preserve the majority of existing trees on site. The rear of the property slopes gently to a natural watershed drainage. Site engineering will need to incorporate any development-related drainage accommodations and water quality buffer zones. These elements and their layout will be defined, engineered, then reviewed by City Staff during site development phase. Technical requirements will likely be shaped by the proposed development and approach. Conceptual Phasing Plans show proposed Phase 4 cabins located in an existing flood plain zone, which needs to be supported by drainage studies and validated by the City Engineer. Future development Phases (Ph. 3 & 4) would require amendments to this COA, with supporting documents and information. Associated Site Development and Building Permits would also be required at the time of implementation.

- 3) **“Ph. 2A- New Construction of Café Building.”** Subject to Wastewater LUE availability, the next development Phase proposes demolition of the existing Garage / Shed and replacement with a new **Café Building** facing Old Fitzhugh Road. The existing **Garage/Shed**, a contributing but dilapidated historic farmstead outbuilding in poor condition, is proposed to be pulled down and salvaged for re-used and reclaimed materials to be incorporated into the new work. The architectural character of the new Café building includes traditional roof forms and massing combined with more contemporary windows and fenestration. Scale and massing of the Café building is compatible with the historic district and consistent with the OFR Design and Development Guidelines and features a wide front porch and outdoor seating, enlivening the street frontage.

“Ph. 2B- Adaptive Re-Use of Existing Dwelling w/New Addition” The next Phase consists of the stabilization and repurposing of the historic structure to provide dining, bar, and outdoor spaces as part of the hotel services and operations. The portions of the Dwelling facing Old Fitzhugh Rd. are to be preserved and renovated with in-kind materials. The work includes stabilization of the existing foundations, preservation of existing wood siding and the front brick fireplace structure by utilizing historic materials salvaged from the rear of the structure to rehab the deteriorated elements and materials at the front elevations.

This approach appropriately retains the historic look and feel of the historic street frontage, respecting preservation goals. The extensive remodel includes a modern, code-compliant, building addition with supporting uses to the rear, whose renovations and refurbishments maintain the existing historic form and character of the existing dwelling. A large Deck Area capitalizes on several large existing trees to the rear while Ramps facilitate accessibility.

Review Summary: At the conceptual level, Staff generally finds the proposed development and design approach to be appropriate to the overall scale and character of the Old Fitzhugh Rd. Historic District. The proposed architectural design concepts and approach are in keeping with Historic Preservation goals and Guidelines. The proposed design is appropriate in character and is compatible with its surroundings.

* * *

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

Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review Checklist below).
- 2) **Approval in Concept** is recommended. Site Development and Building Permit Documents shall be reviewed for consistency with this COA prior to issuance of Permits (Conditions of Approval #2, #3).
- 3) **Case-Specific Historic Preservation Criteria** shall be observed for Brick Chimneys, Window Repair or Replacement, and Materials Salvaging & Repurposing (Condition of Approval #4).

* * *

“Old Fitzhugh Rd. Design and Development Standards”

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

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

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

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

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

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

Building Footprint / Massing / Scale: Consistent: Existing Dwelling > Addition (869 sf + 1,144 sf). New Café Building = 1,277 GSF < 5,000 max. Cabins = 344 sf (A Units), 500 sf (B Units), 652 sf (C Units), 11,217 sf (D Units) all are.... < / = 5,000 max.

Street Frontage / Articulation: Consistent: Proposed (new/repurposed) Café Building massing meets 45’ max. articulation increment requirements.

Porches: Consistent: Proposed (new) Café Building meets Porch requirements.

Roofs: Consistent: Proposed (new) Buildings- proposed Roof concepts meet requirements.

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

Materials: Consistent: New materials (Board & Batten Siding, Repurposed Wood Siding, Shiplap Siding) all meet requirements.

Color Palette: Consistent (with conditions): Basic proposed color palette meets requirements. Staff review & approval of Color Palette prior to Permits (Conditions of Approval #2).

Tree Preservation: Consistent (with conditions): "Trees to be Removed" over 8" dia. shall be replaced per requirements. **Conditions:** Tree Preservation Plan to be reviewed & approved prior to Site Development Permits (Conditions of Approval #2).

Landscape Features: N/A- no existing landscape features appear to be 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
- (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. *See Conditions of Approval #4: "Case Specific Historic Preservation Criteria." Verify @ Building Permits.

☒ Compliant* ☐ Non-Compliant ☐ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired / contributing significance recognized and respected.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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

- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible. [*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria for Certificate of Appropriateness. Verify @ Building Permits.](#)
- ☒ 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. [*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria for Certificate of Appropriateness. Verify @ Building Permits.](#)
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

* * *

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

Building Footprint Expansion/Reduction?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Color Scheme Modifications?	<input checked="" type="checkbox"/> Yes	<input 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: KRISTIN SCHIEFFER

Mailing Address: 7000 BEE CAVES RD. SUITE 200 AUSTIN, TX 78746

Phone Number: 512.220.6298 **Email Address:** KRISTIN@CORNERSTONEARCHITECTSLLP.COM

Name of Owner (if different than Applicant): CASEY & MEAGAN SATTERFIELD

Mailing Address: 1491 Hazy Hills Lp, Dripping Springs, TX 78620

Phone Number: 512.426.8922

Address of Property Where Structure/Site Located: 519 OLD FITZHUGH RD.

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

☐ Individual Landmark (Not in an Historic District)

Zoning Classification of Property: LR / HO

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

HOTEL AND AMENITY

Description of Proposed Work: Stabilization and adaptive re-use of existing historic residence to allow complimentary amenity space for Boutique Hotel at rear of Property. Proposed adaptive reuse of existing residence will include small addition to accommodate small events, outdoor covered patio, and adjacent food service building. Boutique Hotel at rear of property to consist of individual cottages with outdoor amenity spaces.

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

Proposed work for existing structure will include stabilization of the existing foundation,
 preservation of existing siding and front fireplace structure by re-utilizing materials at rear of
 structure to rehab materials along Old Fitzhugh in disrepair. The proposed addition will be keeping
 in scale, function, and intent of Old Fitzhugh Road district with modern interpretation and distinction
 of materials from original residence.

Estimated Cost of Proposed Work: \$300,000

Intended Starting Date of Proposed Work: TBD, BUT ESTIMATE FOR PHASE 1 APRIL 2024

Intended Completion Date of Proposed Work: DECEMBER 2024

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
- ☒ 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)


 Signature of Applicant

5.18.2023
 Date

 
 Signature of Property Owner Authorizing the Proposed Work

5/18/2023
 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: _____

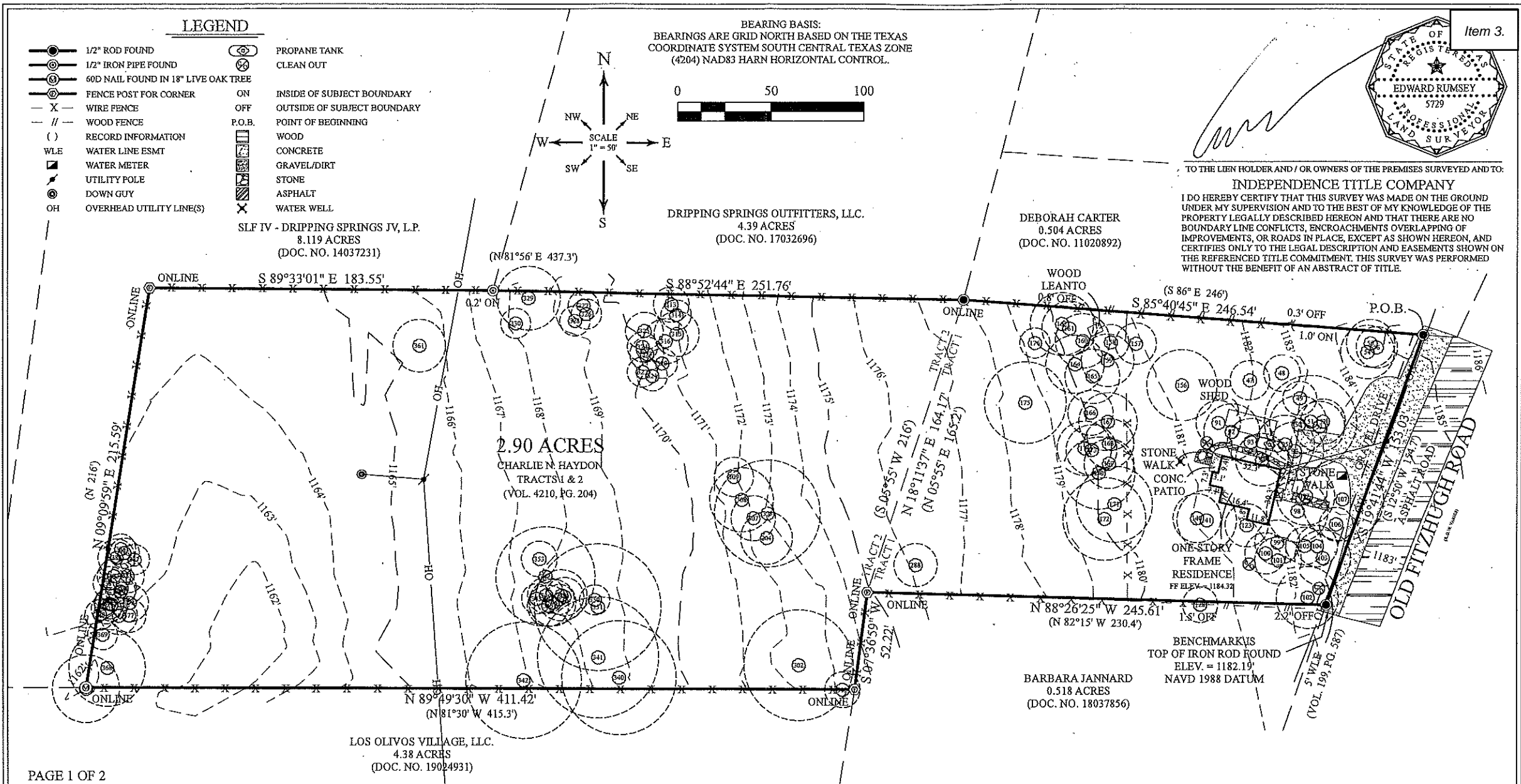
Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

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.



ADDRESS				F.I.R.M. MAP INFORMATION		RESTRICTIONS	
YOUNG CHILD ACADEMY OF SEATTLE, LLC. 519 OLD FITZHUGH ROAD DRIPPING SPRINGS, HAYS COUNTY, TEXAS				THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48209C0105F PANEL: 0105F DATED: 09/02/2005		SUBJECT TO EASEMENTS RECORDED IN VOL. 199, PG. 587. (SHOWN)	
				ALLSTAR Land surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TBPLS FIRM NO. 10135000		LEGAL DESCRIPTION	
				THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 2.90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.	
SURVEY DATE:	SEPTEMBER 01, 2020	FIELD BY:	CHRIS ZOTTER	08/31/2020			
TITLE CO.:	INDEPENDENCE TITLE CO.	CALC. BY:	EDWARD RUMSEY	09/01/2020			
G.F. NO.:	2039989-DRP	DRAWN BY:	DAVID BAK	09/01/2020			
JOB NO.:	A0805520	UPDATE BY:	-	-			
		RPLS CHECK:	EDWARD RUMSEY	09/01/2020			

EXHIBIT "A"

BEING A 2.90 ACRES OF LAND, OUT OF THE PHILLIP A. SMITH SURVEY, ABSTRACT NUMBER 415, HAYS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CHARLIE N. HAYDON TRACTS 1 AND 2 RECORDED IN VOLUME 4210, PAGE 204, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 2.90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at an iron rod found in the westerly right-of-way line of Old Fitzhugh Road, in the southerly line of that certain Deborah Carter 0.504 acre tract recorded in Document Number 11020892, Official Public Records, Hays County, Texas (herein referred to as OPR), same being the northeast corner of said Tract 1, for the northeast corner hereof;

THENCE South 19 degrees 41 minutes 44 seconds West, along said right-of-way line and the easterly line of said Tract 1, 153.03 feet to an iron rod found in said line, at the northeast corner of that certain Barbara Jannard 0.518 acre tract recorded in Document Number 18037856, OPR, same being the southeast corner of said Tract 1, for the southeast corner hereof;

THENCE along the northerly line of said 0.518 acre tract and that certain Los Olivos Village, LLC. 4.38 acre tract recorded in Document Number 19024931, OPR, along the southerly line of said Tract 1 and the easterly and southerly line of said Tract 2, the following 3 calls,

1. North 88 degrees 26 minutes 25 seconds West, 245.61 feet to a fence corner post found,
2. South 07 degrees 36 minutes 59 seconds West, 52.22 feet to a fence corner post found,
3. North 89 degrees 49 minutes 30 seconds West, 411.42 feet to a 60D nail found in an 18" Live Oak Tree, at an angle corner in the southerly line of that certain SLF IV – Dripping Springs JV, L.P. 8.119 acre tract recorded in Document Number 14037231, OPR, in the southerly line of said 4.38 acre tract, same being the southwest corner of said Tract 2, for the southwest corner hereof;

THENCE North 09 degrees 09 minutes 59 seconds East, along the southerly line of said 8.119 acre tract and the westerly line of said Tract 2, 215.59 feet to a fence corner post found in said line, same being the northwest corner of said Tract 2, for the northwest corner hereof;

THENCE continuing along the southerly line of said 8.119 acre tract, along the southerly line of that certain Dripping Springs Outfitters, LLC. 4.39 acre tract recorded in Document Number 17032696, OPR, along the southerly line of said 0.504 acre tract and the northerly line of said Tracts 1 and 2, the following 3 calls,

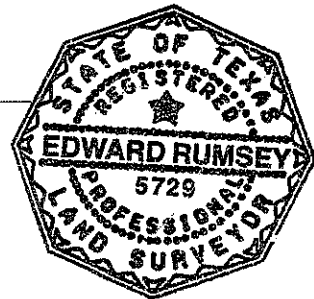
1. South 89 degrees 33 minutes 01 seconds East, 183.55 feet to a 2 ½" iron pipe found,
2. South 88 degrees 52 minutes 44 seconds East, 251.76 feet to an iron rod found,
3. South 85 degrees 40 minutes 45 seconds East, 246.54 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ACCOMPANYING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

Edward Rumsey
TX. R.P.L.S. #5729
Job # A0805520

Date

09-01-20





OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Front of Existing Homestead Along Old Fitzhugh Road



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Chimney



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Front of Existing Homestead Along Old Fitzhugh Road



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Rear of Existing Homestead



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Boutique Hotel





OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Existing Site Photos - Boutique Hotel

BOUTIQUE HOTEL
DEVELOPMENT
CONCEPTUAL SITE DESIGN

PHASE 1

(2) B UNITS 500 SF EA.
(2) C UNITS 652 SF EA.
(1) D UNIT 1,217 SF EA.
(5) TOTAL UNITS



ENTRY SIGNAGE

DECOMPOSED
GRANITE

SHADE STRUCTURE

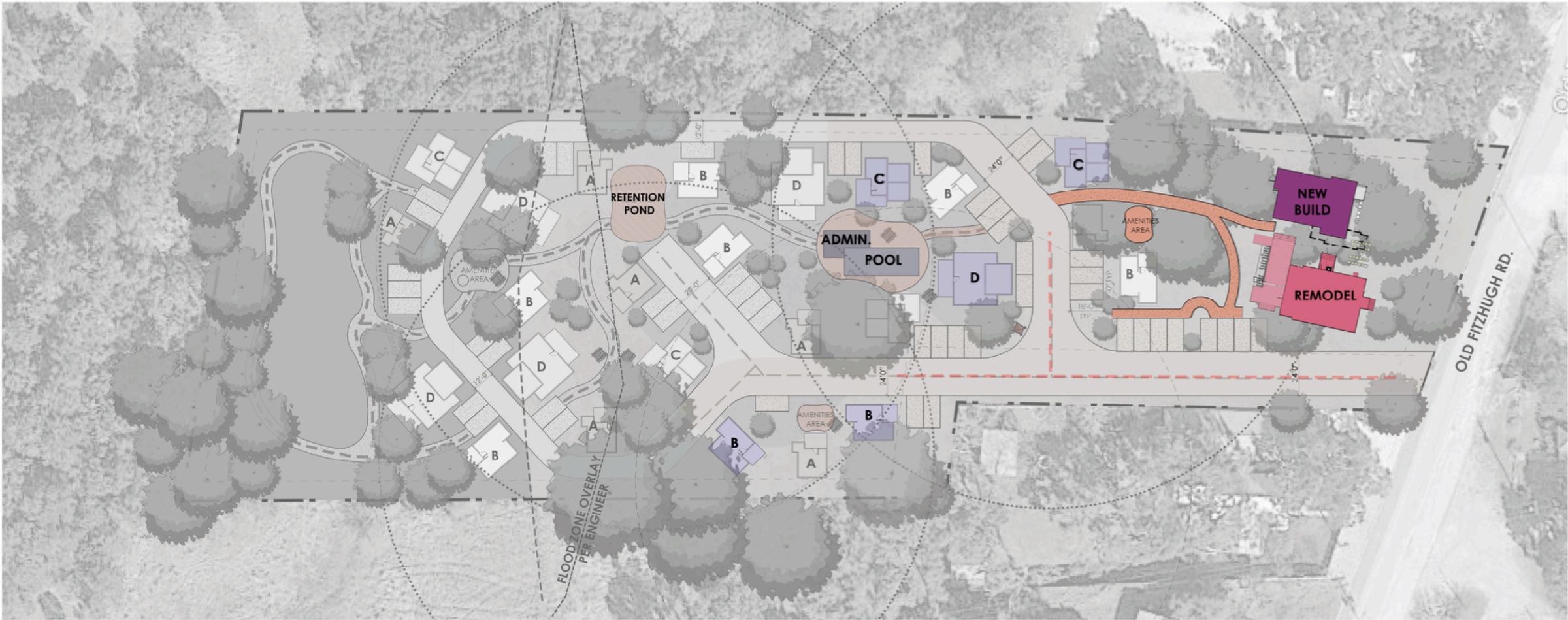
24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES
PROVIDED

BOUTIQUE HOTEL
DEVELOPMENT
CONCEPTUAL SITE DESIGN



- PHASE 1** (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS
- PHASE 2A** NEW FRONT BUILDING
1,277 SF
- PHASE 2B** REMODEL EXISTING FRONT HOUSE
869 SF EXISTING
1,144 SF ADDITION



ENTRY SIGNAGE

DECOMPOSED GRANITE

SHADE STRUCTURE

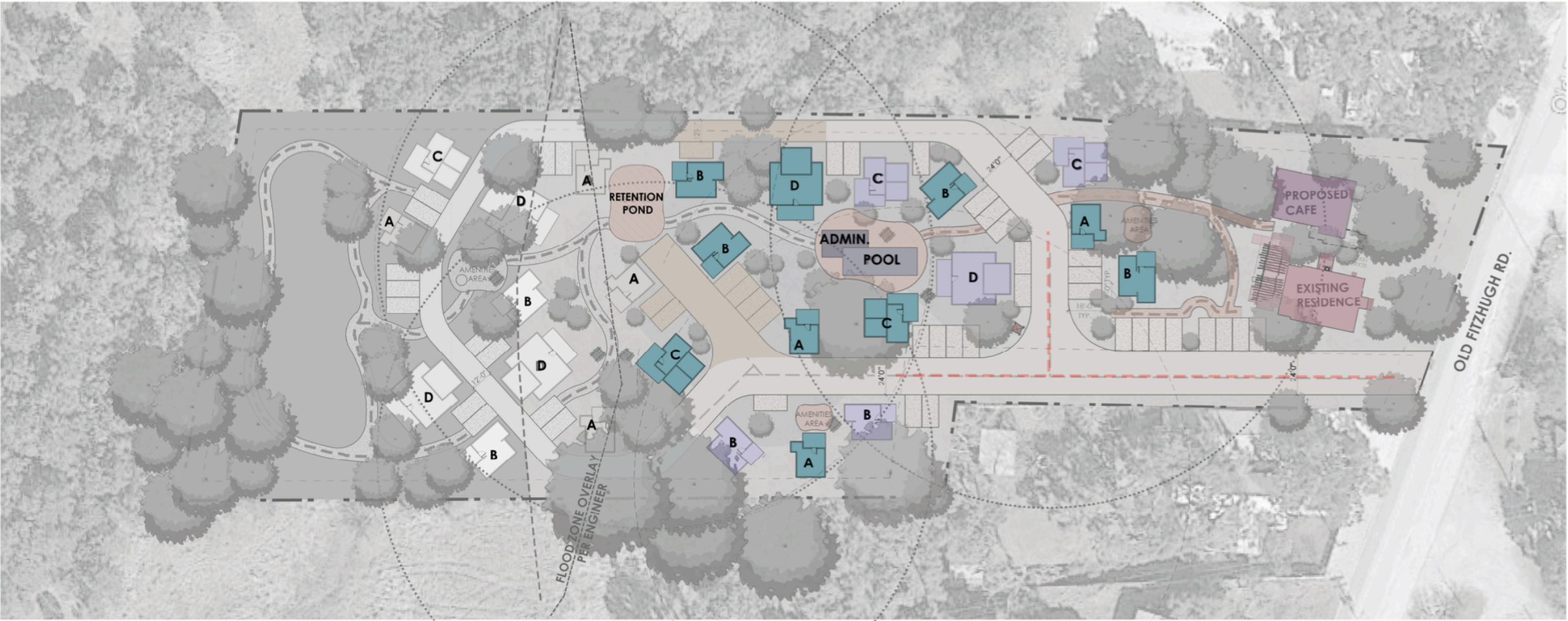
24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES PROVIDED

BOUTIQUE HOTEL
DEVELOPMENT
CONCEPTUAL SITE DESIGN



PHASE 1 (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS

PHASE 2A NEW FRONT BUILDING

PHASE 2B REMODEL EXISTING
FRONT HOUSE

PHASE 3 (3) A UNITS 344 SF EA.
(4) B UNITS 500 SF EA.
(2) C UNIT 652 SF EA.
(1) D UNIT 1,217 SF EA.
(10) TOTAL UNITS



ENTRY SIGNAGE

DECOMPOSED
GRANITE

SHADE STRUCTURE

24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

WALKING TRAILS

25 UNITS PROVIDED
48 PARKING SPACES
PROVIDED

BOUTIQUE HOTEL
DEVELOPMENT
CONCEPTUAL SITE DESIGN



PHASE 1 (2) B UNITS
(2) C UNITS
(1) D UNIT
(5) TOTAL UNITS

PHASE 2A NEW FRONT BUILDING

PHASE 2B REMODEL EXISTING
FRONT HOUSE

PHASE 3 (3) A UNITS
(4) B UNITS
(2) C UNIT
(1) D UNIT
(10) TOTAL UNITS

PHASE 4 (4) A UNITS 344 SF EA.
(2) B UNITS 500 SF EA.
(1) C UNIT 652 SF EA.
(3) D UNITS 1,217 SF EA.
(10) TOTAL UNITS

ENTRY SIGNAGE

**DECOMPOSED
GRANITE**

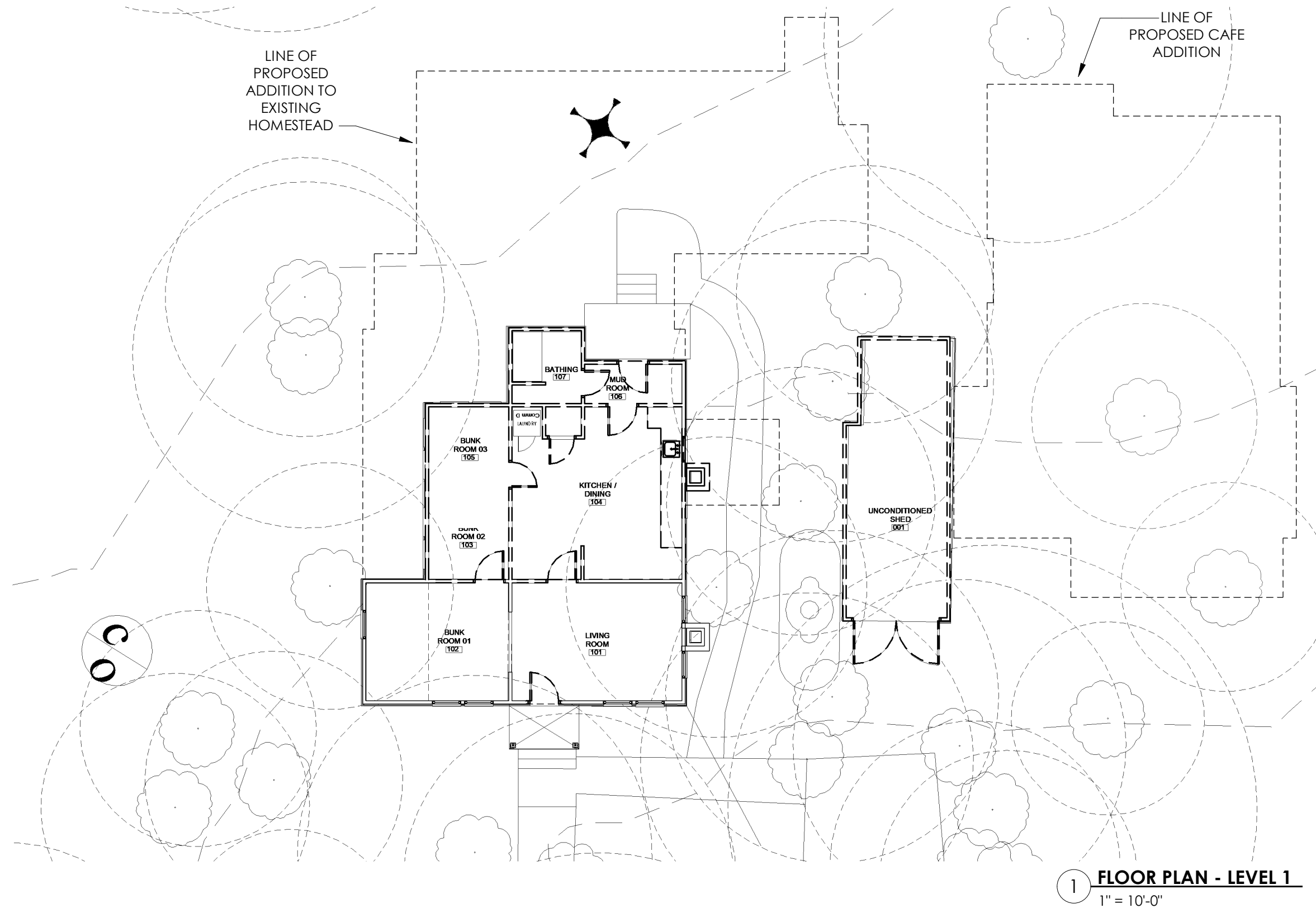
SHADE STRUCTURE

24' WIDE FIRE LANE

150' FIRE RADIUS FOR HOSE

WALKING TRAILS

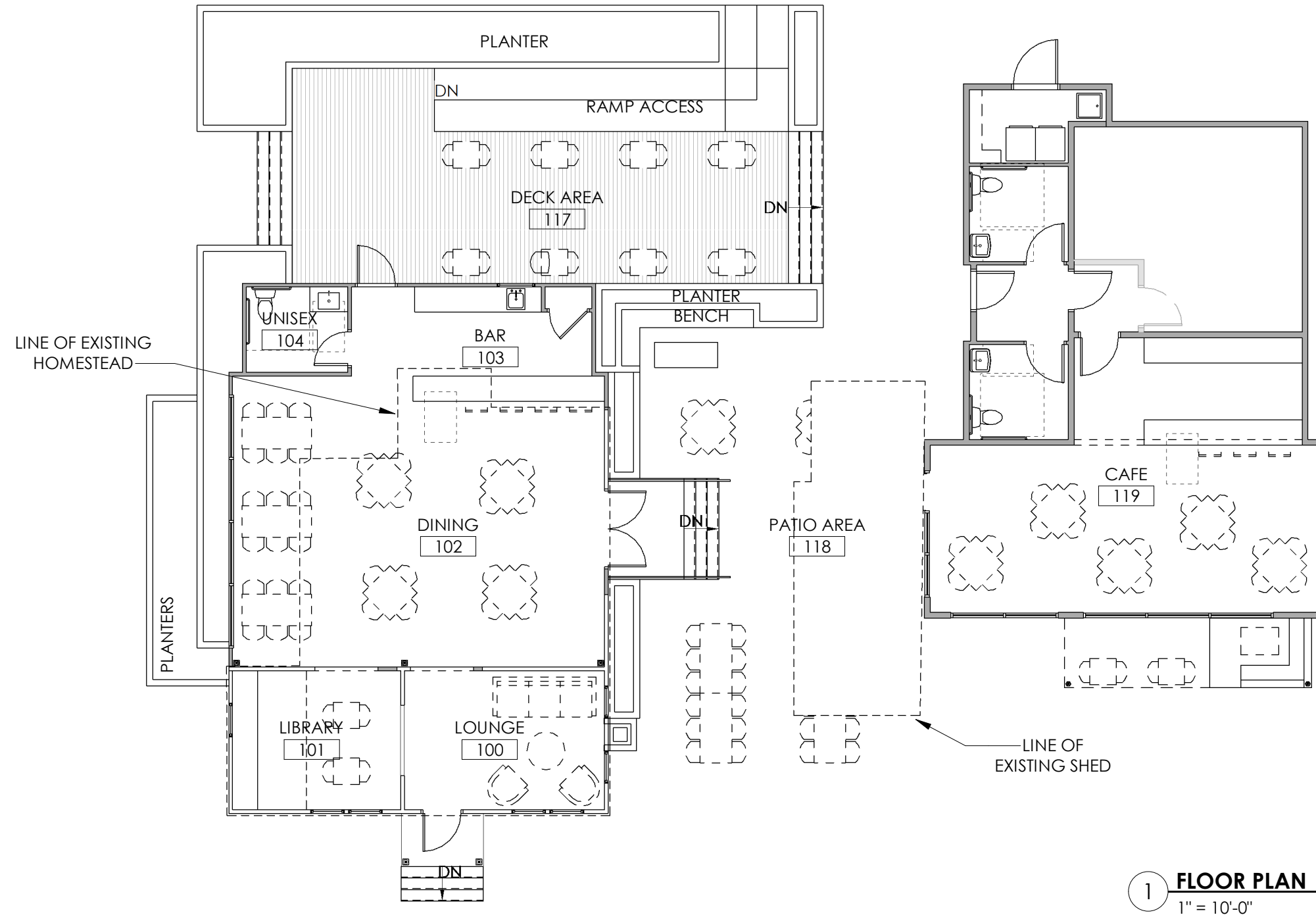
25 UNITS PROVIDED
48 PARKING SPACES
PROVIDED



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Demo Plan





OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed Floor Plan of Adaptive Reuse and Cafe Addition

Proposed Material and Color Chips of Existing Homestead



Horizontal Siding Walls

Proposed Material and Color Chips of Cafe Addition



Board and Batten Siding Walls



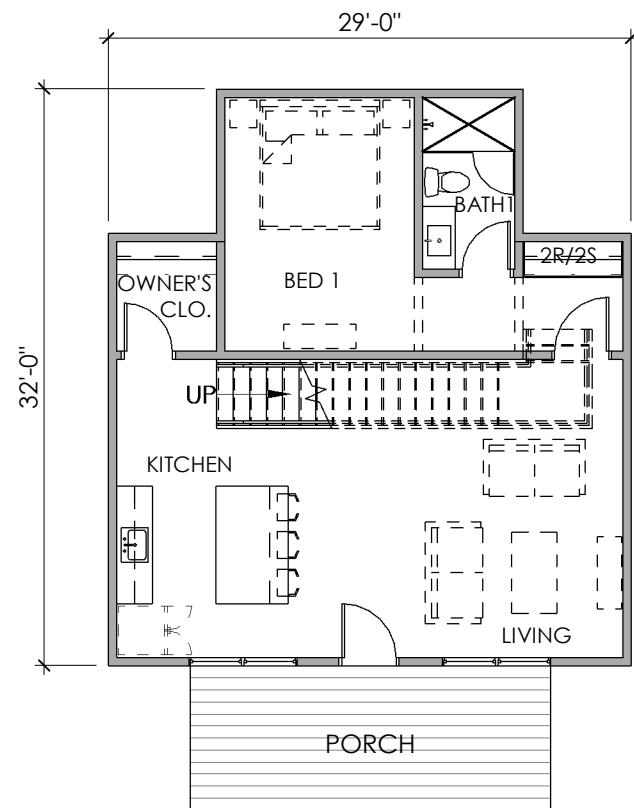
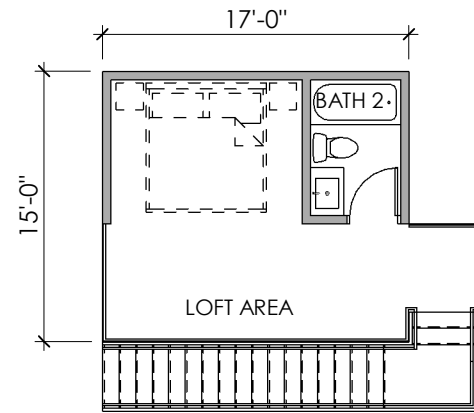
OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY
Proposed 3D View of Adaptive Reuse and Cafe Addition





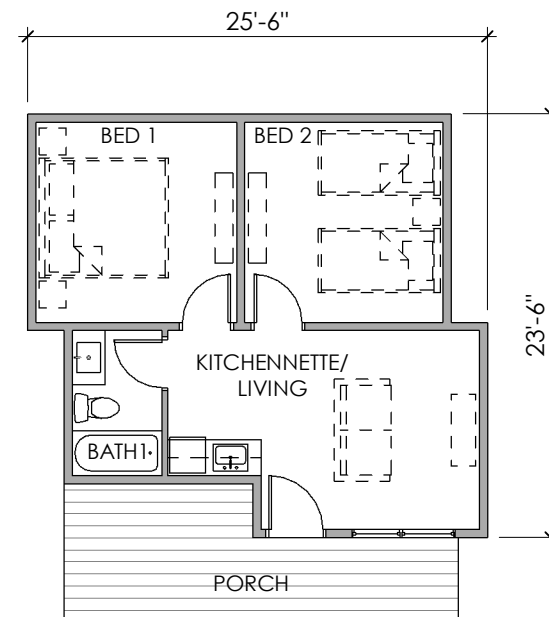
OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed 3D View of Adaptive Reuse and Cafe Addition



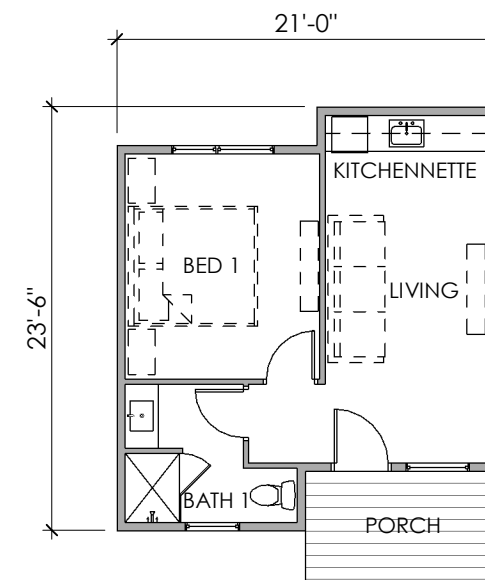
D

TWO-BEDROOM W/ LOFT (LG)
1,265 SF (TOTAL COVERED AREA)



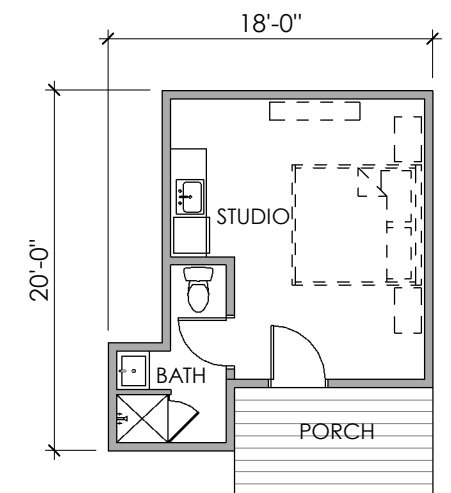
C

TWO-BEDROOM (SM)
652 SF (TOTAL COVERED AREA)



B

ONE-BEDROOM
500 SF (TOTAL COVERED AREA)



A

STUDIO
346 SF (TOTAL COVERED AREA)

OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Proposed Floor Plans for Cottages A, B, C & D

SCALE: 3/32"=1'-0"



OLD FITZHUGH BOUTIQUE HOTEL AND AMENITY

Inspiration Images For Cottages and Exterior Amenities