



HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, April 15, 2021 at 2:00 PM

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 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.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/82217683430?pwd=b2FycDE2OVY1Yk9Ddlc2aGxWRDVMdz09>

Meeting ID: 822 1768 3430

Passcode: 207934

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/u/ku2AJYfvY>

Join by Skype for Business: <https://us02web.zoom.us/skype/82217683430>

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

BUSINESS

1. Discuss and consider approval of an Application for Certificate of Appropriateness for Rehabilitation and Exterior Alterations of a Historic Resource, Demolition of a Non-Contributing Vestibule, and Demolition & Reconstruction of a Garage for a property located at 264 College Street. Applicant: Jon Thompson

- a) Presentation
- b) Staff Report
- c) Public Hearing
- d) Certificate of Appropriateness

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

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 20, 2021 at 6:00 p.m.
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 Texas Governor Order, Hays County Order, City of Dripping 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, on **April 9, 2021 at 1:00 p.m.***

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 MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **April 9, 2021**

Project: **264 South College Street, Dripping Springs, TX 78620**

Applicant: **Jon Thompson (512) 568-2184 / DS Exchange LLC (512) 785-7850**

Historic District: **Hays Street Historic District**

Base Zoning: **MF**

Proposed Use: **Residential (Continue Existing Use)**

Submittals: ☒ Current Photographs ☐ Concept Plan N/A ☒ PowerPoint & Narratives
☒ Color & Materials Samples **Paint & Trim Color to match existing- see .pptx**

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:

Rehabilitation and Exterior Alterations to an Existing Dwelling. Demolition of a Non-Contributing Vestibule. Demolition and Reconstruction of a Garage at "264 S. College" (ca. 1940) a Contributing Resource & Medium Preservation Priority in the Hays St. Historic District.

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

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ Assist & Verify

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Findings of Fact:

1. Exterior Work conducted without a Certificate of Appropriateness:
 - a. Aluminum Siding Removed; Exterior House Wrap Applied
 - b. Original Windows Removed & Replaced
 - c. Sitework Cleanup Conducted and Road Base Installed

Possible HPC Actions (Alternatives):

1. “Approval in Concept with Conditions” (Staff Recommendation).
2. “Postponement w/ Date Certain” (i.e. to Review Supplemental Information).
3. “Denial” (For Specific Reasons Stated).
4. “Other Discretionary Action” (TBD by Commission).

Staff Recommendations / Conditions of Approval:

1. **Permits Required:** All necessary Permits shall be obtained from the City of Dripping Springs prior to commencing work, including Demolition Permit (Vestibule + Garage); Building Permit (required) and Site Development Permit (if required). Confirm all Permit requirements with City Building Official & applicable Staff.
2. **Approval in Concept:**
 - a. **Permit Submittal Review.** All permit documents shall be reviewed by City Staff to verify consistency with this COA prior to issuance of Permits.
 - b. **Staff Monitoring & Assistance.** Exterior Rehabilitation & Garage Reconstruction: City Staff shall monitor the work in progress and provide assistance to Applicant re: historically appropriate implementation details & methods, ensuring consistency with the City of Dripping Springs Historic Preservation Program Implementation Manual.
 - c. **Final Inspection Required.** The work shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Occupancy.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#264 South College St.: (c.a. 1940) Roark-Foster Survey dated 10/31/14. Hays County TP #R18503.

Historic District Contribution Status: “Contributing.”

Historic Resource Preservation Priority Rating: “Medium.”

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Project Overview: “264 S. College St. – Rehabilitation and Exterior Alterations to an Existing Dwelling. Demolition of a Non-Contributing Vestibule. Demolition and Reconstruction of a Garage:”

See COA application, PowerPoint Presentation and Existing Photographs. This COA application and request is, in part, a “case after the fact” as portions of the proposed rehabilitation work under consideration have been partially initiated. See Findings of Fact above & photo documentation attached.

The Applicant’s goals, explanations, stated design intentions and construction approach(es) for the proposed scope of work are given as broad outline descriptions in the COA Application, as supported with indicative photos and information in the PowerPoint presentation submittal. From the information given, and in principle, Staff finds that they largely support and agree with the City Historic Preservation goals, guidelines and applicable regulations. However, monitoring and assistance is recommended to verify the completed work & details are consistent with the Historic Preservation Implementation Manual.

Scope of Work Summary: (w/Staff Recommendations)

1. Rehabilitation and Exterior Alterations to Existing Dwelling:

- **Exterior Walls:** Removal of existing Aluminum Siding. Refurbishment of exterior walls (structure, insulation, sheathing, weatherproofing etc.). Installation of new, horizontal 12” lapped Hardi-Plank to match period siding, with painted finish to match the historic color scheme.
 - **Staff Recommendations: Acceptable-** Maintain Historical Trim and Architectural Features of Historic Significance. Staff shall monitor and assist.
- **Windows:** Replacement with new high energy performance operable units, consistent in design and character with the original wood units.
 - **Staff Recommendations: Acceptable -** Maintain Pre-Existing Window Trim Details.
- **Roofing:** Replacement “in kind” with Asphalt Shingles.
 - **Staff Recommendations: Acceptable -** Match Pre-Existing Eaves, Overhangs & Details.
- **Colors:** Proposed Paint Palette (White Body + Green Trim).
 - **Staff Recommendations: Acceptable-** Maintain Historical Color Scheme.

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2. Demolition of a Non-Contributing Vestibule:

- **Proposed Demolition:** Remove water-damaged vestibule connecting the house to garage. Install new entry door with Roof Hood, install horizontal 12” lapped Hardi-Plank to match period siding.
- **Staff Assessment & Recommendation: Acceptable-**
 - Vestibule does not date from the Period of Significance of the Historic Resource (original dwelling) and does not contain features or exhibit unique craftsmanship that contribute to the historic significance in its own right.
 - Its removal will not negatively affect the historic character of the property, which will be retained and preserved by the rehabilitation of the house and reconstruction of the garage.
 - Removal will restore the historic “detached Garage” building arrangement and restore original “through” pedestrian access and visibility from the front of the property to the rear, while promoting open views to its landscape setting and features.

3. Garage Demolition and Reconstruction:

- **Proposed Demolition:** Remove and Salvage historically significant architectural wood trim elements and features @ roof gables (vertical siding w/ chamfer-cut details and profiled battens).
 - Demo existing water-damaged roof structure, retaining photographic record of roof pitch, overhangs and details. Reconstruct roof with new wood frame to code and replicate fundamental existing design features. Install new asphalt shingles to match the dwelling.
 - Demo existing structure failed & damaged CMU Walls and reconstruct with wood frame to code, with new horizontal 12” lapped Hardi-Plank to match new siding @ dwelling.
 - Demo existing failed & structurally damaged slab and reconstruct new foundation to code, raising the new finish floor by 8” to protect from water intrusion.
 - Reconstruct new sectional 8’x15’ overhead door, with overlay trim features to match look and feel of the existing (original underlay) double wood doors.
- **Staff Assessment & Recommendation: Acceptable w/ Conditions-**
 - Existing Garage is structurally compromised and suffers from chronic flooding.
 - Water damage & widespread component failures (slab, CMU walls, etc) are exhibited.
 - Rehabilitating the existing compromised conditions is infeasible and inadvisable.
 - Reconstruction shall maintain the existing Garage’s footprint, massing, form, rooflines and significant architectural features. Staff will monitor and assist these efforts.
 - New siding shall match the new siding on the dwelling, so as to harmonize with the historic materials, features size, scale and proportion of the property and its environment.
 - Reconstruction reverts to the original detached Garage arrangement & use, promoting the adaptive re-use of the property and facilitating the accommodation of modern vehicles.
 - Staff shall monitor the work and provide assistance to Applicant on historically appropriate details and methods consistent with the City of Dripping Springs Historic Preservation Program Implementation Manual (**Conditions of Approval #2a**).

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Design Standards Consistency: “Hays Street Design and Development Standards”

Based on the information submitted by the Applicant and, a scoping session on site with Applicant on 4/2/21, the proposed program and design direction appears to be consistent with applicable Standards (see review comments below). “Cautionary Approval with Conditions” (as detailed above) is recommended.

Character/Vision: Consistent: “Neighborhood Preservation; Adaptive Re-Use.”

Design Principles: Consistent: “Protect Historic Neighborhood Scale & Character.” “Allow Small-scale Rehabilitation @ Existing Historic Dwellings.” “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Residential Rehab.”

Site Planning & Building Placement: N/A- Existing Building Arrangement and Footprints unchanged.

Parking Arrangement: Consistent: “Residential Garages.”

Building Footprint / Massing / Scale: N/A- Existing Building Scale & Massing unchanged.

Street Frontage / Articulation: N/A: No change in Street Frontage / Façade Massing.

Porches: N/A. No change in Existing Porch forms.

Roofs: Consistent: New Roof to match Existing Roof (verify).

Materials: Consistent: Composition Shingles OK.

Color Palette: Consistent: OK Historic Color Palette maintained.

Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: Consistent: Existing outbuildings and notable site features maintained.

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CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
 Project is guided by applicable Historic Preservation Standards and Design Guidelines.
[See detailed summary above.](#) ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**
 Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
[Assist and Verify.](#) ☒ 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.
[Assist and Verify.](#) ☒ 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.
[Assist and Verify.](#) ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
 Cumulative changes with acquired and contributing significance are recognized and respected.
[Assist and Verify.](#) ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
 Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
[Assist and Verify.](#) ☒ 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.
[Approach Acceptable; Verify.](#) ☐ 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.
N/A. ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
Assist and Verify. ☒ 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.
Assist and Verify. ☒ 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.
Approach Complies; Verify. ☒ 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.
Complies. ☒ 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.
Approach Complies; Verify. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “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 type="checkbox"/> Yes | <input checked="" 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 |
- * * *

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



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

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#264 South College St. –Front of Property w/Exterior Rehabilitation Underway:

Photo- 3/14/21

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#264 South College St. –Rear of Dwelling & Garage w/Rehabilitation Underway: Photo 3/14/21



#264 South College St. –Rear View of Property w/Site Work Underway: Photo 3/14/21

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Jon Thompson, J Thompson Professional Consulting, LLC

Mailing Address: PO Box 172, Dripping Springs, Texas 78620

Phone Number: (512) 568-2184 **Email Address:** jthompsonconsultingds@gmail.com

Name of Owner (if different than Applicant): DS Exchange, LLC (Instrument #20060461)

Mailing Address: PO Box 91293, Austin, Texas 78709

Phone Number: (512) 785-7850

Address of Property Where Structure/Site Located: 264 South College Street

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

☐ Individual Landmark (Not in an Historic District)

Zoning Classification of Property: Multi-Family (MF)

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

Description of Proposed Work: The house has substantial water damage on the interior due to leaks from the roof and siding of the house which needed replacement to halt further deterioration. The exterior will continue to be the same color and architectural style as original with the exception of the siding being Hardiboard. The addition between the original house and garage is intended to be removed to return the house and garage to their original appearance from the 1940's. The addition was built in the 1970's and 1980's and thus outside of the historic era for the District. There are other cosmetic improvements needed such as the re-leveling of the garage or the stabilization of the same through other means. As well, other maintenance issues are identified in the Power Point Presentation. Outdoor auxiliary historic / cultural structures are being maintained.

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

The work proposed is to be done in keeping with the original style of the house. New material such as Hardiboard needs to be used since the original material is not available. Window replacement will be in keeping with the historic intent.

Estimated Cost of Proposed Work: \$7,867.81 (receipts are available for the paint and windows; paint is \$450 which is included in the cost of work)

Intended Starting Date of Proposed Work: *The removal of the addition would not occur until the approval of the COA. There were emergency outdoor renovations to prevent further deterioration due to water damage from rain.

Intended Completion Date of Proposed Work: May 2021

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) Photographs of proposed exterior changes and reasons for the work are included in the PPP.
- ☐ 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 No changes planned other than clean up
- ☒ Elevation drawings/sketches of the proposed changes to the structure/site Included in the PPP
- ☒ Samples of materials to be used Included in the PPP
- ☐ Color chips of the colors which will be used on the structure (if applicable)
- ☐ Sign Permit Application (if applicable) N/A
- ☐ Building Permit Application (if applicable) N/A
- ☐ Application for alternative exterior design standards and approach (if applicable) N/A
- ☐ Supplemental Design Information (as applicable) N/A

Jon Thompson
Signature of Applicant

[Signature]
Signature of Property Owner Authorizing the Proposed Work

May 23, 2021
Date
3/24/2021
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.

264 S. College St

Construction Plans for Historical Designation

GOALS

- ✓ Maintain Historical Features and Colors
- ✓ Maintenance damaged exterior
- ✓ Create a beautiful home



MAINTENANCE

- Inoperable windows/Fire Hazard
 - Ø Water Damage
 - Ø Unusable (unable to open) due to age and exterior paint causing the window to stay sealed shut
- Siding
 - Ø Water Damage/Leaking
 - Ø Irreplaceable/Unable to match
- Addition between the home and garage
 - Severe Water Damage and mold from roof leakage
 - See picture of interior ceiling showing original roofline and recent addition



MAINTENANCE (Continued...)

- Garage
 - Maintenance to secure wall integrity and garage door function
 - Garage walls will be repaired, and the roof will be elevated to create a usable garage for parking



HISTORICAL FEATURES

- Maintain historical trim and other features of the house
- Maintain stone fire pit
- Maintain old cow barn



EXTERIOR COLORS

➤ Sherwin Williams Paint Samples

