



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, December 02, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Bruce Lewis, Chair
Dean Erickson, Vice Chair
Ashley Bobel
Tim Brown
Minnie Glosson-Needham
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant 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)

BUSINESS

- 1. Public hearing and consideration of approval of COA2021-0009: Application for Certification of Appropriateness for the demolition and removal of an existing mobile home and two accessory dwellings, and the removal of dead trees for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2021-0009

2. Public hearing and consideration of approval of COA2021-0008: Application for Certificate of Appropriateness to repaint an existing non-contributing residence for property located at 231 and 241 Haydon Lane, Dripping Springs, Texas. Applicant: Kert Planter and Kelly Cruse

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2021-0008

3. Public hearing and consideration of approval of COA2021-0010: Application for Certificate of Appropriateness for the stabilization and adaptive reuse of existing dwelling and repurposing of existing shed as classrooms for a private school campus for property located at 519 Old Fitzhugh Road, Dripping Springs, Texas. Applicant: Skybridge Academy

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2021-0010

4. Discuss and consider possible action regarding the January 6, 2022, Historic Preservation Commission regular meeting schedule.

COMMITTEE REPORTS

- 5. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 6. Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown

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
January 2022 TBD

February 3, 2022, at 4:00 p.m.
March 3, 2022, at 4:00 p.m.

City Council Meetings

December 7, 2021, at 6:00 p.m.
December 21, 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.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **November 29, 2021, at 2:30 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: **November 28, 2021**

Project: **#28491-28495 RR-12- Mobile Home & Tree Removal
Dripping Springs, TX 78620**

Applicant: **Andrew Dodson, PE / 512-577-2077 for Uriegas Development**

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

Proposed Use: **(Future Development- not known)**

Submittals: **Current Photographs** **Concept Site Plan** **Exterior Elevations N/A**
 Color & Materials: Photos & Brochure Cut Sheets
 Sign Permit Application (if applicable)
 Building Permit Application (if applicable)
 Alternative Design Standards (if applicable)

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: COA for Mobile Home & Tree Removal

Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization

Review Summary, General Findings: "Approval as Submitted" or "Approval with Conditions."

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

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P.O. Box 384
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512-858-4725

CERTIFICATE OF APPROPRIATENESS

Property Description: #28491 & 29495 RR-12

Estimated Date of Construction: (Mobile Home & Sheds- unknown)

Historic District Contribution: “Non-Contributing.”

Historic Resource “Priority Rating:” “N/A- Not Rated.”

Staff Review Summary:

Applicant is seeking COA for demolition & removal of an existing mobile home, some accessory structures (two (2) small storage sheds) and removal of numerous dead trees from the site.

1. **Mobile Home & Accessory Structure Removal:** No exceptions are taken, based on the unusable, dilapidated state and existing condition of the structures (see photos in Appendix).

Staff Recommendation: “Approve Removal of the Mobile Home and Accessory Structures.”

2. **Tree Removal:** A total of forty (40) trees are listed on the submitted survey, of which thirty-four (34) are listed as “Dead” and two (2) are listed as “Sick” by the Surveyor. The Surveyor’s Notes #2 states “... It is assumed that the entire tree is dead or dying. The true health of the trees should be determined by an arborist if necessary.”

Existing Tree Health: Staff visited the site on 11/28/21 and conducted a review of existing conditions (see photos and Field Notes in Appendix), including both the structures and listed trees. Most of the “Dead” listed trees appeared to be in fact dead. However, a few (approx. six (6) +/-) “Dead” trees appeared to be sprouting at least some foliage (see Field Notes, Photos). Even so, the long-term viability of those trees remains questionable or uncertain in the absence of a certified arborists’ assessment and report.

Trees & Elements to Remain: The survey and existing conditions review both confirm groupings of viable trees at the north end of the site, adjacent to the RR-12 traffic signal. These trees (tagged #2035, 2036, 2037, 2038) along with the existing “Split Rail” wood fence and the stone and wood “Welcome to Dripping Springs” monument sign, provide an important visual entry statement and identity to the Old Fitzhugh Rd. Historic District and will serve to buffer future development on the site. These elements should be preserved in future development plans.

Staff Recommendations / HPC Actions:

1. “Approve Removal of all ‘Dead’ Trees as listed on the survey.”
2. (Alternatively): “Approve Conditional on Arborists’ Report on Tree Health”
3. (Alternatively): “Postpone to Date Certain,” or other Action- TBD

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* * *

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



By: **Keenan E. Smith, AIA**



Existing Mobile Home / OFR Frontage / 28491 RR-12 / November 28, 2021

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Existing Mobile Home / OFR Frontage / 28491 RR-12 / November 28, 2021

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Existing Storage Sheds / Side Yard / 28491 RR-12 / November 28, 2021



Trees # 2015, 2013
28491 & 28495 RR-12 / November 28, 2021

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Existing Mobile Home / Tree # 2004 / RR-12 Frontage
28491 RR-12 / November 28, 2021

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Existing Conditions Review / Field Notes
28491 & 28495 RR-12 / November 28, 2021

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Existing Mobile Home / Tree # 2007
28491 RR-12 / November 28, 2021

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**Existing Mobile Home / Trees # 2005, 2006, 2007,
28491 RR-12 / November 28, 2021**

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Trees # 2012, 2009, 2010, 2011, 2014 / Storage Sheds
28491 RR-12 / November 28, 2021

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**Existing Split Rail Fence @ OFR Frontage / Trees # 2016, 2017, 2018, 2019, 2020, 2021
28495 RR-12 / November 28, 2021**

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**Existing Split Rail Fence / “Welcome” Monument Sign @ RR-12 / Trees # 2035, 3036, 2037, 2038
28495 RR-12 / November 28, 2021**

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**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: ANDREW DODSON, PE

Mailing Address: 361 Middle Creek, Buena

Phone Number: 512-748-3253 Email Address: DODSONCIVIL@gmail.com

Name of Owner (if different than Applicant): URIEGAS DEVELOPMENT, LLC

Mailing Address: 3304 ARROWHEAD CIR, ROUND ROCK TX 78681

Phone Number: 512-577-2077

Address of Property Where Structure/Site Located: 28495 & 28491

RANCH ROAD 12, DRIPPING SPRINGS TX 78620

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

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

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

Professional / Retail (future)

Description of Proposed Work:

Removal of existing mobile home and
removal and haul off of dead trees

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 will enhance character
by eliminating nuisance structures and
dead trees to improve character of this end
of Historic District

Estimated Cost of Proposed Work: \$5000

Intended Starting Date of Proposed Work: Immediately upon approval

Intended Completion Date of Proposed Work: Feb 15, 2022 if possible

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 exist survey
- Elevation drawings/sketches of the proposed changes to the structure/site N/A
- Samples of materials to be used N/A
- Color chips of the colors which will be used on the structure (if applicable) N/A
- 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

N/A
Andrew DeLuca
Signature of Applicant

11/9/21
Date

John Bowler
Signature of Property Owner Authorizing the Proposed Work

11-08-2021
Date



November 12, 2021

City of Dripping Springs
Development Services

RE: Certificate of Appropriateness for 28491 & 28495 RR 12, Dripping Springs

Uriegas Development does hereby request approval of a Certificate of Appropriateness for the above referenced properties located in the Historic District of the City of Dripping Springs. The properties are the most northern end of the district located at the intersection of RR 12 and Old Fitzhugh Road.

The properties currently have an empty mobile home, some accessory structures and numerous dead trees. We have attached a copy of the survey showing existing conditions present on site along with a current tree survey. This application simply requests permission to remove the mobile home, other structures and haul off and removal of all the dead trees. The trees currently present health and safety risks for the site and would help prevent spreading of disease to other neighboring trees.

No other development is currently proposed for the site. Just removal of the unsightly items.

We have also attached photographs of the property for your reference.

Sincerely,
Andrew Dodson
Andrew Dodson, PE
Dodson Civil Group, LLC



DODSON
CIVIL GROUP

Item 1.



361 Middle Creek, Buda, TX 78610
Texas Firm # 20870



DODSON
CIVIL GROUP

Item 1.



361 Middle Creek, Buda, TX 78610
Texas Firm # 20870

LEGAL DESCRIPTION:

BEING A 0.71 ACRE TRACT OF LAND, BEING ALL OF A CALLED 0.38 ACRE TRACT OF LAND (TRACT 1), MORE OR LESS, OUT OF THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN VOLUME 2057, PAGE 7, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND BEING ALL OF A CALLED 0.34 ACRE TRACT OF LAND (TRACT 2), MORE OR LESS, OUT OF THE PHILIP A. SMITH SURVEY NO. 26, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN WARRANTY DEED RECORDED IN VOLUME 2495, PAGE 851, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS

TITLE COMMITMENT NOTES:
COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF. NO. 21-2053-C, EFFECTIVE DATE OF APRIL 15th, 2021, AND ISSUED ON MAY 6th, 2021.

THE SURVEYOR HAS RELIED SOLELY UPON SAID TITLE COMMITMENT FOR THE DEPICTION OF EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO SAID TITLE COMMITMENT, FOLLOWED BY SURVEYORS NOTES SHOWN IN BRACKETS [].

10 E. EASEMENT GRANTED TO SOUTHWESTERN STATES TELEPHONE CO., DATED NOVEMBER 4, 1959, RECORDED IN VOLUME 187, PAGE 488, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [DOES NOT AFFECT]

10 F. EASEMENT GRANTED TO DRIPPING SPRINGS WATER SUPPLY CORPORATION, DATED FEBRUARY 11, 1964, RECORDED IN VOLUME 199, PAGE 562, OF THE DEED RECORDS OF HAYS COUNTY, TEXAS. [POSSIBLY SUBJECT TO EASEMENT DOCUMENT LACKS THOROUGH DESCRIPTION. POSSIBLY ALONG WEST BOUNDARY LINE]

10 G. THE LIABILITY, IN SO FAR AS COVERAGE OF THE MOBILE HOME OR MANUFACTURED HOUSING, IS ONLY EFFECTIVE AS LONG AS THE MOBILE HOME OR MANUFACTURED HOUSING REMAINS AFFIXED TO THE REAL PROPERTY DESCRIBED ON SCHEDULE "A" HEREOF. (TRACT 2)

10 H. NO LIABILITY IS ASSUMED OF THE LOCATION OF OVERHEAD ELECTRIC AND POWER POLE(S), WITHIN THE BOUNDARY OF SUBJECT PROPERTY AND BEING SITUATED OUTSIDE ANY DESIGNATED EASEMENT, TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT THERETO, AS SHOWN ON SURVEY DATED MAY 4, 2021, PREPARED BY AARON MICAH REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6644. (TRACT 2)

10 I. NO LIABILITY IS ASSUMED BY REASON OF THE ENCROACHMENT AND/OR PROTRUSION OF FENCES INTO OR OUTSIDE THE BOUNDARY LINE OF SUBJECT PROPERTY, TOGETHER WITH ANY ASSERTION OF OWNERSHIP OF LAND LYING BETWEEN SAID FENCES AND THE BOUNDARY LINES OF SUBJECT PROPERTY, AS SHOWN ON SURVEY DATED MAY 4, 2021, PREPARED BY AARON MICAH REYNOLDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6644. (OTP ONLY) (TRACT 2)

CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEOID18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES AND MAY BE CONVERTED TO GROUND BY USING A COMBINED SCALE FACTOR OF 1.00007666.
UNITS: US SURVEY FEET.

CONTOUR INTERVAL: 1 FOOT

BENCHMARK NOTE:
BENCHMARK #200
ELEVATION: 1207.58'
DESCRIPTION: RR SPIKE IN CORNER OF ASPHALT DRIVEWAY LOCATED APPROXIMATELY 282.5 FEET SOUTHEAST FROM THE INTERSECTION OF OLD FITZHUGH ROAD AND RANCH ROAD 12. [SHOWN HEREON]

TREE SURVEY NOTE:
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) x 2 = CANOPY/ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.
MULTI-TRUNK TREES ARE IDENTIFIED IN THE COLUMN LABELED "MT".
SEE SURVEYOR'S NOTE #2.

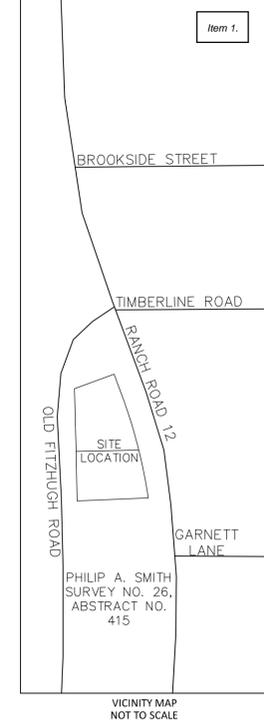
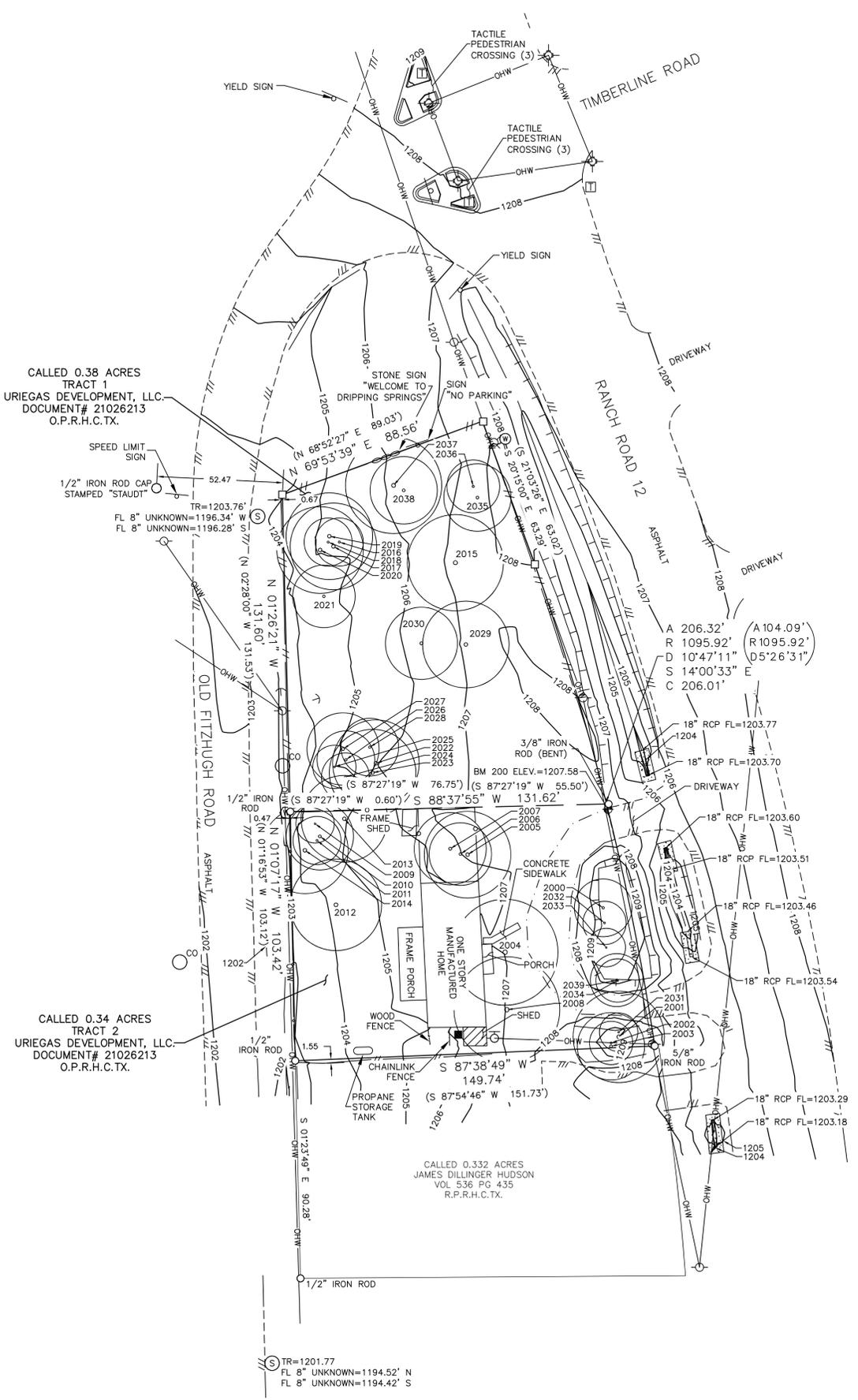
FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2nd, 2005. PER FEMA, UNSHADED ZONE "X" IS DESIGNATED AS A MINIMAL FLOOD HAZARD AREA.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S NOTES:

- PIPE MATERIAL IN SANITARY/WASTEWATER MANHOLES IS UNKNOWN, POSSIBLY CLAY.
- CANOPY/ROOT ZONE OF DEAD OR SICK TREES SHOWN HEREON IS STRICTLY GRAPHICAL. IT IS ASSUMED THAT THE ENTIRE TREE IS DEAD OR DYING. THE TRUE HEALTH OF THE TREES SHOULD BE DETERMINED BY AN ARBORIST IF NECESSARY.
- RECORD BEARINGS AND DISTANCES ARE PROVIDED IN PARENTHESIS.

TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES	MT (IN)
2000	12		LIVE OAK	DEAD
2001	19		LIVE OAK	DEAD
2002	9		LIVE OAK	DEAD
2003	14		LIVE OAK	DEAD
2004	22		LIVE OAK	DEAD
2005	18		LIVE OAK	DEAD
2006	13		LIVE OAK	DEAD
2007	15		LIVE OAK	DEAD
2008	22	44	WHITE ASH	SICK
2009	8		LIVE OAK	DEAD
2010	14		LIVE OAK	DEAD
2011	10		LIVE OAK	DEAD
2012	19		LIVE OAK	DEAD
2013	18		LIVE OAK	DEAD
2014	18		LIVE OAK	DEAD
2015	20		LIVE OAK	DEAD
2016	10		LIVE OAK	DEAD
2017	18		LIVE OAK	DEAD
2018	10		LIVE OAK	DEAD
2019	18		LIVE OAK	DEAD
2020	18		LIVE OAK	DEAD
2021	13		LIVE OAK	SICK
2022	18		LIVE OAK	DEAD
2023	18		LIVE OAK	DEAD
2024	10		LIVE OAK	DEAD
2025	9		LIVE OAK	DEAD
2026	12		LIVE OAK	DEAD
2027	15		LIVE OAK	DEAD
2028	12		LIVE OAK	DEAD
2029	18		LIVE OAK	DEAD
2030	15		LIVE OAK	DEAD
2031	8		LIVE OAK	DEAD
2032	9		LIVE OAK	DEAD
2033	8		LIVE OAK	DEAD
2034	9		LIVE OAK	DEAD
2035	14	28	LIVE OAK	10 8
2036	11	22	LIVE OAK	
2037	20	40	LIVE OAK	14 12
2038	14	28	LIVE OAK	
2039	11		LIVE OAK	DEAD



0.71 ACRE
TOPOGRAPHIC, TREE &
BOUNDARY SURVEY
DRIPPING SPRINGS
HAYS COUNTY, TEXAS

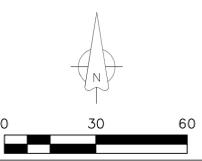
Date: 07/19/2021 GP No. 21-2053-C
Job No. 0022-11415A Scale: 1"=30' Size: 22x34
Address: OLD FITZHUGH ROAD Drawn By: TLH
City/State/DRIPPING SPRINGS, TX Zip: 78820 Rev: -

GARRETT CAVAIUOLO
LAND SURVEYOR
6714
192 Pink Granite Blvd. Dripping Springs, TX 78820
Mobile: 707-207-8333
Email: Garrett@PCB@aol.com

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
6714
DATE: 07/19/2021

SURVEYOR'S CERTIFICATE:
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & URIEGAS DEVELOPMENT, LLC.
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICES CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6 CONDITION II TOPOGRAPHIC AND CATEGORY 18 STANDARD LAND SURVEY.

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
TRPLS/FIRM REG. NO. 10194678



LEGEND

- SUBJECT BOUNDARY
- ADJONER BOUNDARY
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD WIRE
- GRAVEL DRIVEWAY
- EDGE OF ASPHALT
- TOP OF SLOPE
- TOPOGRAPHIC CONTOUR
- BENCH MARK (AS NOTED)
- IRON ROD FOUND (AS NOTED)
- CONCRETE MONUMENT TYPE 1
- UTILITY POLE
- MANHOLE SANITARY
- SANITARY CLEANOUT
- SIGN
- AIR CONDITIONER
- METERED UTILITY POLE
- TRAFFIC SIGNAL VAULT
- TRAFFIC SIGNAL POLE
- GUY WIRE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CONTOUR ELEVATION
- RCP
- FL
- TR
- R.P.R.H.C.TX.
- O.P.R.H.C.TX.
- REINFORCED CONCRETE PIPE
- FLOW LINE
- TOP OF RIM
- REAL PROPERTY RECORDS HAYS COUNTY, TEXAS
- OFFICIAL PROPERTY RECORDS HAYS COUNTY, TEXAS



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 27, 2021**
Project: **231 Haydon Lane, Dripping Springs, TX 78620**
Applicant: **Kert Platner / Kelly Cruse (214) 770-1280 / (817) 614-2372**
Historic District: **Hays Street Historic District**
Base Zoning: **SF-5-HO**
Proposed Use: **Residential- Short Term Rental**

Submittals: Current Photograph Concept Plan (NA) Exterior Elevations (N/A)
 Color & Materials Samples **Proposed Color Chip- SW #7667 Zircon**

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:

Repaint existing residence (c. 2014), a non-contributing resource in the Hays St. Historic District.

Review Summary, General Findings: "Approval Recommended w/Conditions"

General Compliance Determination- **Compliant** Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

- 1. Approval with Inspection Required:** Repainting shall be inspected by City Staff to verify conformance with this COA prior to issuance of Certificate of Completion.

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

Case History / Findings of Fact:

1. Citizen Complaint / Notice of Violation / Oct 20, 2021- Historic District Guidelines / Work Without Proper Permits:

- a. Paint color was changed in a Historic District without obtaining a Certificate of Appropriateness: (CODS Code of Ordinances: Ch. 30 / Ex. A / Sec.4.4.13 (a).

2. COA Application Process:

- a. COA application submitted to keep the painted color (SW # 6992 Inkwell)
- b. Staff preliminary review & determination:
 - i. Paint Color (SW # 6992 Inkwell) e.g. “Black” does not meet Hays St. Design & Development Standards for “Muted, rustic earth tones”
 - ii. Denial would be recommended.
- c. Staff meeting with Applicant:
 - i. Discuss Historic District Vision, COA Process & Guidelines.
 - ii. Staff determination & recommendations; Applicant’s options discussed.
 - iii. Guidance & parameters discussed for appropriate colors meeting Standards.
- d. COA Application amended to the proposed color SW #7667 Zircon.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#231 Haydon Lane (c.a. 2014)

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: “231 Haydon Lane – Repaint:”

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

A COA is required to correct the paint color change which was done without approval. The proposed (amended) color SW 7667 Zircon meets the Hays St. Historic District Design and Development Standards and is found to be appropriate. The proposed repaint would remedy the non-compliance of the previously implemented color. Approval with Conditions is recommended.

* * *

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

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

Character/Vision: N/A

Design Principles: N/A

Preferred Uses: N/A

Site Planning & Building Placement: N/A

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: N/A

Materials: N/A

Color Palette: Proposed color (SW #7667) is consistent with “Muted, rustic Earth-Tones:” OK subject to inspection.

Tree Preservation: N/A

Landscape Features: N/A

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

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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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, 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 type="checkbox"/> Yes	<input checked="" 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**

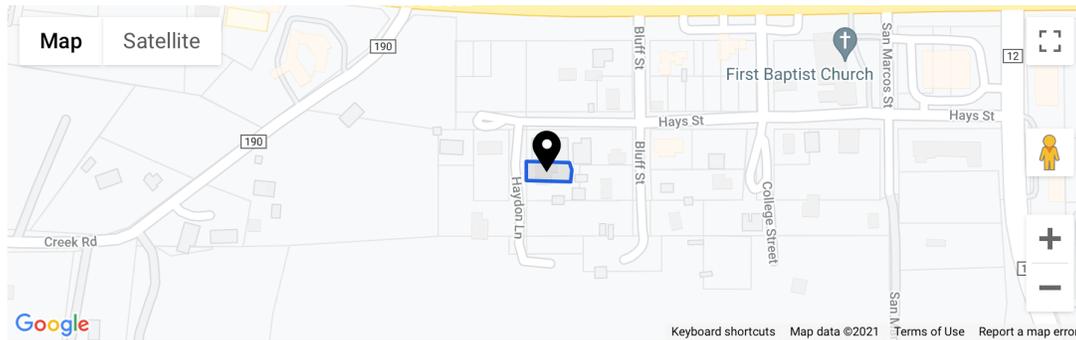
City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Property Details for 231 Haydon Lane

Subdivision Name	W T Chapman #3	Waterfront	No
Waterfront Description	None	Water Access Description	None
View	None		

Location

[Dripping Springs](#) ▶ [78620](#) ▶ 231 Haydon Lane



Sold By Real, Justin Cofield, TREC #701768

[#231 Haydon Lane. –Location Map:” Archive - Realtor Listing 8/18/21](#)

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Dripping Springs, Texas 78620
512-858-4725



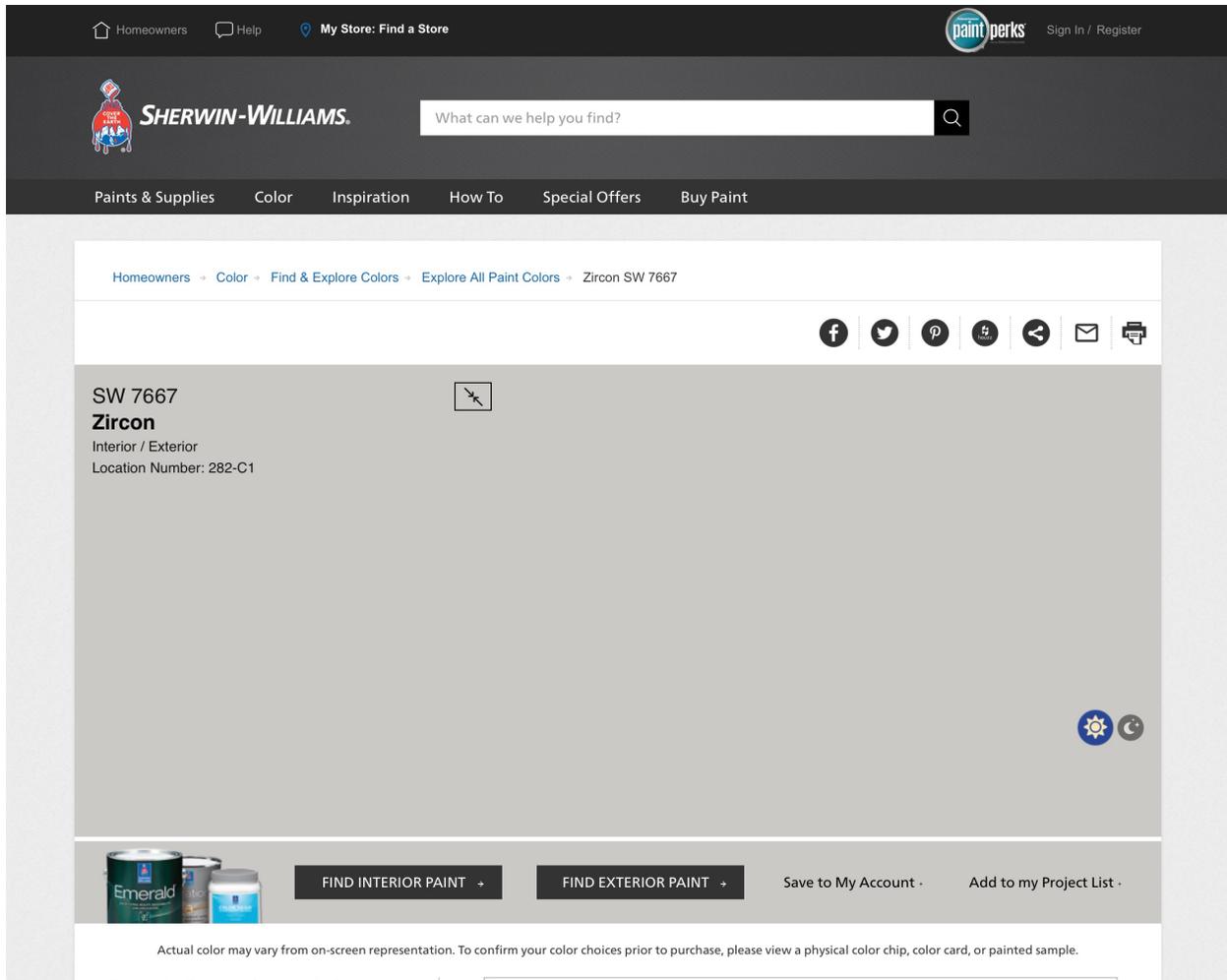
#231 Haydon Lane: “Preexisting Color” –Front of Property. Archive Photo- Realtor Listing 8/18/21 (Original Colors- 2014)

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Dripping Springs, Texas 78620
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#231 Haydon Lane: “Current Color” –Front of Property. COA Application Photo- 11/4/21 (SW # 6992 Inkwell)

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#231 Haydon Lane: "Proposed Color". COA Case File- screenshot - 11/14/21 (SW # 7667 Zircon)

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



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Ker + Platner and Kelly Cruse

Mailing Address: 10117 Lake Gardens Dr. Dallas TX 75218

Phone Number: 817-614-2372 / 214-770-1280 Email Address: ker+p@msn.com / crusekelly@yahoo.com

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 231 Hayden Lane

(and 241 Hayden Lane)

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):

Residential Rental

Description of Proposed Work: exterior paint on 231 Hayden

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

see notes - Addendum A

Estimated Cost of Proposed Work: \$ 10,000

Intended Starting Date of Proposed Work: _____

Intended Completion Date of Proposed Work: Completed week of Oct 22, 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)
- 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)

Kent Plater and Kelly Cuse
Signature of Applicant

11-1-21
Date

Kent Plater and Kelly Cuse
Signature of Property Owner Authorizing the Proposed Work

11-1-21
Date

Description of work: 231/241 Haydon Lane, Dripping Springs, TX

We purchased 231 and 241 Haydon Lane in September of 2021. At the time of purchase, the “body” of the home at 231 Haydon Lane was a light yellow with white trim. The garage door was faded red.

The “body” of 241 Haydon Lane was a coral pinkish color, also with white trim.

Both homes were built in 2014.

We chose to paint 231 Haydon to make it better fit with the neighborhood and because it was the larger structure. We selected a dark charcoal rustic earth tone of gray, Sherwin Williams “Inkwell.” The front entry door paint selection was a historic teal color.

We opted to leave the main part of the smaller home, 241 Haydon, the coral pink color. We painted the front door of this property to match the main home along with the columns. This charcoal color enhances the existing original stone wall in front of 241 Haydon Lane.

From: 
Subject: Re: Follow-up and Paint Options
Date: November 19, 2021 at 9:07 AM
To: keenan@citylightsdesign.com
Cc: Warlan Rivera wrivera@cityofdrippingsprings.com, , Tory Carpenter
tcarpenter@cityofdrippingsprings.com

Good morning, Keenan.

We would like to amend the certificate to the color Zircon. Do we need to fill out another form?

Thank you,

Kelly Cruse, SHRM-CP

Principal, Rex Grady Executive & Professional Search
214-770-1280
<http://www.rexgrady.com>

A values-based approach to recruiting that matches impressive talent with inspiring organizations.

On Sunday, November 14, 2021, 01:01:28 PM CST, keenan@citylightsdesign.com <keenan@citylightsdesign.com> wrote:

Hi Kelly, Kert,

Thanks for coming in to talk to us on Friday, and for your openness to learn more about the Historic Preservation Program in Dripping Springs.

I've looked at these color options, and all of them would meet the Color Palette Guidelines in the Hays St. Historic District Design and Development Standards. Any would be recommended for approval.

Let us know if, and how you would like to amend the COA for 231 Haydon Lane, and we'll go from there.

Thanks,

Keenan E. Smith, AIA
Principal

City Lights Design Alliance
P.O. 1166
Dripping Springs, TX 78620
(512) 659-5062 US mobile



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 27, 2021**

Project: **Skybridge Academy
519 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Jon Thompson (512) 568-2184**

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

Base Zoning: **LR / HO**

Proposed Use: **Educational – Private School Campus**

Submittals: Current Photograph Concept Site Plan Exterior Elevations – Arch’l Elevs
 Color & Materials Samples – Photomontage in Concept Plan

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:

“**Stabilization & Adaptive Re-use**” of the existing dwelling and repurposing of existing shed as classrooms for a private school campus. The structures are **Contributing Resources** and **“Medium Preservation Priorities in the Old Fitzhugh Rd. Historic District.** Includes **“New Construction”** of (1) sty Restroom, Screen Porch and Walkways behind the existing structures, with associated parking and site improvements, all supporting the proposed educational use.

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

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

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Feasibility / Suitability for Adaptive Re-Use:** Applicant and Design Team shall review the Adaptive Re-use concept for feasibility with the proposed educational use, consistent with Historic Preservation Goals. A Preliminary Code Analysis shall be performed, and findings & compliance strategies reviewed with Staff in a Pre-Development Conference prior to Site Development.
- 2) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, at a minimum).
- 3) **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.
- 4) **Case-Specific Historic Preservation Criteria:**
 - a) **Brick Chimneys Preservation.** The two (2) existing brick chimneys shall be retained as distinctive stylistic features and examples of period craftsmanship and materials if at all possible, and their removal or alteration should be avoided. Stabilization and preservation strategies shall be reviewed and evaluated with Staff prior to Building Permits.
 - b) **Window Repair or Replacement.** Existing 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 Permit Drawings.
 - c) **Garage / Shed Repurposing.** Existing Shed may be dismantled and reconstructed with a combination of new and repurposed materials as shown on Concept Elevations. General design characteristics shall remain consistent its historic character, and be context-sensitive and compatible (height, proportions, scale). Design development 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 Resources and a Medium Preservation Priorities.”

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 Dripping Springs, Texas 78620
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“As it exists today, Old Fitzhugh Road retains buildings and landscape features that reflect the area’s evolution from a nineteenth century agricultural landscape to a circa 1965 residential neighborhood.”

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

“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.”

“RFC ... recommends that the City recognize historic-age garages, barns, and other historically intact ancillary structures associated with the recorded primary dwellings as historically contributing features of the Old Fitzhugh Road streetscape.”

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

* * *

Staff Review Summary: #519 OFR – Skybridge Academy

“Adaptive Re-Use of Existing Dwelling & New Construction Infill Development ”

The scope of work for this COA consists of the stabilization and adaptive re-use of the existing homestead and repurposing of the existing shed structure to provide classroom spaces as part of a second campus for Skybridge Academy’s Dripping Springs operations.

The existing Dwelling fronting Old Fitzhugh Rd. is to be preserved and adaptively re-used as an Open Classroom space, with an associated outdoor teaching area. The approach to this contributing historic resource respects preservation goals and includes renovations and refurbishments which maintain the existing historic form and character. A Preliminary Code Analysis is recommended to verify the feasibility and suitability for the adaptive re-use of the existing Dwelling for an educational use. The existing Garage/Shed, also a contributing structure, is in poor condition and is proposed to be repurposed with new code-compliant construction as a Classroom Addition, utilizing re-used and reclaimed materials while maintaining the preexisting scale and character of this historic farmstead outbuilding.

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Several small, supplemental, and supporting new building components for the educational uses are proposed behind the existing structures. These include one (1)- story Restroom, Screened Porch and Dog Trot (covered walkway) structures.

Required parking, drives and access walkways preserve the large number 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, and reviewed by City Staff during site development phase. Technical requirements will likely be minimized by the very small development footprint and the “low impact” approach. Conceptual Plans show the entire back half of the site left in a relatively undisturbed state during this phase of development. Any future additions, if desired by the Applicant, would require separate COA’s and associated Site Development and Building Permits at that time.

The proposed design approach respects the small-scale character, massing, and rooflines of the existing OFR street frontage. The adaptive re-use and architectural concepts are entirely consistent with the OFR Design and Development Standards, including Building Footprints, Massing, Articulation, Porches, & Roof requirements. Some specific Historic Preservation Criteria particular to this case and aimed at preserving its unique historic features and qualities, include Chimney Preservation, Window Repair or Replacement and Garage / Shed. Guidance for them is included in the “Conditions of Approval.” Staff review and engagement is recommended on these features as the design develops and preservation strategies and techniques became more well-defined.

At the conceptual phase, Staff generally finds the proposed development and design approach to be appropriate to the scale and character of the Old Fitzhugh Rd. Historic District. A very “light touch,” with extremely modest development ambitions and relatively low impact on the historic resources and the site. The Site Development Plan appears to work well with the site’s many existing trees & drainage. The proposed architectural design concepts are in keeping with Historic Preservation goals and Guidelines. The proposed design is appropriate in character and is compatible with its surroundings.

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 below).
- 2) **Approval in Concept** is recommended. Feasibility and Suitability for adaptive re-use to an educational use study, including a Preliminary Code Analysis, is recommended (Condition of Approval #1). Site Development and Construction 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 the Garage / Shed Repurposing features (Condition of Approval #4).

* * *

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Dripping Springs, Texas 78620
512-858-4725

“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’ (verify @ Site Development).

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

Building Footprint / Massing / Scale: Consistent: Existing Dwelling > Classroom Building (850 sf). Garage/Shed Repurposing > Classroom Addition = 300 GSF < 5,000 max. Restroom “Outhouse” Building = 180 GSF < / = 5,000 max.

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

Porches: Consistent: Proposed (new) Dog Trot covered walkways meet Porch requirements.

Roofs: Consistent: Proposed (new) Buildings- 30yr Composition Roofs meet requirements.

Materials: Consistent: New materials (Board & Batten Siding, Repurposed Corrugated Metal 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 #2,3).

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 #3).

Landscape Features: N/A- no existing landscape features appear to be affected.

* * *

City of Dripping Springs
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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. [*See Conditions of Approval #4: "Case Specific Historic Preservation Criteria."](#)
 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

(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."](#)
 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

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

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

* * *

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



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



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): Estate of Charlie N. Haydon

Mailing Address: PO Box 547, Dripping Springs, Texas 78620

Phone Number: (512) 695-7493

Address of Property Where Structure/Site Located: 519 Old Fitzhugh Road, Dripping Springs, Texas 78620

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

Zoning Classification of Property: LR (Local Retail)

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Private School - Education; second campus of Skybridge Academy (first campus is on RR12 south of Hwy 290)

Description of Proposed Work: Stabilization and adaptive reuse of the existing homestead.

The structure will be converted into classroom space as well as a small break and refreshments area. New construction includes accessible restrooms housed in an outhouse of approximately 200 sq. ft. A second classroom building will be constructed in the scale and location of the metal storage shed to the east. these buildings will be connected with new covered walks and a screen porch - all within the scale of the original homestead.

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

In addition to preserving the medium value contributing homestead, this new use is in keeping with the scale, function and intent of the Old Fitzhugh Road district. Additions will be in scale with and a modern interpretation of historic detailing and massing. We'll also modernize the onsite parking and utility connections for future use.

Estimated Cost of Proposed Work: \$200,000

*TBD; construction plans to be prepared; entitlement to be

Intended Starting Date of Proposed Work: done; guesstimate - Spring 2022

Intended Completion Date of Proposed Work: Guesstimate - Late Summer/Early Fall 2022

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)

Jon Thompson
Signature of Applicant

November 14, 2021
Date

Signature of Property Owner Authorizing the Proposed Work

Date

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)

Jon Thompson
Signature of Applicant

November 14, 2021
Date

Cathy Lomerlin
Signature of Property Owner Authorizing the Proposed Work

11/16/2021
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.



Existing Homestead







Original House - Tree Canopy



Mid-property grasslands and open space





Lower Third - Preserve Draw



Homestead
Foundation Analysis

Item 3.

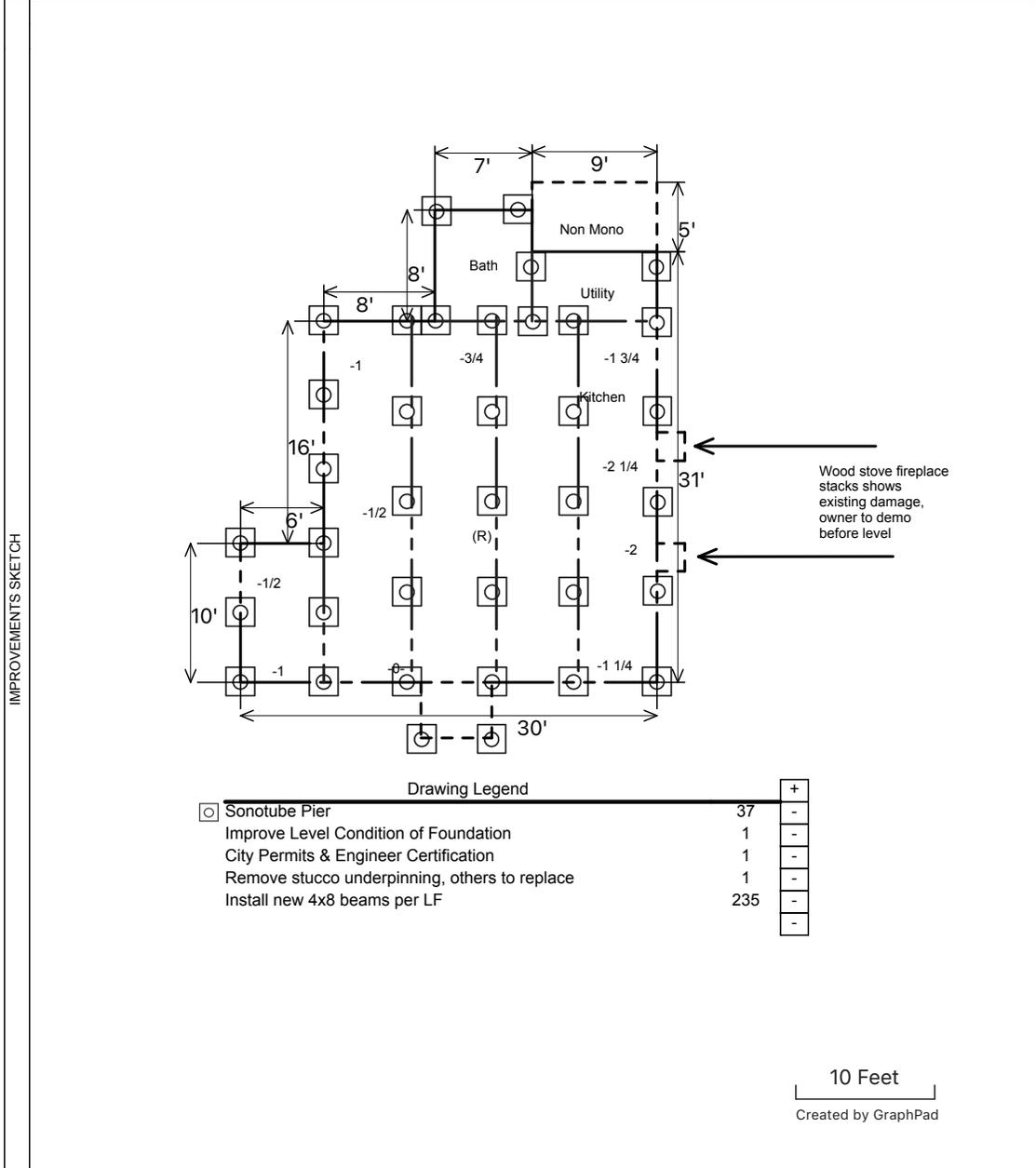


Severe damage to cedar piles - full replacement and leveling required



CENTEX FOUNDATION REPAIR SCOPE OF WORK

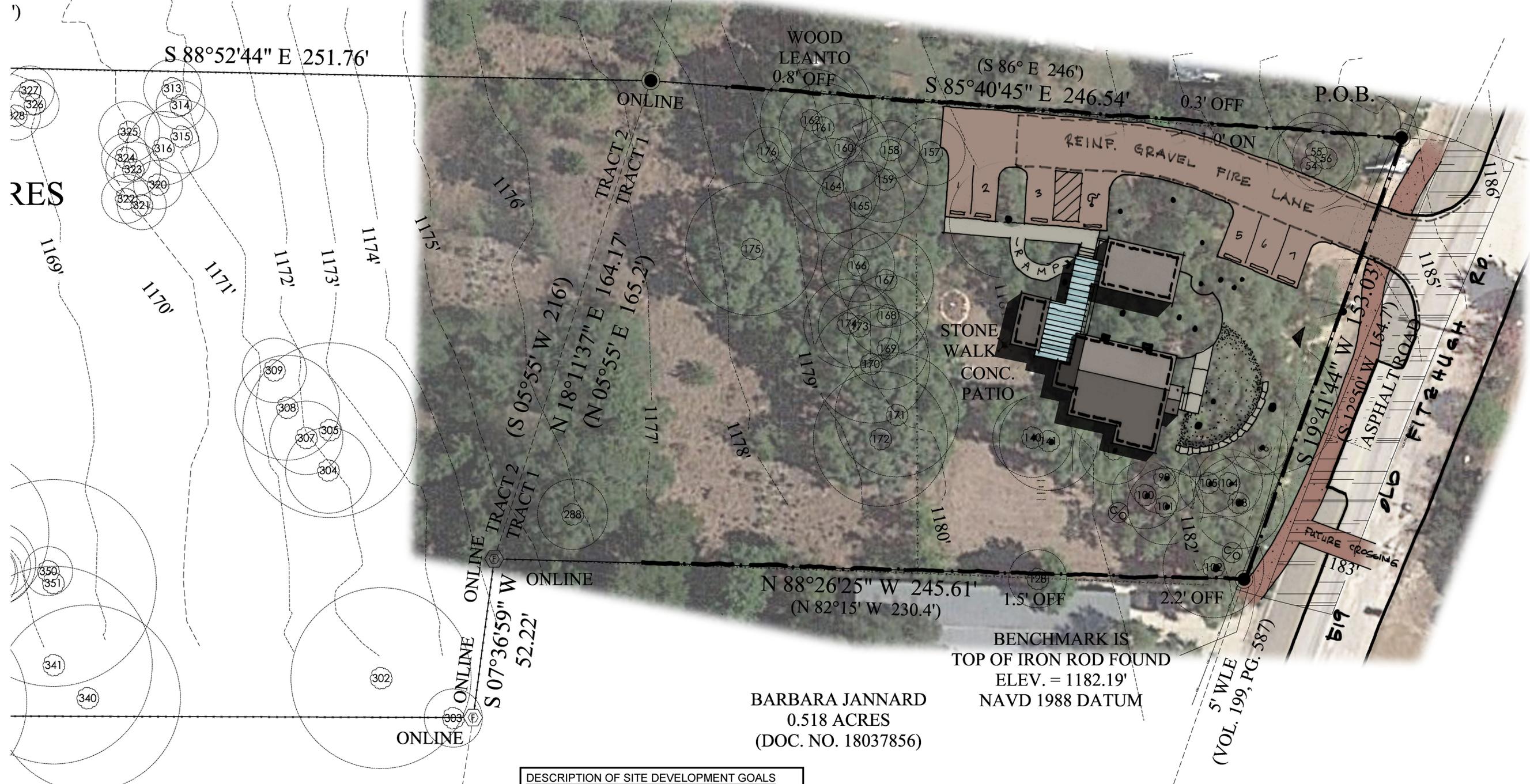
Work Order No	a124651d	Foundation Type	P&B
Property Address	519 Old Fitzhugh Rd	Inspection Date	09-15-2021
City	Dripping Springs	State Tx	Zip 78620
Cust Name	Miller	Inspector Name	Clint Newman



⊙	Existing Drain Line Clean-Out	↘	Foundation Crack	⊕	Gas Meter	⚡	Electrical Supply Service
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DRIPPING SPRINGS OUTFITTERS, LLC.
4.39 ACRES
(DOC. NO. 17032696)

DEBORAH CARTER
0.504 ACRES
(DOC. NO. 11020892)



BARBARA JANNARD
0.518 ACRES
(DOC. NO. 18037856)

DESCRIPTION OF SITE DEVELOPMENT GOALS	
01.)	EDUCATION USE (E) - CREATE NEW CLASSROOM SPACE WITHIN THE EXISTING HOMESTEAD (850 SQ. FT.)
02.)	CONVERT EXISTING VEHICLE STORAGE SHED INTO NEW CLASSROOM SPACE MEASURING 300 SQ.FT. ADDITION OF COVERED WALKS AND SCREEN PORCH TO CONNECT NEW AND HISTORIC STRUCTURES
03.)	ADD RESTROOM AND HAND-WASHING CAPACITY WITH THE CONSTRUCTION OF A NEW ACCESSIBLE RESTROOM OUTBUILDING
04.)	IMPROVE DRIVE AISLE FOR FIRE LANE ACCESS AND ADD PARKING AND ACCESSIBLE PARKING
05.)	PRESERVATION OF THE LOWER (WESTERN) 1/2 OF THE PROPERTY FOR OUTDOOR CLASSROOM AND NATURE SPACE
06.)	FUTURE MODULAR EXPANSION OF CLASSROOM CAPACITY THROUGH INDIVIDUALIZED SUSTAINABLE PERMANENT PODS

01 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"



TRUE NORTH



PLAN NORTH

CONSULTANTS	
PROJECT NAME Skybridge Academy at 519 Old Fitzhugh Road Dripping Springs TX 78620	
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REVISION #	DATE

SHEET TITLE(S)
PROPOSED SITE
DEVELOPMENT
PLAN

REVISION DATE:
ISSUE DATE: 2021-11-17
PROJECT NUMBER: 21125

A0.1.1

Daniel Scott Turner Design

4203 Montrose Boulevard, Suite 375
Houston, TX USA 77006
p 1 512 801 3380
danielscottturner.com

CONSULTANTS	
PROJECT NAME Skybridge Academy at 519 Old Fitzhugh Road Dripping Springs TX 78620	
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REVISION #	DATE



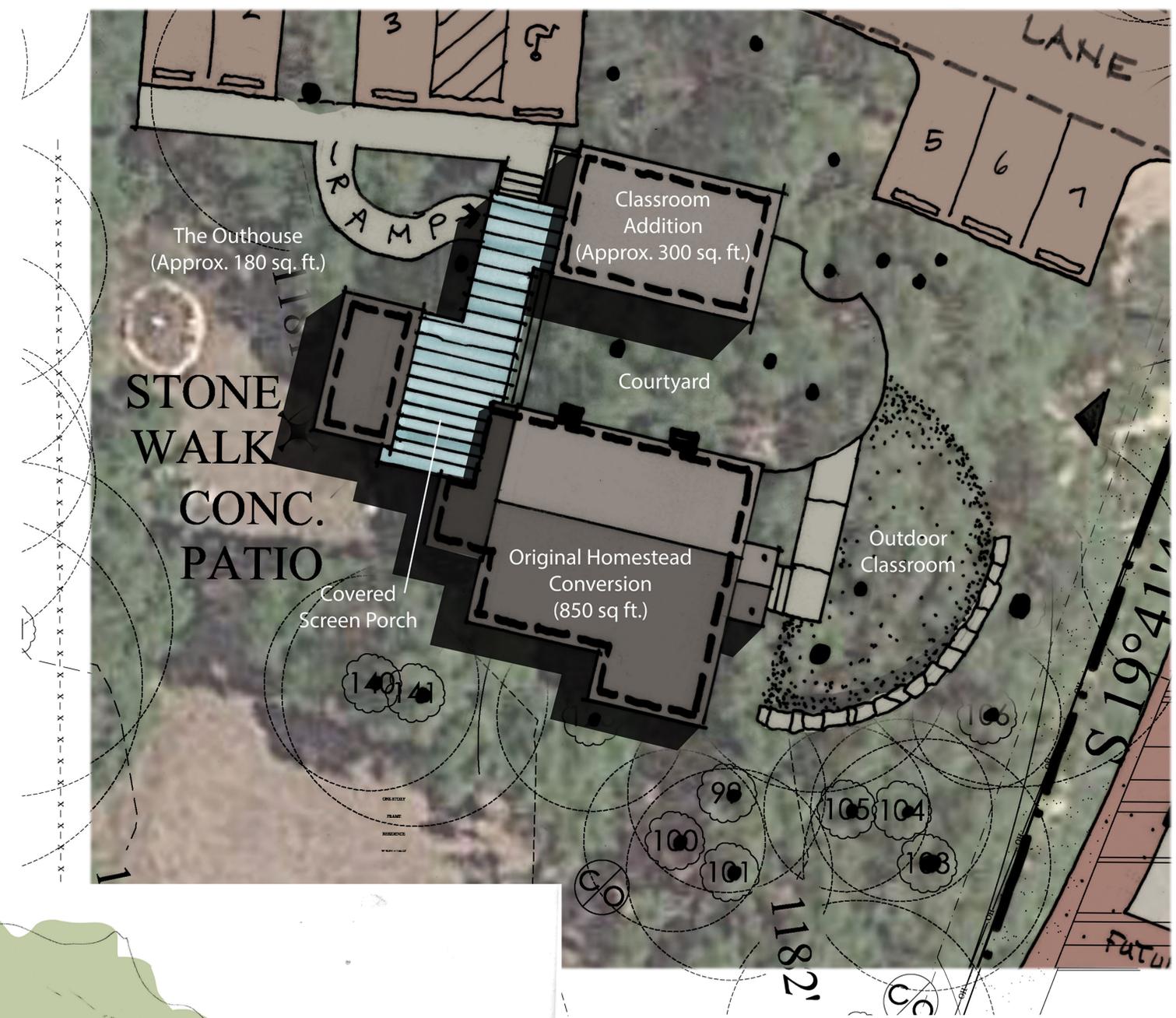
Reuse of corrugated metal siding



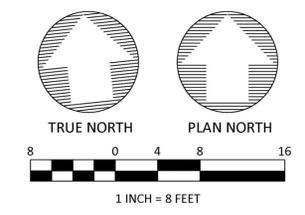
Reuse of reclaimed lap siding accents exterior



Board and batten examples



02 ENLARGED SITE PLAN
1/8" = 1'-0"



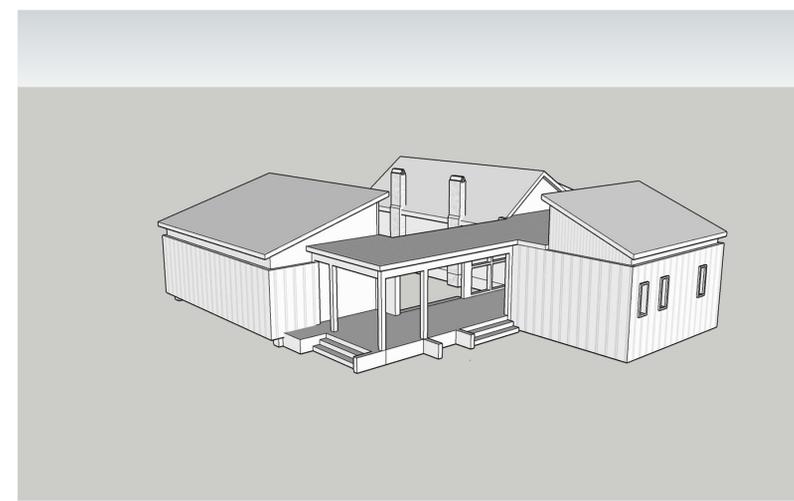
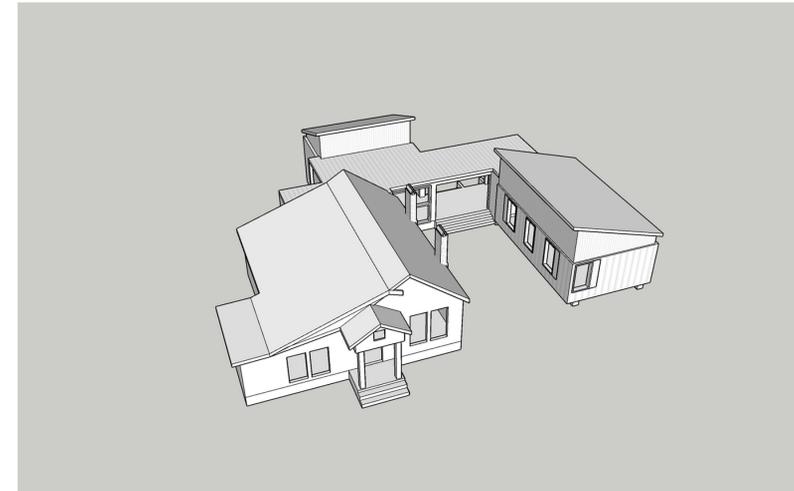
01 CONCEPTUAL STREET ELEVATION (EAST)
1/4" = 1'-0"

SHEET TITLE(S)	
CONCEPT ELEVATION AND ENLARGED SITE	
REVISION DATE:	2021-11-23
ISSUE DATE:	2021-11-17
PROJECT NUMBER:	21125

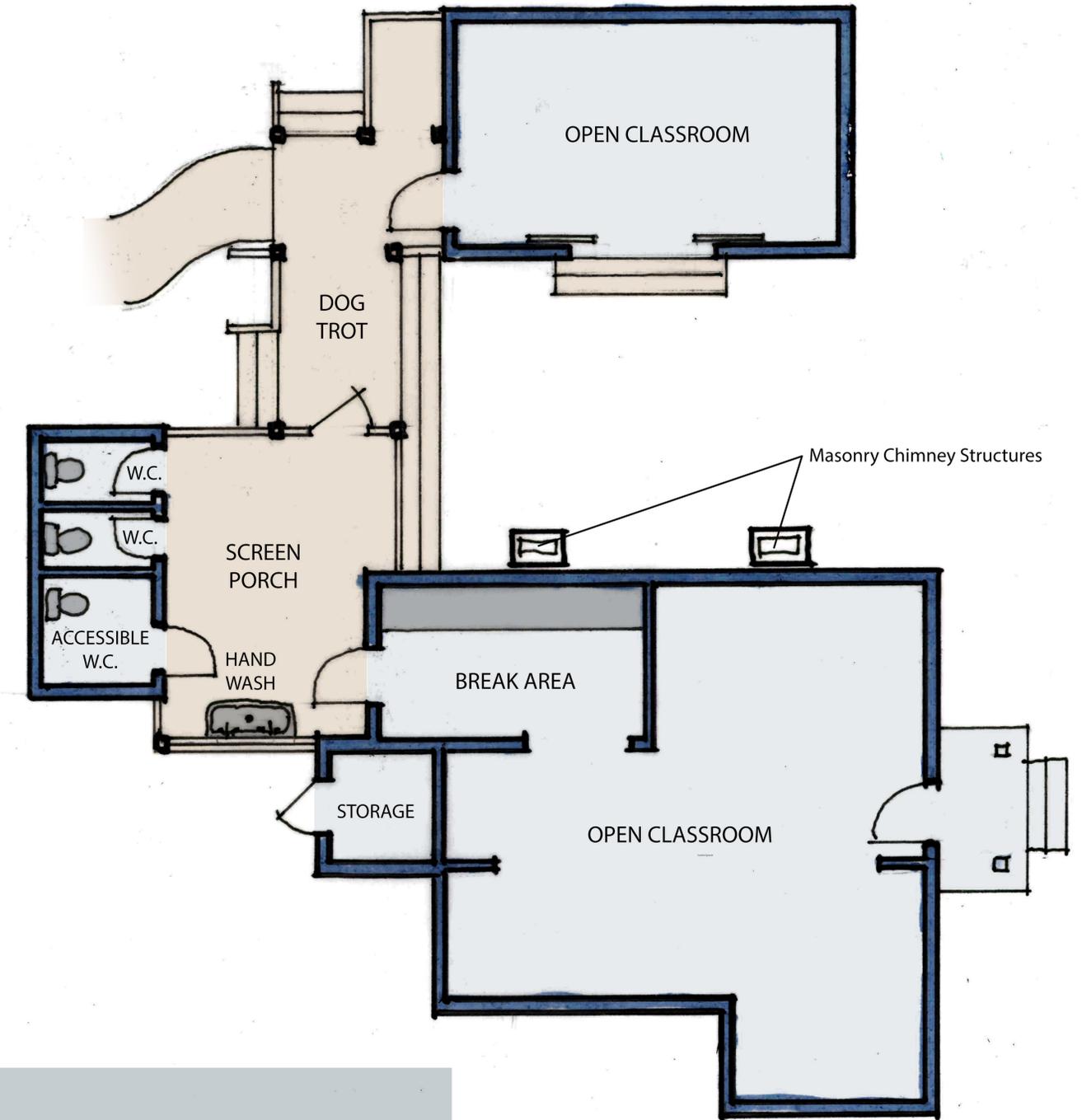
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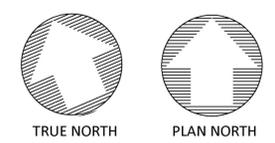
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BIRDSEYE MASSING STUDY



02 CONCEPT CLASSROOM PLAN
3/16" = 1'-0"



01 REAR ELEVATION AT OUTHOUSE (WEST)
1/4" = 1'-0"

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SHEET TITLE(S)	
CONCEPT CLASSROOM PLAN AND MASS MODEL	
REVISION DATE:	
ISSUE DATE:	2021-11-23
PROJECT NUMBER:	21125

A1.1.1