



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Thursday, June 05, 2025, at 4:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Haley Hunt
Steve Mallett
Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
City Secretary Diana Boone

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

- 1. Consider approval of the April 3, 2025 Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of approval of COA2025-003, a Certificate of Appropriateness for the adaptive reuse and rehabilitation of the existing building, and the construction of parking spaces, a concrete driveway and accessible pathways to building entrances, a porch, and a wood deck at 215 Old Fitzhugh Rd, Tract 1 in the Old Fitzhugh Road Historic District. Applicant: Carole Crumley**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2025-003
- 3. Presentation of findings for the Mercer Street and Hays Street Historic District Resurvey. *Ellis Mumford-Russell, Post Oak Preservation Solutions.***
- 4. Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2026 Budget Recommendation.**

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

July 3, 2025, at 4:00 p.m.

August 7, 2025, at 4:00 p.m.

City Council Meetings

June 17, 2025, at 6:00 p.m.

July 1, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on **May 30, 2025 at 3:00 PM.***

Diana Boone, 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

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Thursday, April 03, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of commissioners present, Chair Erickson called the meeting to order at 4:06 p.m.

Commission Members Present:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Haley Hunt
Steve Mallett

Commission Members Absent:

Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials

Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
City Secretary Diana Boone

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Consider approval of the February 6, 2025 Historic Preservation Commission regular meeting minutes.**
2. **Consider approval of the March 20, 2025 Historic Preservation Commission special meeting minutes.**

A motion was made by Commissioner Hunt and seconded by Commissioner Bassett, to approve the February 6, 2025 and March 20, 2025 meeting minutes.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

3. **Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-002: Uriegas Dental located at 28495 Ranch Road 12, in the Old Fitzhugh Road Historic District.** Applicant: Andrew Dodson

1. Presentation

The applicant was present and remained in audience to answer questions.

2. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the following condition:

To include relocation of proposed rainwater tank to Building #1, clarification of detention pond design, detail and aesthetic treatments, and coordination of sidewalks and pedestrian connectivity elements with city requirements and projects, all to be satisfactorily addressed prior to the issuance of the Site Development Permit.

3. Public Hearing

No one spoke during the Public Hearing.

- 4.. COA2025-002

A motion was made by Commissioner Hunt and seconded by Commissioner Bobel, to approve the Certificate of Appropriateness, considering the conditions recommended by staff.

The motion to approve carried unanimously 5 to 0.

4. **Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2026 Budget Recommendation, and Budget Committee appointments.**

Chair Erickson and Commissioner Mallet were assigned to the Budget Committee. No

action was taken regarding the Historic Preservation Commission's Fiscal Year 2026 Budget.

BUSINESS AGENDA

5. Landscaping Committee Report. Ashley Bobel and Gwyn Sommerfeld

Informational, no action was taken.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The commission did not meet in Closed Session.

ADJOURN

Chair Erickson adjourned the meeting at 4:37 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **May 5, 2025**

Project: **215 Old Fitzhugh Road, Tract 1, Dripping Springs, TX 78620**

Applicant: **Carole Crumley**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial (Office Space)**

Submittals: ☒ Current Photograph ☒ Concept Plan ☒ Exterior Elevations
☒ Color & Materials Samples ☒ Sign Permit Application (permission letter)

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

Project Type & Description:

"Adaptive Reuse; Historic Renovation " The creation of a new office spaces within the Old Fitzhugh Road Historic District will help add to the eclectic nature of the historic district.

The applicant intends to rehabilitate an existing building to house a individual office spaces. The rehabilitation retains the historic character of the historic building and landscape features while bringing the building into compliance with TAS accessibility standards and updating the configuration to suit the needs of the new business.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- ☒ Compliant ☐ Non-Compliant ☐ N/A

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Staff Recommendations / Conditions of Approval:

Approval with conditions.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District, as long as the following conditions are followed:

1. Signage must be approved by the City via a Sign Permit application.

Case History / Findings of Fact:

215 Old Fitzhugh Road, Tract 1 contains a one-story dwelling that was constructed in c. 1941 with a non-historic (c. 1980) addition on the north side of the building. It has a cross-gabled metal roof with exposed rafter tails and wood clapboard siding. A small clipped front-gabled porch is centered on the front (east) façade; a non-historic entrance on the north end of the east elevation has a small stoop with no covered porch. All entry doors have been replaced; most windows are historic. Due to its high retention of integrity and historic material, 215 Old Fitzhugh Road is contributing to the Old Fitzhugh Road Historic District and has a high priority rating.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

215 Old Fitzhugh Road, Tract 1

Historic District Contribution Status: “Contributing.”

Historic Resource “Priority Rating:” High

Project Overview: 215 Old Fitzhugh Road, Tract 1

The applicant is requesting to rehabilitate the existing building; the rehabilitation will mainly focus on the building entrances and surrounding site. New parking spaces will be created along the south side of the building; a new concrete driveway and accessible pathways to the building entrances will be constructed; a porch will be constructed at the northeast entrance; and a wood deck will be constructed along the rear (west) façade.

The creation of a covered entry at the northeast entrance minimally impacts the historic character of the building. The entry is located in the non-historic addition, and it is set back from the historic porch and

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entrance. The existing roofline of the building will be extending, creating a minimal change in the building's appearance. The new rear deck is not visible from the public right of way.

The proposed landscaping changes will create accessible pathways from the parking area to the building entrances that comply with TAS accessibility standards. Ramps visible from the public right of way will have railings that complement the historic character of the building. The historic stone planter and wire fencing along the eastern edge of the property will be retained.

A new stone and painted steel-framed monument sign with wood tenant signage will be located along Old Fitzhugh Road just south of the subject building. Signage needs to be approved by the City via a sign permit application.

* * *

Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”

Character/Vision: “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” - The rehabilitation retains the scale and character of the property.

Preferred Uses: “Mixed-use Rehab” – The building will house a small business. The primary façade facing OFR has a residential character similar to the surrounding buildings.

Site Planning & Building Placement: The existing site and building placement will remain.

Parking Arrangement: While the new parking spaces are not at the rear of the property, they are located in an area that allows for ADA access to all building entrances on the front and rear elevations. The parking arrangement also preserves the historic landscape features along the front (east side) of the property

Building Footprint / Massing / Scale: The existing building footprint will remain; only a small part of the entrance at the non-historic addition will change and it minimally detracts from the building's historic character.

Street Frontage / Articulation: The existing street frontage will remain.

Porches: The existing porches will remain. A new covered porch at the northeast entry will be created; the simple design complements the historic character of the building.

Roofs: “Sloped metal roofs” – The new covered entry will have a sloped metal roof.

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Materials: “Maintain Historic Wood/Wood porch structures and trim” – The existing wood siding and porch structures will remain. The new covered porch will have a wood structure with a sloped metal roof.

Color Palette: “Full range of hues allowed” – the color palette will not change.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 24ft” – all existing trees will remain.

Landscape Features: “Preserve notable landscape features” – the historic stone planters and wire fencing will remain.

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.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**
 Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
 Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
 Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
 Cumulative changes with acquired and contributing significance are recognized and respected.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**

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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

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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 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 alison@postoakpreservation.com if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

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215 Old Fitzhugh Road: “Current Condition, view from OFR”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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251 Old Fitzhugh Road: “Current Condition, view from OFR (location of proposed new parking)”.
Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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251 Old Fitzhugh Road: “location of proposed covered entry in non-historic addition”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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Texas

Item 2.

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Carole Crumley
Mailing Address: 350 Dripping Springs Ranch Road Dripping Springs, TX
78620
Phone Number: 512.563.5714 Email Address: [REDACTED]

Name of Owner (if different than Applicant): _____
Mailing Address: 350 Dripping Springs Ranch Road, Dripping Springs, TX 78620
Phone Number: 512.563.5714 / 512.894.0619

Address of Property Where Structure/Site Located: 215 Old Fitzhugh Road, Tract 1
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 office rental

Description of Proposed Work: proposed parking spaces, concrete
entry drive, sidewalks, porches, decks, ramps, new
front secondary entry porch/pergola, possible sewer
connection/septic abandonment

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 link internal circulation of the site
v/ new OFR road improvements and new secondary entry
porch will add front porch character to a portion of the
front elevation that is otherwise flat and undorned

Estimated Cost of Proposed Work: \$ 75,000

Intended Starting Date of Proposed Work: As soon as permitted

Intended Completion Date of Proposed Work: 6 months from start date

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 — match existing — in narrative

☒ Color chips of the colors which will be used on the structure (if applicable) — match existing

☒ 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

4/9/25
 Date


 Signature of Property Owner Authorizing the Proposed Work

4/9/25
 Date

A New Site Plan & Entry Porch for

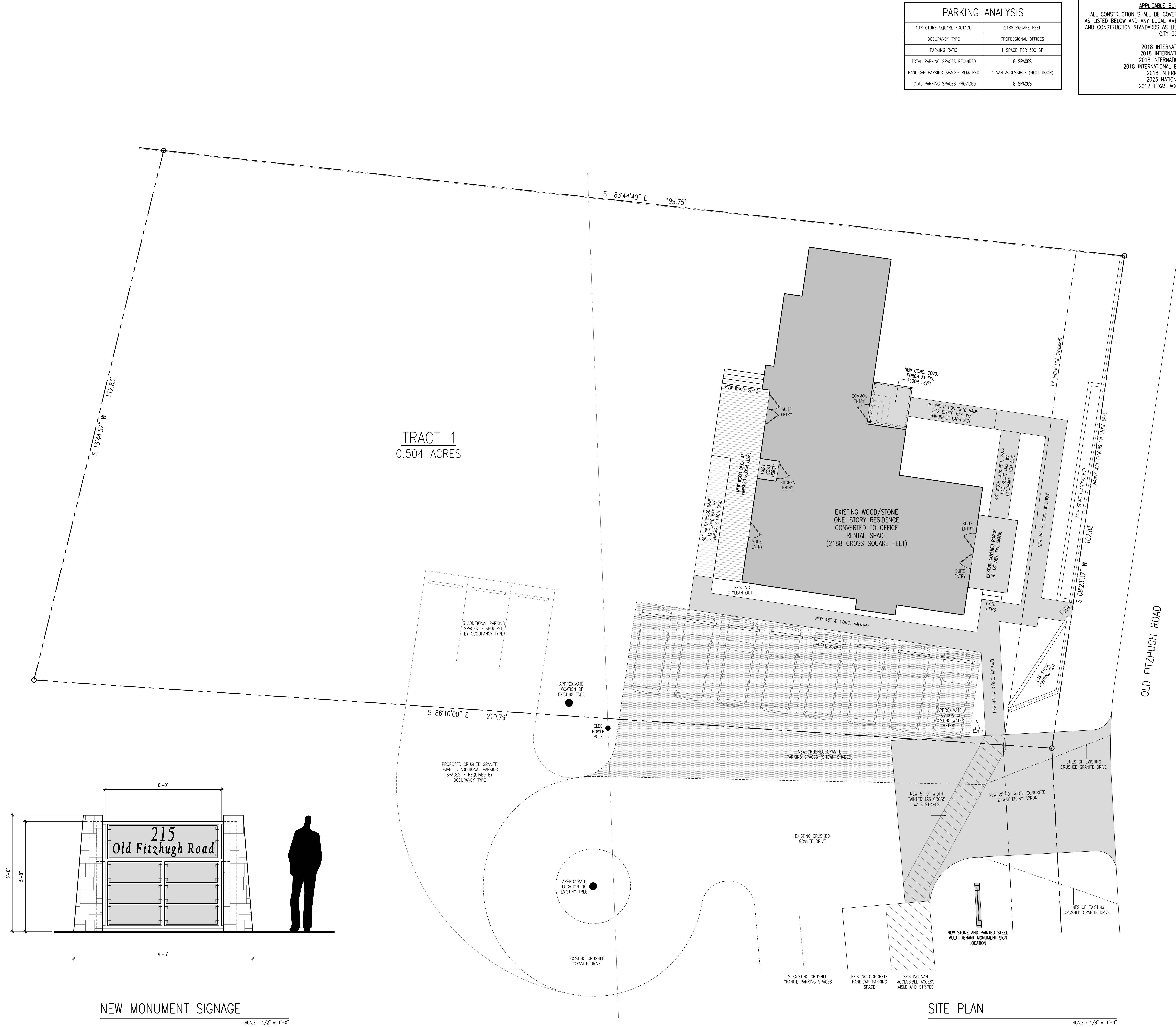
Carole Crumley

**215 Old Fitzhugh Road, Tract 1
Dripping Springs, Texas 78620**

Herron Design Studio

a r c h i t e c t u r e

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A New Site Plan & Entry Porch for Carole Crumley
215 Old Fitzhugh Road, Tract 1
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APR. 08, 2025
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A New Site Plan & Entry Porch for Carole Crumley
215 Old Fitzhugh Road, Tract 1
Dripping Springs, Texas 78620

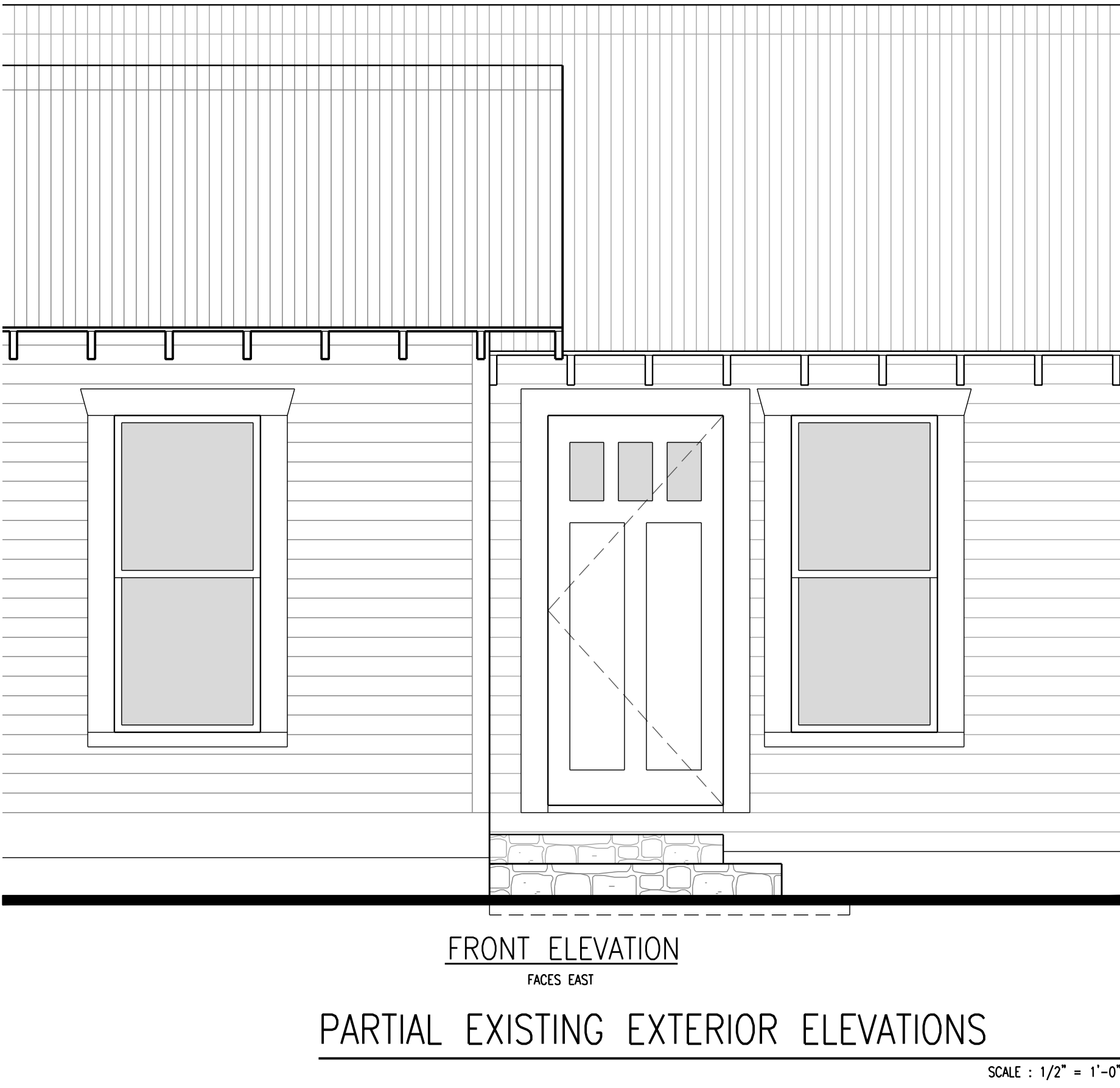
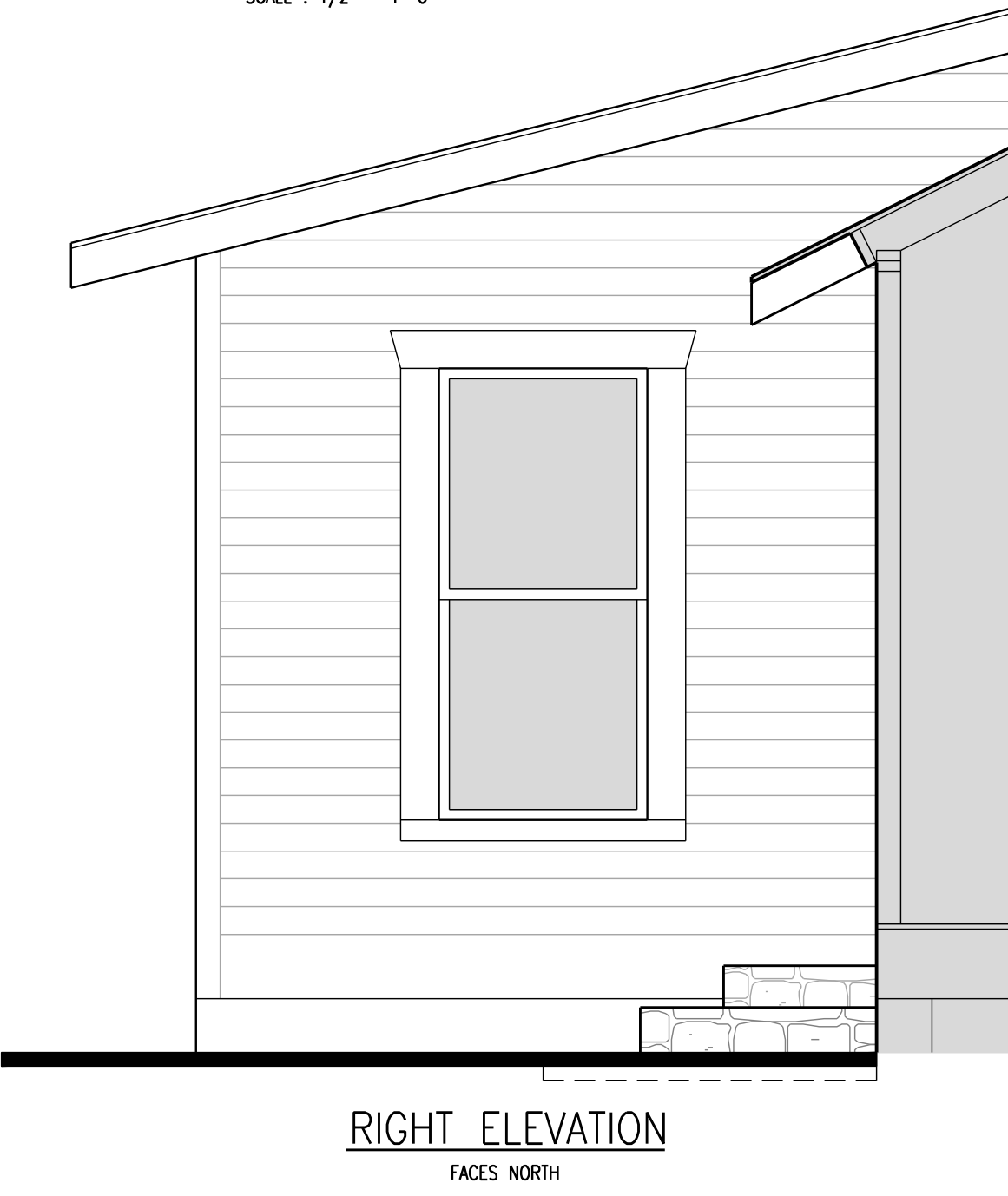
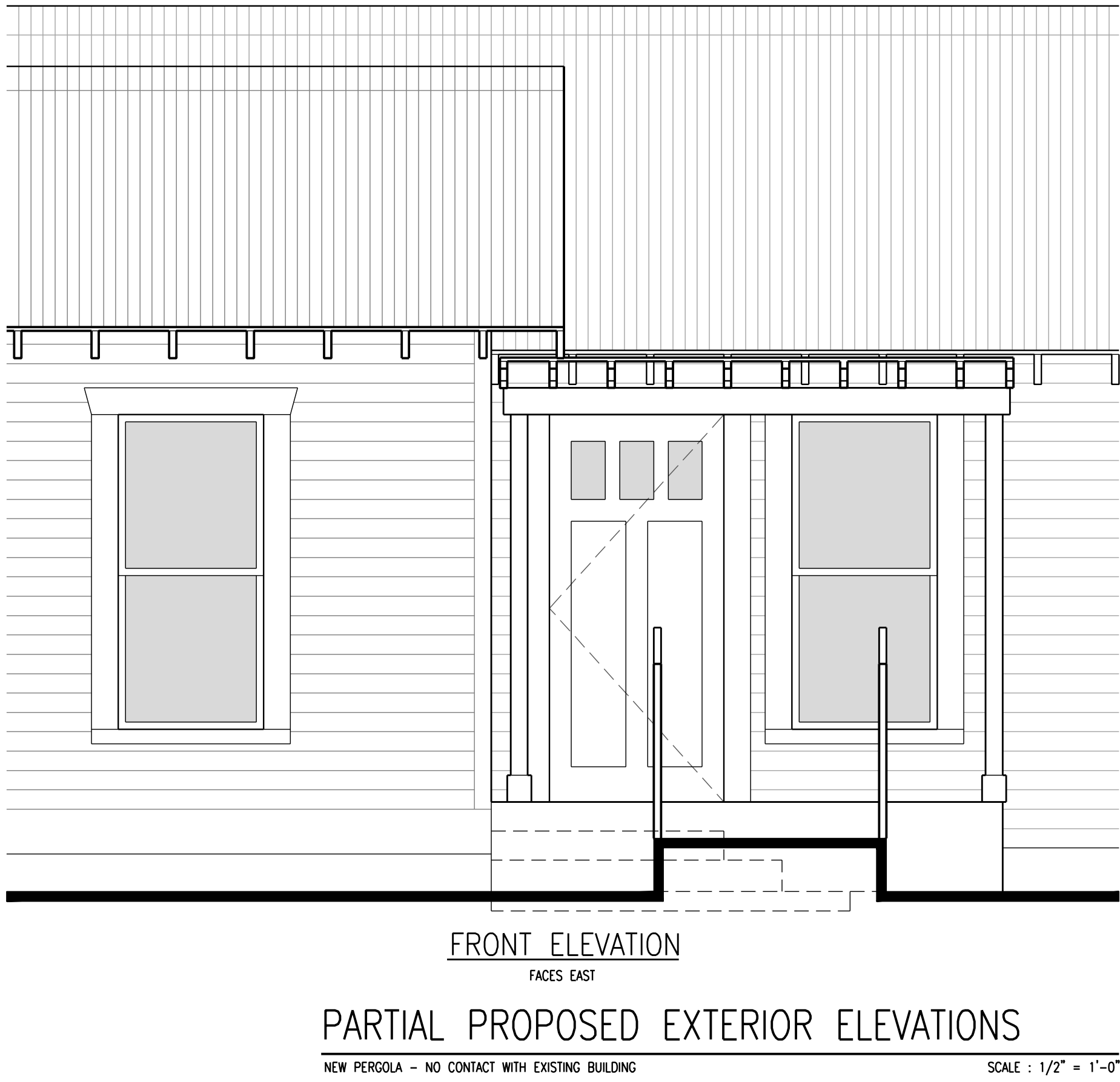
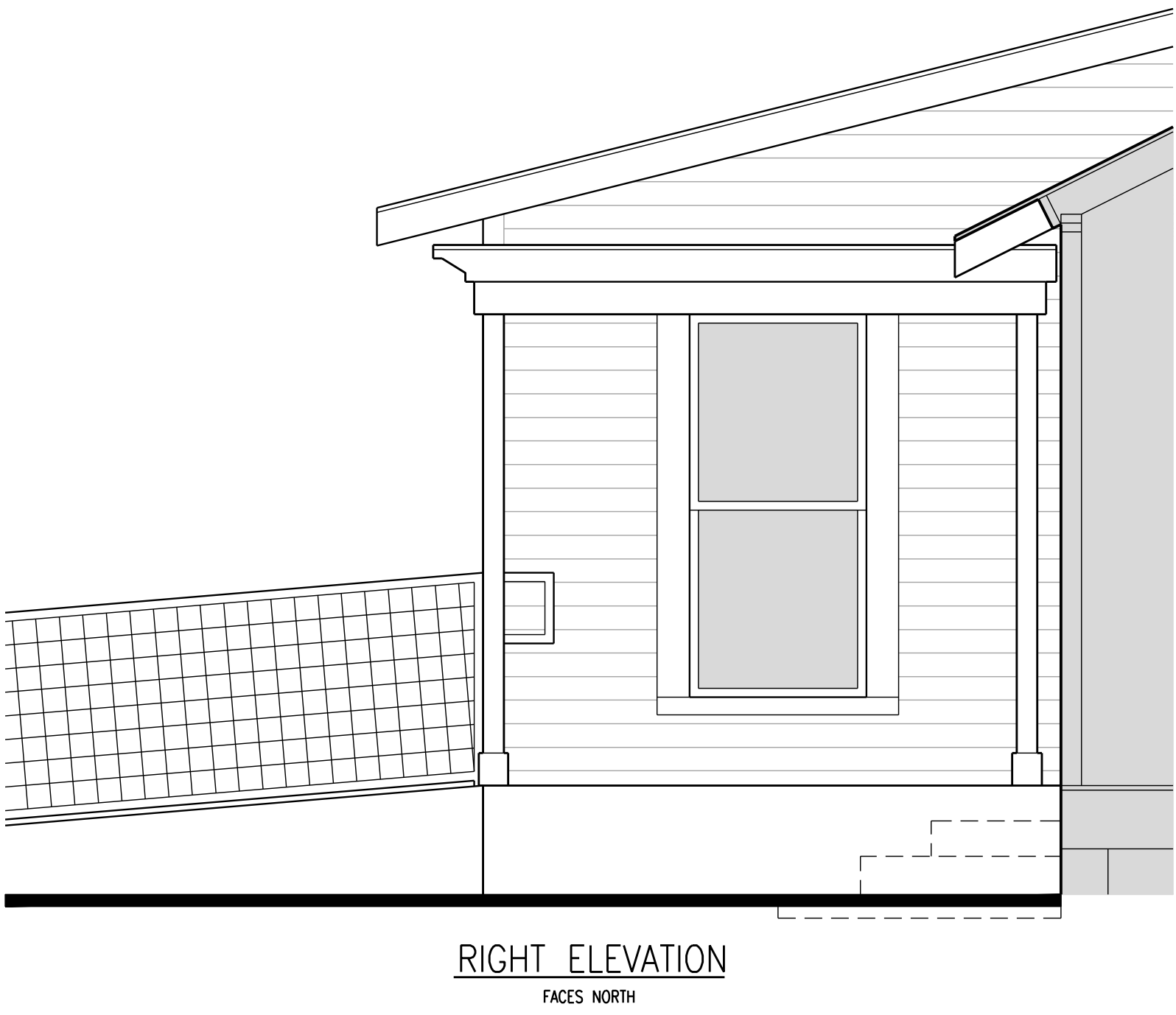
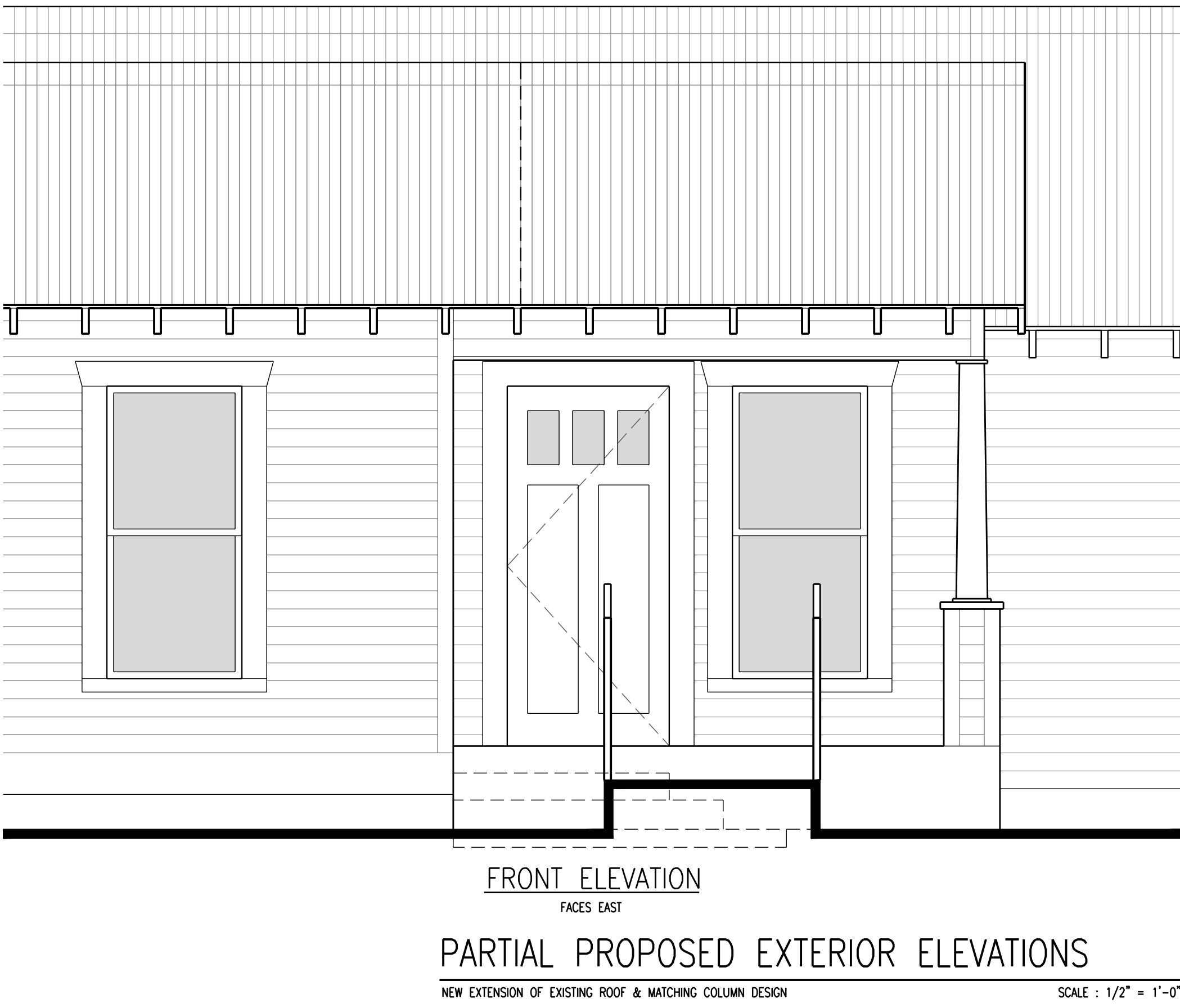
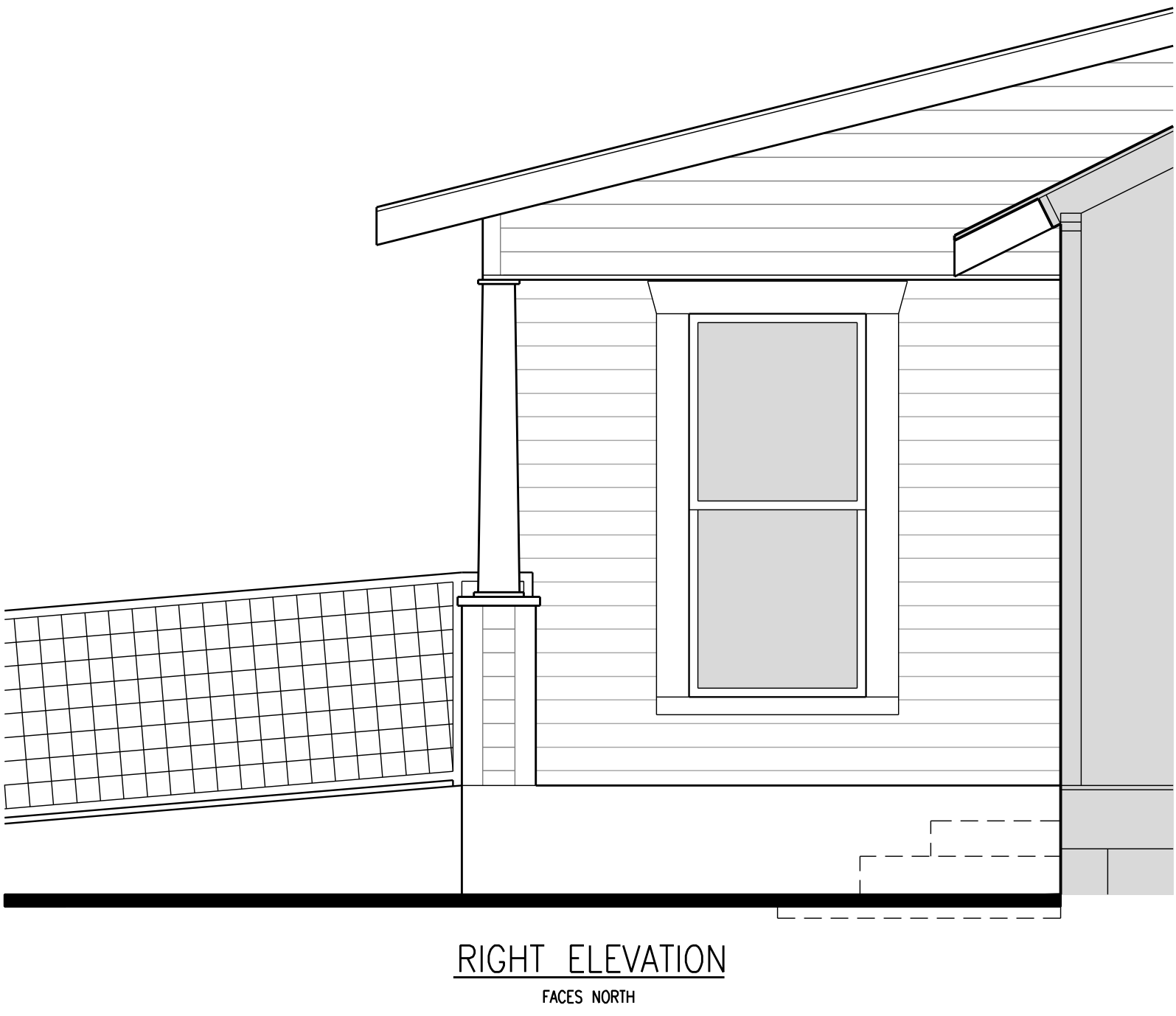


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APR. 08, 2025

A2





ACROSS THE STREET NEIGHBOR – FRONT ELEVATION – FACES WEST TO OLD FITZHUGH ROAD



NORTH NEIGHBOR – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD



SOUTH NEIGHBOR (CABIN) – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD



SUBJECT PROPERTY – REAR ELEVATION – FACES WEST



SUBJECT PROPERTY – LEFT ELEVATION – FACES SOUTH TO NEIGHBOR (CABIN)



SUBJECT PROPERTY – FRONT ELEVATION – FACES EAST TO OLD FITZHUGH ROAD

A New Site Plan & Entry Porch for Carole Crumley
215 Old Fitzhugh Road, Tract 1
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215 Old Fitzhugh Road, Tract 1 – Short Project Narrative

Initially, the owner simply wanted to add a covering over an existing secondary entrance on the front elevation of this structure as this was likely to be a fairly well-used entrance with the conversion of the existing single-family rental unit into office lease spaces. This quickly became more of an exercise in providing handicap accessibility to all the different entrances that lead into separate office suites as there is no internal circulation between office suites. The design of an accessible pathway from the new parking to the building entrances was the first step in making the existing building more TAS compliant. The budget for this project only allows for creating the parking, accessible pathway, accessible entrances into the building and the new covering over the secondary front entrance with the lion's share going toward accessibility provisions. Future construction projects will need to be scheduled to bring the inside of the building into compliance with TAS accessibility standards.

The covering over the secondary entrance at the front of the building is shown on sheet A2 in 2 concept drawings, either of which the owner is happy to execute. Option 1 is designed as a wood pergola structure painted to match the existing trim color with a water-proof flat corrugated metal roof that would remain totally separate, structurally, from the existing building in the case that we are not allowed to alter in any way the front elevation of the building for historic reasons. Option 2, which is our preferred design, takes design cues from the existing main front porch and utilizes existing roof lines in an extended manner to provide a secondary covered porch with a new corner column that would match those located on the main porch. Rusty corrugated galvanized roofing panels will be installed to continue the patina of the existing roofing panels to reinforce the impression that the new covered porch has always been a part of the structure. This new secondary covered porch would also help to break up the long, unadorned, flat elevation that characterizes this portion of the front elevation adding some well-needed architecture. All materials and colors would match those on the existing main front porch. We are leaving the final determination of which option to move forward with to the discretion of the Historic Preservation Committee and its cohort of experts.

From an infrastructure standpoint, the owner desires to install new crushed granite on-site parking spaces in the count that is necessary to satisfy the parking ordinance considering the building use change. A new 25 foot width concrete property entrance driveway that would better accommodate 2-way traffic vision onto Old Fitzhugh Road and fire engine access to the property is shown on the proposed Site Plan on sheet A1. Accessibility to the different office suite entrances in the building will be via 4 foot width concrete walkways and ramps to the front porches and 4' width wood ramp and rear deck to the office suite entrances on the back of the building that would match that used for the owner's adjacent southern structure. The owner has expressed the desire to abandon the existing septic system and connect to the city sewer system if the capacity is available for that. The owner has also expressed the desire to accommodate and connect to the new OFR road improvements project that the city is currently undertaking.

A new monument sign featuring stone and painted steel frame construction with top painted wood address and building name sign with replaceable painted wood tenant signage below that would include the owner's adjacent recently renovated rental structure located to the direct south of this project. Any monument signage lighting would be specified and installed to be in compliance with the city's sign and dark sky ordinances.



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251 Old Fitzhugh Road Adaptive Reuse

Certificate of Appropriateness Review
June 5, 2025

*Existing
Conditions*



View from OFR

215 Old Fitzhugh Road contains a one-story dwelling that was constructed in c. 1941 with a non-historic, c. 1980 addition on the north end of the building.

*Existing
Conditions*



Item 2.

View from OFR

Exposed rafter tails, historic windows, a historic porch, and historic stone planters with wire fencing are some of the character defining features.

Applicant Request

The applicant is requesting to rehabilitate the existing building; the rehabilitation will mainly focus on the building entrances and surrounding site. New parking spaces will be created along the south side of the building; a new concrete driveway and accessible pathways to the building entrances will be constructed; a porch will be constructed at the northeast entrance; and a wood deck will be constructed along the rear (west) façade.

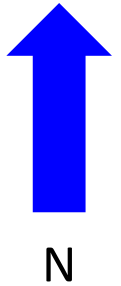
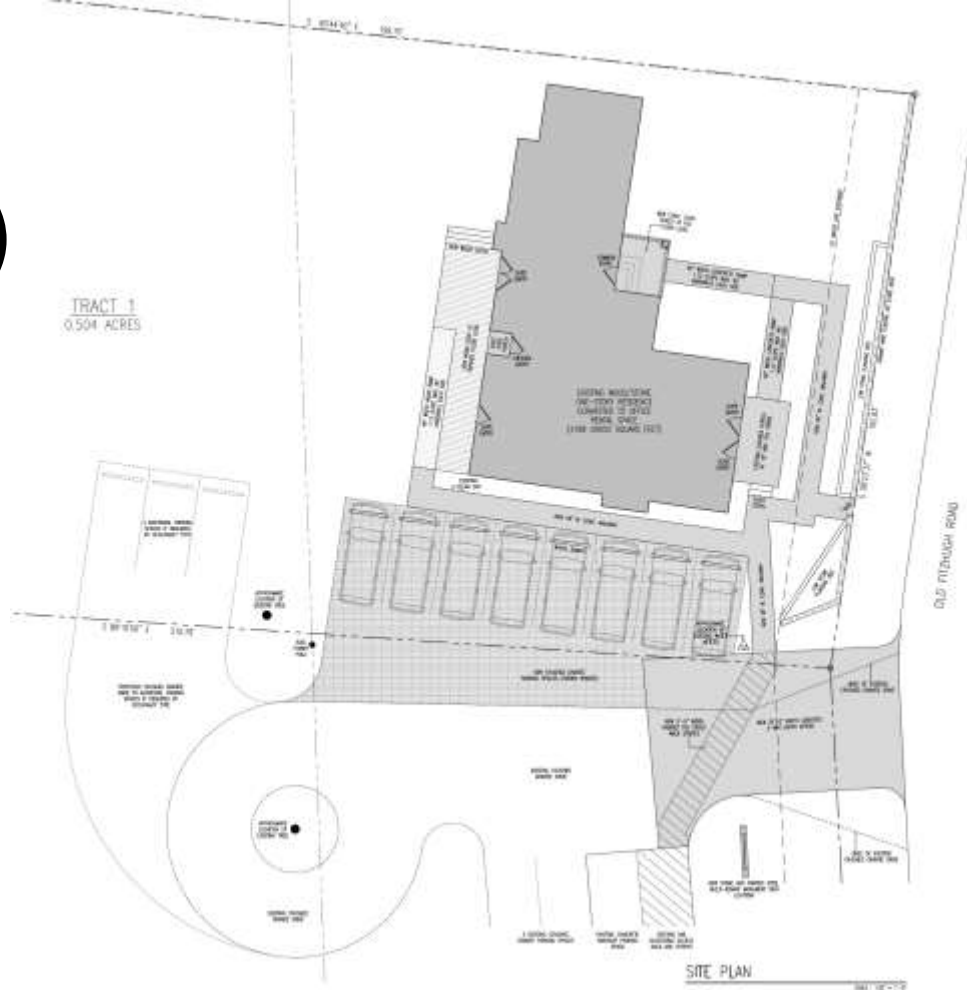
Site View (Existing)



Item 2.



Item 2.



Existing Elevations (Northeast Entry)



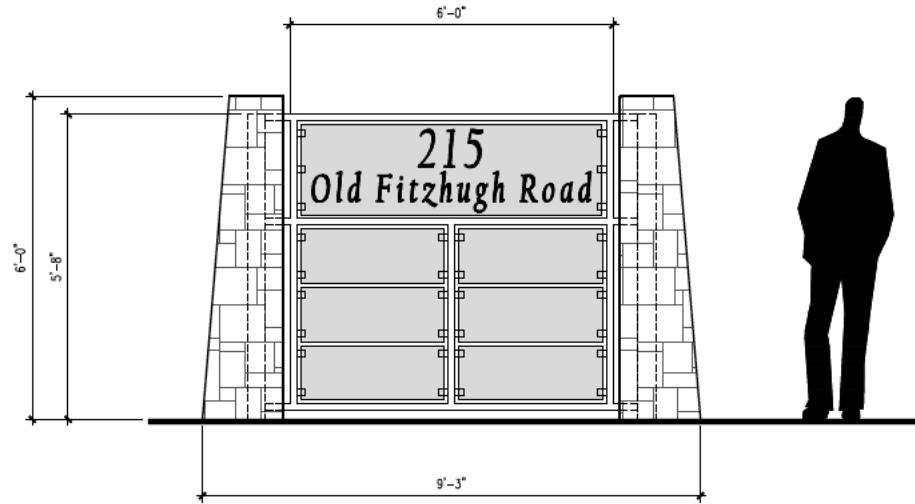
Item 2.

Proposed Elevations (Northeast Entry)



Proposed Signage

Item 2.



NEW MONUMENT SIGNAGE

SCALE : 1/2" = 1'-0"



DRIPPING SPRINGS
Texas

Staff Recommendation: **Approval with conditions**

Item 2.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District, as long as the following conditions are followed:

1. Signage must be approved by the City via a Sign Permit application.

City of Dripping Springs Design & Development Standards

Item 2.

Staff

Recommendation:

Approval with
conditions

Review
Findings



| | All Districts | Old Fitzhugh Road |
|--|---|---|
| Character |  |  |
| Vision | <ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses | <ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation |
| Design Principles / Guidelines & Regulations | <ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) | <ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings |
| Preferred Uses | <ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) | <ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill |
| Site Planning & Building Placement | <ul style="list-style-type: none"> Site Plan Concept Review (new requirement) | <ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback |
| Parking Arrangement | <ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) | <ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) |
| Building Footprint Massing / Scale | <ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) | <ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit |
| Street Frontage | <ul style="list-style-type: none"> COA / Architectural Review (new requirement) | <ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments |
| Porches | <ul style="list-style-type: none"> COA / Architectural Review (new requirement) | <ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage |
| Roofs | <ul style="list-style-type: none"> COA / Architectural Review (revised requirements) | <ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) |
| Materials | <ul style="list-style-type: none"> COA / Architectural Review (revised requirements) | <ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim |
| Color Palette | <ul style="list-style-type: none"> COA Review (revised requirements) | <ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved |
| Tree Preservation | <ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req't) | <ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" + |
| Landscape Features | <ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) | <ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features |

Commissioner Options

1. Approve as submitted.
2. Approval with conditions. (staff recommendation)
3. Deny as submitted.
4. Postpone the decision.



Historic Preservation Commission
FY 2026 Budget
Approved: XXX,XX, 2025

| GL Account | Description | FY 2025 | FY 2025 YTD - 5.13.25 | FY 2026 Proposed | Notes |
|--------------|--|-----------|--------------------------|---------------------|--|
| Expenditures | | | | | |
| | General Fund | | | | |
| | Historic District Consultant | 3,500.00 | 1,837.80 | 3,500.00 | |
| | | | | | |
| | Update Historic Resource Survey | 26,000.00 | 19,500.00 | - | Resurvey OFR Historic District (\$16,500 FY24) \$26,000 for FY25 (Hays & Mercer St. Districts) |
| | Training for Commissioners | 1,250.00 | - | 1,250.00 | |
| | Historic Preservation Program Manual Implementation | 24,800.00 | - | 24,050.00 | Includes Public Meeting Presentatin and Commission Training |
| | Total Other | 55,550.00 | 21,337.80 | 28,800.00 | |
| | | | | | |
| | | | | | |
| | Special Projects | | | | |
| | OFR & Hays St. District Signage * | 5,000.00 | | 5,000.00 | FY25 to include design & construction costs |
| | Mercer Street pedestrian light banners design & production * | 2,500.00 | | 1,500.00 | I belive FY 2025 included new design work which may not be needed in FY 2026. |
| | Total Special Projects | 7,500.00 | - | 6,500.00 | |
| | | | | | |
| | Total Expenditures | 63,050.00 | 21,337.80 | 35,300.00 | |

Support of Projects:

- Support improvements to Stephenson Bldg
- Support of advancement of Old Fitzhugh Rd. Improvement Project

Notes:

- * Eligible for Hotel Occupancy Tax Funds
- ** Eligible for Landscape Funds

Proposed Projects:

- Quotes for District Signange
- Hays Signage (Temporary)
- Pricing for New Banner Design
- Sign Design Proposal
- Landscaping



15 April 2025

A COST PROPOSAL TO CITY OF DRIPPING SPRINGS

For an update to the

IMPLEMENTATION MANUAL

for the historic districts in

DRIPPING SPRINGS, TX

This cost proposal is not an agreement but is provided for budgetary purposes only. The fees outlined below are subject to change. The City of Dripping Springs, Texas (City) seeks a cost proposal from Post Oak Preservation Solutions, LLC (Post Oak) in order to to update the Historic Preservation Program Implementation Manual.

Update & Revise Historic Preservation Program Implementation Manual

| Scope of Work | Fee Estimate |
|--|---------------------|
| In-depth document & program audit | \$2,500 |
| Preservation Ordinance Revision Recommendations ¹ | \$2,500 |
| Stakeholder Meetings | \$3,750 |
| Draft 1 (text only) | \$6,900 |
| Draft 2 (illustrated) | \$4,400 |
| Final draft | \$4,000 |
| TOTAL | \$24,050 |
| ADD. OPTION: Public Meetings | \$1,500 per meeting |
| ADD. OPTION: Commission Training | \$1,750 |

¹ Post Oak can make recommendations regarding best practices for the historic preservation ordinance; however, rewriting the ordinance should be completed by the City's attorney.