



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, November 04, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Bruce Lewis, Chair
Dean Erickson, Vice Chair
Ashley Bobel
Emilie Kopp
Minnie Glosson-Needham
Jean Reimers
Tim Brown

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
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)

MINUTES

- 1. Discuss and consider approval of the October 7, 2021, Historic Preservation Commission regular meeting minutes.**

BUSINESS

2. Public hearing and consideration of approval regarding COA2021-0007: an Application for Certificate of Appropriateness for the installation of a Cluster Mail Box Unit at 511 Mercer Street. *Vicky Lewis, Applicant.*

- a. Staff Report
- b. Public Hearing
- c. COA2021-0007

3. Public hearing and consideration of approval regarding COA2021-0006: an Application for Certificate of Appropriateness to replace the an existing cedar roof with a corrugated metal roof at the Pound House located on the Dr. Pound Historical Farmstead, 419-B Founders Park Road, Dripping Springs, Texas. *Applicant: Friends of the Pound House*

- a. Staff Report
- b. Public Hearing
- c. COA2021-0006

COMMITTEE REPORTS

- 4. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham

- 5. 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 Meetings

December 2, 2021, at 4:00 p.m.

January 6, 2022, at 4:00 p.m.

City Council Meetings

November 16, 2021, at 6:00 p.m.

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 1, 2021, at 10:45 a.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 COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 07, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:00 p.m.

Commission Members present were:

Bruce Lewis, Chair
Dean Erickson
Minnie Glosson-Needham
Nichole Prescott

Commission Members absent were:

Emilie Kopp, Vice Chair
Ashley Bobel
Tim Brown

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)

No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the July 1, 2021, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Erickson to approve the **July 1, 2021, Historic Preservation Commission regular meeting minutes with correction to strike XXXXX** and replace with *be consistent with preexisting conditions*. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. **Discuss and consider the Appointment of officers to the Historic Preservation Commission for a term of one (1) year.**

a. Chair – A motion was made by Commissioner Erickson to appoint Bruce Lewis as chair of the commission for a term of one (1) year. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

b. Vice Chair – A motion was made by Chair Lewis to appoint Dean Erickson as vice chair of the commission for a term of one (1) year. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

3. **Public hearing and consideration of approval regarding COA2021-0007: an Application for Certificate of Appropriateness for the installation of a Cluster Mail Box Unit at 511 Mercer Street. Vicky Lewis, Applicant.**

A motion was made by Vice Chair Erickson to postpone the item to the November 4, 2021, Historic Preservation Commission regular meeting. Commissioner Prescott seconded the motion which carried unanimously 4 to 0.

- a. Staff Report
- b. Public Hearing
- c. COA2021-0007

4. **Public hearing and consideration of approval regarding COA2021-0005: an Application for Certificate of Appropriateness related to the construction of residential structures and restoration of existing historical structures located on the north side of the 400 block of Hays Street in the Hays Street Historical District, Dripping Springs, Texas. Applicant: John Doucet, Doucet & Associates**

John Doucet presented the item.

a. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the following conditions:

- (1) **Existing Trees: (Hardwoods over 8")-** “Detailed Tree Preservation Program” shall be reviewed @ Site Development Permit stage: e.g. “Trees to Remain, Trees to be Removed, Trees to be Replaced.”

- a. **Hays Street Frontage Trees**- Trees #3001, 3002, 3003, 3004, 3005, 3008 shall be preserved as shown. All contribute significantly to the Hays Street Frontage & Hays St. Historic District.
 - b. **Hays Street ROW Trees**- (outside the property) Trees #3000, 3006, 3019, 3020, 30021 shall be preserved & protected in place as shown.
 - c. **US 290W Oak Groves @ highway frontage**- Trees #30012, 3013, 3014, 3015, 3016, 3017 shall be preserved as shown in the proposed Landscape Buffer.
- (2) **Architectural Design Review**: Complete architectural design information shall be submitted for each residential Lot, to be reviewed & approved by City Staff prior to issuance of Building Permits:
- a. **Architectural Site Plan**: (w/Setbacks, Building Locations & Existing Trees to Remain)
 - b. **Colors and Materials**: (Colored “Hays Street” Elevations w/dimensioned building heights, materials callouts on all Elevations)
- (3) **Zoning Change / Permits**: COA Approval is conditional on securing necessary Zoning Entitlements and all required Permits (Site Development, Building, etc.). Site Planning & Architectural Design changes, development and refinements shall be reviewed by Staff for consistency with this COA prior to issuance of Permits. Significant changes may require modification or additional COA approvals.

b. Public Hearing – No one spoke during the Public Hearing.

c. COA2021-0005 – A motion was made by Vice Chair Erickson to approve COA2021-0005: an Application for Certificate of Appropriateness related to the construction of residential structures and restoration of existing historical structures located on the north side of the 400 block of Hays Street in the Hays Street Historical District, Dripping Springs, Texas, with recommendations as presented by staff. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

- 5. Public hearing and consideration of approval regarding COA2021-0006: an Application for Certificate of Appropriateness to replace the an existing cedar roof with a corrugated metal roof at the Pound House located on the Dr. Pound Historical Farmstead, 419-B Founders Park Road, Dripping Springs, Texas. Applicant: Friends of the Pound House**

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

b. Public Hearing – No one spoke during the Public Hearing.

c. COA2021-0006 – A motion was made by Vice Chair Erickson to postpone the item to the November 4, 2021, Historic Preservation Commission regular meeting. Commissioner Prescott seconded the motion which carried unanimously 4 to 0.

- 6. Update on the Comprehensive Plan and Zoning Code Rewrite.**

Howard Koontz presented the update.

7. Discuss and consider possible action regarding Historic Preservation Commission Committees.

a. Add and/or Remove Committees – A motion was made by Vice Chair Erickson to remove the Historic District Signage & Banner Committee and Website Committee. Commissioner Prescott seconded the motion which carried unanimously 4 to 0.

b. Committee Appointments – No action was taken on appointments.

8. Discuss and consider approval of the 2022 Historic Preservation Commission meeting calendar.

A motion was made by Commissioner Prescott to approve **the 2022 Historic Preservation Commission meeting calendar as presented.** Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0

COMMITTEE REPORTS

No committee reports at this time.

- 9. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 10. Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown
- 11. Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp
- 12. Website Committee**
Commissioner Emilie Kopp

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission

November 4, 2021, at 12:00 p.m.

December 2, 2021, at 12:00 p.m.

City Council Meetings

October 5, 2021, at 6:00 p.m.

October 19, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Prescott to adjourn the meeting. Commission Glosson-Needham seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 5:14 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: September 28, 2021

Project: **City Hall Cluster Mail Box Unit**
511 Mercer Street
Dripping Springs, TX 78620

Applicant: Vicky Lewis

Historic District: Mercer Street

Base Zoning: GUI

Proposed Use: Mail Delivery

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples
 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:

- Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization
 New Construction

Review Summary, General Findings:

General Compliance Determination- Compliant Non-Compliant Incomplete

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

CERTIFICATE OF APPROPRIATENESS**Staff Review Summary / Recommendations / Conditions of Approval**

Vicky Lewis, owner of Mazama, and several other businesses on Mercer Street do not have US Postal Service mail boxes. Often times they do not receive deliveries because the sender uses their physical address and not their PO Box, resulting in the shipment being returned. Many businesses on Mercer Street are unable to get a mail box on site because there isn't a place to install one that meets the US Postal Service requirements. Having one cluster box versus several individual boxes is preferred by the US Postal Service and will be more aesthetically pleasing.

The businesses will purchase a cluster mail box unit and it will be installed at City Hall. Vicky Lewis is the Licensee and will coordinate the purchase of the cluster mail box.

The City Hall property is a noncontributing site in the Mercer Street Historic District. The cluster mail box unit will be across the street from the Marshall-Chapman House and the Dripping Springs.

Sherry Watson, Dripping Springs Post Master, approved the installation of the cluster mail box unit with the following conditions: the unit is certified by the US Postal Service; it is installed according to the US Postal Service Specifications (which she provided); the concrete slab for the unit also accommodates the mail receptacle at the east end of the City Hall parking lot; and the cluster mail box unit location is approximately where the mail receptacle is currently on the east end of the parking lot.

The cluster mail box unit will be bronze in color to match the nearby pedestrian light poles. Trash receptacles, and planters on Mercer Street. The location of the concrete slab and cluster mail box unit is the north east corner of the City Hall property where the USPO mail receptacle is currently located. The receptacle will also be mounted on the concrete slab.

The License Agreement allows Vicky Lewis to own, operate, and maintain the cluster mail box unit. The term of the Agreement continues as long as Licensee or its assignee maintains the Mailbox within the License Area or until the Licensor (city) needs the License Area for a use that is incompatible with the mailbox. The Licensor shall give the Licensee 60 days written notice prior to termination of the Agreement and shall coordinate with Licensee for a new site if needed.

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
 Compliant Non-Compliant Not Applicable

(b) MINIMAL ALTERATION:
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

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

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

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

(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) DETERIORATED ARCHITECTURAL FEATURES:
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:

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

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

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

This is an addition of a new improvement and therefore not eligible for expedited process for small projects.

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

* * *

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

By: Michelle Fischer, Historic Preservation Officer

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



DRIPPING SPRINGS
Texas

Item 2.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

CONTACT INFORMATION

APPLICANT NAME: Vicky Lewis

STREET ADDRESS: PO Box 365, Dripping Springs, TX 78620

PHONE: 512.363.2183 **EMAIL:** Vicky@mazamacoffee.com

PROPERTY OWNER NAME (if different than Applicant): City of Dripping Springs

STREET ADDRESS: ox 384, Dripping Springs, TX 78620

PHONE: 512.858.4725 **EMAIL:** mfischer@cityofdrippingsprings.com

PROJECT INFORMATION

Address of Property (Structure/Site Location): 511 Mercer Street, Dripping Springs, TX 78620

Zoning Classification of Property: GUI

Description of Proposed Use of Property/ Proposed Work: install a concrete pad at the north east corner of the City Hall parking lot and install a cluster mail box unit and the USPO mail receptacle on the concrete pad in accordance with USPO specifications

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: The concrete pad will be relatively flush with the ground in order to comply with ADA requirements; the cluster mailbox unit is metal and will be bronze in color to match the nearby pedestrian light poles, trash receptacles, and planters along Mercer Street and at City Hall; the cluster mail box until and mail receptacle are not permanent structures.

Estimated Cost of Proposed Work: \$3,000 for concrete pad and installation of cluster mailbox unit and USPO mailreceptacle; \$1,800 for cluster mail box unit

Intended Start Date of Work: mid October 2021 Intended Completion Date of Work: early November 2021

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

License Agreement between the City of Dripping Springs and Vicky Lewis is attached

Vicky Lewis
SIGNATURE OF APPLICANT

9/29/2021
Date

Michael Fisher, City Admin.
SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

9/29/2021
Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Cluster Mail Box Unit

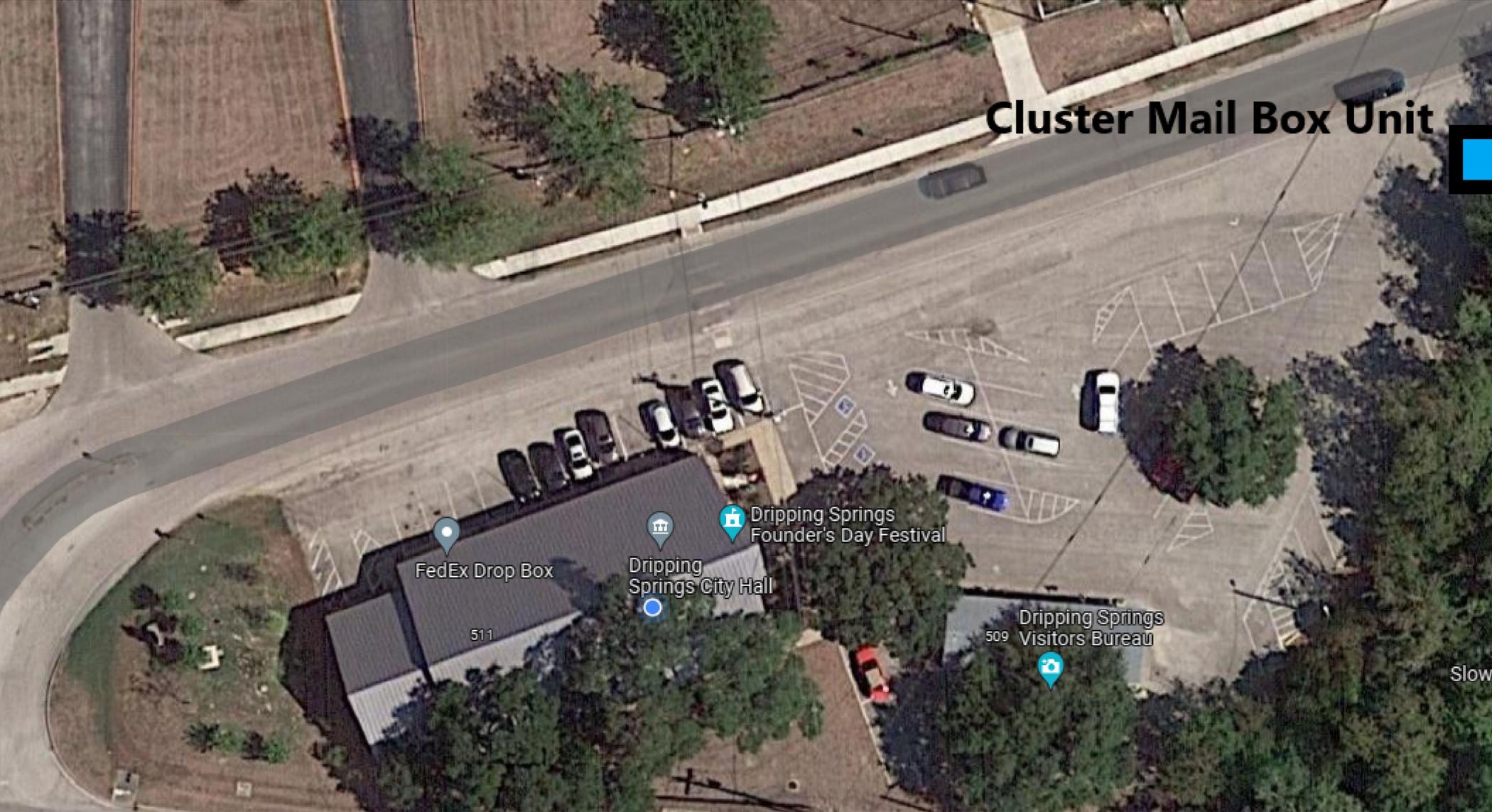


Exhibit A



*Includes
Pedestal*



All Aluminum Construction







Received on/by: _____

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: City Hall Cluster Mail Box Unit

Project Address: 511 Mercer Street, Dripping Springs, TX 78620

Project Applicant Name: Vicky Lewis

Billing Contact Information

Name: Vicky Lewis

Mailing Address: PO Box 365, Dripping Springs, TX 78620

Email: Vicky@mazamacoffee.com Phone Number: 512.363.2183

Type of Project/Application (check all that apply):

- Alternative Standard
- Certificate of Appropriateness
- Conditional Use Permit
- Development Agreement
- Exterior Design
- Landscape Plan
- Lighting Plan
- Site Development Permit
- Special Exception
- Street Closure Permit
- Subdivision
- Waiver
- Wastewater Service
- Variance
- Zoning
- Other _____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Vicky Lewis
Signature of Applicant

9/29/2021
Date

LICENSE AGREEMENT

This License Agreement (the "Agreement") is made and entered into on the ____ day of _____, 2021 (the "Effective Date") by and between the **CITY OF DRIPPING SPRINGS**, a Texas Type A, General-Law municipal corporation, situated in Hays County, Texas ("Licensor") and **VICKY LEWIS** ("Licensee").

RECITALS:

WHEREAS, Licensor owns certain real property in Hays County, Texas, at 511 Mercer street, known as the Dripping Springs City Hall Parking Lot, ("License Area"); and

WHEREAS, Licensee wishes to place a United States Postal Service cluster unit mailbox ("Mailbox") designated for businesses on Mercer Street and as designed in Exhibit "A"; and

WHEREAS, Licensee and Licensor have agreed that Licensor will install and place the Mailbox on the License Area as specified in Exhibit "B"; and

WHEREAS, Licensee and Licensor have agreed that Licensee shall maintain the Mailbox on the License Area, on the terms and conditions set forth below.

NOW, THEREFORE, the parties have agreed as follows:

1. **Grant of License:** Licensor hereby grants to Licensee the exclusive right, privilege, and permission to enter on, over, and across the License Area for the purposes of operating, maintaining, replacing, upgrading, repairing, and removing the Mailbox as approved by Licensor within the License Area.
2. **Consideration:** In consideration for this License, Licensee agrees to maintain the Mailbox in good condition. Licensee will also remit to Licensor a License Fee in the amount of ten dollars (\$10.00) per year.
3. **Right of Assignment:** Licensee shall not assign, sublet, or transfer its interest in this Agreement without Licensor's written consent. Subject to the assignee's compliance with the insurance requirements set forth herein, if any, Licensee shall furnish to the Licensor a copy of any such assignment or transfer of Licensee's right in this Agreement, including the name, date, address, and contact person.
4. **Insurance:** Licensee shall at all times maintain liability coverage in the amount of one million dollars (\$1,000,000.00) covering Licensee's activities within the License Area.
5. **Term and Termination:** The term of this Agreement shall begin upon execution of this Agreement and shall continue for so long as Licensee or its assignee maintains the Mailbox within the License Area or until the Licensor needs the License Area for a use that is incompatible with the Mailbox. The Licensor shall give the Licensee sixty (60) days

written notice prior to termination of this Agreement and shall coordinate with Licensee for a new site if needed. The parties hereto agree that Licensee, its successors and permitted assigns shall continue to exercise the rights and privileges set forth in this License if Licensee maintains the Mailbox in good condition as required and pursuant to the default clause in paragraph 7 until such time as the Agreement is terminated.

6. **Title of Licensor:** Licensee acknowledges the legal title of Licensor to the License Area and agrees to never deny this title or to claim title in Licensee's name.
7. **Licensor's Rights:** The Licensee's right to use the Licensed Area as provided in this Agreement is expressly subject and subordinate to the present and future right of the Licensor to construct, install, establish, maintain, use, operate, and renew any public facilities, roadways or streets, and related appurtenances on, beneath, or above the Licensed Area. The Licensor shall take reasonable measures to prevent damage to or removal of the Improvements. Nothing in this Agreement shall be construed to limit in any way the power of the Licensor to widen, alter, or improve the utility lines or other improvements on the surface of the Licensee's Property, including alteration to or removal of the Improvements, pursuant to official action by the Licensor's governing body or designated representative; provided, however, that the Licensor shall provide the Licensee with at least thirty (30) days prior written notice to any such contemplated action unless alteration, improvement, or maintenance of the utility or improvements is needed to be done in a shorter time period to protect the health and safety of the residents or is otherwise required by an emergency situation.
8. **Waiver and Release:** Licensee hereby waives and releases any claims Licensee may have against Licensor, its successors and assigns for all fines, suits, claims, demands, losses, liabilities, actions, and costs, including court costs and attorneys' fees (collectively, "Damages") arising out of Licensee's use of the License Area. By entering into this License, neither the Licensor or Licensee waives, nor shall be deemed to waive, any rights, defenses, or immunities may have under applicable law.
9. **Default:** In the event Licensee fails to maintain the License Area or otherwise comply with the terms and conditions of this Agreement, Licensor shall provide Licensee written notice thereof at the address set forth below. Licensee shall have seven (7) days from the date of receipt of such notice to take action to cure the alleged default and, if Licensee does not diligently pursue remediation of such alleged default with the seven (7) day period, Licensor may take action to cure the alleged default. If the damage or disrepair of the Mailbox are deemed by the Licensor (at the Licensor's sole discretion) to constitute an imminent hazard to pedestrian or vehicular safety, the Licensee shall remove or repair the Mailbox immediately. Failure to immediately cure or mitigate an imminent hazard to the satisfaction of the Licensor shall serve as grounds for termination of this License.
10. **Notices:** All of the requirements and provisions herein for notice shall have been met when such notice has been placed in writing and personally delivered, delivered by facsimile transmission, with proof of receipt, or sent certified United States mail, postage prepaid, return receipt requested to the respective parties hereto at the following addresses:

to Licensee at: Vicky Lewis
 PO Box 365
 Dripping springs tx 78620
 512.363.2183
Vicky@mazamacoffee.com

to Licensor at: City of Dripping Springs
 P. O. Box 384
 Dripping Springs, Texas 78620
 Attn: City Administrator

11. The date of receipt shall be the date of actual receipt of such notice if the notice is personally delivered or sent by facsimile transmission (provided that any facsimile transmission not sent on a business day, or sent after 5:00 p.m. on a business day, shall be deemed received on the next business day), or two (2) days after the postmark date, whichever is sooner. Either party may change the above addresses by notice to the other party.
12. **Entire Agreement:** This Agreement sets forth the entire understanding between the parties with respect to the use of the License Area for the purposes described herein, and no other statement, agreement or understanding, oral or written, will be recognized, or enforced unless the same shall be in writing and signed by both parties after the date hereof.
13. **Governing Law:** This Agreement shall be governed by Texas law and all causes of action in connection herewith shall be maintained in proceedings filed in Hays County, Texas.
14. **Authority:** Licensor and Licensee each represent and warrant to the other that they have full authority to execute this Agreement and fulfill all the terms and conditions hereof.
15. **License Only:** This Agreement creates only a license on the terms, and subject to the conditions herein set forth for use by Licensee for the limited purposes permitted herein. Licensee does not acquire any leasehold or other real property interest in the License Area.
16. **Public Dedication:** Any public dedications by Licensee or public acceptance by Licensor shall be by separate instrument. Continuing maintenance and fiscal guarantees shall comply with all City ordinances.
17. **Severability:** If any provision contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

18. **Binding Effect:** The terms, provisions and covenants contained in this Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and permitted assigns.

Executed by Licensor and Licensee on the dates set forth below, to be effective on the Effective Date.

**LICENSOR:
The City of Dripping Springs**

**LICENSEE:
Vicky Lewis**

Bill Foulds Jr., Mayor

Vicky Lewis

Date

Date

ATTEST:

Andrea Cunningham, City Secretary

Exhibit A



*Includes
Pedestal*

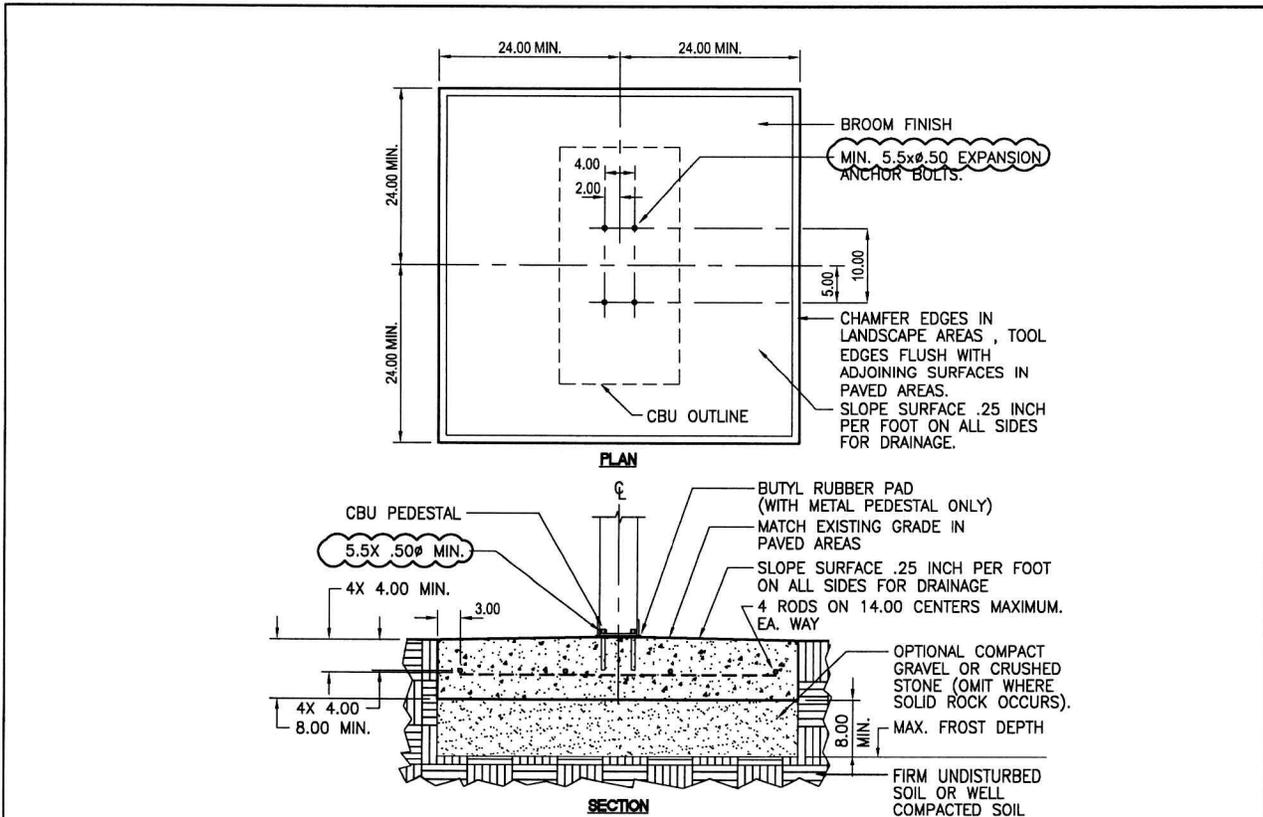


All Aluminum Construction



Exhibit B

NOTES TO A/E:



NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH ACI 301
2. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
3. EXPANSION BOLTS SHALL BE EQUIVALENT TO THE FOLLOWING PROVIDERS:
 - a. HILTI KWIK BOLT (www.us.hilti.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH
GALVANIZED, CATALOG #: 000-453-696
KB II 12-512, STAINLESS STEEL; CATALOG #: 000-454-744
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com) GALVANIZED, 1/2" DIAMETER x 7" OVERALL LENGTH; CATALOG NUMBER: WS-1270G
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - c. RAWL STUD (www.rawl.com) GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724
ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

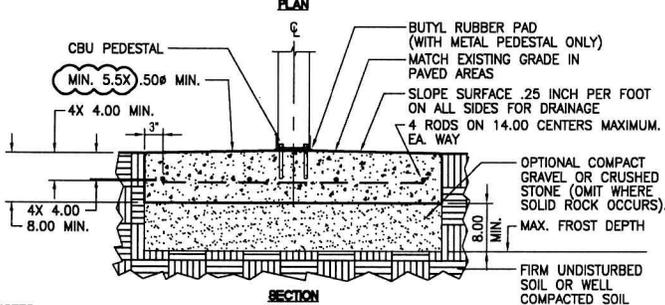
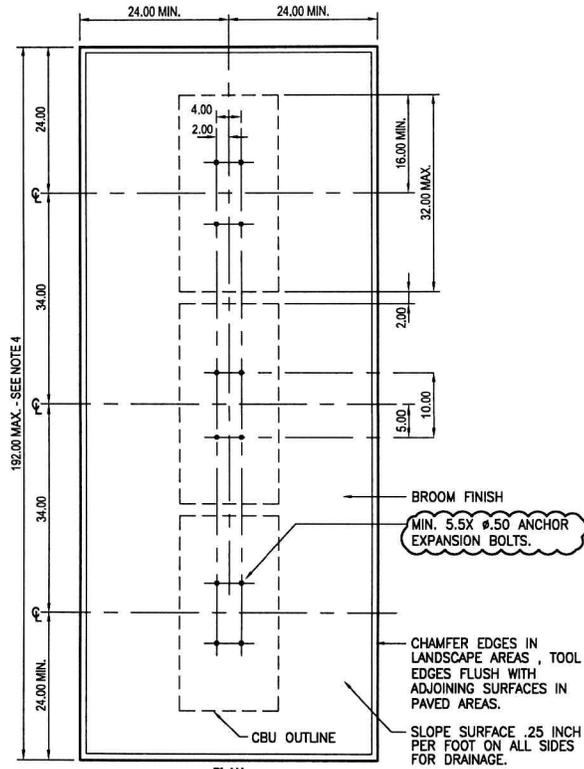
Detail:	CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
		G1-2-0e				
CAD File:	../usps/library/details/G1-2-0e	Scale:	1/2" = 1'-0"			
		USPS SDL Issued:		10/1/2016		
		Last Revised:		10/27/2016		

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STANDARD DETAIL LIBRARY

NOTES TO A/E:



NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301
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 GALVANIZED, CATALOG #: 000-453-696
 KB II 12-512, STAINLESS STEEL; CATALOG #: 000-454-744
 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 3-1/2".
 - b. ITW RAMSET REDHEAD TRUBOLT (www.ramset-redhead.com)
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 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4-1/8".
 - c. RAWL STUD (www.rawl.com)
 GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724
 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

Detail:	CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT				Fac.	Ch.	Sect.	Para.	Detail
					G1-2-0 e1				
CAD File:	../usps/library/details/G1-2-0e1			Scale:	1/2" = 1'-0"		0		1/2" 1"
				USPS SDL Issued: 10/1/2016		Last Revised: 10/27/2016			

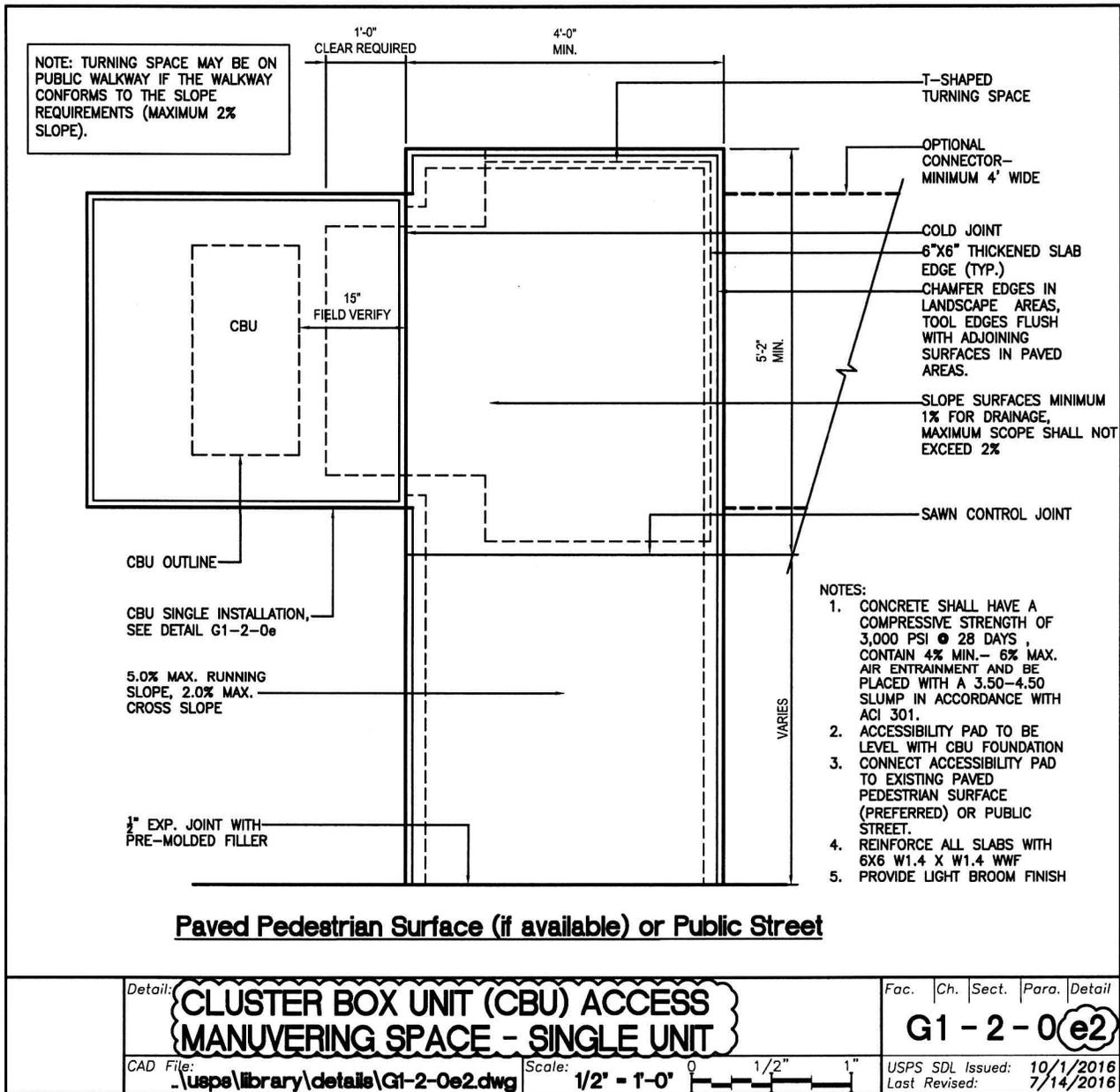


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NOTES TO A/E:

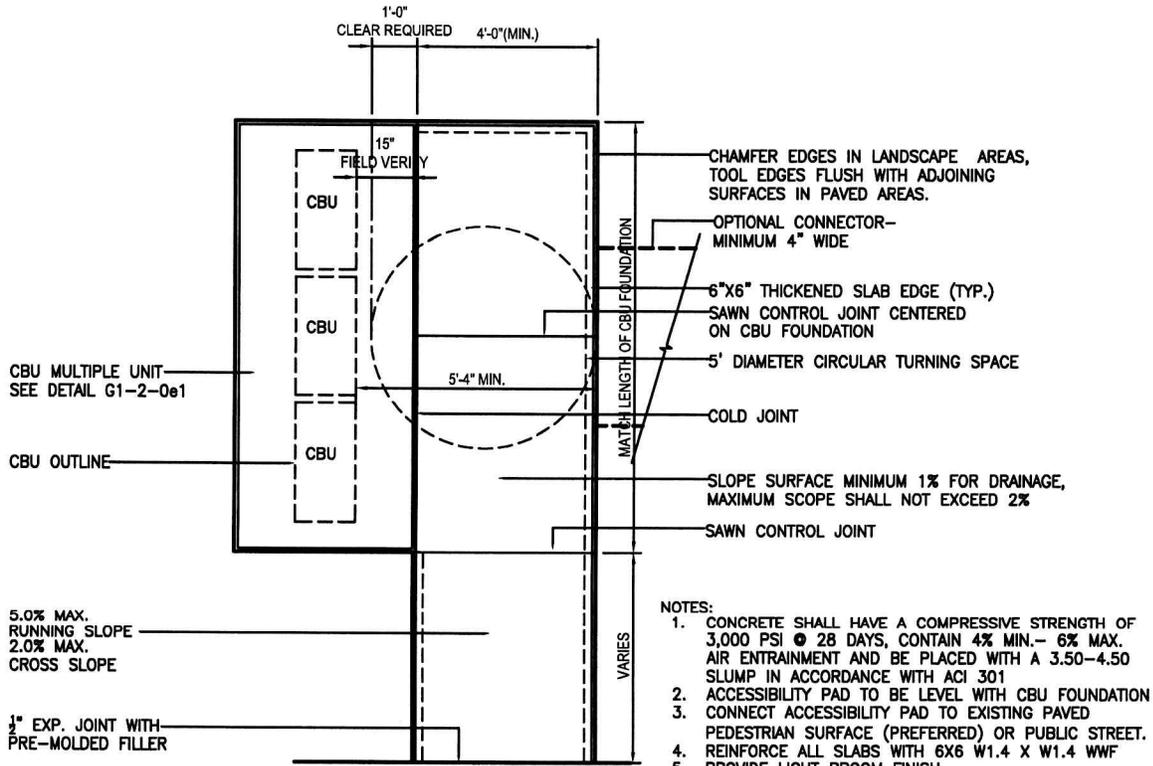
- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.



NOTES TO A/E:

- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

NOTE: TURNING SPACE MAY BE ON PUBLIC WALKWAY IF THE WALKWAY CONFORMS TO THE SLOPE REQUIREMENTS (MAXIMUM 2% SLOPE).



Paved Pedestrian Surface (if available) or Public Street

Detail	CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: -:\ups\library\details\G1-2-0e3.dwg		G1 - 2 - 0 e3				
Scale:	1/4"=1'-0"					

HEAC
20601099
11/6/06
36.00④

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HAYS §

THAT THE UNDERSIGNED, **B&O DRIPPING SPRINGS INVESTORS, LTD.**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration paid to Grantor by **CITY OF DRIPPING SPRINGS**, a Texas municipal corporation ("Grantee"), whose address is 550 E. Hwy 290 West, Dripping Springs, Texas 78620, Attention: Michelle Fischer, City Administrator, the receipt and sufficiency of which are hereby fully acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property located in Hays County, Texas, being more particularly described by metes and bounds on Exhibit "A" attached hereto and made part hereof for all purposes (the "Land"), together with any and all improvements situated on the Land and all of Grantor's right, title and interest, if any, in and to all rights of way or use, tenements, hereditaments, appurtenances, and easements now or hereafter pertaining to the Land, including, but not limited to, the strips and gores between the Land and abutting properties and in any street, road, highway, alley, easement or right of way, existing or proposed, on or adjacent to the Land, (iii) all utility capacity, water rights and all other entitlements, permits, authorities, approvals, licenses, consents and/or bonds, if any, pertaining to the Land, (iv) all rights of ingress and egress thereto, and (v) all other rights and benefits attributable to the Land (all of which are hereinafter collectively called the "Property").

This conveyance is expressly made and accepted subject to those certain matters set forth on Exhibit "B" attached hereto (the "Permitted Exceptions").

Notwithstanding any provision herein to the contrary, except for the warranty of title set forth herein (the "Express Warranty") and the warranties contained in that certain Contract for Exchange of Real Property dated as of the date hereof, by and between Grantor and Grantee, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property and Grantee, by acceptance of this Deed, accepts the Property "AS IS" and "WITH ALL FAULTS", without any representation or warranty by Grantor except as expressly set forth herein.

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Land unto said Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Ad valorem taxes and assessments have been prorated between Grantor and Grantee for the year 2006.

[Signature Page to Follow]

IN WITNESS WHEREOF, this Special Warranty Deed is executed to be effective the 2 day of November, 2006.

GRANTOR:

B&O DRIPPING SPRINGS INVESTORS, LTD.,
a Texas limited partnership

By: B&O Development G.P., L.L.C.,
a Texas limited liability company,
its general partner

By: B&O Management Company, L.L.C.,
a Delaware limited liability company,
its sole manager and member

By: [Signature]
Name: C. Patrick Oles, Jr.
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

The foregoing instrument was acknowledged before me this 2 day of November, 2006, by C. Patrick Oles, Jr., President of B&O Management Company, L.L.C., a Delaware limited liability company, the sole manager and member of B&O Development G.P., L.L.C., a Texas limited liability company, the general partner of B&O Dripping Springs Investors, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public/State of Texas



**AFTER RECORDING,
PLEASE RETURN TO:**

Alan J. Bojorquez, City Attorney
City of Dripping Springs
c/o Bovey, Akers & Bojorquez, LLP
12325 Hymeadow Drive, Suite 2-100
Austin, Texas 78750

EXHIBIT "A"

Legal Description of 0.846 Acre Tract

[To Be Attached]

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RECORDING PURPOSES**

EXHIBIT A

0.846 ACRES
CHURCH OF CHRIST, DRIPPING SPRINGS
0.84 AND 0.014 ACRE TRACT

FN. NO. 05-420(CMB)
August 3, 2005
BPI JOB NO. 392-42.94

DESCRIPTION

OF A 0.846 ACRE TRACT OF LAND SITUATED IN THE P. A. SMITH SURVEY NO 415 IN HAYS COUNTY, TEXAS, BEING ALL OF A 0.87 ACRE AND 0.014 ACRE TRACTS OF LAND DESCRIBED IN A WARRANTY DEED DATED AUGUST 21, 1992 AND APPEARING OF RECORD IN VOLUME 945, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS; SAID 0.846 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, concrete highway monument found on the northerly right of way line of State Highway 290 at engineers station 492+39.45 for a southeasterly corner of the said 0.84 acre tract, same being a the southwesterly corner of a 1.05 acre tract described in a Special Warranty Deed to Spring Bluff Center dated February 28, 2005 and appearing of record in Volume 2644, Page 278 of the Official Public Records of Hays County, Texas;

THENCE, along the northerly right-of-way line of State Highway 290, same being the southerly line of the said 0.84 acre tract the following three (3) courses and distances;

1. S42°43'33"W, a distance of 97.41 feet to a 1/2" iron rod with a cap set;
2. S71°40'37"W, a distance of 68.98 feet to a 1/2" iron rod with a cap set;
3. Along a non-tangent curve to the left having a radius of 5678.58 feet, a central angle of 02°21'47", an arc length of 235.62 feet, a chord which bears N85°34'35"W, a distance of 235.61 feet to a concrete highway monument found at highway station 488+72.35;

THENCE, N08°37'05"E, along the easterly right-of-way line of Mercer Street, (Loop 64), same being the west line of the said 0.87 acre tract, a distance of 42.49 feet to a concrete monument found for the northwest corner of the said 0.84 acre tract for the southwest corner hereof;

THENCE, along the south line of Mercer Street (Loop 64), same being northerly line of the said 0.84 and 0.014 acre tracts, the following six (6) courses and distances:

FN. NO. 05-420 (CMB)
August 3, 2005
PAGE 2 of 2

1. Along a non-tangent curve to the left having a radius of 1924.35 feet, a central angle of $01^{\circ}47'02''$, an arc length of 59.92 feet and a chord which bears $N75^{\circ}25'14''E$, a distance of 59.91 feet to a 1/2" iron rod with a cap set at the side of an existing building;
2. $N21^{\circ}13'53''W$, along the outside wall of an existing building, a distance of 2.26 feet to a 1/2" iron rod with a cap set at the corner of an existing building;
3. $N68^{\circ}46'07''W$, along the outside edge of an existing building, a distance of 97.03 feet to a 1/2" iron rod with a cap set at an existing building corner;
4. $S21^{\circ}13'53''E$, along the outside edge of an existing building, a distance of 9.57 feet to a 1/2" iron rod with a cap set;
5. Along a non-tangent curve to the left having a radius of 1924.35 feet, a central angle of $03^{\circ}46'59''$, an arc length of 127.06 feet and chord which bears $N69^{\circ}44'23''E$, a distance of 127.04 feet to a 1/2" iron rod found;
6. $N68^{\circ}36'10''W$, a distance of 118.25 feet to a 1/2" iron rod found for the northeast corner of the said 0.84 acre tract, same being the northwest corner of the aforementioned 1.05 acre tract;

THENCE, $S11^{\circ}43'57''W$, along the common line of the said 0.84 and 1.05 acre tracts, a distance of 99.55 feet to the **POINT OF BEGINNING** containing an area of 0.846 acres of land, more or less, within these metes and bounds.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746



CHARLES M. BENSON DA
R.P.L.S. NO. 4863
STATE OF TEXAS *March 10, 2006*

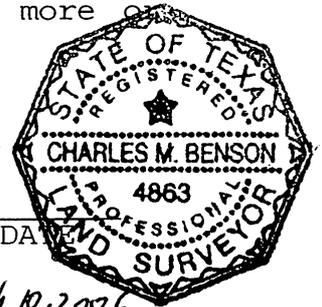


EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. Restrictive covenants of record in Volume 121, Page 247 and Volume 126, Page 135 of the Deed Records of Hays County, Texas, which have been released by Dripping Springs Church of Christ, Inc. pursuant to that certain Release of Covenants and Restrictions dated of even date herewith and recorded in the Real Property Records of Hays County, Texas.
2. Encroachment of improvements across right-of-way easement granted to Dripping Springs Water Supply Corporation by S. J. Moore et al in instrument dated February 12, 1964, recorded in Volume 199, Page 557, Hays County Deed Records, as shown on survey plat ("Survey") prepared August 4, 2005, by Charles M. Benson, R.P.L.S. No. 4863, for Bury & Partners, Inc.
3. Wire fence protrusion along southern boundary line of the Land as shown on the Survey.
4. Overhead electric lines crossing the Land as shown on the Survey.
5. Protrusion of improvements beyond northern boundary line of the Land as shown on the Survey.
6. Right-of-way and easement granted to Dripping Springs Water Supply Corporation by S. J. Moore et al in instrument dated February 12, 1964, recorded in Volume 199, Page 557, Hays County Deed Records, Hays County, Texas, as shown on the Survey.
7. Rights of Dripping Springs Church of Christ, Inc. as Tenant under that certain Temporary Lease Agreement dated as of the date hereof.

Filed for Record in:
Hays County
On: Nov 06, 2006 at 04:10P
Document Number: 06033908
Amount: 36.00
Receipt Number - 159074
By:
Lynn Curry, Deputy
Lee Carlisle, County Clerk
Hays County



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: *****November 1, 2021:**
Revised per amended Application- Standing Seam Metal Roofing Type :

Project: **“Roof Replacement” at the Dr. Pound Historical Farmstead Museum**
#418-B Founders Park Road, Dripping Springs, TX 78620

Applicant: **Friends of the Pound House Foundation / Jenny Pack- (512) 858-2030 / 682-7909 m**

Historic District: **Individual Historic Landmark** / Hays CAD Parcel: **#N/A**

Base Zoning: **GUI** Proposed Use: **N/A- Roofing: Removal & Replacement only**

Submittals: Current Photograph Concept Site Plan-**N/A** Exterior Elevations **See Photos**
 Color & Materials Samples **See Color Chart- “Corrugated Galvalume” Proposed**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application

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:

“Roof Replacement” Proposed roof replacement at “Dr. Pound Historical Farmstead Museum.”

Historic Resource Citations: City of Dripping Springs Individual Historical Landmark. “Dr. Pound Homestead” (ca. 1852-54) Hardy Heck Moore Site #79 “Historic Resources- With the City Limits, not within a Historic District.” HHM- Resources Survey Report (1988 / 2005). Op. Cit.: “National Registry of Historic Places; Texas State Historical Landmark (1965).

Review Summary, General Findings: “Approval as Submitted with Conditions Recommended”

General Compliance Determination- Compliant Non-Compliant Incomplete

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

Staff Recommendations / Conditions of Approval:

- 1. **Permits:** Obtain any necessary Permits from the City of Dripping Springs.
- 2. **Material Specification:** Manufacturer’s Specification Sheet showing proposed roof panel, profile and finish shall be submitted for approval prior to issuance of Building Permit.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Dr. Pound Historical Farmstead – Roof Replacement:

The roof replacement of the “Dr. Pound Historical Farmstead Museum” is needed to preserve this resource by promoting a program of necessary repairs caused by recent water intrusion and damage due to deterioration of the existing cedar shake roof.

The new roof replacement proposes to revert from cedar shakes to a **Standing Seam** metal roof, **consistent with prevalent metal roof types dating** from the 20th C. period of significance. The proposed metal roof will ensure preservation goals, and provide a more durable, weather-tight, and maintainable building envelope, while maintaining an appropriate historical look and feel in keeping with the historic record of this landmark. Scope of work includes new **Standing Seam** metal roofing panels, restoration of cedar lathes in the exposed “Dog Run & Porch” areas, and all necessary flashing, trim, moisture barriers and details matching the “In Kind” existing roof conditions.

Staff Review Summary & Findings:

Because the new roof is essentially a “Replacement In Kind” to the existing roof, albeit referencing a known, documented historic condition, there will be no new impact to the Historic Resource. Therefore, Staff finds the new roof a necessary repair and an appropriate preservation improvement.

Approval is recommended, with conditions as stated above.

* * *

“Historic District Design and Development Standards”

The proposed project is not located in a City of Dripping Springs Historic District. As a Designated City Historical Landmark, the “Criteria for Certificate of Appropriateness” (City of Dripping Springs- Historic Preservation Program: “Implementation Manual” only applies here. Detailed evaluation of the project per those criteria is as follows:

* * *

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
 Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

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

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

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

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

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

Compliant Non-Compliant Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable

(i) ARCHEOLOGICAL RESOURCES PRESERVED:
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
 Compliant Non-Compliant Not Applicable

(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
 Compliant Non-Compliant Not Applicable

(k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.
 Compliant Non-Compliant Not Applicable

(l) PAINT COLORS- HISTORICAL BASIS:
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
 Compliant Non-Compliant Not Applicable

(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.
 Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

Building Footprint Expansion/Reduction? Yes No
Façade Alterations facing Public Street or ROW? Yes No
Color Scheme Modifications? Yes No

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

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**

* * *

Pinnacle Roofing Proposal

12400 St. Highway 71 W.
 Suite 350-339
 Austin, Texas 78738
markwilhelm7779@gmail.com

DATE:
 INVOICE #
 Customer ID

10/31/21
88766
Pound House option #2

BILL TO:
Pound House
 419-B Founders Park Road
 Dripping Springs, Tx 78620

DESCRIPTION	AMOUNT
Proposal for installation of a new roof on the Pound House located at Founders Park.	

Lathe Replacement recommendation for the Dog Run & Porch	\$2,860.00
Remove existing wood shake shingles & inspect lathe	
Install synthetic underlayment vapor barrier	
Install New metal roof, type to be determined with full metal trim package	
Cleanup and disposal of debris	
Insurance will be provided for Pound House project	
1x4 and/or 1x6 lathe replaced if needed @ \$50/hour for labor & material at market price.	
*Recommendation: damage noticed due to roof leaks in Dog Run and porch to natural edge cedar lathe	
To stay with the look of the period build, vapor barrier won't be used on exposed areas.	

Metal Selection Choice: Paintgrip snap loc standing seam material, striated or flat panel	\$24,280.00
--	--------------------

OTHER COMMENTS
 We look forward to working with you.
 All prices are good for 30 Days
 10 Year Labor Warranty

SUBTOTAL	\$ 27,140.00
TAX RATE	0.000%
TAX	\$ -
OTHER	\$ -
TOTAL	\$ 27,140.00

Make all checks payable to
 Pinnacle Roofing

Mark Wilhelm - 512-773-7779

Thank You For Your Business!



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 1, 2021**
Project: **“Roof Replacement” at the Dr. Pound Historical Farmstead Museum
#418-B Founders Park Road, Dripping Springs, TX 78620**
Applicant: **Friends of the Pound House Foundation / Jenny Pack- (512) 858-2030 / 682-7909 m**
Historic District: **Individual Historic Landmark** / Hays CAD Parcel: **#N/A**
Base Zoning: **GUI** Proposed Use: **N/A- Roofing: Removal & Replacement only**

Submittals: Current Photograph Concept Site Plan-**N/A** Exterior Elevations **See Photos**
 Color & Materials Samples **See Color Chart- “Corrugated Galvalume” Proposed**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

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

Project Type & Description:

“Roof Replacement” Proposed roof replacement at “Dr. Pound Historical Farmstead Museum.”

Historic Resource Citations: City of Dripping Springs Individual Historical Landmark. “Dr. Pound Homestead” (ca. 1852-54) Hardy Heck Moore Site #79 “Historic Resources- With the City Limits, not within a Historic District.” HHM- Resources Survey Report (1988 / 2005). Op. Cit.: “National Registry of Historic Places; Texas State Historical Landmark (1965).

Review Summary, General Findings: “Approval as Submitted with Conditions Recommended”

General Compliance Determination- Compliant Non-Compliant Incomplete

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

Staff Recommendations / Conditions of Approval:

- 1. **Permits:** Obtain any necessary Permits from the City of Dripping Springs.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Dr. Pound Historical Farmstead – Roof Replacement:

The roof replacement of the “Dr. Pound Historical Farmstead Museum” is needed to preserve this resource by promoting a program of necessary repairs caused by recent water intrusion and damage due to deterioration of the existing cedar shake roof.

The new roof replacement proposes to revert from cedar shakes to a metal roof, emulating and referencing the farmstead’s pre-existing corrugated metal roofs dating from the 20th C. period of significance. This retroversion strategy is well supported by historic record & photographs submitted in the Application. The proposed metal roof will ensure preservation goals, and provide a more durable, weather-tight, and maintainable building envelope, while maintaining an appropriate historical look and feel in keeping with the historic record of this landmark. Scope of work includes new corrugated Galvalume metal roofing panels, restoration of cedar lathes in the exposed “Dog Run & Porch” areas, and all necessary flashing, trim, moisture barriers and details matching the “In Kind” existing roof conditions.

Staff Review Summary & Findings:

Because the new roof is essentially a “Replacement In Kind” to the existing roof, albeit referencing a known, documented historic condition, there will be no new impact to the Historic Resource. Therefore, Staff finds the new roof a necessary repair and an appropriate preservation improvement.

Approval is recommended, with conditions as stated above.

* * *

“Historic District Design and Development Standards”

The proposed project is not located in a City of Dripping Springs Historic District. As a Designated City Historical Landmark, the “Criteria for Certificate of Appropriateness” (City of Dripping Springs- Historic Preservation Program: “Implementation Manual” only applies here. Detailed evaluation of the project per those criteria is as follows:

* * *

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

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

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
 Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

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

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

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

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
 Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
 Compliant Non-Compliant Not Applicable

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(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods. Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project. Compliant Non-Compliant Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment. 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

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

* * *

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



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

* * *



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Received

SEP 20 2021

City of Dripping Springs

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: Friends of the Found House Foundation

STREET ADDRESS: 419 Founders Park Road Unit B

PHONE: (512) 858-2030 EMAIL: pioneer@dgroundfarmstead.org

OWNER NAME (if different than Applicant): _____

STREET ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 419-B Founders Park Rd.

Zoning Classification of Property: _____

Description of Proposed Use of Property/ Proposed Work: Replace the existing cedar shingle roof with a corrugated metal roof in galvalume. ~~and then~~ We are retaining the cedar lathe and exposed beams in the dogtrot and porch area.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: We are retaining and preserving functional and decorative features, including the shape, size and slope of the roof. We are stabilizing the cedar lathe and providing adequate anchorage for roofing material to guard against damage due to wind and moisture. Our historic record defends the use of metal and is in keeping with the building's character.

Estimated Cost of Proposed Work: Roofing: \$25,190; Remediation \$12,186

Intended Start Date of Work: November 2021 Intended Completion Date of Work: March 2022

(Roofing will be complete in November, complete project in March)

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (<i>as applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form

SIGNATURE OF APPLICANT

Date

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

Date Appeal Considered by City Council (if required): _____

Approved Denied

Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Roof Replacement

Project Address: 419 Founders Park Road, unit B

Project Applicant Name: Friends of the Pound House Foundation

Billing Contact Information

Name: Jenny Pack

Mailing Address: P.O. Box 1150

Dripping Springs, TX 78620

Email: pioneer@dripping Springs farmstead.org Phone Number: (512) 1082-7909

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Jenny Pack
Signature of Applicant

Sept. 15, 2021
Date

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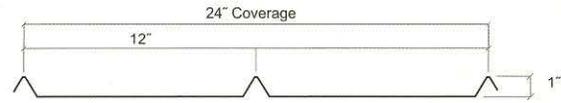
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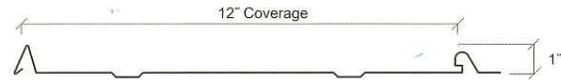
PANEL OPTIONS

Item 3.

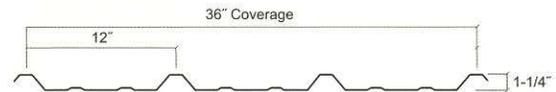
AP PANEL



CF PANEL



R & PBR PANEL**

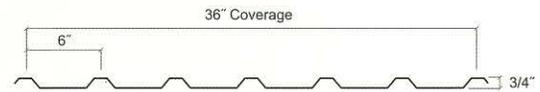
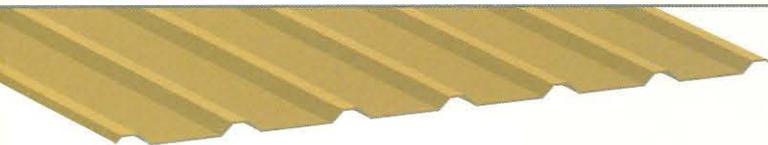


R PANEL



PBR PANEL**

U & PBU PANEL**

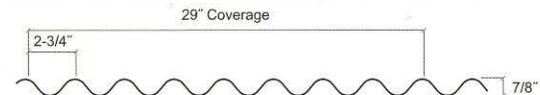


U PANEL

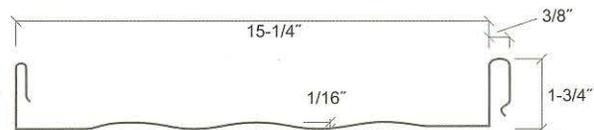


PBU PANEL**

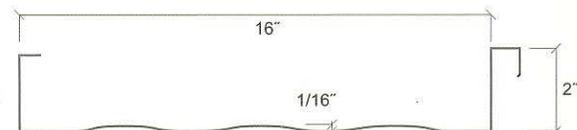
CORRUGATED PANEL



MUELLER SNAP LOCK



MUELLER LOCK



AP Panel

Choose from
Column A

CF Panel

Choose from
Columns A or B

R, U & C Panel

Choose from
Columns A, B or C

NOW AVAILABLE

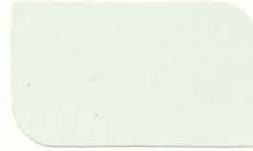
**MUELLER SNAP LOCK
& MUELLER LOCK**
Standing Seam Panels
in the following colors:

Galvalume Plus
White
Smokey Pewter
Silver Metallic
Deep Blue
Deep Green
Ivy Green
Burnished Slate
Patriot Red
Bright Copper
Light Stone

Column A



Galvalume Plus*



White



Light Gray



Silver Metallic



Charcoal



Deep Blue



Deep Green



Ivy Green



Mansard Brown



Burnished Slate



Rustic Red



Patriot Red



Bright Copper



Tan

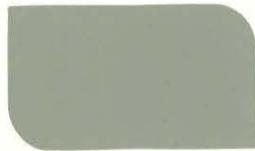


Light Stone

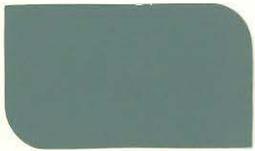
Column B



Twilight Gray



Smokey Pewter



Smokestack Gray



Deep River Blue



Forest Green



Coco Brown



Chestnut Brown



Saddle Leather Brown



Rustic Brown



Sunset Red



Desert Tan

Column C



Black



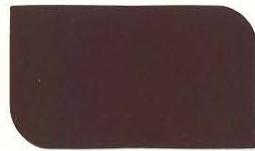
Hawaiian Blue



Marine Green



Colony Green



Burgundy



Gold

****PBR & PBU PANEL available colors**

Galvalume Plus	Saddle Leather Brown
White	Rustic Red
Light Gray	Patriot Red
Silver Metallic	Bright Copper
Charcoal	Tan
Ivy Green	Light Stone
Burnished Slate	Desert Tan
Coco Brown	Burgundy
Chestnut Brown	

Mueller, Inc. reserves the right to add or discontinue colors without notice. Please contact your sales representative, or visit our website at www.muellerinc.com for our current color selection.

Printed colors may vary. Please contact us for color samples.

*Galvalume has a protective top coat which may possibly change the color of the panels over a period of time, giving a slight brownish tint to the panels. For consistent color retention, Mueller recommends using painted panels.

CHOOSE THE HUE THAT'S RIGHT FOR YOU.

Our highly advanced paint system ensures color and beauty that lasts.

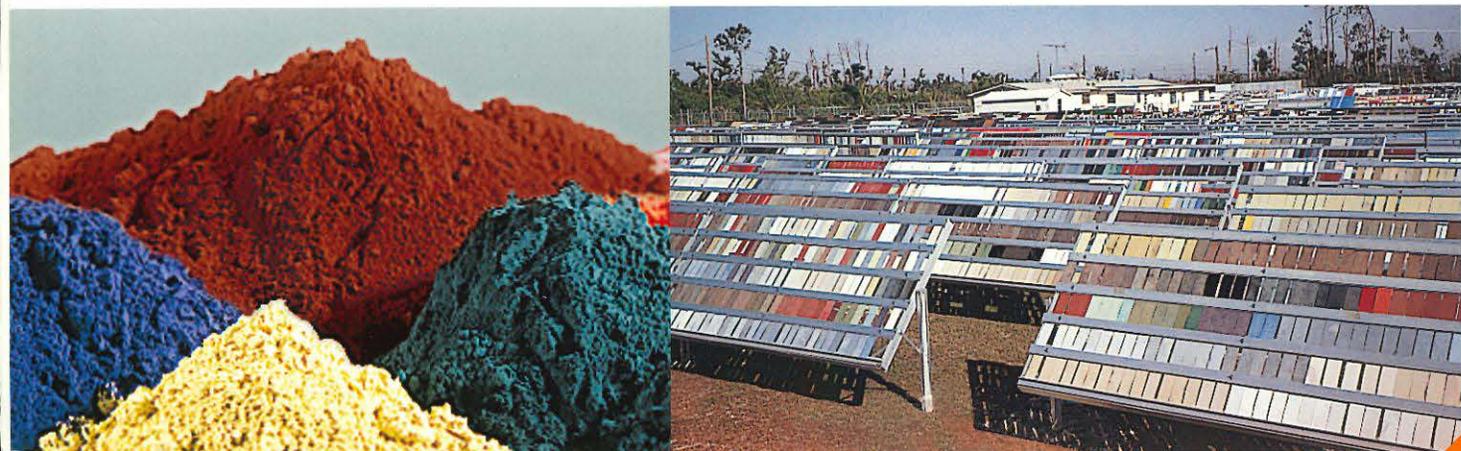
Have you ever wondered why some metal roofs fade over time, and others stay looking fresh and vibrant? The answer lies in the roof's exterior coating. The strength of the resins and the choice of pigmentation are the most vital factors in the performance of any metal paint system. The resins bind and protect the pigments and form a protective barrier against the elements. The pigments create the color of the roof and reflect solar radiation that can destroy the resins and the underlying primer.

With Mueller's paint system, you get the best of both. We use a high-performance exterior coating that can deliver better performance over time and reduce your cooling and heating load. The cool pigments in Mueller metal roofing panels offer higher solar reflectance. As a result, they reflect infrared radiation while absorbing the same amount of visible light. This allows the panel to appear the same color as lesser-reflecting pigments, yet stay much cooler. And most of our colors are Energy Star approved, further demonstrating their superior energy efficiency.



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- Fire Resistant
- Hail Resistant – Underwriters Laboratories Class 4 Rating
- 30-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- 26-Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings
- Easy application



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11

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AUGUST 1996



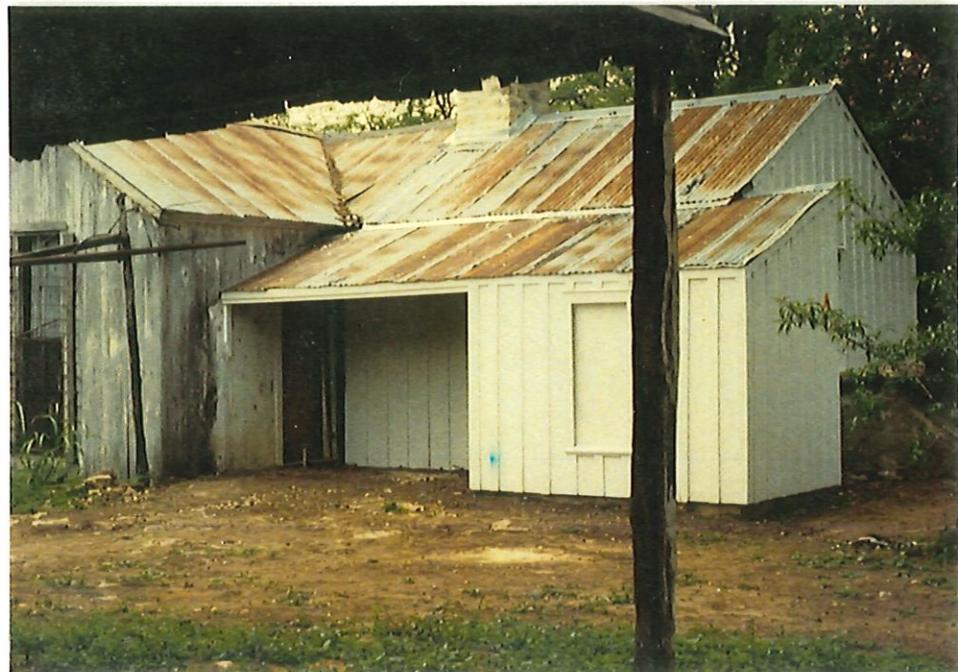
AUGUST 1996



SEPTEMBER 1996

12

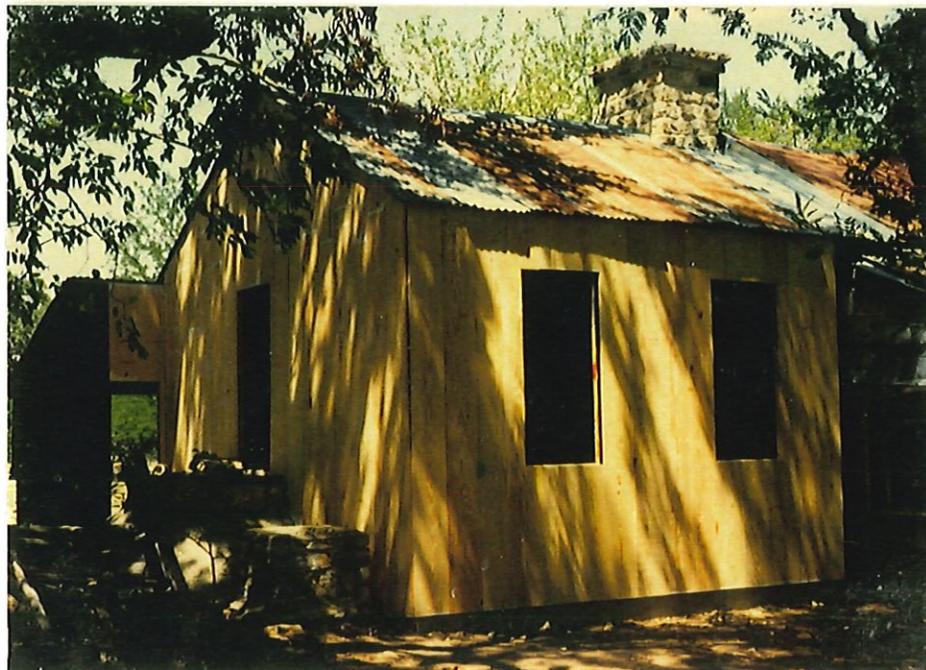
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9

JULY

Item 3.







Item 3.

