



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, July 01, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Amanda Padilla
Planning Assistant Alicia Lundy-Morse
Planning Assistant Warlan Rivera

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 June 10, 2021 Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2.** Discuss and consider approval of COA2021-0004: an Application for a Certificate of Appropriateness for an exterior remodel at 499 Hays Street. *Applicant: James & Tiyanya Weippert.*
- 3.** Presentation and update regarding approved COA2021-0002: an application for Certificate of Appropriateness for Rehabilitation and Exterior Alterations of a Historic Resource, Demolition of a Non-Contributing Vestibule, and Demolition and Reconstruction of a Garage for property located at 264 College Street.
- 4.** Discuss and consider possible action regarding proposed Certificate of Appropriateness Application for Cluster Mailbox Unit Installation at City Hall, located at 511 Mercer Street, and discussion of other possible locations for Cluster Mailbox Units for Mercer Street Historic District Businesses & Residents. *Applicant: Michelle Fischer, City Administrator.*

COMMITTEE REPORTS

- 5. Landscape Improvements Committee**
Commissioners Minnie Glosson-Needham and Jean Reimers
- 6. Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown
- 7. Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp
- 8. 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.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

August 5, 2021 at 4:00 p.m.

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

October 7, 2021 at 4:00 p.m.

City Council Meetings

July 6, 2021 at 6:00 p.m.

July 20, 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.

*This notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **June 28, 2021 at 10:00 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, May 06, 2021 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/86876078135?pwd=L2NMd11RTW83bmRZaFAxTldNbFhLZz09>

Meeting ID: 868 7607 8135

Passcode: 223138

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/86876078135>

Join by Skype for Business: <https://us02web.zoom.us/j/86876078135>

CALL TO ORDER AND ROLL CALL

Commission Members

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Ashley Bobel

Dean Erickson

Minnie Glosso-Needham

Commission Members absent were:

Jean Reimers

Tim Brown

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Planner Abraham Martinez

Planning Assistant Alicia Lundy-Morse

Architectural Consultant Keenan Smith

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

PRESENTATION OF CITIZENS

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Julie and Tom Crawford spoke about their concerns with the lack of restrooms and specifically public restrooms on Mercer Street.

MINUTES

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

A motion was made by Commissioner Erickson to approve the April 1, 2021 Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 5 to 0.

BUSINESS

2. **Public hearing and consideration of approval of an Application to amend a Certificate of Appropriateness issued on February 11, 2020, for the Exterior Repair and Repaint of the Existing Buildings at 430 Old Fitzhugh Rd. The requested amendment will add painting of the fences. Applicant: Ross Fischer, Old Fitzhugh Rd. Townhome Community**

1. *Presentation*

Applicant Ross Fischer was available for questions from the Commission.

2. *Staff Report*

Keenan Smith presented the staff report which is on file. Staff recommends approval of the certificate of appropriateness.

3. *Public Hearing* – No one spoke during the Public Hearing.

4. *Certificate of Appropriateness*

A motion was made by Commissioner Erickson to approve the application to amend a Certificate of Appropriateness issued on February 11, 2021, for the Exterior Repair and

Repaint of the Existing Buildings at 430 Old Fitzhugh Rd. Vice Chair Kopp seconded the motion which carried unanimously 5 to 0.

COMMITTEE REPORTS

3. **Landscape Improvements Committee** – No updates at this time.
Commissioners Minnie Glosson-Needham and Jean Reimers
4. **Parking Lot Improvements Committee** – No updates at this time.
Commissioners Dean Erickson and Tim Brown
5. **Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp

The banners have been switched to the spring flowers.

6. **Website Committee**
Commissioner Emilie Kopp

Working with Communications Director Lisa Sullivan on the website and branding conversations.

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 Meetings

June 3, 2021 at 4:00 p.m.
July 1, 2021 at 4:00 p.m.
August 5, 2021 at 4:00 p.m.

City Council Meetings

May 11, 2021 at 6:00 p.m.
May 18, 2021 at 6:00 p.m.

The Commission directed Staff to add a discussion and possible action on public restrooms on Mercer Street to the next meeting agenda.

ADJOURN

A motion was made by Commissioner Glosso-Needham to adjourn the meeting. Vice Chair Kopp seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:31pm.



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **June 24, 2021**
Project: **499 Hays Street, Dripping Springs, TX 78620**
Applicant: **James & Tiyanya Weippert (805) 304-4516**
Historic District: **Hays Street Historic District**
Base Zoning: **CS-HO**

Proposed Use: **Residential-** (existing use unchanged)

Submittals: Current Photograph Concept Site Plan Exterior Elevations – N/A
 Color & Materials Samples - **Photomontage**

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:

"Exterior Remodeling and Renovations" to an existing residence, which is a **Contributing Resource and Medium Preservation Priority** in the **Hays St. Historic District**.

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

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

- 1) **Conditions of Approval:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Coordinate with Building Dept).

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CERTIFICATE OF APPROPRIATENESS:

Historic Resource Background / Survey Information:

#499 Hays St. (Mid-Twentieth Century Ranch Style Dwelling), ca. 1945-1965:

A Contributing Resource and a Medium Preservation Priority.

“... the Hays Street neighborhood contains and substantial number of historic-age homes dating from circa 1900 to circa 1965. ... Homes dating from the 1950’s and 1960’s are more often built of brick (vener) with single-story horizontal form, low pitched roofs, and integrated garages characteristic of mid-twentieth century Ranch Style architecture.”

“Hays Street Neighborhood:

The Hays Street neighborhood survives today as a recognizable residential remnant dating from the city’s earliest phases of planning and development. That survival is remarkable given that U.S. Highway 290 construction isolated this neighborhood from the remainder of the original; city grid and prompted an ongoing pattern of post-1965 alterations and commercial developments along its U.S. Highway 290 and Ranch Road 12 margins. While the lots and blocks internal to the neighborhood have seen an increasing number of residential additions and alterations, especially in recent years, properties with surviving historic-age dwellings constitute a majority of the developed properties in the area (e.g. 14 dwellings identified, including #499 Hays St). Each of these historic-age buildings retains a moderate to high level of architectural integrity and thus qualify as contributing elements”

(Source: Roark Foster Consulting- Historic District Assessment Memo: 10/13/2014)

* * *

Staff Review Summary:

“Exterior Remodeling and Renovations”

The scope of work for this COA proposes replacement of the existing metal roofing (in kind color & material), replacement of all windows and doors (maintaining the existing openings), repainting of eave fascia, trim, doors porch ceilings and porch columns (original period wrought iron type- to remain).

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Exterior brick whitewashing, while discussed with the Applicant in a Pre-submittal Scoping meeting, is not proposed at this time and is not a part of this COA. The existing original brick veneer will be cleaned and unpainted (gentle surface cleaning methods shall be used, no sandblasting or damaging cleaning techniques; painting of any masonry is disallowed by City Ordinance). Miscellaneous minor repairs to carpentry, eaves, trims, etc (w/in kind materials) is encouraged and covered by the scope of this approval.

The proposed Color Palette for painted elements conforms to City guidelines (rustic muted Earth Tones).

No changes in the residential use of the property are proposed, and no physical additions are proposed to the existing footprint, nor any alterations proposed to the existing rooflines.

All existing Heritage Trees (24" +) will be preserved, including a significant Live Oak in the back yard.

Existing Landscape amenities, ie. Entrance Gate elements, including notable examples of period stone masonry and metal working craftsmanship, will be renovated, preserving the existing Entry & Streetscape character.

Staff finds the proposed design approach to be appropriate and consistent with the scale and character of the Hays St. Historic District and preserves the contribution this resource makes to the district.

The development ambitions and intentions are modest and respectful of the Hays St. context. The proposed renovations promote a preservationist “adaptive re-use” approach and represent a “light touch” remodel which retains the architectural character and salient features of this humble existing dwelling.

Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design program & proposal to be consistent with the vision, development guidelines and standards established for the **Hays St. Historic District** (see detailed Compliance Review below).
- 2) **Approval with Conditions** is recommended. Any Construction Documents submitted shall be reviewed for consistency with this COA prior to issuance of Building Permits (Condition of Approval).

* * *

“Hays Street Design and Development Standards”

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

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

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Design Principles: Consistent: “Protect Historic Neighborhood Scale & Character.”

Preferred Uses: Consistent: “Residential Rehab.”

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

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

Building Footprint / Massing / Scale: N/A- (Existing) Building Footprint, Massing & Scale not affected.

Street Frontage / Articulation: N/A- (Existing) Building Frontage Configuration not affected.

Porches: N/A- (Existing) Building Configuration not affected.

Roofs: Consistent: Existing Sloped Metal Roof to be Replaced “In-Kind” color & materials.

Materials: Consistent: Maintain Existing Historic (Brick Masonry); Porches, Structures & Trim.

Color Palette: Consistent: Muted, rustic Earth Tones (building body painted elements); Entry Doors (including Garage) full range of hues allowed. OK.

Tree Preservation: Consistent: Heritage Trees over + 24” to be preserved.

Landscape Features: Consistent: Entry Gates and existing notable landscape features preserved.

* * *

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

See detailed summary above. Compliant Non-Compliant Not Applicable

(b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

(d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant Non-Compliant Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant Non-Compliant Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

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

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

- | | | |
|--|---|--|
| Building Footprint Expansion/Reduction? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Color Scheme Modifications? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

* * *

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



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

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#499 Hays St. –Front of Property / Garage & Porch (Existing)

Photos- 6/22/21



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#499 Hays St. –South & Rear Elevations (Existing)

Photos- 6/22/21

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#499 Hays St. –Rear of Property; North Elevation & Garage (Existing)

Photos- 6/22/21

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#499 Hays St. – Stone Street Gate Elements (Existing)

Photos- 6/22/21



#499 Hays St. – Brick & Wrought Iron Yard Gate Elements (Existing)

Photos- 6/22/21

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APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: James & Tiyanya Weippert

Mailing Address: 158 Goodwater CT Austin Tx 78737

Phone Number: 805 304 4516 Email Address: tiyanya@gmail.com

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 499 Hays ST
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: _____

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

Description of Proposed Work: Please see attached, "499 Hays CoA
Narrative" doc.

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

Please see attached "499 Hays ST COA Narrative Doc."

Estimated Cost of Proposed Work: 30K

Intended Starting Date of Proposed Work: July/Aug 20 21

Intended Completion Date of Proposed Work: End of Aug 2021

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

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


Signature of Applicant

6-15-21
Date


Signature of Property Owner Authorizing the Proposed Work

6-15-21
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.

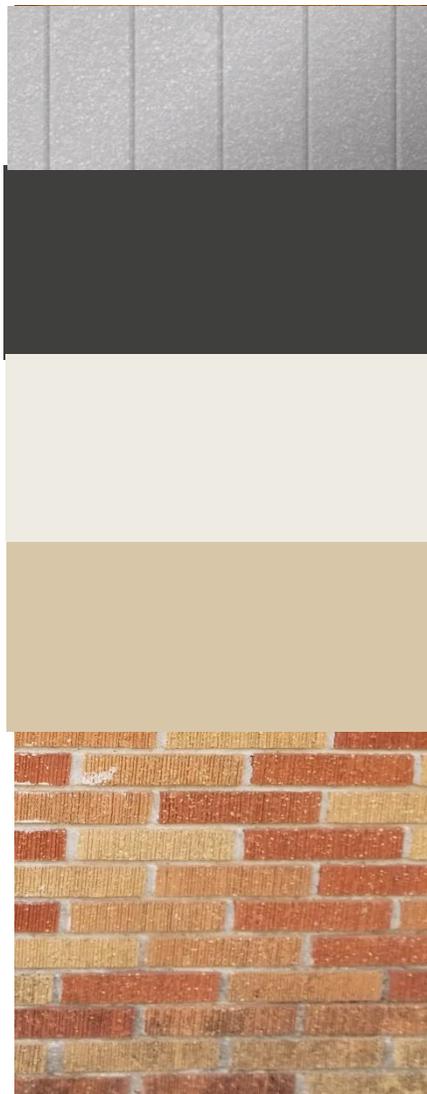
The Exterior Remodel Plan

Description of Proposed Work – Proposed work includes replacement of all doors and windows and repainting of fascia, trim, doors, porch ceilings, and porch coils. At this time the exterior brick is **not** in this proposal.

Description of how proposed work will be in Character with Architectural and or Historical Aspect /Site and the Applicable Zoning Requirements –

1. Existing roof will be replaced with current color and material.
2. Color palette chosen for residence will be muted rustic earth tones hues. (See COA – Paint Selection Document)
3. Native brick will be cleaned and unpainted.
4. There will be no additions to original residence.
5. All heritage trees over 24” will remain intact.
6. Landscaping of property will include pruning up of existing bushes, plants and trees.
7. Gates at entrance of property will remain intact and repaired as needed.

Almond - Windows



Silver Roof Galvalume

Black – Fascia, Trim
Front Door, Garage Door,
Porch Coils, Porch
lanterns, exterior lamp
post

Arcade White – Soffits,
Gutters, Porch Ceilings,
Paneling, above windows

(Back up color) **Almond
Butter** – Soffits, Gutters,
Porch Ceilings, Paneling,
above windows

Brick Color

The Exterior Remodel Plan

499 Hays St.

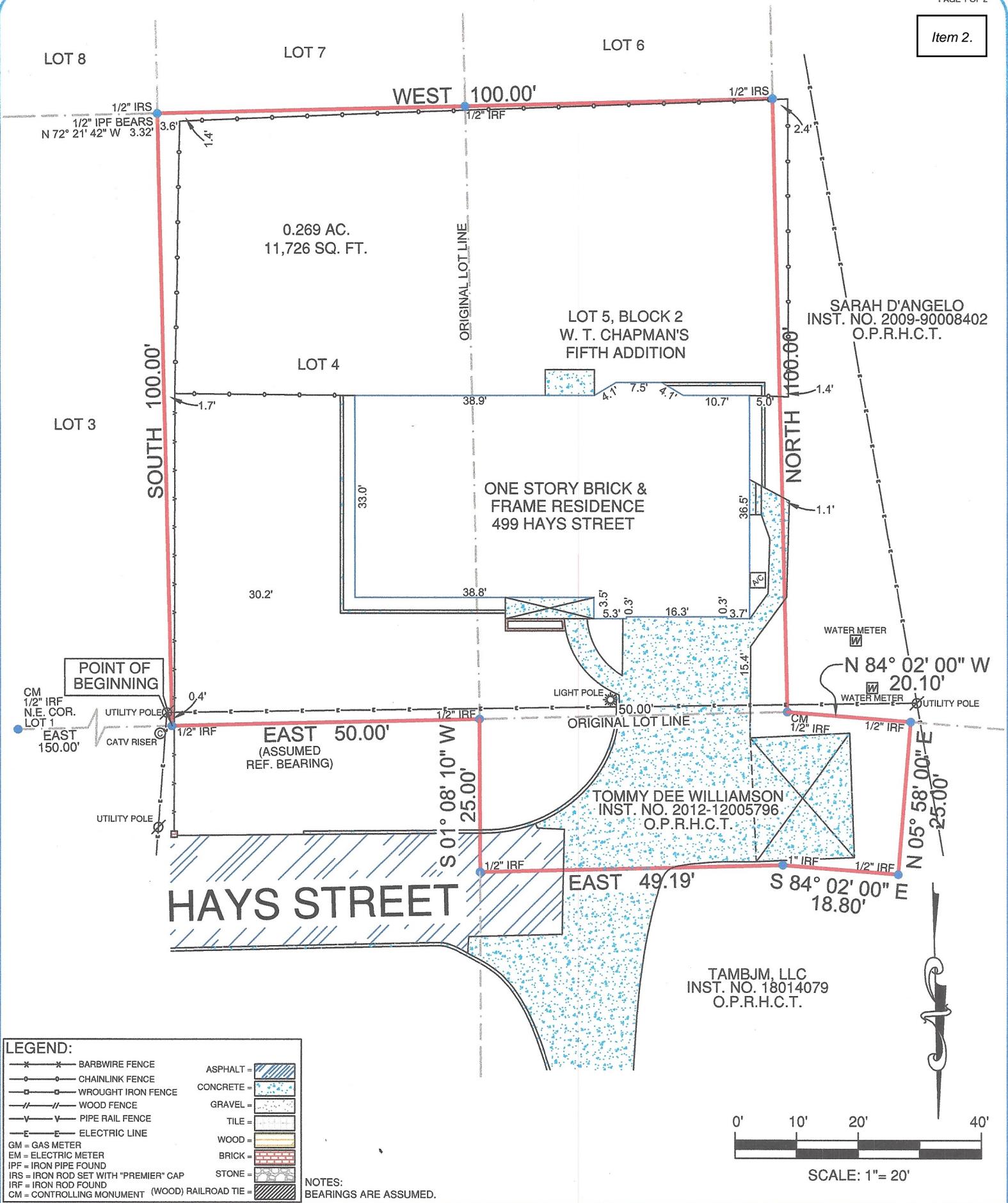


Front of property



Front of property with view of adjacent property

Item 2.

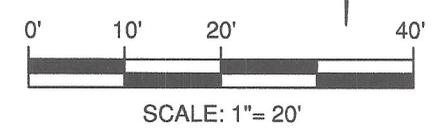


LEGEND:

- x—x— BARBWIRE FENCE
- o—o— CHAINLINK FENCE
- WROUGHT IRON FENCE
- //—//— WOOD FENCE
- v—v— PIPE RAIL FENCE
- E—E— ELECTRIC LINE
- GM = GAS METER
- EM = ELECTRIC METER
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET WITH "PREMIER" CAP
- IRF = IRON ROD FOUND
- CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE

- ASPHALT = [Pattern]
- CONCRETE = [Pattern]
- GRAVEL = [Pattern]
- TILE = [Pattern]
- WOOD = [Pattern]
- BRICK = [Pattern]
- STONE = [Pattern]

NOTES:
BEARINGS ARE ASSUMED.



LEGAL DESCRIPTION:
BEING LOTS 4 AND 5, BLOCK 2, OF W. T. CHAPMAN'S FIFTH ADDITION, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58, PAGE 634, DEED RECORDS, HAYS COUNTY, TEXAS, AND ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN DEED TO TOMMY DEE WILLIAMSON, AS RECORDED IN INSTRUMENT NO. 2012-12005796, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION

GF. NO.	2101092-DRP
BORROWER	JAMES WELPPERT & TIYANYA WELPPERT
TITLE CO.	INDEPENDENCE TITLE
TECH	TAG
FIELD	TM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD

264 South College St. – Progress Update



264 South College St. – Progress Update



264 South College St. – Progress Update



264 South College St. – Progress Update



264 South College St. – Progress Update





USPS Approved Commercial & Community Mailboxes

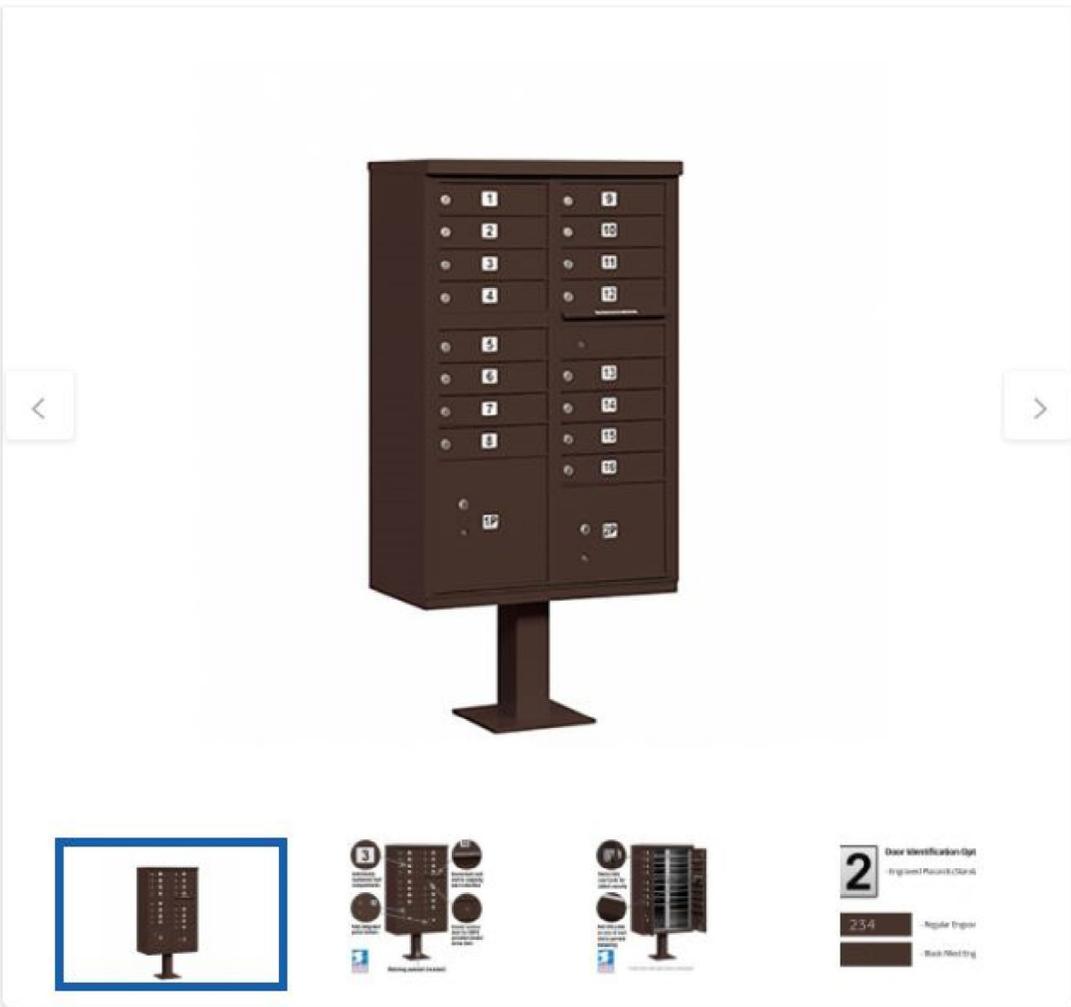
USPS Approved Residential Mailboxes

Private Delivery Mailboxes

Parcel & Package Lockers

Cell Phone Lockers

Parts & Accessories



\$1,391.00

Item#: 1570-16DBAF

ON SALE

SAVE \$270 (Reg. \$1,661)

FREE SHIPPING

Volume Discount

Quantity	Savings
2-5 Units	Additional
6-9 Units	Additional
10+ Units	Additional

Contact us for B...



Numbering *

Decals Or Engraving

Custom Numbers (Optional)

Delivery Type *

Bolt Kit:

Qty

Add to cart

In Stock
Ships in



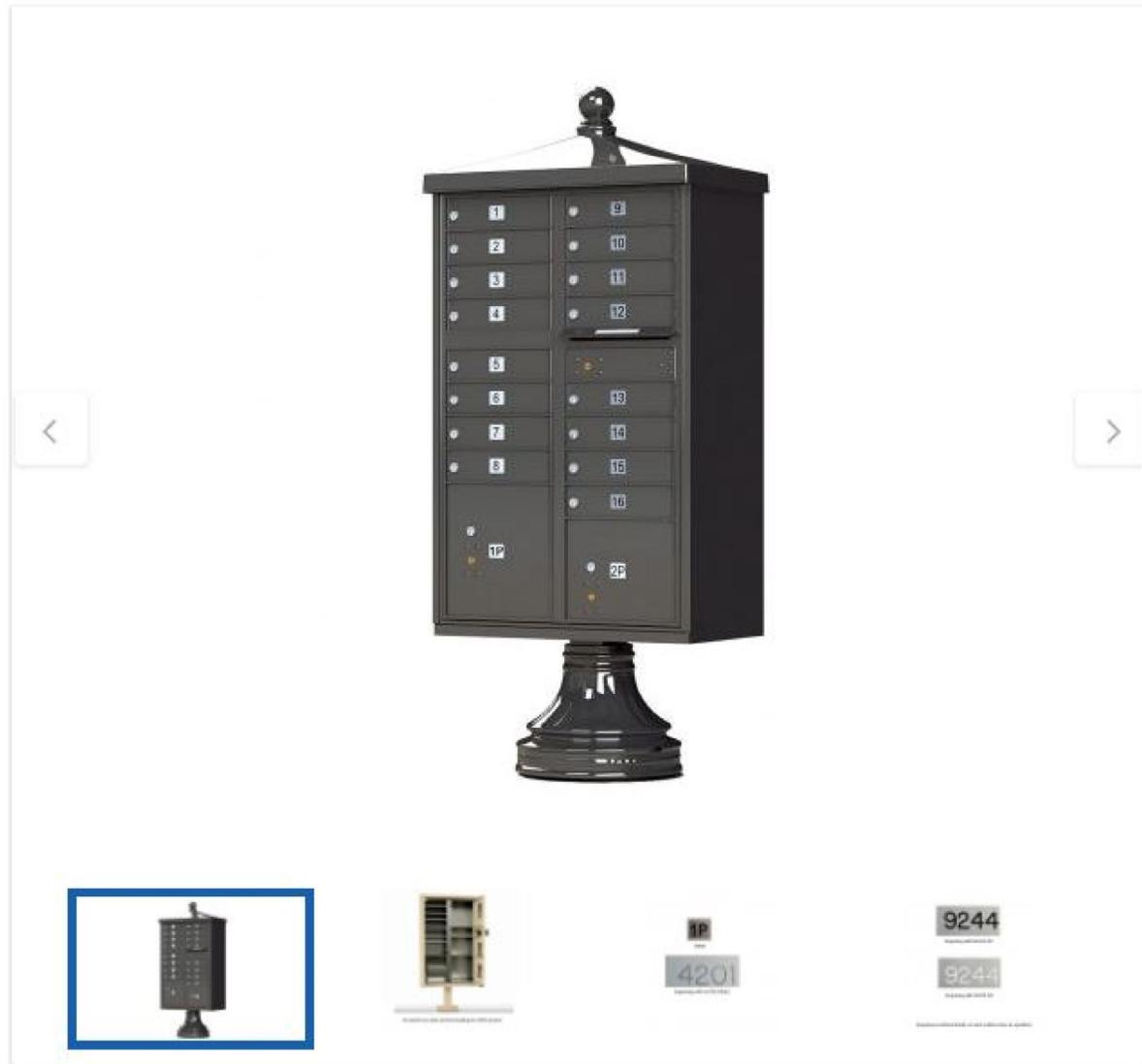
USPS Approved Cluster Box Units – All cluster mailboxes sold by Mailbox Emporium are approved by the USPS and considered the industry standard for outdoor, centralized mail delivery.
Superior Strength – High Security – Exceptional Durability

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on a or more CBU mailboxes

16 Door Cluster Box Unit – Includes Decorative Finial Top and Pedestal Cover – Florence Vogue™ – USPS Approved – Dark Bronze



\$1,798.00

Item#: 1570-16V2DB

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Volume Disc

Quantity	Savings
2-5 Units	Additional
6-9 Units	Additional
10+ Units	Additional

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Numbering *

Decals Or Engraving

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Bolt Kit:

30

16 Door Vogue Decorative Cluster Mailbox by Florence – Bronze



\$1,798.00

Item#: 1570-16VDBAF

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Quantity	Savings
2-5 Units	Additional 5%
6-9 Units	Additional 8%
10+ Units	Additional 10%

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Numbering *

Decals Or Engraving

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Delivery Type *

Bolt Kit:

Qty

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