



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 13, 2022 at 4:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

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

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Senior Planner Tory Carpenter  
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 November 4, 2021, and December 2, 2021, Historic Preservation Commission regular meeting minutes.**

- a. November 4, 2021 Minutes
- b. December 2, 2021 Minutes

### BUSINESS

**2. Public hearing and consideration of approval of COA2021-0009: Application for Certificate of Appropriateness for tree removal for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE**

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

**3. Public hearing and consideration of approval of COA2021-0012: Application for Certificate of Appropriateness for the rehabilitation of an existing dwelling and new residential addition for property located in the Hays Street Historic District at 340 Bluff Street, Dripping Springs, Texas. Applicant: Colt Clements**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2021-0012

**4. Public hearing and consideration of approval of COA2021-0011: Application for Renewal of Expired Certificate of Appropriateness for which the project scope has not changed, for necessary repairs and exterior alterations for property located at 345 Mercer Street, Dripping Springs, Texas. Applicants: Terry Polk, and Pug and Janet Rippy**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2021-0011 Renewal

## **COMMITTEE REPORTS**

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

## **EXECUTIVE SESSION**

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

## **UPCOMING MEETINGS**

**Historic Preservation Commission**  
February 3, 2022, at 4:00 p.m.



March 3, 2022, at 4:00 p.m.  
April 7, 2022, at 4:00 p.m.

**City Council & Board of Adjustment Meetings**

January 18, 2022, at 6:00 p.m. (CC)  
January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)  
February 1, 2022, at 6:00 p.m. (CC & BOA)  
February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)  
February 15, 2022, at 6:00 p.m. (CC)  
February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

**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](http://www.cityofdrippingsprings.com), on **January 7, 2022, at 1:00 p.m.***

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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, November 04, 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 4:02 p.m.

**Commission Members present were:**

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

**Commission Members absent were:**

Emilie Kopp  
Tim Brown

**Staff, Consultants & Appointed/Elected Officials present were:**

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)*

No one spoke during Presentation of Citizens.

## MINUTES

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

A motion was made by Commissioner Prescott to approve the October 7, 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 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** – Michelle Fischer presented the staff report which is on file. Staff recommends approval of the COA.

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

**c. COA2021-0007** – A motion was made by Commissioner Prescott to approve COA2021-0007: an Application for Certificate of Appropriateness for the installation of a Cluster Mail Box Unit at 511 Mercer Street. Commissioner Bobel seconded the motion which carried unanimously 5 to 0.

3. **Public hearing and consideration of approval regarding COA2021-0006: an Application for Certificate of Appropriateness to replace 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 revised staff report which is on file. The applicant has amended their request to a standing seam metal roofing type. Staff recommends approval of the COA with the condition that the applicant obtain any necessary permits for the project and that the manufacturer's specification sheet showing the proposed roof panel, profile and finish shall be submitted for approval prior to issuance of building permit.

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

**c. COA2021-0006** – A motion was made by Vice Chair Erickson to approve COA2021-0006: an Application for Certificate of Appropriateness to replace 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 as amended for a standing seam metal with roof and with the conditions that the applicant obtain any necessary permits for the project and that the manufacturer's specification sheet showing the proposed roof panel, profile and finish shall be submitted for approval prior to issuance of building permit. Commissioner Glosson-Needham seconded the motion which carried unanimously 5 to 0.

## COMMITTEE REPORTS

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

Continuing work on Old Fitzhugh sidewalks and planters.

**5. Parking Lot Improvements Committee**  
*Commissioners Dean Erickson and Tim Brown*

No report at this time.

## EXECUTIVE SESSION

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The Commission did not meet in Executive Session.

## 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

A motion was made by Commissioner Prescott to adjourn the meeting. Vice Chair Erickson seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:18 p.m.



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, December 02, 2021 at 4:00 PM

## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:01 p.m.

**Commission Members present were:**

Bruce Lewis, Chair  
Dean Erickson, Vice Chair  
Ashley Bobel  
Minnie Glosson-Needham

**Commission Members absent were:**

Tim Brown  
Nichole Prescott

**Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera  
Architectural Consultant Keenan Smith

### PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

## BUSINESS

1. **Public hearing and consideration of approval of COA2021-0009: Application for Certification of Appropriateness for the demolition and removal of an existing mobile home and two accessory dwellings, and the removal of dead trees for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE**
  - a. **Presentation** – No presentation was given.
  - b. **Staff Report** – Keenan Smith presented the staff report which is on file. Howard Koontz, Planning Director and a certified arborist, presented a report on the existing trees and agreed with Mr. Smith that not all trees proposed for removal are dead. Staff recommends approval of the demolition and removal of structures, and postponement of the tree removal to allow the applicant to get an arborist’s opinion regarding the health and wellness of trees proposed for removal, or approval of the removal of the trees in compliance with the Landscape Ordinance, meaning that the trees that are not dead can’t be removed unless replaced or cash in lieu of replacement is paid. Staff also recommended that the trees on the north side of the property remain.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **COA2021-0009** – A motion was made by Vice Chair Erickson to approve COA2021-0009: Application for Certification of Appropriateness for the demolition and removal of an existing mobile home and two accessory dwellings, and to postpone consideration of the removal of dead trees to the January 13, 2022, regular meeting for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.
2. **Public hearing and consideration of approval of COA2021-0008: Application for Certificate of Appropriateness to repaint an existing non-contributing residence for property located at 231 and 241 Haydon Lane, Dripping Springs, Texas. Applicant: Kert Planter and Kelly Cruse**
  - a. **Presentation** – No presentation was given.
  - b. **Staff Report** – Keenan Smith presented the staff report which is on file.
  - c. **Public Hearing** – No one spoke during the Presentation of Citizens.
  - d. **COA2021-0008** – A motion was made by Commissioner Glosson-Needham to approve COA2021-0008: Application for Certificate of Appropriateness to repaint an existing non-contributing residence for property located at 231 and 241 Haydon Lane, Dripping Springs, Texas, to include the amended color Zircon for 231 Haydon Lane. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.
3. **Public hearing and consideration of approval of COA2021-0010: Application for Certificate of Appropriateness for the stabilization and adaptive reuse of existing dwelling and repurposing of existing shed as classrooms for a private school campus for property located at 519 Old Fitzhugh Road, Dripping Springs, Texas. Applicant:**

**a. Presentation** – The applicant gave a presentation on the item

**b. Staff Report** – Keenan Smith presented the staff report. Staff recommends approval with the following conditions:

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

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

**d. COA2021-0010** – A motion was made by Vice Chair Erickson to approve COA2021-0010: Application for Certificate of Appropriateness for the stabilization and adaptive reuse of existing dwelling and repurposing of existing shed as classrooms for a private school campus for property located at 519 Old Fitzhugh Road, Dripping Springs, Texas, with conditions as presented in the staff report. Commissioner Glosson-Needham seconded the motion which carried 3 to 0 to 1, with Commissioner Bobel recusing.



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

A motion was made by Vice Chair Erickson to reschedule the January 6, 2022, regular meeting to January 13, 2022. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

**COMMITTEE REPORTS**

**5. Landscape Improvements Committee** – No report at this time.  
*Commissioner Minnie Glosson-Needham*

**6. Parking Lot Improvements Committee** – No report at this time.  
*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.*

The Commission did not meet in Executive Session.

**UPCOMING MEETINGS**

**Historic Preservation Commission**

January 2022 TBD

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

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

**City Council Meetings**

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

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

**ADJOURN**

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

This regular meeting adjourned at 5:06 p.m.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **November 28, 2021**

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

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

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

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

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

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

**Project Type & Description: COA for Mobile Home & Tree Removal**

Preservation  Rehabilitation  Restoration  Reconstruction  Protection & Stabilization

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

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

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

## **CERTIFICATE OF APPROPRIATENESS**

**Property Description:** #28491 & 29495 RR-12

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

**Historic District Contribution:** “Non-Contributing.”

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

### **Staff Review Summary:**

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

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

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

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

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

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

### **Staff Recommendations / HPC Actions:**

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

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**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**



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

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



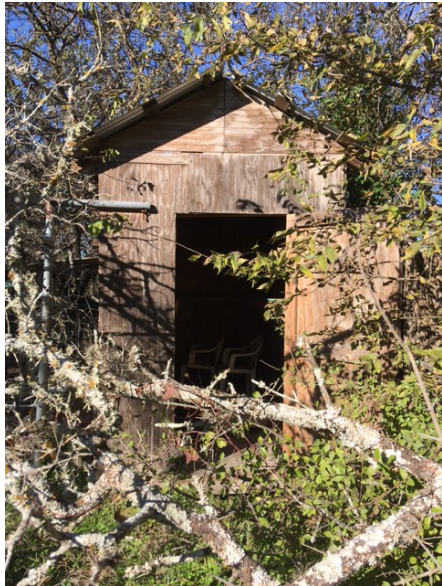


**Existing Mobile Home / OFR Frontage / 28491 RR-12 / November 28, 2021**

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





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



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

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





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

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





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

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



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

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





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

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



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

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





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

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



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

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





**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: ANDREW DODSON, PE

Mailing Address: 361 Middle Creek, Buena

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

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

Mailing Address: 3304 ARROWHEAD CIR, ROUND ROCK TX 78681

Phone Number: 512-577-2077

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

RANCH ROAD 12, DRIPPING SPRINGS TX 78620

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

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

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

Professional / Retail (future)

Description of Proposed Work:

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



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

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

**Estimated Cost of Proposed Work:** \$5000

**Intended Starting Date of Proposed Work:** Immediately upon approval

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

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

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

N/A  
Andrew DeLuca  
Signature of Applicant

11/9/21  
Date

John Bowler  
Signature of Property Owner Authorizing the Proposed Work

11-08-2021  
Date



November 12, 2021

City of Dripping Springs  
Development Services

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

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

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

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

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

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









DODSON  
CIVIL GROUP

Item 2.



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



LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

CONTOUR INTERVAL: 1 FOOT

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

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

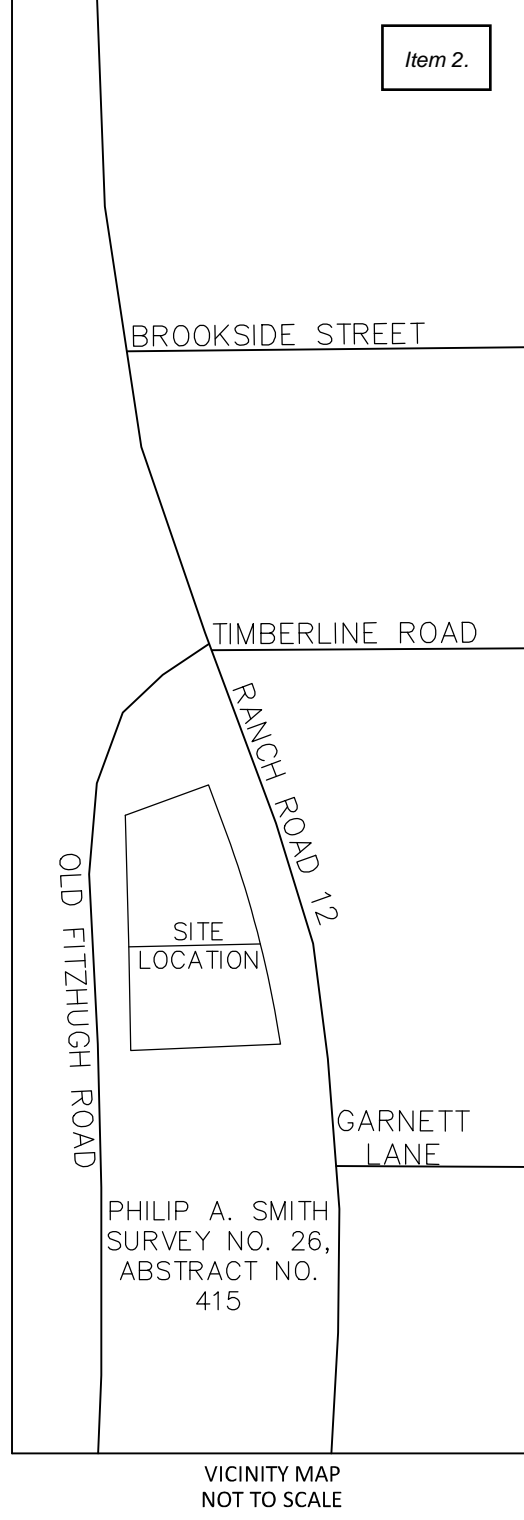
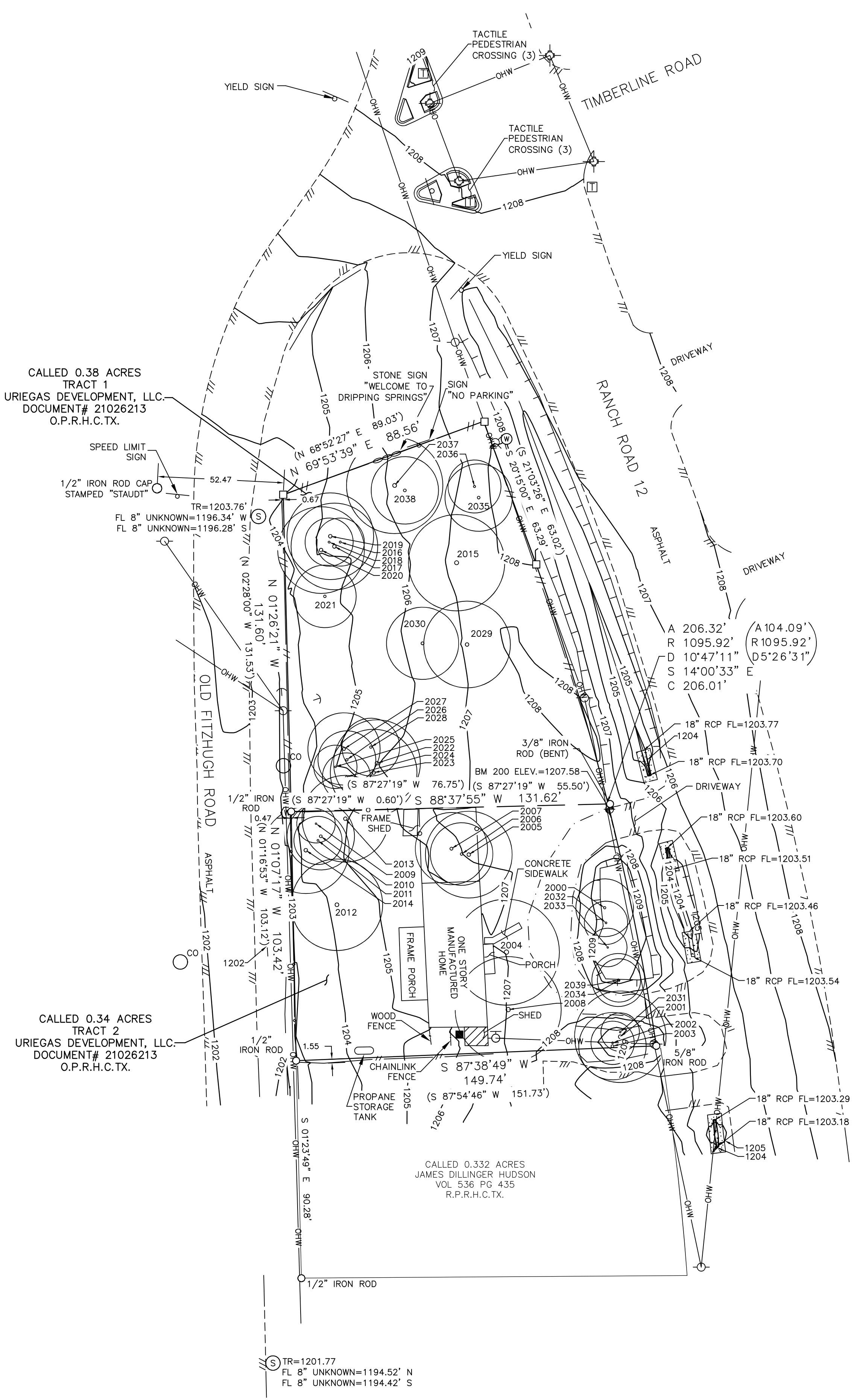
FLOODPLAIN NOTE:  
THIS PROPERTY IS LOCATED WITHIN UNSHADED ZONE "X", AS SHOWN ON F.I.R.M. PANEL NO. 48209C0105F, HAYS COUNTY, TEXAS DATED SEPTEMBER 2nd, 2005. PER FEMA, UNSHADED ZONE "X" IS DESIGNATED AS A MINIMAL FLOOD HAZARD AREA.

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

SURVEYOR'S NOTES:

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

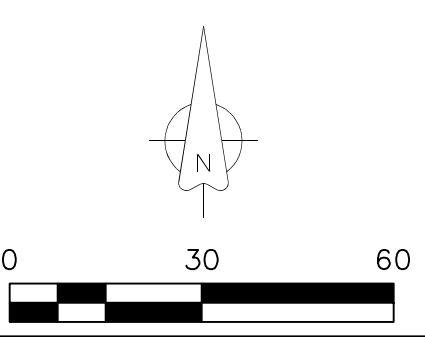
TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES	MT (IN)
2000	12		LIVE OAK	DEAD
2001	19		LIVE OAK	DEAD
2002	9		LIVE OAK	DEAD
2003	14		LIVE OAK	DEAD
2004	22		LIVE OAK	DEAD
2005	18		LIVE OAK	DEAD
2006	13		LIVE OAK	DEAD
2007	15		LIVE OAK	DEAD
2008	22	44	WHITE ASH	SICK
2009	8		LIVE OAK	DEAD
2010	14		LIVE OAK	DEAD
2011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



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

Date: 07/19/2021    GP No. 21-2053-C  
Job No. 0022-11415A    Scale: 1"=30'    Size: 22x34  
Address: OLD FITZHUGH ROAD    Drawn By: TLH  
City/State/Zip: DRIPPING SPRINGS, TX/Zip: 78820    Rev: -  
**GARRETT CAVAIUOLO**  
LAND SURVEYOR  
6714  
192 Pink Granite Blvd. Dripping Springs, TX 78820  
Mobile: 707-207-8333  
Email: Garrett@GCSurvey.com

SURVEYOR'S CERTIFICATE:  
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & URIEGAS DEVELOPMENT, LLC.  
I HEREBY CERTIFY THIS SURVEY WAS MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6 CONDITION II TOPOGRAPHIC AND CATEGORY 18 STANDARD LAND SURVEY.  
DATE: 07/19/2021  
GARRETT CAVAIUOLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6714  
TRPES-FIRM REG. NO. 10194678



LEGEND

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



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 4, 2022**  
Project: **340 Bluff Street, Dripping Springs, TX 78620**  
Applicant: **Colt Clements (512) 808-6438**  
Historic District: **Hays Street Historic District**  
Base Zoning: **SF-4-HO**  
Proposed Use: **Residential-** (existing use unchanged)  
Submittals:  Current Photograph  Concept Site Plan  Exterior Elevations  
 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:**

**"Rehab Existing Dwelling & New Residential Addition."** Existing residence 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 Building Permits shall be obtained prior to beginning work (Coordinate with Building Dept).

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**CERTIFICATE OF APPROPRIATENESS:****Historic Resource Background / Survey Information:****#340 Bluff St. (1-Sty brick / 975 sf +/- Mid-Twentieth Century Ranch Style Dwelling) ca. 1945-65:****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 #340 Bluff 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:****“Rehabilitation of Existing Dwelling and a Residential Addition”**

The COA scope of work takes advantage of the large lot area and a small existing building footprint. It proposes an expansive residential addition of infill new construction located adjacent and attached to the existing dwelling. The expanded complex will serve as a private family residence with Guest facilities.

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**Development Program:** The building area schedule calls for 2,918 sf of new conditioned space to be added to the approx. 969 sf of conditioned space in the existing dwelling, for a total of 3,888 sf of conditioned space, plus unconditioned Garage, Outdoor Living and Porch spaces.

**Existing Dwelling:** The existing 1-sty brick Ranch Style dwelling, with its full-width front porch will be preserved, rehabilitated, and converted into a Guest space. The old house will be joined to the new 1- and 2-sty Addition adjacent to it, and a new asphalt shingle roof will replace and match the existing, in-kind.

The existing original brick veneer may be cleaned (gentle surface cleaning methods shall be used, no sandblasting or damaging cleaning techniques; painting of any masonry is disallowed by City Ordinance).

Existing windows and doors are proposed to remain; and maintenance and any necessary repairs are encouraged. Future window replacement (if considered) would require a separate COA. They can be upgraded type with glazing & details for thermal efficiency but must maintain historic look & feel.

Miscellaneous minor repairs to carpentry, wood siding, eaves, trims, etc (w/in kind materials) are also encouraged and covered by the scope of this approval. Repainting of eave fascia, trim, doors, porch ceilings and the existing wrought iron porch columns will be replaced with new painted wood columns.

**New Residential Addition:** The proposed new infill addition is sited to avoid existing trees and provides for a side-entry Garage. The massing scheme is organized horizontally and vertically to accommodate the Applicant's building program requirements and living spaces. New exterior materials include painted stucco and an asphalt shingle roof to match the existing dwelling.

**Color Palette:** The proposed Color Palette for painted elements conforms to City guidelines (rustic muted Earth Tones, where doors and trim colors are allowed in a full range of hues). The proposed approach will work to tie new and old together:

- **New Addition:**
  - Stucco: "Main Body" color (SW 7008 "Alabaster"- white/off white family) to match siding color of existing house... satisfies "Muted Rustic Earth Tones" guideline
  - Doors & Trim: are "accents" and thus can be "Any Hue" (requires approval) ...
  - The "Black Door" color of existing dwelling (SW 7069 "Iron Ore") is acceptable for trim... matches a trend we are seeing & have approved elsewhere in Hays St...
- **Existing Dwelling:**
  - Brick must remain original & unpainted by City Ordinance.
  - Carport & Wall Siding: repaint in same or sim. color (SW 7008 "Alabaster") this matches/harmonizes/unifies w/ New Addition Stucco (see above) ...
  - Doors & Trim: Can stay as existing e.g. "Black Door" (SW 7069 "Iron Ore") ... new porch columns are also seen as trim items, and may match...helping unify the whole.

**Trees:** All significant existing will be preserved, including sizable hardwoods in the front and back yards.

**Landscape Amenities:** An existing low rock wall in front will be preserved, defining the yard, and maintaining the historic Streetscape character.

**Overall Compatibility:** Staff finds that the proposed design approach preserves the contribution this resource makes to the district, complies with applicable Standards, and is appropriate and consistent with the scale and character of the Hays St. Historic District.

**“Staff Findings & Recommendations Summary”**

- 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.”

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

**Preferred Uses:** Consistent: “Residential Rehab & Infill @ Hays St. (neighborhood)”

**Site Planning & Building Placement:** Consistent- (New) Addition is sited facing Local Street; Setbacks comply.

**Parking Arrangement:** Consistent- Existing Carport is preserved + (New) Residential Garage added.

**Building Footprint / Massing / Scale:** Consistent- (Existing) Building Footprint < 5,000 sf max. contiguous footprint; Massing Increments < 3,500 sf. Building Height: 1-2sty complies.

**Street Frontage / Articulation:** Consistent- Addition Frontage < 40’max. articulation increments.

**Porches:** Consistent- (Existing) full-width porch > 50% of total frontage.

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**Roofs:** Consistent: New Asphalt Roof to be Replace existing “In-Kind” w/color & shingles to match.

**Materials:** Consistent: Maintain Existing Historic (Brick Masonry, wood porch structures and trim); New Addition- Stucco. OK.

**Color Palette:** Consistent: Muted, rustic Earth Tones (building body & painted elements); Entry Doors (including Garage) & Trim elements unified color, with a full range of hues allowed. OK.

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

**Landscape Features:** Consistent: Stone Wall @ Front 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
- (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:**

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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

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(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:

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

(Appendix: Location Map, Existing Conditions Photos)

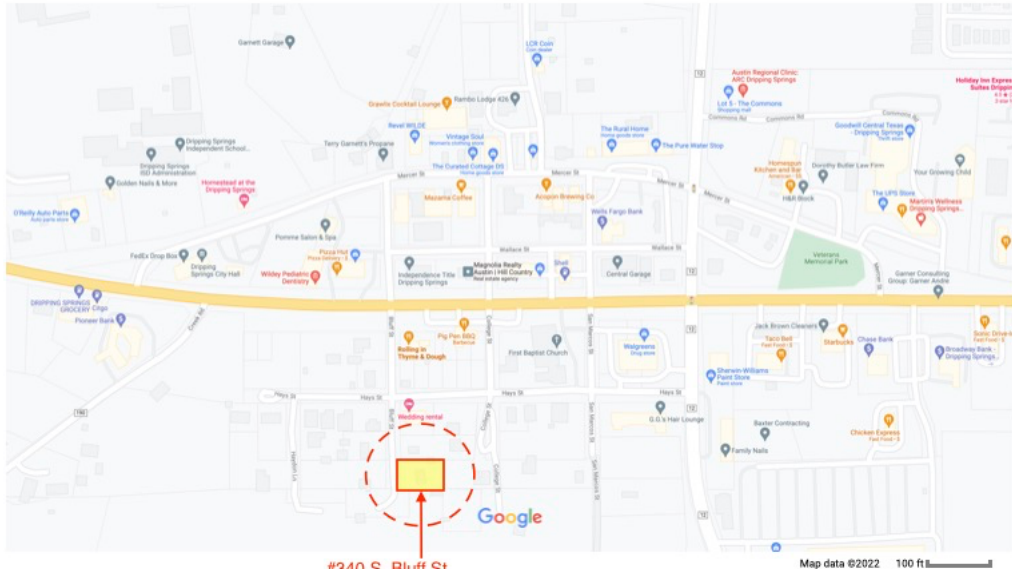
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Google Maps

1/4/22, 5:12 PM

Google Maps



#340 S. Bluff St.  
Hays St. Historic District

Map data ©2022 100 ft

<https://www.google.com/maps/@30.1917832,-98.0895099,18z>

Page 1 of 1

#340 Bluff St. –Location Map (Google Maps)

KES- 1/4/22

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**#340 Bluff St. –Front of Property / Carport & Porch (Existing)**

**Photos- 1/4/2**

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#340 Bluff St. –South & Rear Elevations (Existing)

Photos- 1/4/22

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#340 Bluff St. –Rear of Property; North Elevation & Pole Barn (Existing)

Photos- 1/4/22

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# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.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:** Colt Clements

**STREET ADDRESS:** 221 Running Deer Ln, Dripping Springs, TX 78620

**PHONE:** 512-808-6438 **EMAIL:** coltclements@gmail.com

**OWNER NAME** (if different than Applicant): \_\_\_\_\_

**STREET ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

### PROJECT INFORMATION

**Address of Property (Structure/Site Location):** 340 S Bluff St

**Zoning Classification of Property:** MF

**Description of Proposed Use of Property/ Proposed Work:** Proposed use is single family residential.  
Proposed work is to increase the size of the current structure.

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:** Consulted with city architect to incorporate the following elements from historic guidelines: residential use, property setbacks, side entry garage, large porch, matching shingle and paint colors, hipped roof with similar/matching pitches. Proposed structure location was chosen as to not cut down any trees nor affect the front of the existing structure.

**Estimated Cost of Proposed Work:** \$600,000

**Intended Start Date of Work:** Feb 2022 **Intended Completion Date of Work:** Feb 2023

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

<b>CHECKLIST</b>		
<b>Staff</b>	<b>Applicant</b>	
<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

DocuSigned by:  
*Colt Clements*  
 ED203A403401447...

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**SIGNATURE OF APPLICANT**

12/13/2021

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**Date**

DocuSigned by:  
*Colt Clements*  
 1207409147...

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**SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK**

12/13/2021

---

**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.**

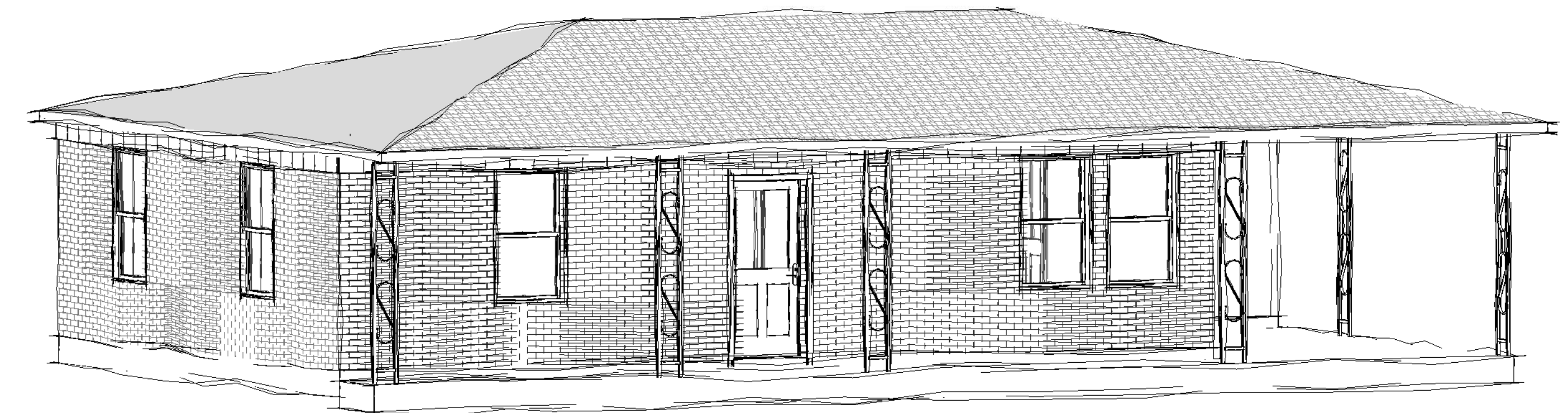
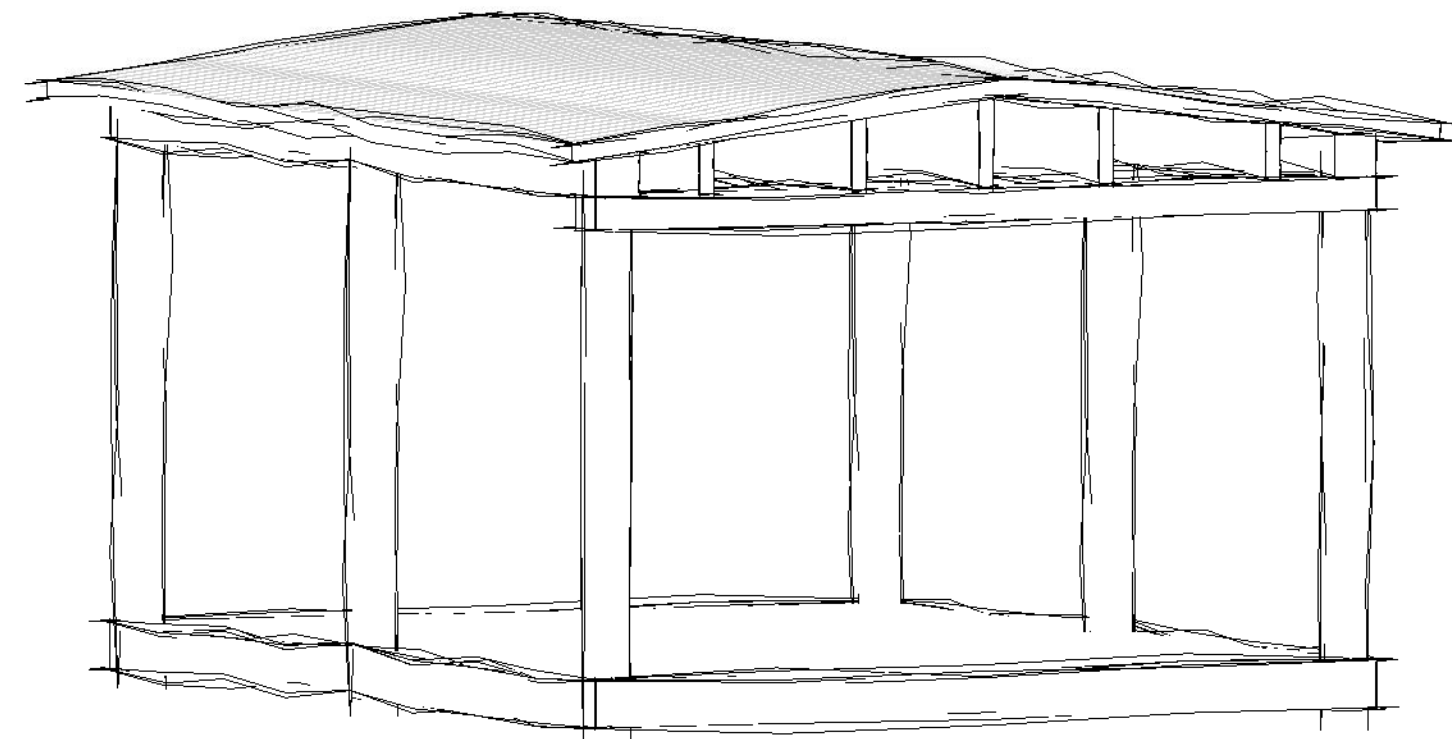
# CLEMENTS REMODEL PLAN 340 BLUFF STREET DRIPPING SPRINGS, TX 78620

**PROJECT SCOPE:**

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF SINGLE FAMILY RESIDENCE TOTALING 5821 SQ. FT. (GSF) ON 0.43 ACRE SITE. THE TOTAL IMPERVIOUS COVER IS 26%.

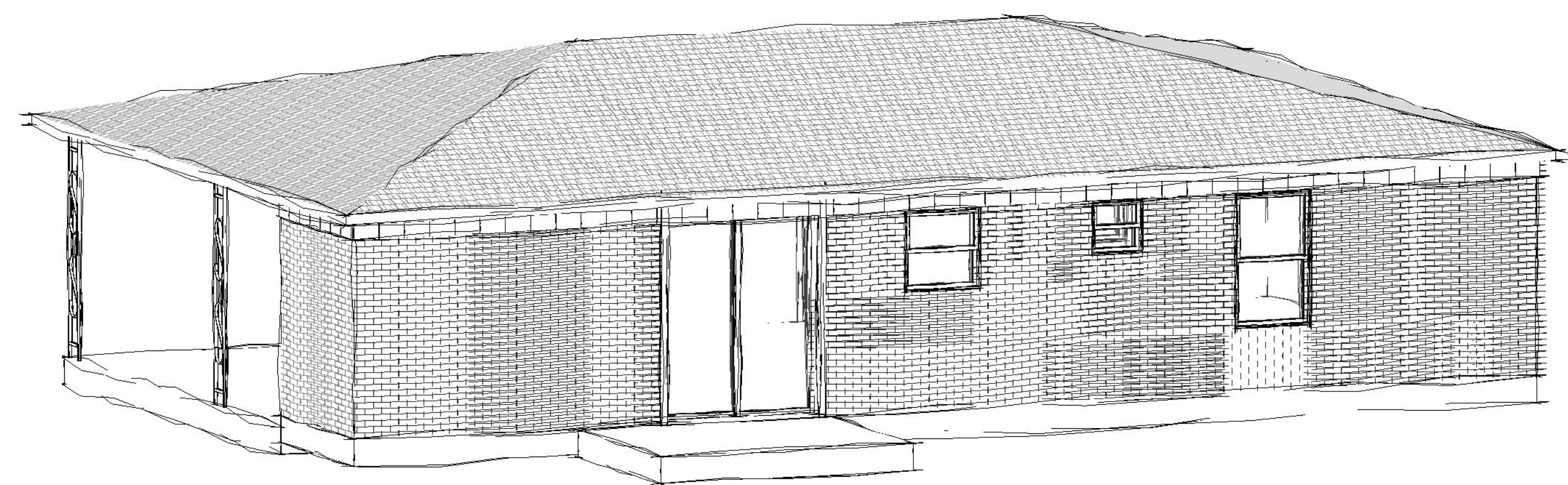


**VICINITY MAP**



DESIGN STANDARD: CITY OF DRIPPING SPRINGS STANDARD CODE  
 INTENDED USE: SINGLE FAMILY RESIDENCE  
 CONSTRUCTION CLASSIFICATION: TYPE - V  
 BUILDING FIRE AREA: 5821 S.F.

CITY OF DRIPPING SPRINGS CODES  
 2018 - INTERNATIONAL BUILDING CODE  
 2018 - INTERNATIONAL ENERGY CODE  
 2018 - INTERNATIONAL FIRE CODE  
 2018 - INTERNATIONAL RESIDENTIAL CODE  
 2018 - INTERNATIONAL PROPERTY MAINTENANCE CODE  
 2018 - INTERNATIONAL MECHANICAL CODE  
 2018 - INTERNATIONAL PLUMBING CODE  
 2017 - NATIONAL ELECTRICAL CODE



Sheet List	
Sheet Number	Sheet Name
A101	Cover Plan
A102	Area Analysis Plans, General Notes, Roof Plan & Schedules
A103	Existing Site Plan
A104	Level 1 - Existing Floor Plan
A105	Existing Exterior Elevations
A106	Level 1 - Demo Plan & Notes
A107	Remodel Exterior - 3d Views
A108	Remodel Area Analysis Plans, Remodel Roof Plan, Door & Window Schedule
A109	Remodel Site Plan
A110	Level 1 - Remodel Plan
A111	Level 2 - Remodel Plan
A112	Stair Plans
A113	Level 1 - Remodel Electrical Plan
A114	Level 2 - Remodel Electrical Plan
A115	Kitchen Enlarge Plan & Cabinet Elevations
A116	Interior Enlarge Plans & Cabinet Elevations
A117	Remodel Front & Rear Elevations
A118	Remodel Left & Right Elevations
A119	Typical Structural Details
A120	Typical Structural Details
A121	Typical Structural Details
A122	Remodel Interior - 3d Views

Grand total: 22

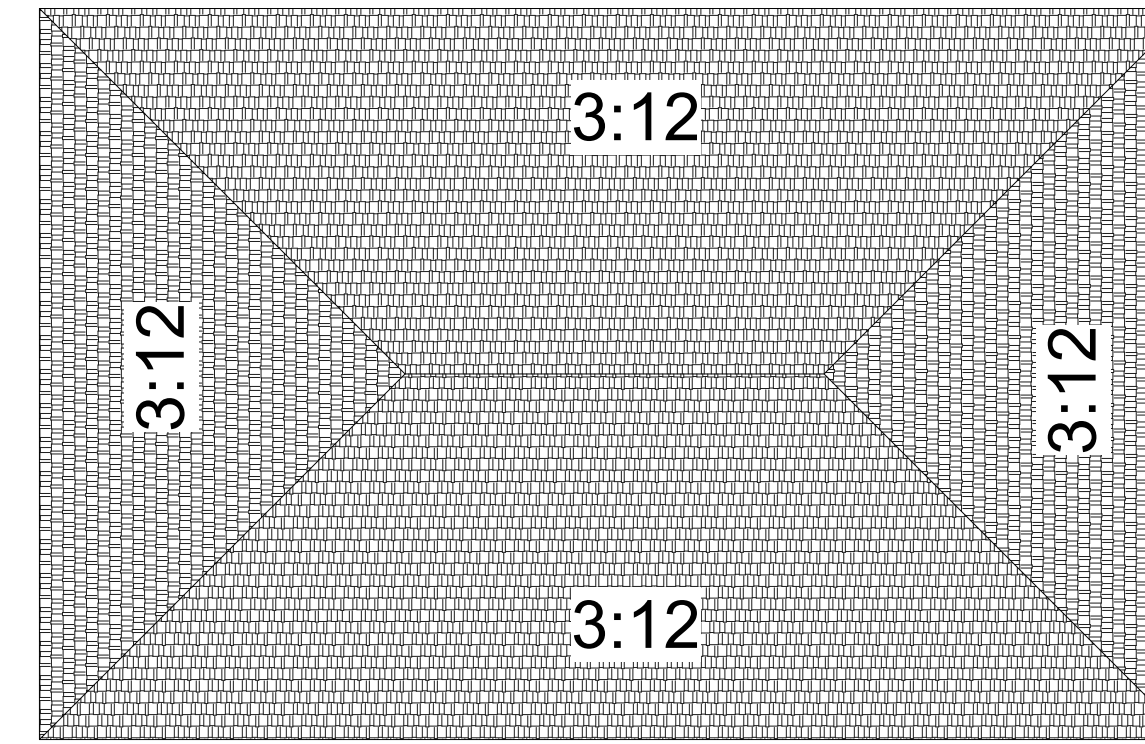
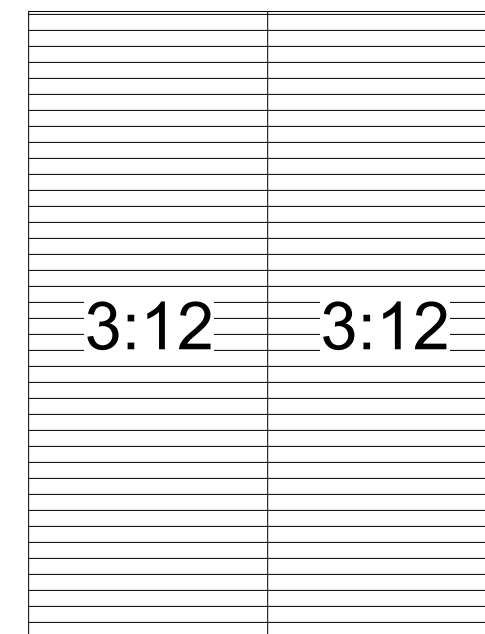
The drawings, specifications, ideas, designs, and arrangements presented herein are and shall remain the property of ACD. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they were prepared and developed without the written consent of ACD. Visual contact with these drawings shall constitute conclusive evidence of acceptance of these restrictions.

PROJECT INFORMATION  
**Clements Remodel Plan**  
**340 Bluff Street**  
 Dripping Springs, TX 78620

FINAL PLANS  
 DRAWING TITLE:  
 Cover Plan  
 30" x 42" SCALE  
 ISSUES DATE:  
 12/3/2021  
 DRAWN BY:  
 RAA  
 PROJECT NUMBER:  
 216507  
 SHEET NUMBER:

Disclaimer

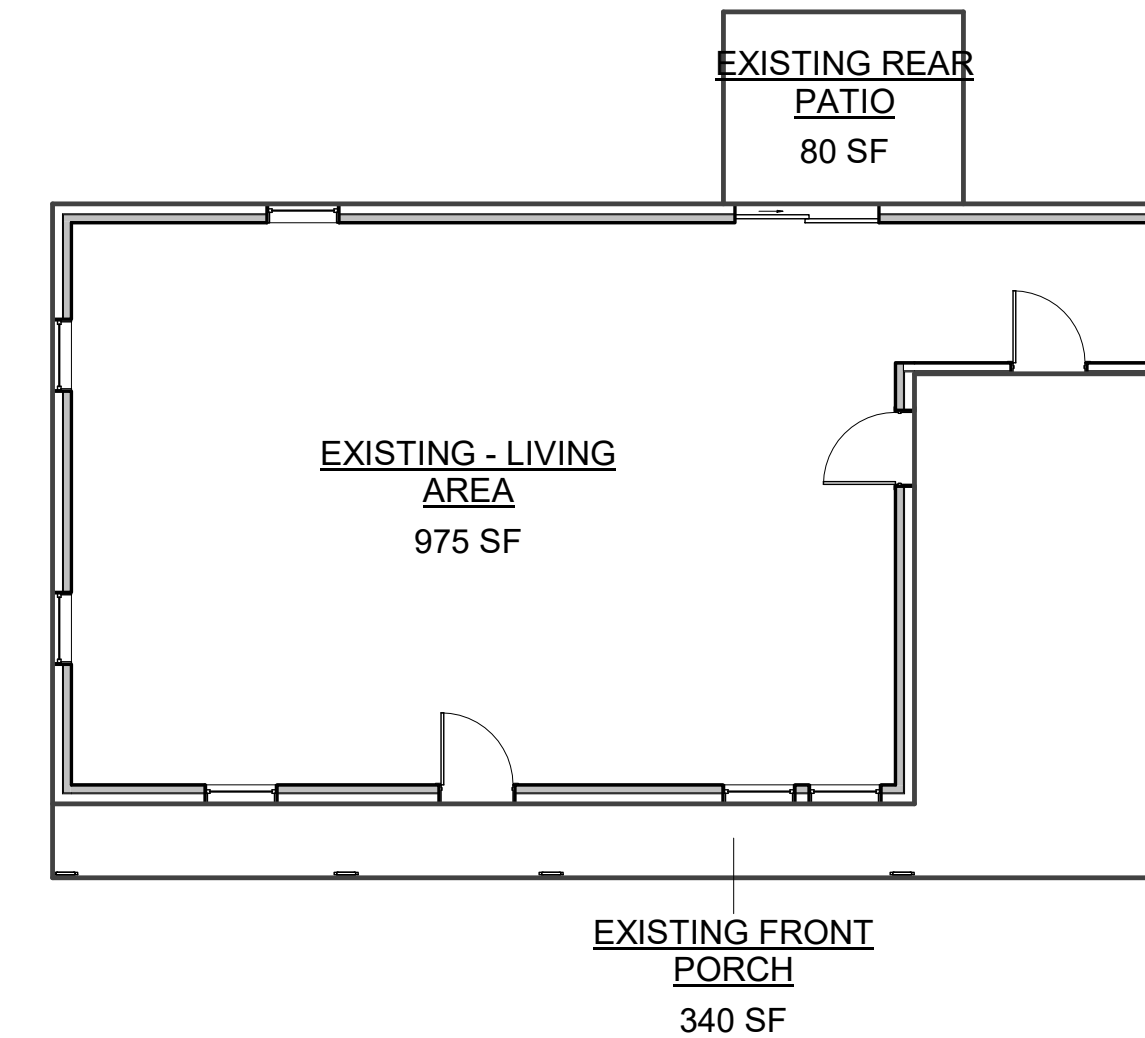
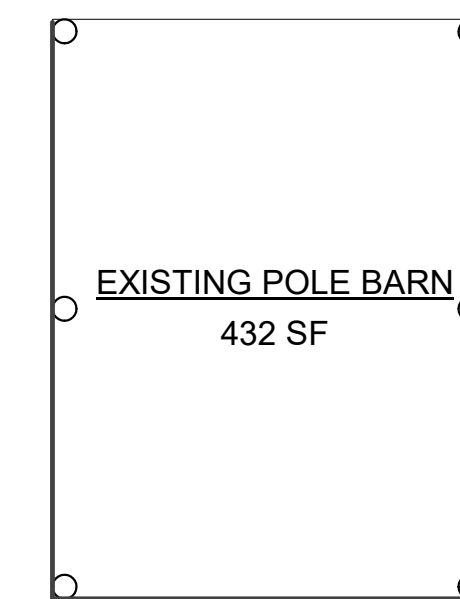
The Owner/Builder is responsible for ensuring compliance with all local codes and ordinances. Before construction begins, the Owner/Builder should thoroughly review these plans and notify Arellano Custom Designs, LLC immediately of any discrepancies or errors in the plans. The Owner/Builder acknowledges and understands the risks associated with adapting the design documents to the local construction site, such as climate, soil conditions, grade, seismic zone, etc. Therefore, the Owner/Builder should consult a local engineer prior to construction in order to establish adequate structural design and construction methods. The Owner/Builder is further responsible for obtaining a local Architect's Seal, if required, to satisfy the local governing authority. The Owner/Builder is responsible for MEP design. Arellano Custom Designs, LLC shall not be held responsible for construction means or methods, construction cost, quality of materials, or workmanship. Arellano Custom Designs, LLC shall not be held responsible for deviations from the design resulting from unreported discrepancies in the plans. It is the Owner/Builder's responsibility to notify Arellano Custom Designs, LLC immediately of any discrepancies before continuing construction. Arellano Custom Designs, LLC hereby grants permission to build only one structure from this set of design documents. Any subsequent construction beyond the structure for which uses these plans for construction unless each sheet is labeled "issued for Construction."



1 Roof - Existing Plan  
1/8" = 1'-0"

General Notes:

- Written dimensions take precedence over scaled dimensions.
- On Floor Plans, dimensions are to face of frame, or face of masonry u.n.o. (Unless Otherwise Noted).
- All work performed shall be in accordance with all applicable codes, regulation, and ordinances having jurisdiction.
- Any Mechanical, Electrical, or Plumbing shown on these plans are schematic only. Each sub-contractor is responsible to design and install their respective systems and equipment in conformance to state/ municipality/ local codes.
- A/C vents should be located in each room.
- Locate all plumbing and mechanical vent stacks toward the rear of the building when possible, and paint to match roofing color.
- U.N.O., doors shall be located 6" from an adjacent wall, or centered between two adjacent walls.
- Window sizes shown are nominal unit sizes. Coordinate actual rough opening requirements with window manufacturer.
- Provide sound attenuating batts around all bathrooms and mechanical equipment spaces.
- All bath and toilet area walls shall have water resistant gypsum board.
- Handrails shall be mounted 32"-34" above nosing of stairs. Guard rails shall be 36" high.
- Builder shall coordinate all closet shelving requirements with Owner.
- The owner/ builder/ sub-contractor shall consult with appropriate design consultant during final design processes.



2 Level 1 - Existing Area Analysis Plan  
1/8" = 1'-0"

Existing Area Schedule			
Name	Level	Area	Comments
Conditioned Space			
EXISTING - LIVING AREA	Level 1 - Plan	975 SF	Conditioned Space
Conditioned Space: 1		975 SF	
Unconditioned Space			
EXISTING FRONT PORCH	Level 1 - Plan	340 SF	Unconditioned Space
EXISTING POLE BARN	Level 1 - Plan	432 SF	Unconditioned Space
EXISTING REAR PATIO	Level 1 - Plan	80 SF	Unconditioned Space
Unconditioned Space: 3		852 SF	
Grand total		1828 SF	

Abbreviations:	
AFF	ABOVE FINISHED FLOOR
W	WASHER
D	DRYER
DBL	DOUBLE
EQ	EQUAL
HDR	HEADER
MECH	MECHANICAL
REF	REFRIGERATOR
RM	ROOM
WH	WATER HEATER
WP	WATERPROOF
DW	DISHWASHER
REF	REFRIGERATOR
1S/1R	ONE SHELF/ ONE ROD
U.C.	UNDER CABINET
O.C.	ON CENTER
U.N.O.	UNLESS NOTED OTHERWISE
R.O.	ROUGH OPENING

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PROJECT INFORMATION  
Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

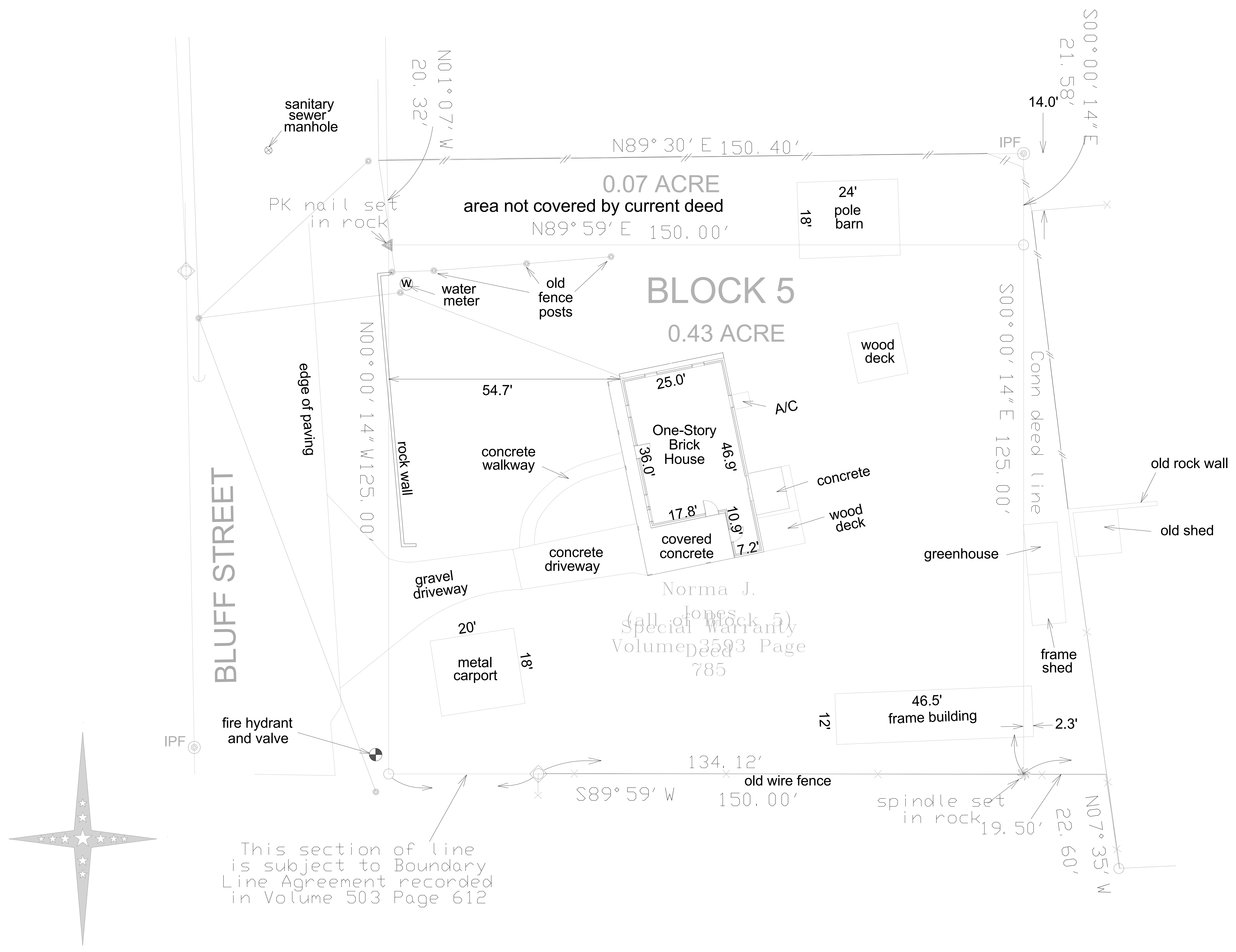
FINAL PLANS  
DRAWING TITLE:  
Area Analysis Plans, General Notes, Roof Plan & Schedules

3/4" = 1'-0" SCALE:  
As Indicated

ISSUES DATE:  
12/31/2021  
DRAWN BY:  
RAA  
PROJECT NUMBER:  
216507

SHEET NUMBER:

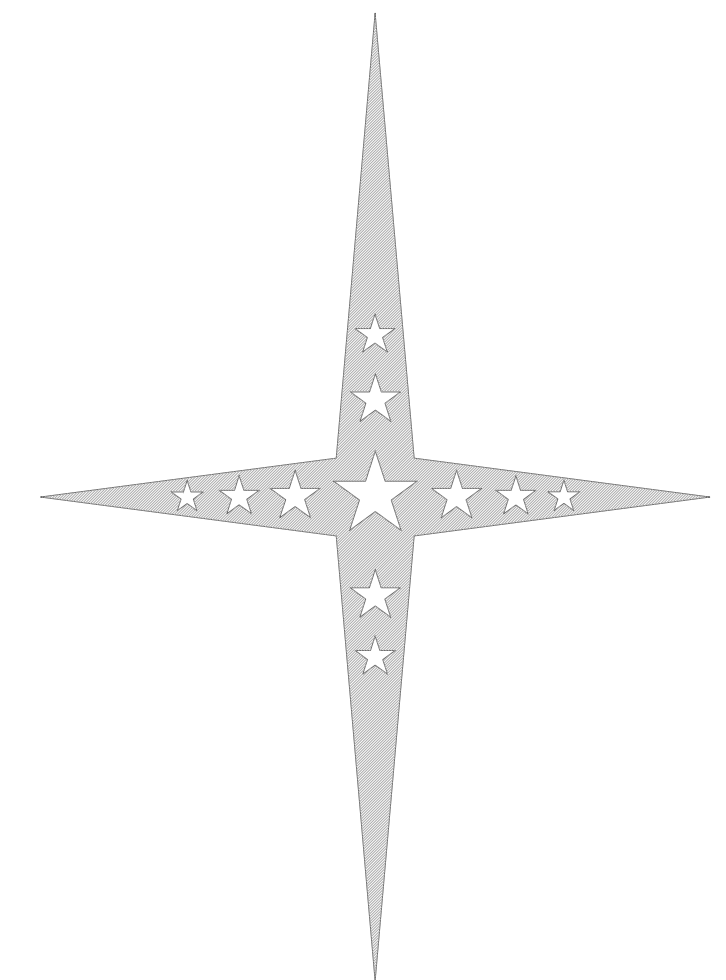




BLUFF STREET

Norma J. Jones (all of Block 5) Special Warranty Volume 503 Page 785

This section of line is subject to Boundary Line Agreement recorded in Volume 503 Page 612



Existing Site Plan  
1" = 10'-0"

PROJECT INFORMATION


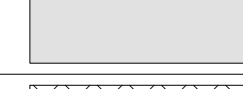

DRAWING TITLE:  
Existing Site Plan

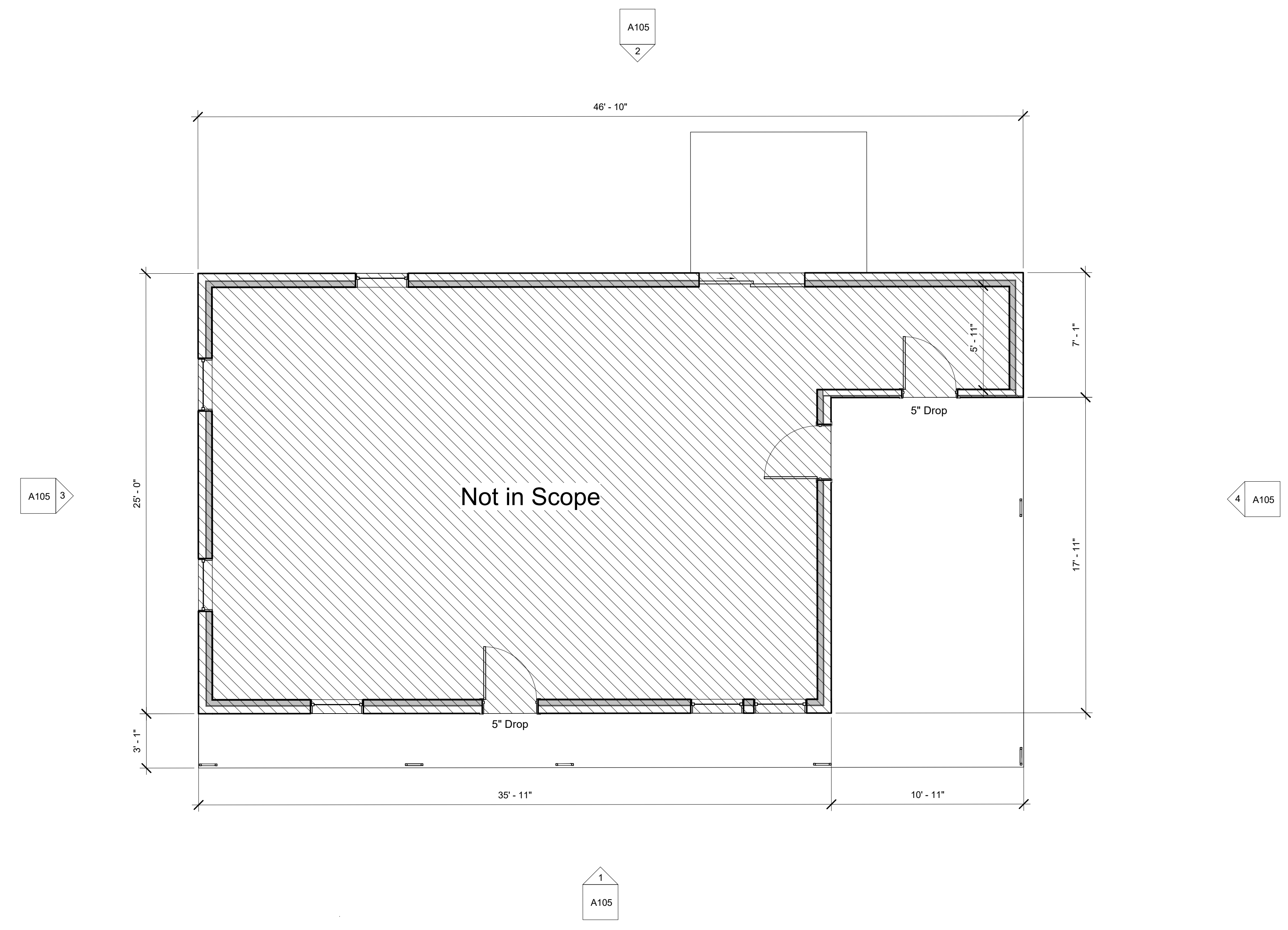
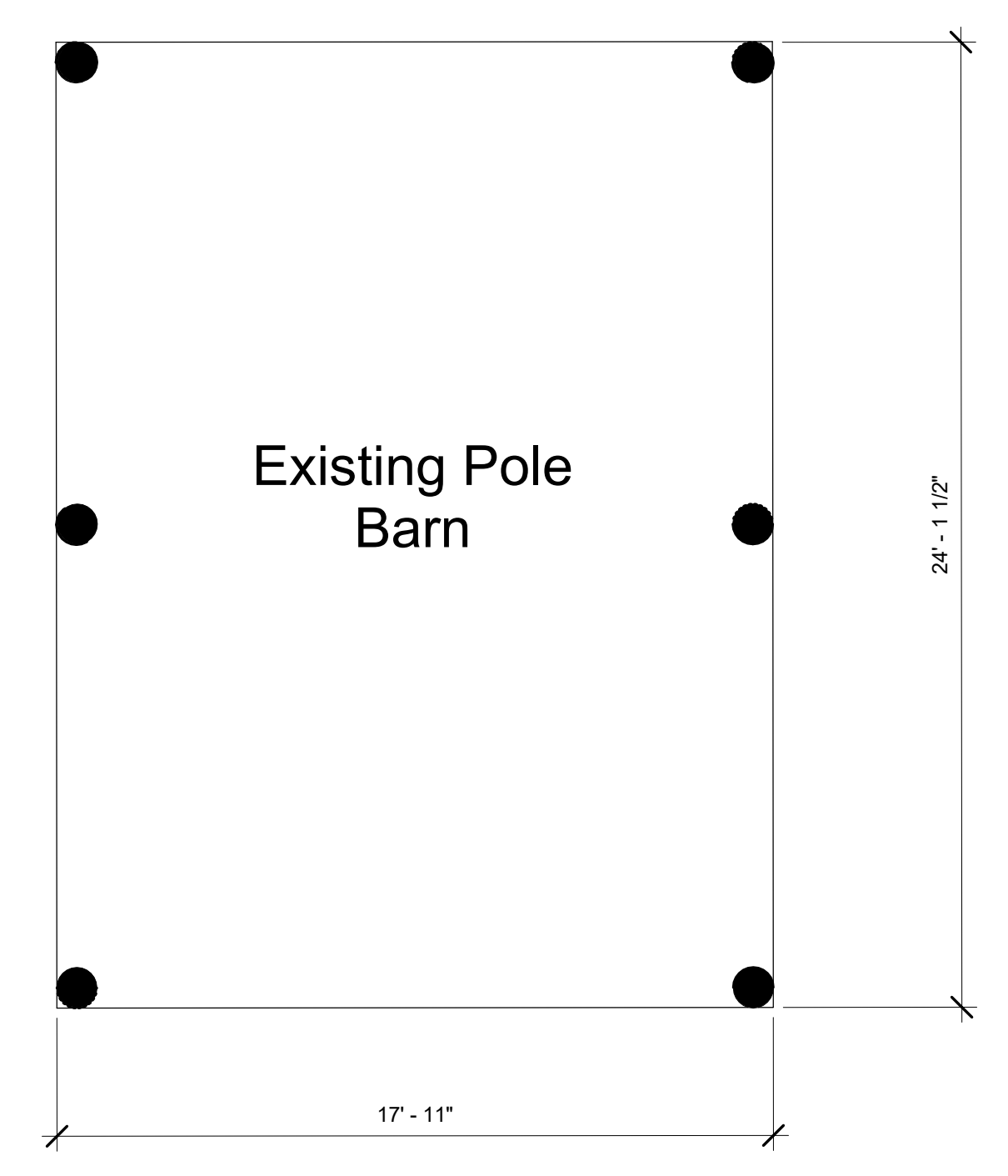
30" x 42" SCALE:  
1" = 10'-0"

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
CML  
PROJECT NUMBER:  
216507

SHEET NUMBER:

Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



1 Level 1 - Existing Plan  
1/4" = 1'-0"

PROJECT INFORMATION

Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:  
Level 1 - Existing Floor Plan

30" x 42" SCALE:  
As Indicated

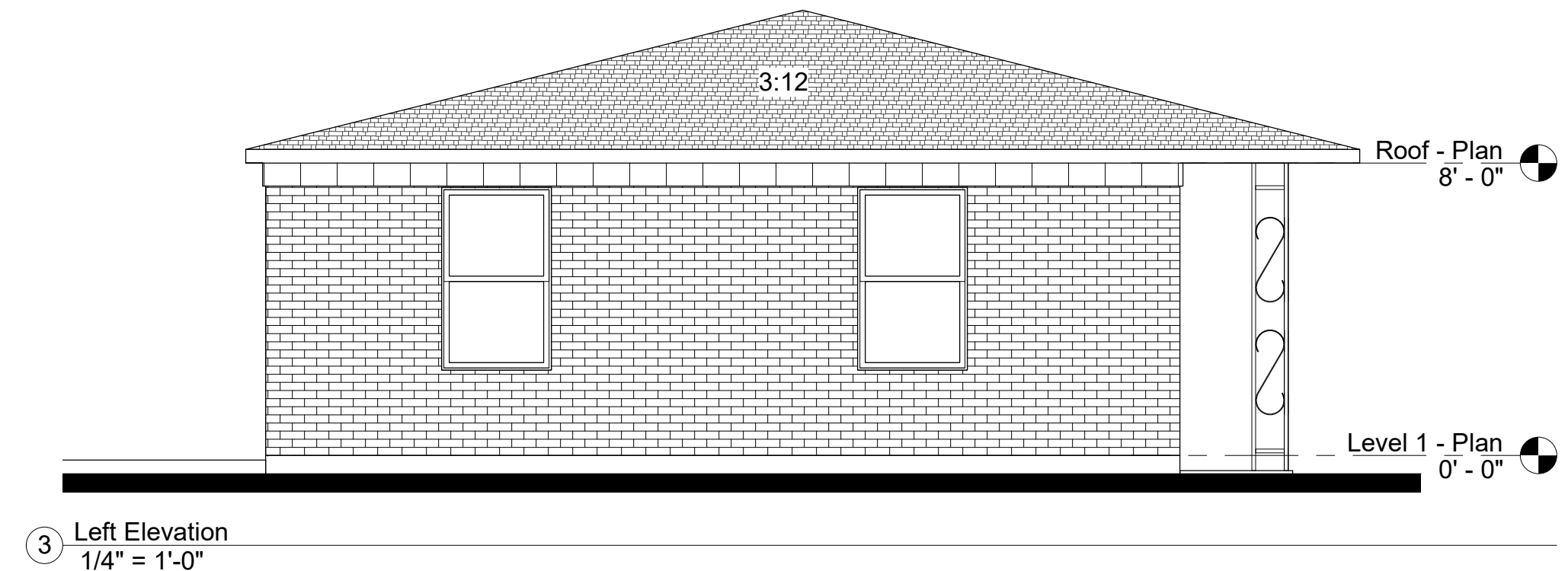
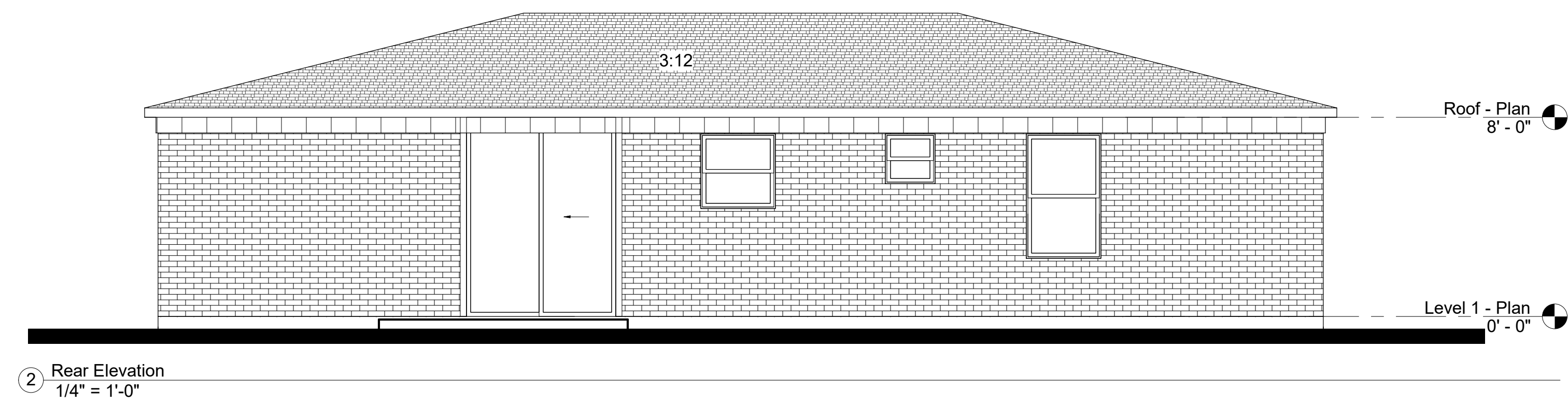
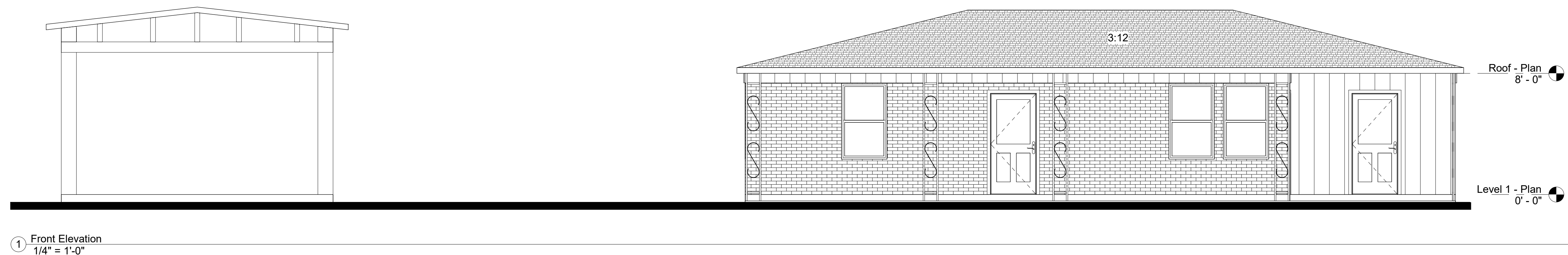
ISSUES DATE:  
12/3/2021

DRAWN BY:  
RAA

PROJECT NUMBER:  
216507

SHEET NUMBER:

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**Clements Remodel Plan**  
**340 Bluff Street**  
Dripping Springs, TX 78620

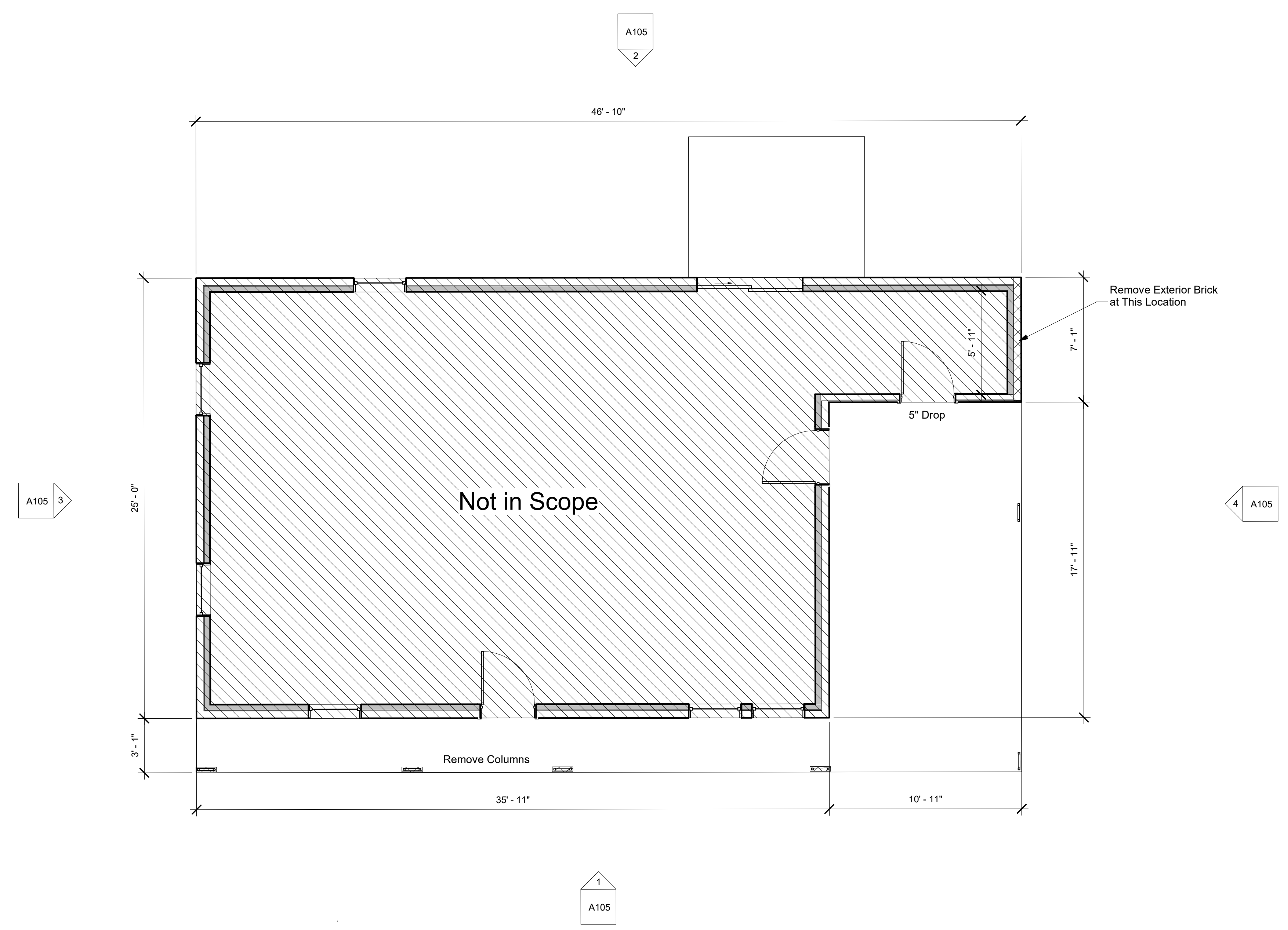
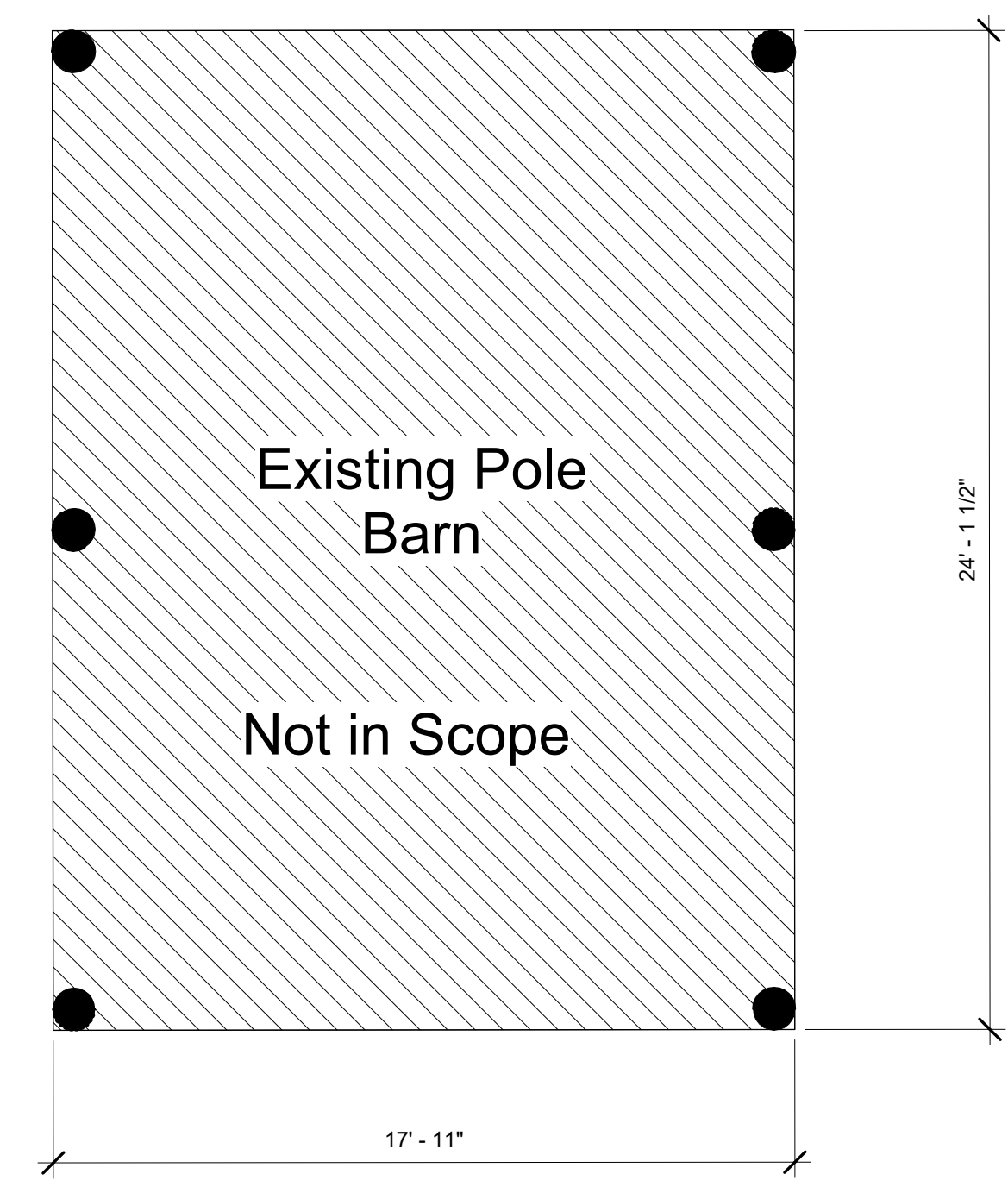
FINAL PLANS  
DRAWING TITLE:  
Existing Exterior Elevations

30" x 42" SCALE:  
1/4" = 1'-0"

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
RAA  
PROJECT NUMBER:  
216507

SHEET NUMBER:





1 Level 1 - Demo Plan  
1/4" = 1'-0"

PROJECT INFORMATION  
Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

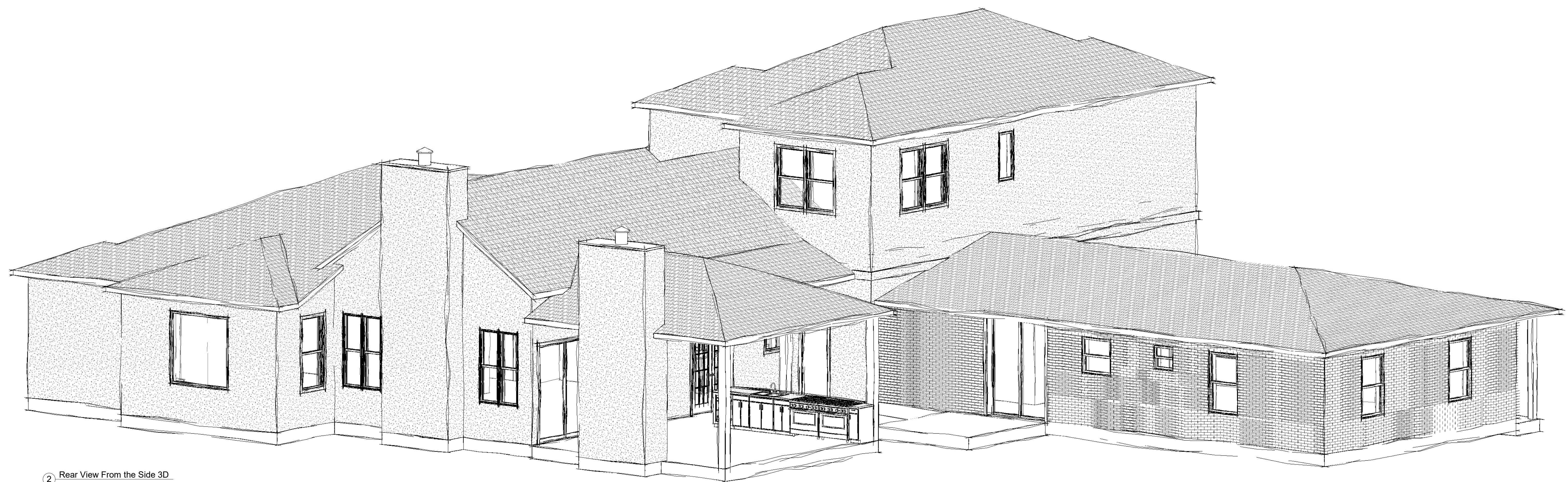
FINAL PLANS  
DRAWING TITLE:  
Level 1 - Demo Plan & Notes  
30" x 42" SCALE:  
1/4" = 1'-0"  
ISSUES DATE:  
12/3/2021  
DRAWN BY:  
CML  
PROJECT NUMBER:  
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1 Front View From the Side 3D



2 Rear View From the Side 3D

PROJECT INFORMATION  
Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS  
DRAWING TITLE:  
Remodel Exterior - 3D Views

30" x 42" SCALE

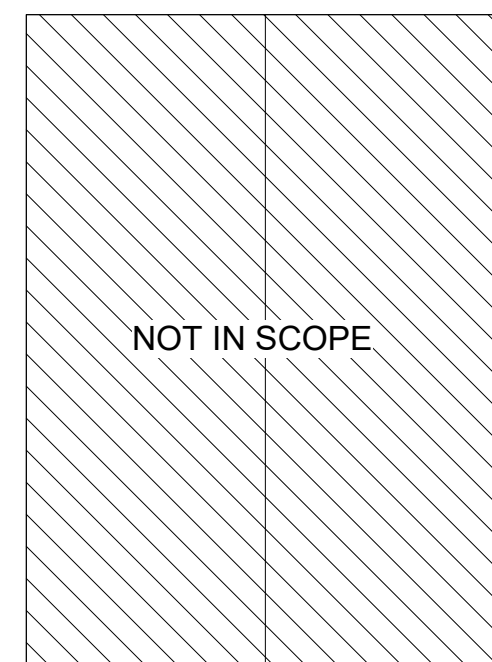
ISSUES DATE:  
12/3/2021  
DRAWN BY:  
AJB  
PROJECT NUMBER:  
216507

SHEET NUMBER:

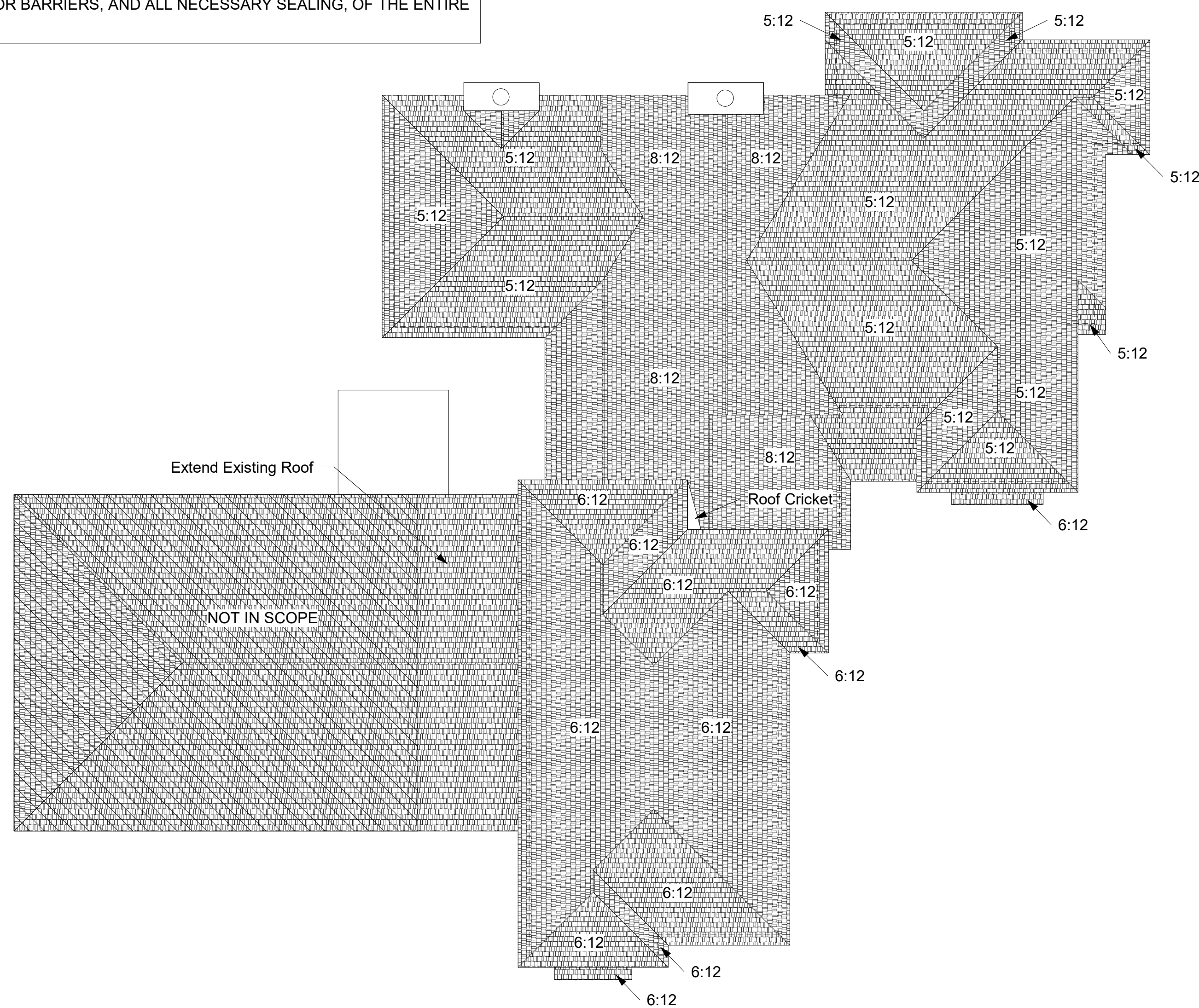


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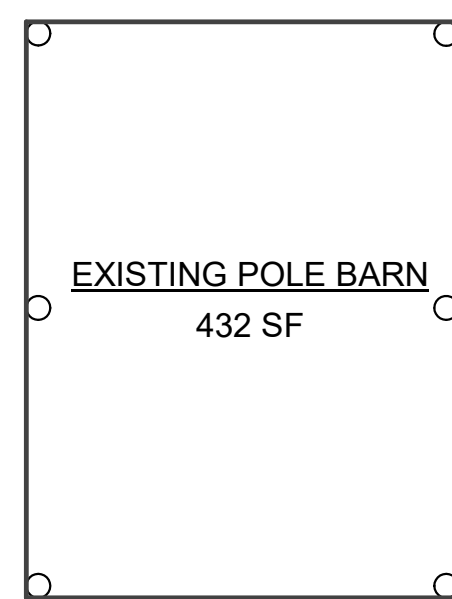
**NOTE:**  
 ALL OVERHANGS IS TO BE 12" FROM FRAME UNLESS OTHERWISE NOTED.  
 PROVIDE APPROPRIATE SPARK ARRESTOR SCREENS AT CHIMNEYS.  
 PROVIDE NECESSARY FLASHING AND WATERPROOFING AS NEEDED AND REQUIRED.  
 PROVIDE NECESSARY ROOF GUTTERS AND ROOF WATER DIVERSION DEVICES AS NEEDED AND REQUIRED TO PROPERLY AND SUFFICIENTLY DISTRIBUTE, RELOCATE AND DRAIN WATER AS NEEDED AND REQUIRED.  
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ROOFING CONTRACTOR AND GUTTER CONTRACTOR TO ENSURE SUFFICIENT AND PROPER WATERPROOFING, DAMP PROOFING, MOISTURE AND VAPOR BARRIERS, AND ALL NECESSARY SEALING, OF THE ENTIRE STRUCTURE.



1 Roof - Remodel Plan  
 1/8" = 1'-0"

**General Notes:**

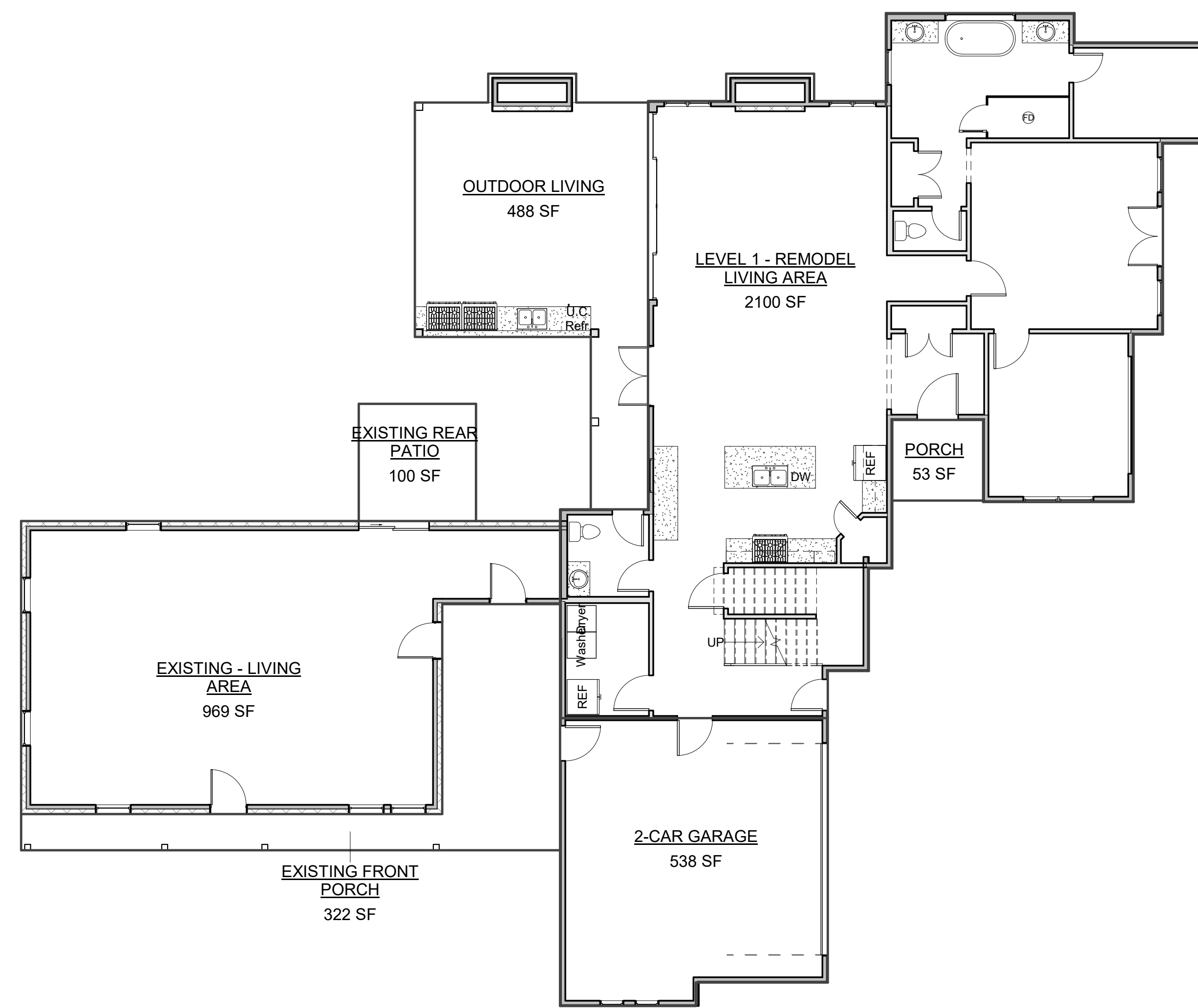
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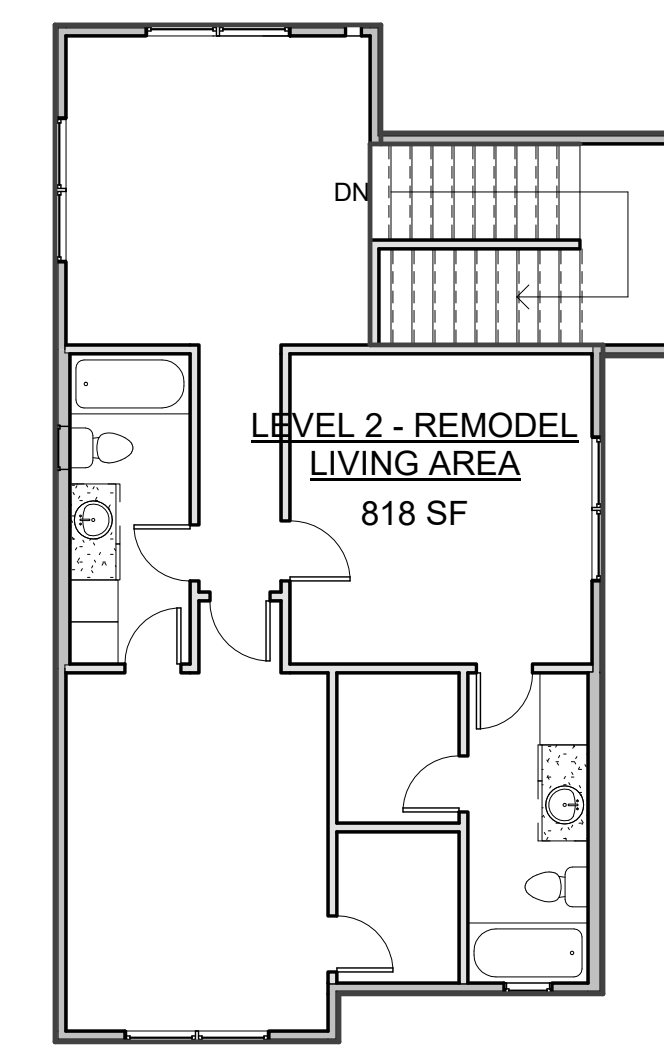
**Abbreviations:**

AFF	ABOVE FINISHED FLOOR
W	WASHER
D	DRYER
DBL	DOUBLE
EQ	EQUAL
HDR	HEADER
MECH	MECHANICAL
REF	REFRIGERATOR
RM	ROOM
WH	WATER HEATER
WP	WATERPROOF
DW	DISHWASHER
REF	REFRIGERATOR
1S/1R	ONE SHELF/ ONE ROD
U.C.	UNDER CABINET
O.C.	ON CENTER
U.N.O.	UNLESS NOTED OTHERWISE
R.O.	ROUGH OPENING

2 Level 1 - Remodel Area Analysis Plan  
 1/8" = 1'-0"



3 Level 2 - Remodel Area Analysis Plan  
 1/8" = 1'-0"



Remodel Area Schedule				
Name	Level	Area	Comments	
conditioned space				
LEVEL 1 - REMODEL LIVING AREA	Level 1 - Plan	2100 SF	conditioned space	
LEVEL 2 - REMODEL LIVING AREA	Level 2 - Plan	818 SF	conditioned space	
EXISTING - LIVING AREA	Level 1 - Plan	969 SF	conditioned space	
conditioned space: 3		3888 SF		
unconditioned space				
2-CAR GARAGE	Level 1 - Plan	538 SF	unconditioned space	
OUTDOOR LIVING	Level 1 - Plan	488 SF	unconditioned space	
PORCH	Level 1 - Plan	53 SF	unconditioned space	
EXISTING POLE BARN	Level 1 - Plan	432 SF	unconditioned space	
EXISTING FRONT PORCH	Level 1 - Plan	322 SF	unconditioned space	
EXISTING REAR PATIO	Level 1 - Plan	100 SF	unconditioned space	
unconditioned space: 6		1933 SF		
Grand total		5821 SF		

Door Schedule						
Mark	Item Description	Width	Height	Hand	Count	Comments
A	2/0 8/0 R	2' - 0"	8' - 0"	R	1	Interior Door
B	2/4 8/0 R	2' - 4"	8' - 0"	R	4	Interior Door
C	2/4 8/0 L	2' - 4"	8' - 0"	L	1	Interior Door
D	2/4 Shwr Dr	2' - 4"	6' - 8"	L	1	Shower Door
E	2/6 8/0 L	2' - 6"	8' - 0"	L	3	Interior Door
F	2/6 8/0 R	2' - 6"	8' - 0"	R	1	Interior Door
G	2/8 8/0 L	2' - 8"	8' - 0"	L	1	Interior Door
H	2/8 8/0 L	2' - 8"	8' - 0"	L	2	Exterior Door
I	3/0 8/0 L	3' - 0"	8' - 0"	L	2	Interior Door
J	3/0 8/0 L	3' - 0"	8' - 0"	L	1	Exterior Door
K	3/0 8/0 R	3' - 0"	8' - 0"	R	1	Exterior Door
L	3/0 8/0 R	3' - 0"	8' - 0"	R	2	Interior Door
M	3/0 8/0 C.O.	3' - 0"	8' - 0"	N	1	Case Opening With Barn Door
N	3/6 8/0 R	3' - 6"	8' - 0"	R	1	Exterior Door
O	(2) 2/0 8/0 BiPart Drs.	4' - 0"	8' - 0"	N	2	Interior Door
P	(2) 2/6 8/0 Full Lite Drs.	5' - 0"	8' - 0"	N	2	Exterior Door
Q	6/0 8/0 C.O.	6' - 0"	0' - 0"	N	1	Case Opening
R	16/0 8/0 Four Door Sliding Unit	16' - 0"	8' - 0"	N	1	Exterior Door
S	18/0 8/0 O.H. DR.	18' - 0"	8' - 0"	N	1	Garage Door
Grand total: 29						

Window Schedule					
Mark	Width	Height	Count	Type	
1	2' - 0"	5' - 0"	2	Fixed Glass	
2	2' - 0"	4' - 0"	2	Fixed Glass	
3	2' - 0"	6' - 0"	4	Single Hung	
4	3' - 0"	6' - 0"	5	Single Hung	
5	3' - 0"	5' - 0"	9	Single Hung	
6	4' - 0"	8' - 0"	1	Fixed Glass	
7	6' - 0"	6' - 0"	1	Fixed Glass	
Grand total: 24					

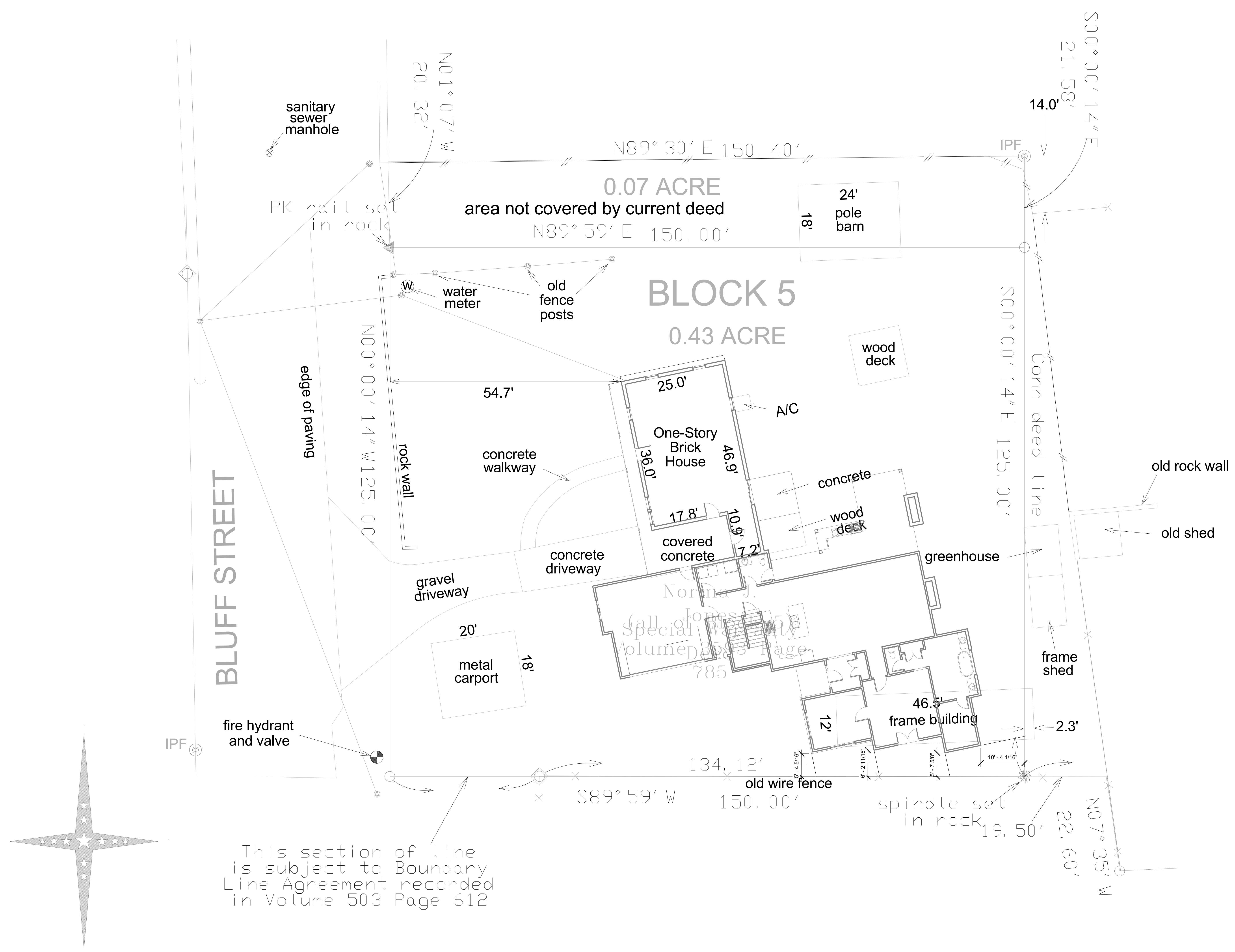
ACD ARELLANO CUSTOM DESIGNS  
 American Institute of Building Design  
 Office: (830) 201-4586  
 Email: info@acustomd.com  
 WWW.ACUSTOMD.COM  
 MEMBER  
 A I B D  
 AMERICAN INSTITUTE of BUILDING DESIGN

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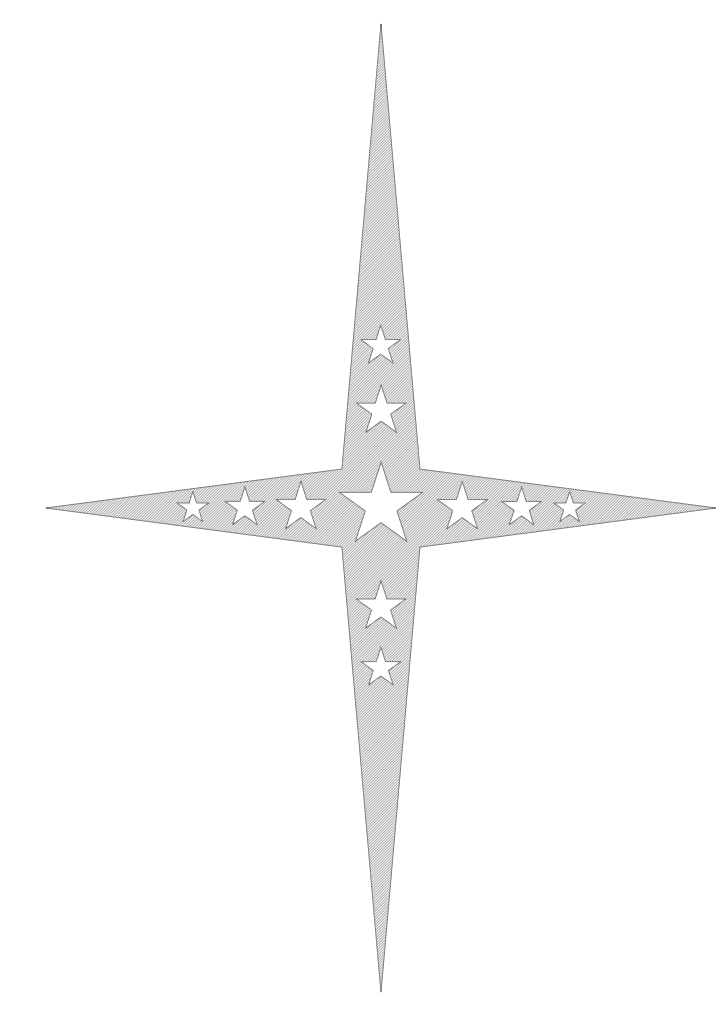
PROJECT INFORMATION  
**Clements Remodel Plan**  
 340 Bluff Street  
 Dripping Springs, TX 78620  
 FINAL PLANS

DRAWING TITLE:  
 Remodel Area Analysis Plans, Remodel Roof Plan, Door & Window Schedule  
 3/8" x 1/2" SCALE:  
 As Indicated  
 ISSUES DATE:  
 12/3/2021  
 DRAWN BY:  
 CML  
 PROJECT NUMBER:  
 216507  
 SHEET NUMBER:





This section of line is subject to Boundary Line Agreement recorded in Volume 503 Page 612






PROJECT INFORMATION  
**Clements Remodel Plan**  
340 Bluff Street  
Dripping Springs, TX 78620

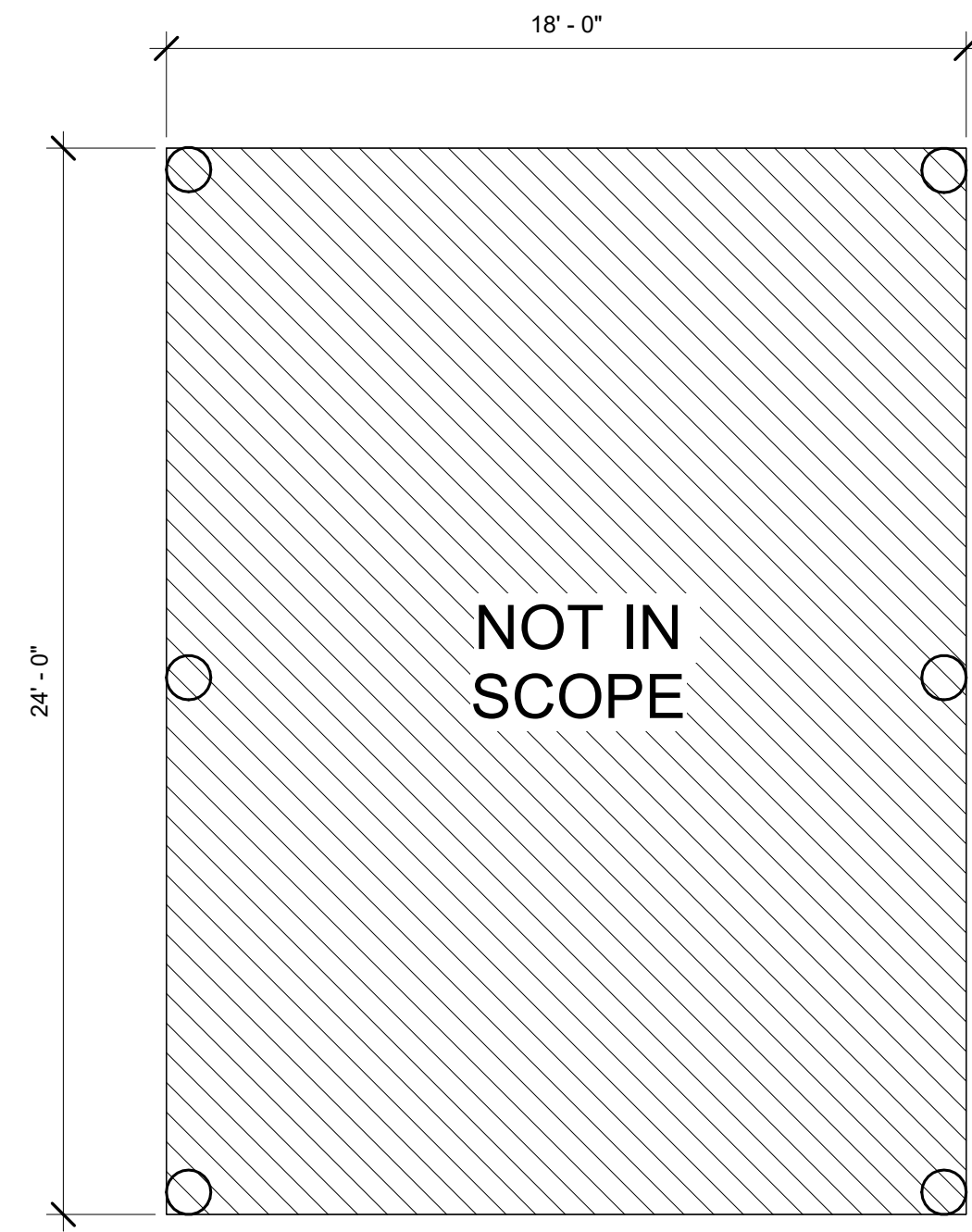
FINAL PLANS  
DRAWING TITLE:  
Remodel Site Plan

30" x 42" SCALE  
1" = 10'-0"

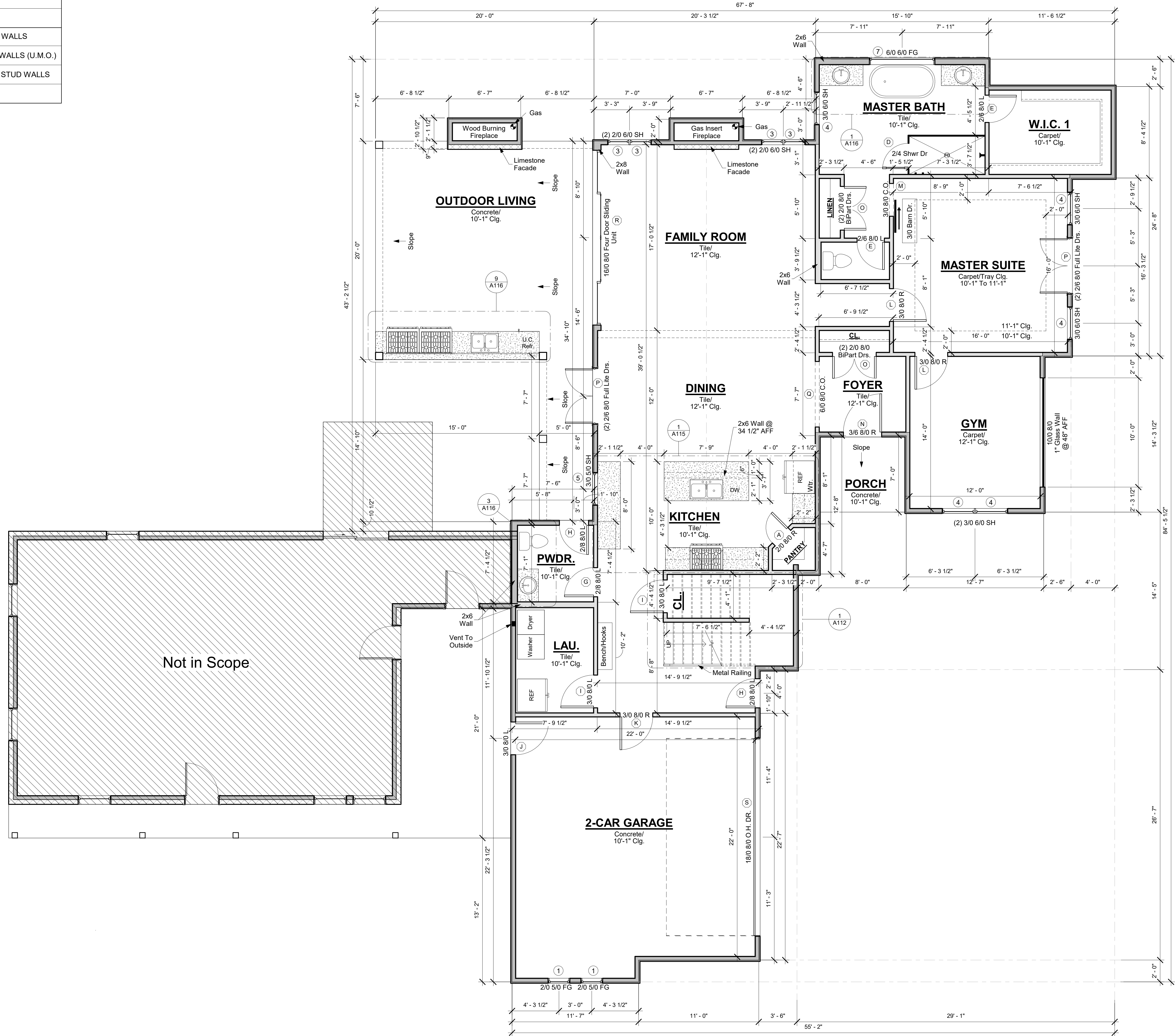
ISSUES DATE:  
12/3/2021  
DRAWN BY:  
AJB  
PROJECT NUMBER:  
216507

SHEET NUMBER:

WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



2 Level 1 - Existing Pole Barn  
1/4" = 1'-0"



1 Level 1 - Remodel Plan  
1/4" = 1'-0"

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DRAWING TITLE:  
Level 1 - Remodel Plan

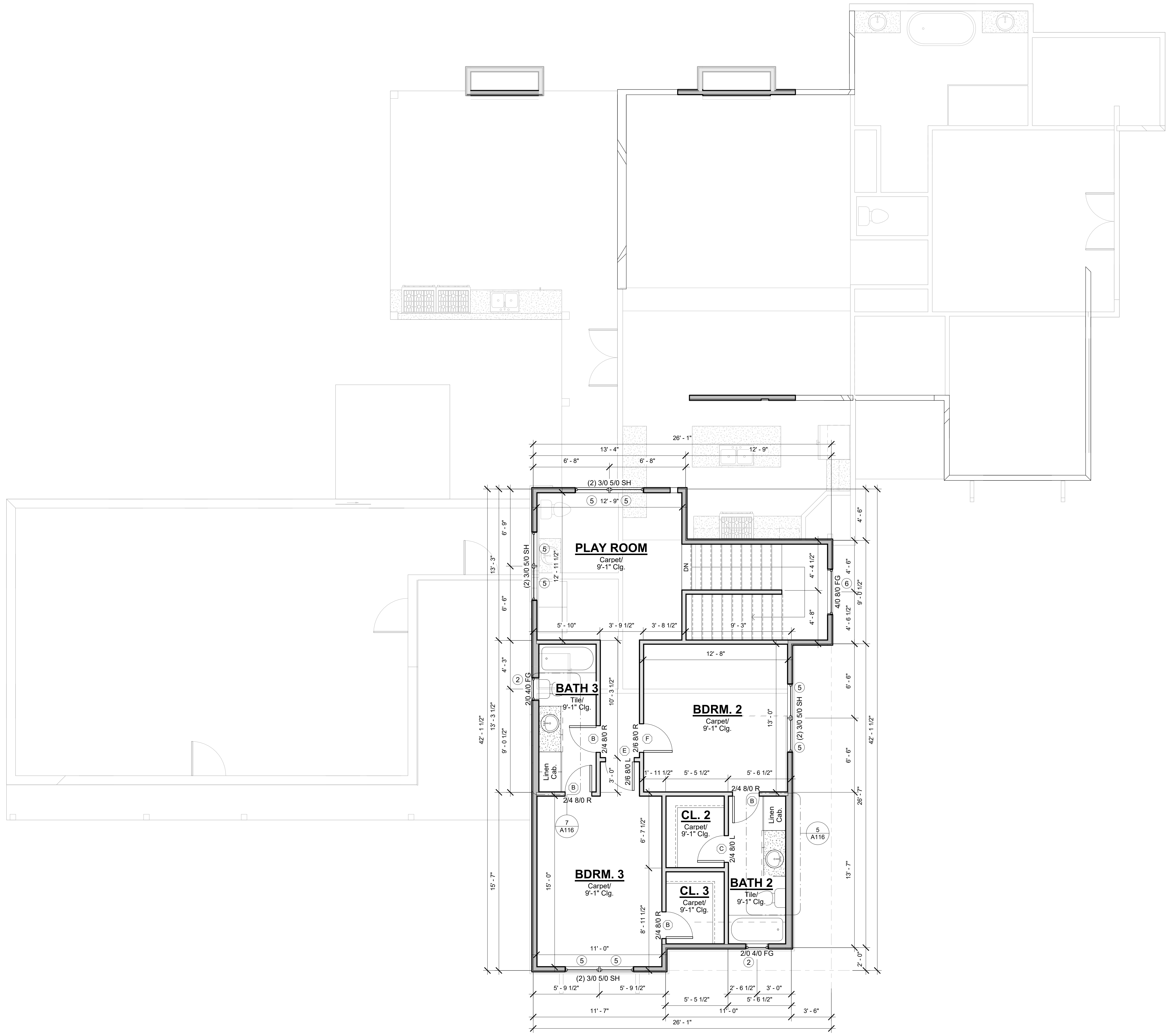
3/4" x 1/4" SCALE:  
As Indicated

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
AJB  
PROJECT NUMBER:  
216507

SHEET NUMBER:

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WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



① Level 2 - Remodel Plan  
1/4" = 1'-0"

PROJECT INFORMATION

FINAL PLANS  
DRAWING TITLE:  
Level 2 - Remodel Plan

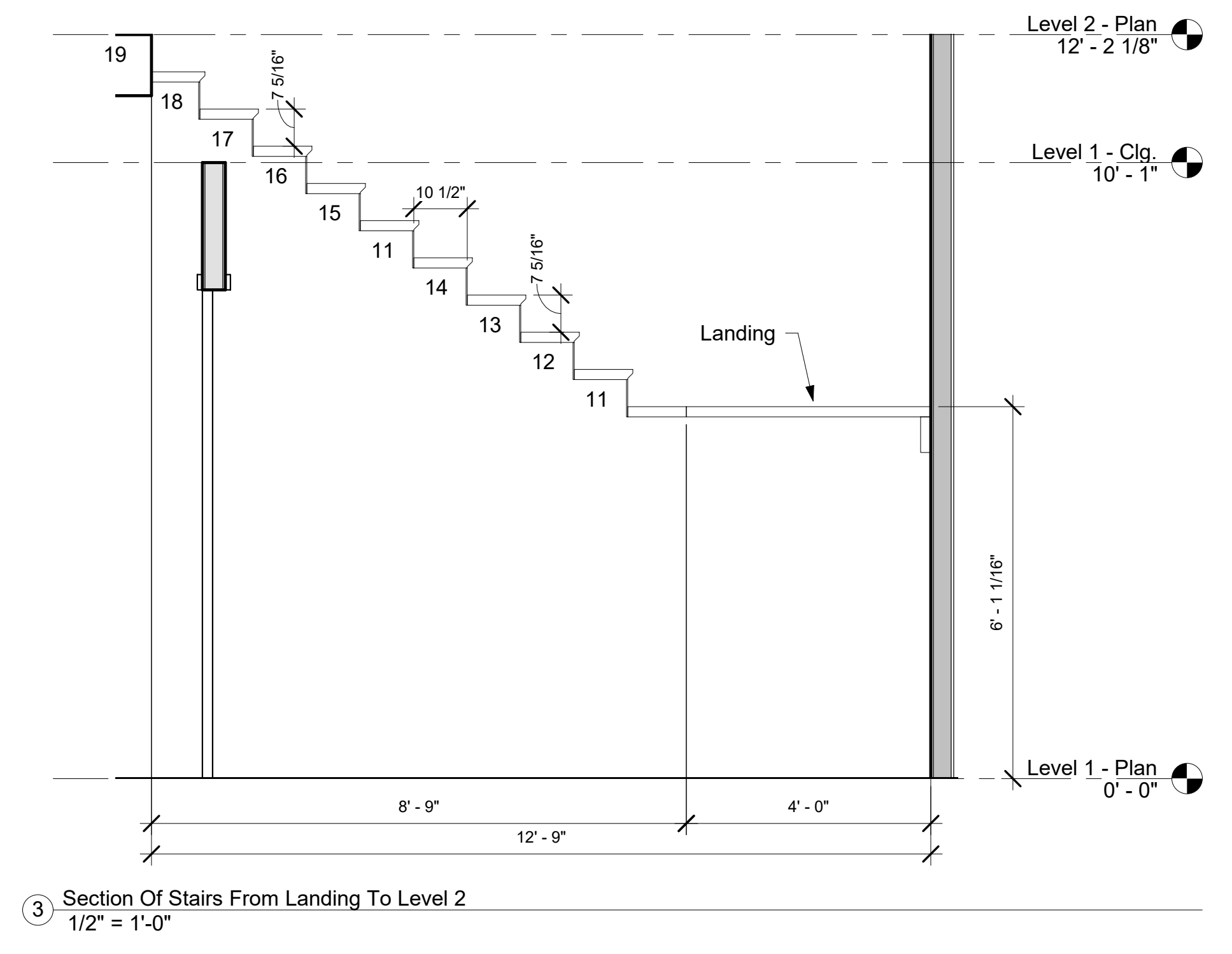
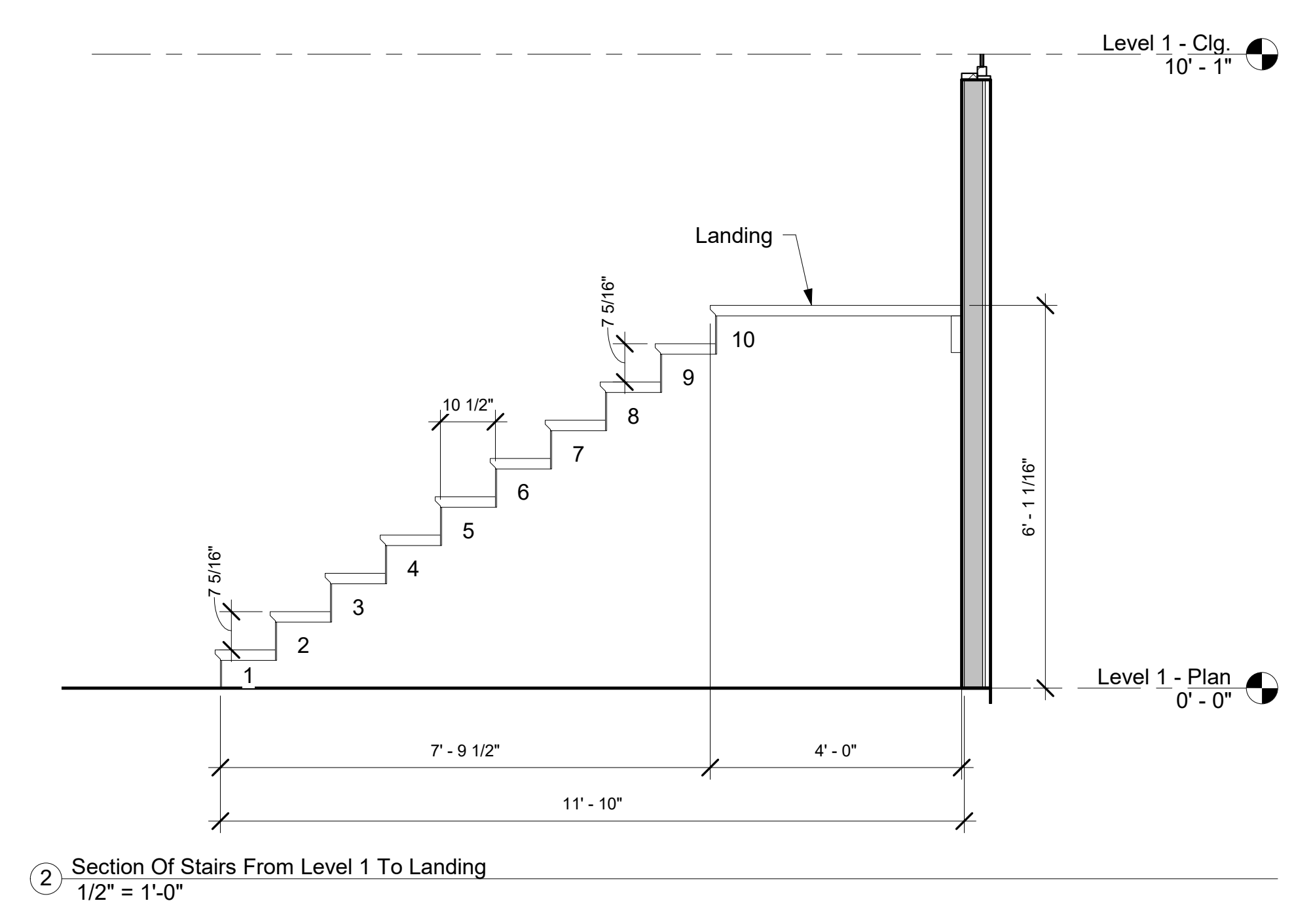
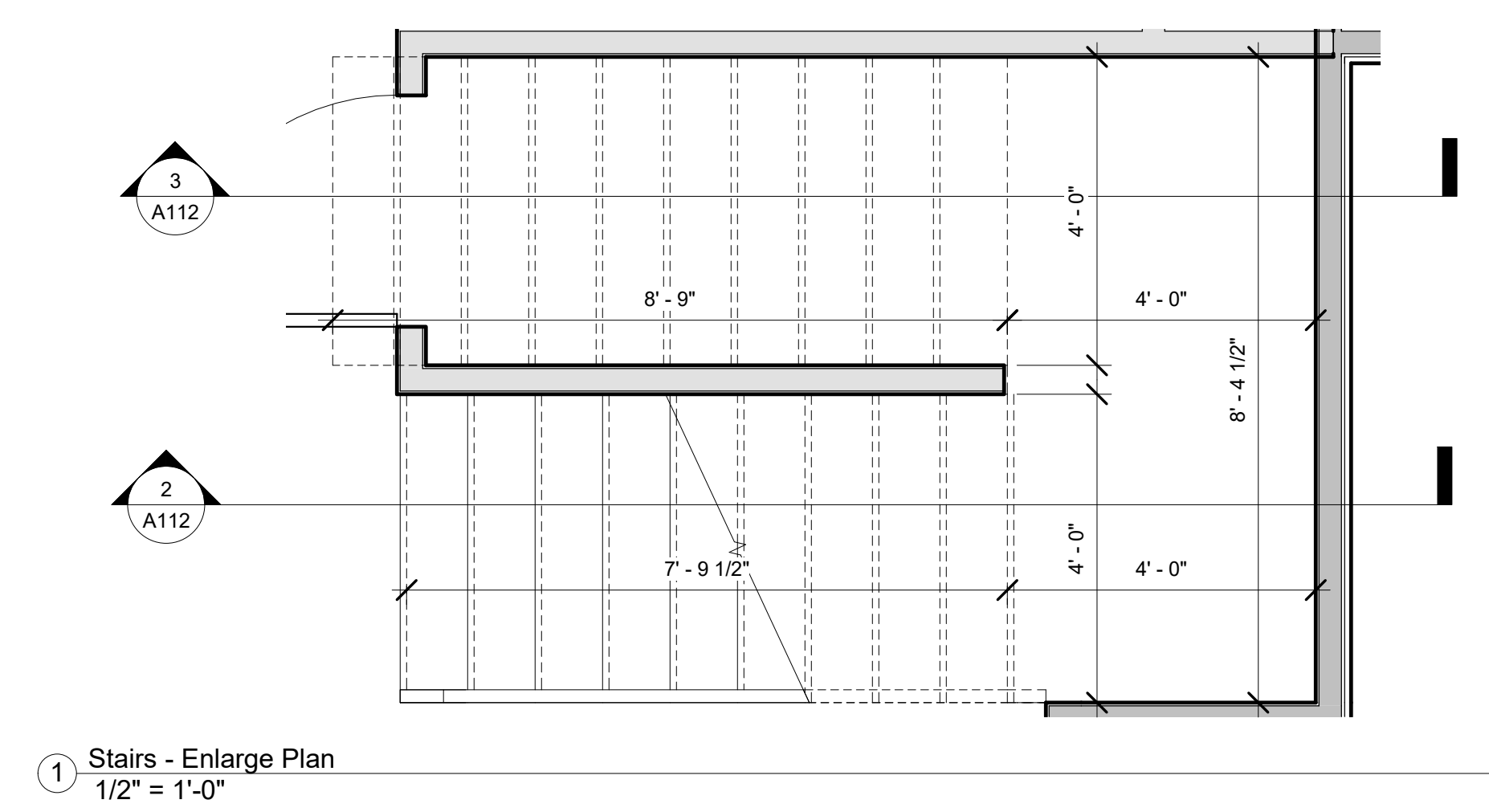
3/4" SCALE:  
As indicated

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
AJB  
PROJECT NUMBER:  
216507

SHEET NUMBER:



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PROJECT INFORMATION

Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:  
Stair Plans

30" x 42" SCALE:  
1/2" = 1'-0"

ISSUES DATE:  
12/3/2021

DRAWN BY:  
CML

PROJECT NUMBER:  
216507

SHEET NUMBER:

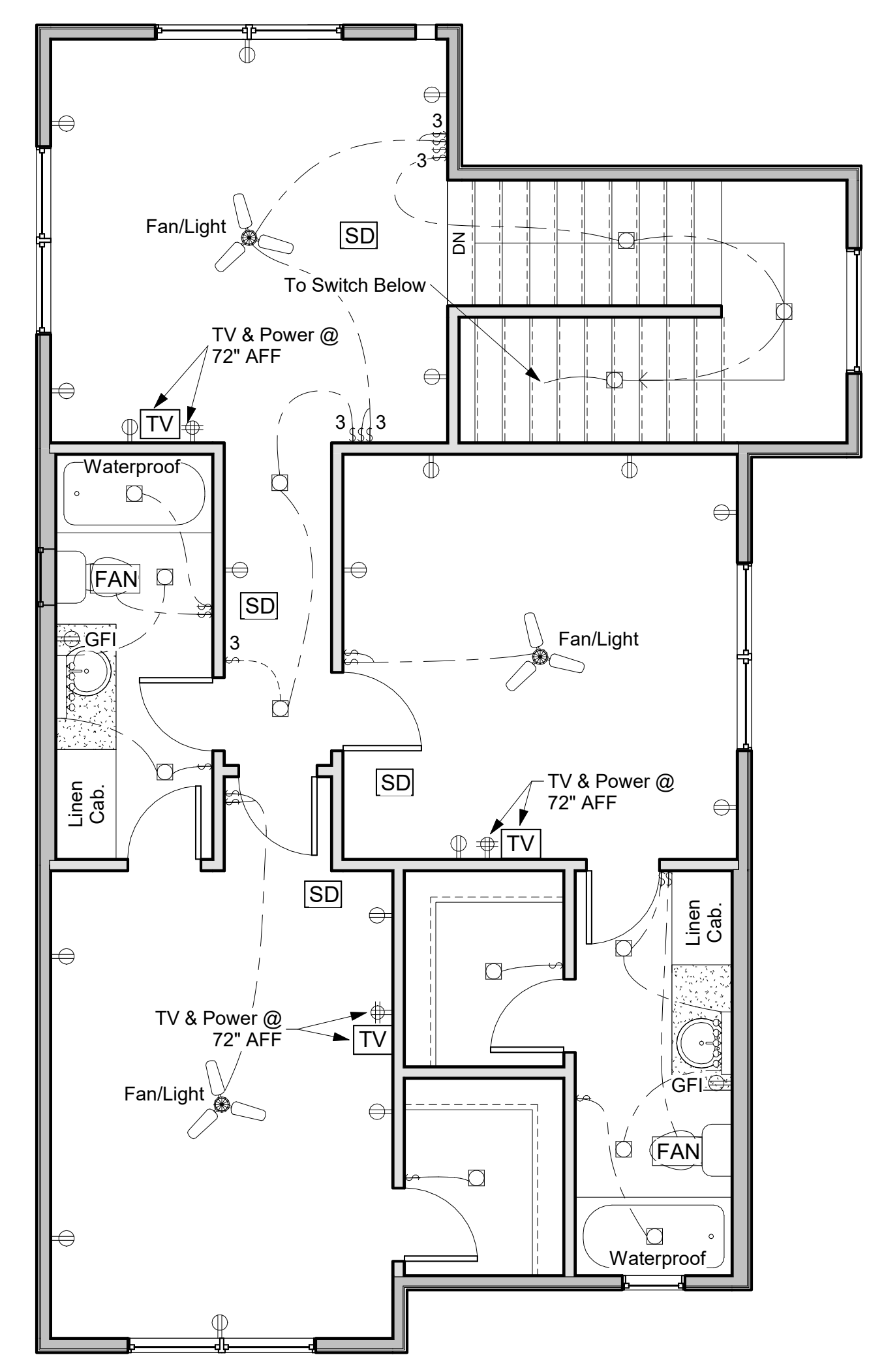


**ELECTRICAL LEGEND**

	FLUORESCENT FIXTURE
	CAN LIGHT
	ART LIGHTING WITH DIMMABLE SWITCH
	SURFACE LIGHTING
	WALL SCONCE LIGHTING
	WALL MOUNTED LIGHTING
	HANGING LIGHT
	CEILING FAN
	CEILING FAN & LIGHT
	EMERGENCY LIGHTING
	SMOKE DETECTOR & CARBON MONOXIDE TO BE CONNECTED TO ELECTRICAL
	TV JACK
	EXHAUST FAN
	LIGHT SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	MOTION SENSOR SWITCH WITH TIMER
	PUSH BUTTON SWITCH
	DOOR SENSOR
	110V CEILING RECEPTACLE
	110V FLOOR RECEPTACLE
	110V RECEPTACLE
	110V QUADRUPLEX
	220V RECEPTACLE
	110V GFI RECEPTACLE
	110V WATERPROOF GFI RECEPTACLE
	DATA/INTERNET OUTLET
	POWER FOR LOW VOLTAGE LIGHT SYSTEM
	POWER FOR SECURITY CAMERAS

**ELECTRICAL NOTES:**

- ALL BATHROOMS TO HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT
- ALL LAUNDRY ROOMS TO HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT.
- ALL BEDROOM BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- GFI PROTECTION REQUIRED ON ALL KITCHEN, BATH AND OTHER WET AREAS.
- VERIFY ALL LIGHTING, OUTLET & SWITCH LOCATIONS IN FIELD WITH OWNER & BUILDER. ALL LIGHTING TO BE SELECTED BY OWNER.
- SUPPLIER/CONTRACTOR TO VERIFY ALL ELECTRICAL COMPONENTS ARE SUPPLIED & INSTALLED PER LOCAL CODE.
- VERIFY LOCATION OF ELECTRICAL PANEL WITH OWNER.
- COORDINATE ALL LIGHTING WITH THE GENERAL CONTRACTOR.
- ALL EXTERIOR LIGHTING WITH BE DOWN LIGHTING.
- ALL SMOKE DETECTORS SHOULD BE COMBINED WITH CARBON MONOXIDE DETECTOR AND CONNECTED TO ELECTRICAL.



1 Level 2 - Remodel Electrical Plan  
1/4" = 1'-0"

PROJECT INFORMATION

**Clements Remodel Plan**  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:  
Level 2 - Remodel Electrical Plan

30" x 42" SCALE:  
1/4" = 1'-0"

ISSUES DATE:  
12/3/2021

DRAWN BY:  
CML

PROJECT NUMBER:  
216507

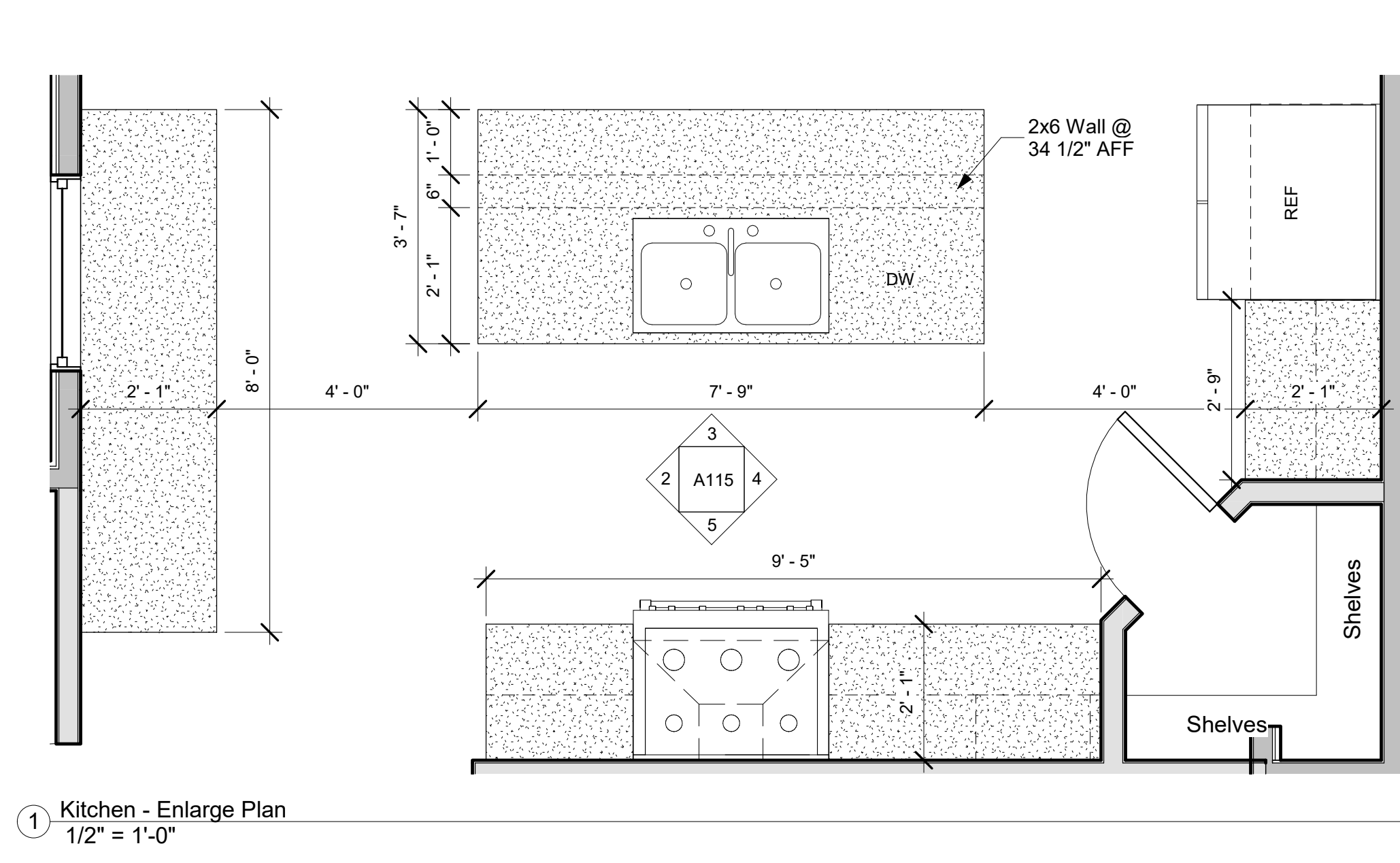
SHEET NUMBER:



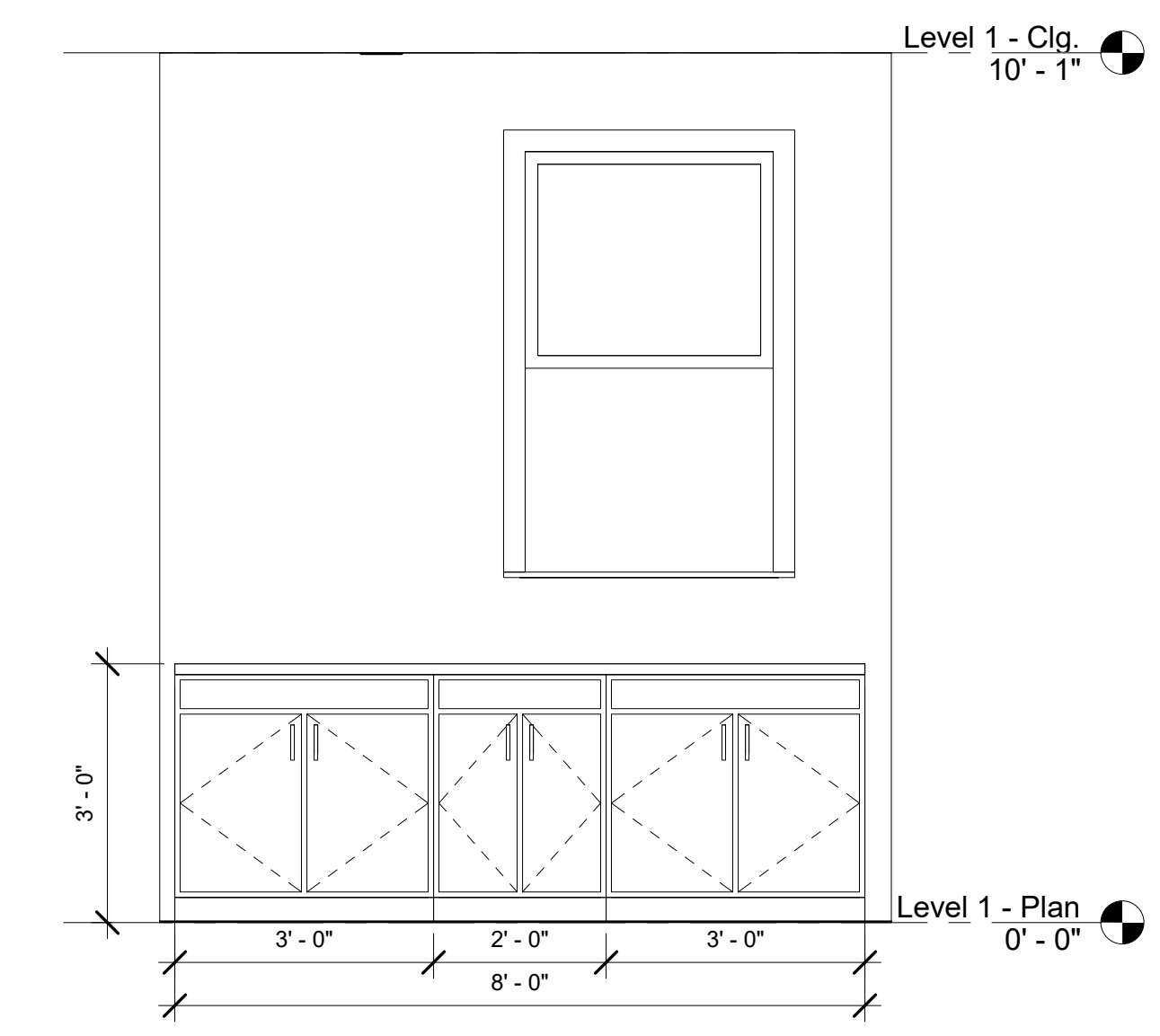
ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF SHEETROCK.

THE OWNER/BUILDER IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. DRAWINGS ON THIS PAGE IS FOR REFERENCE ONLY. CABINET PLANS SHOULD BE COORDINATE WITH BUILDER AND OWNER WHEN ALL WALLS ARE FRAMED. SO EXACT MEASUREMENTS CAN BE USED.

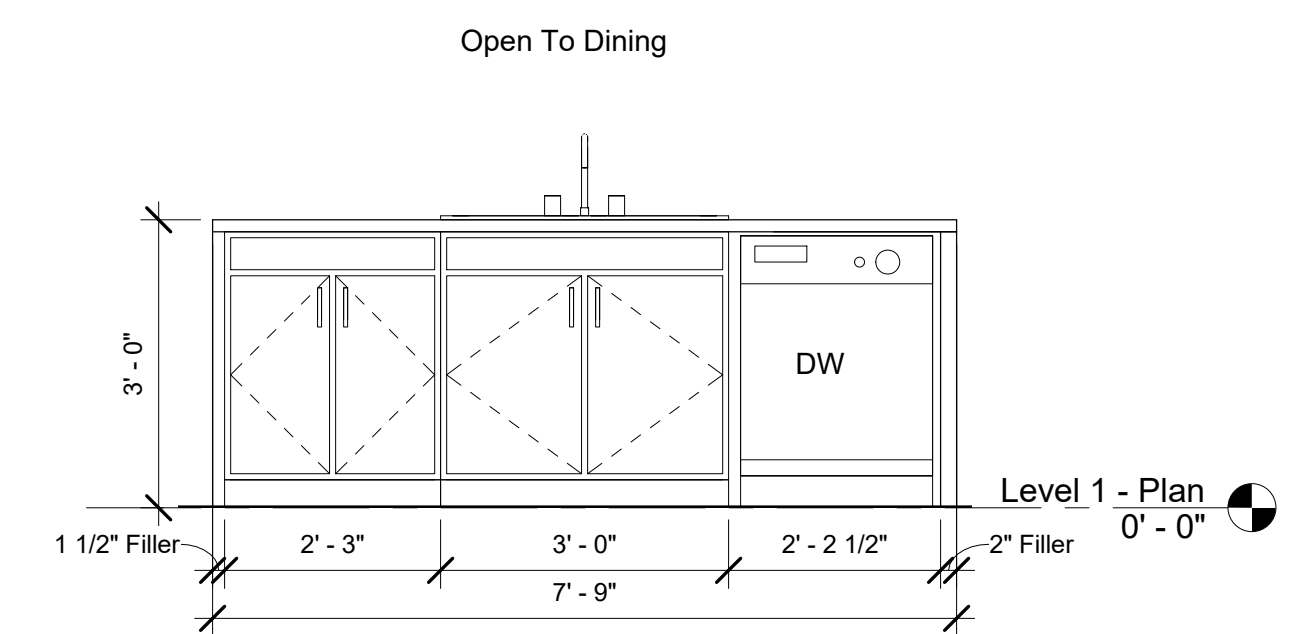
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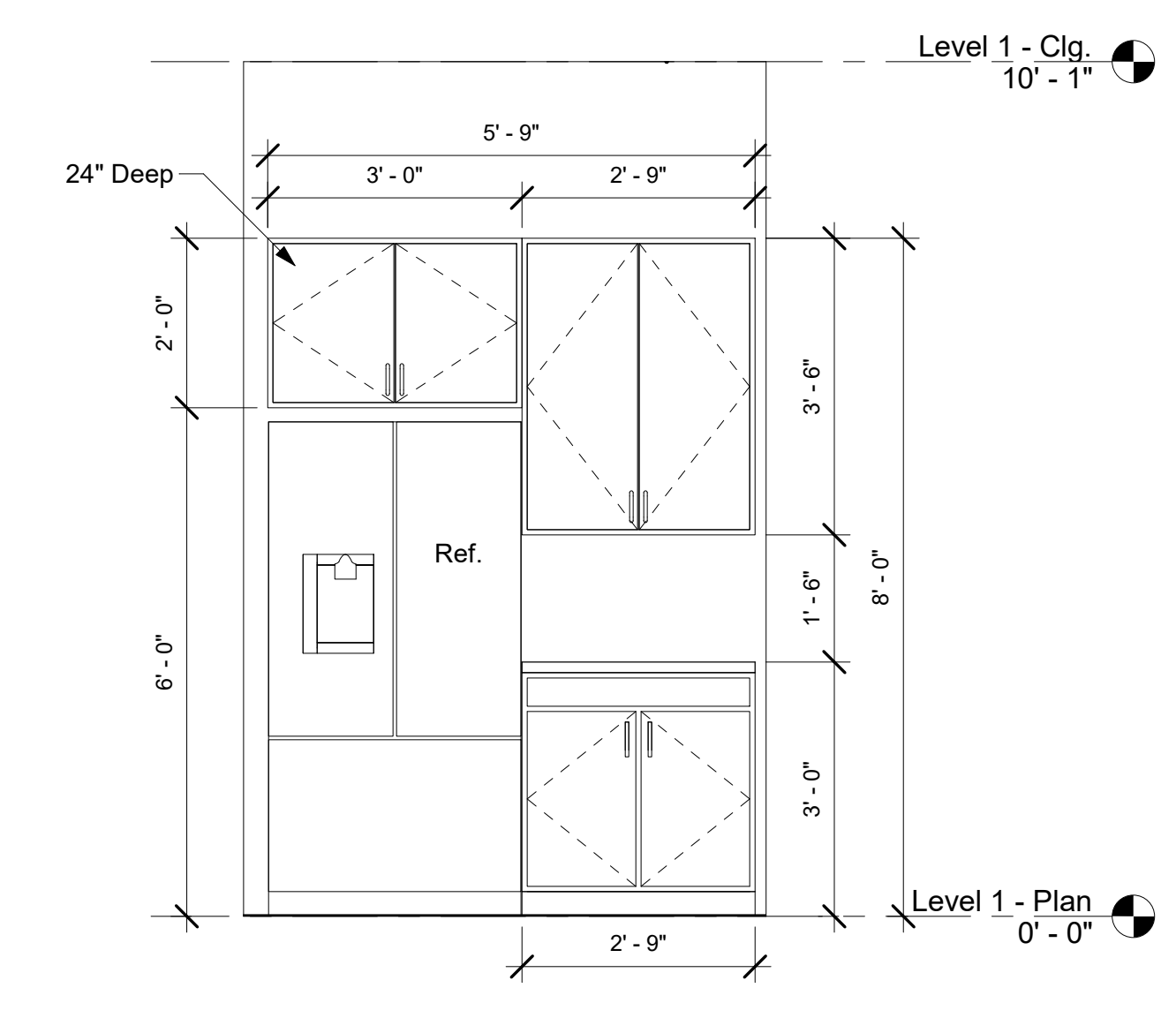
1 Kitchen - Enlarge Plan  
 1/2" = 1'-0"



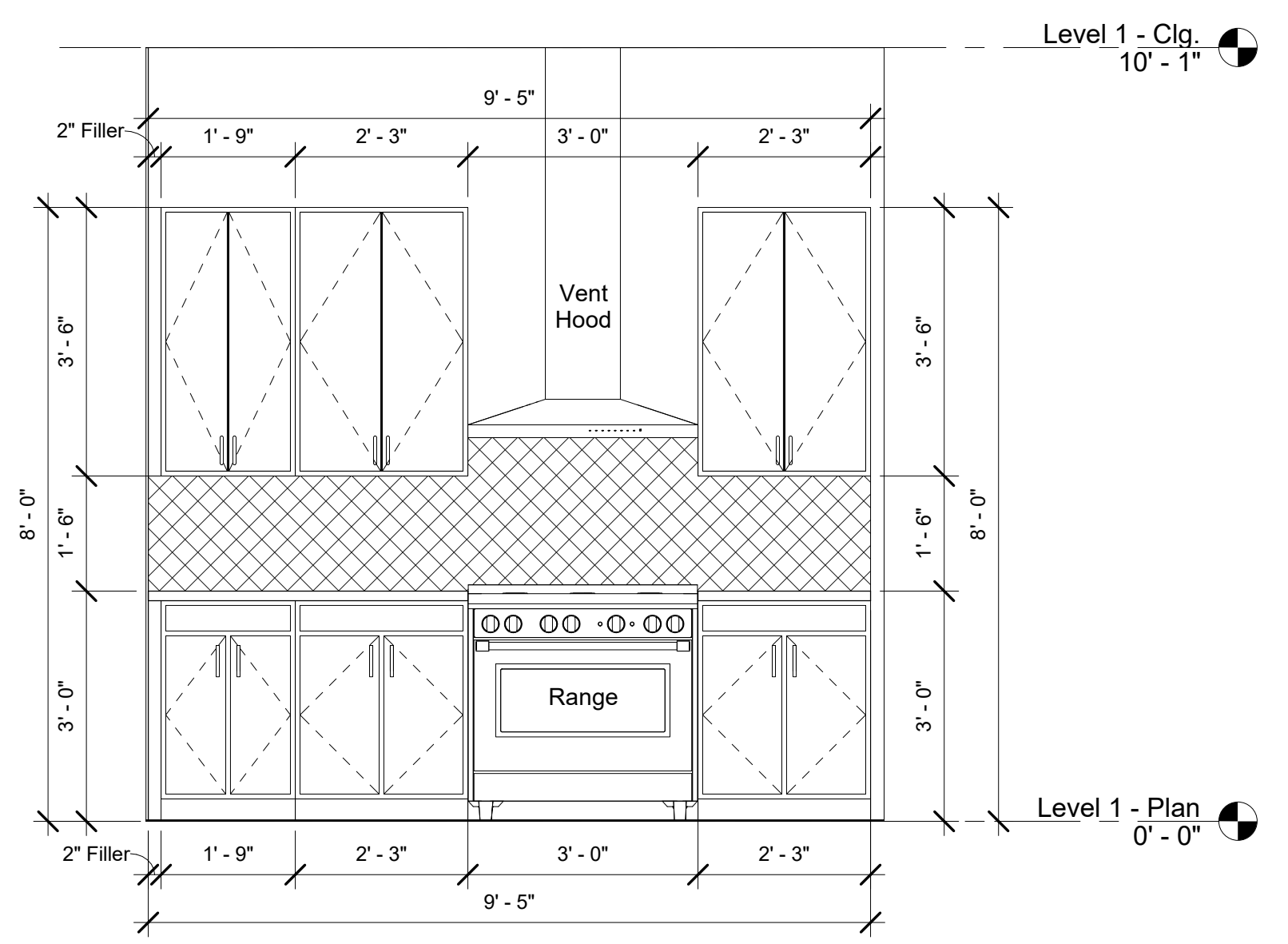
2 Kitchen Bar - Elevation  
 1/2" = 1'-0"



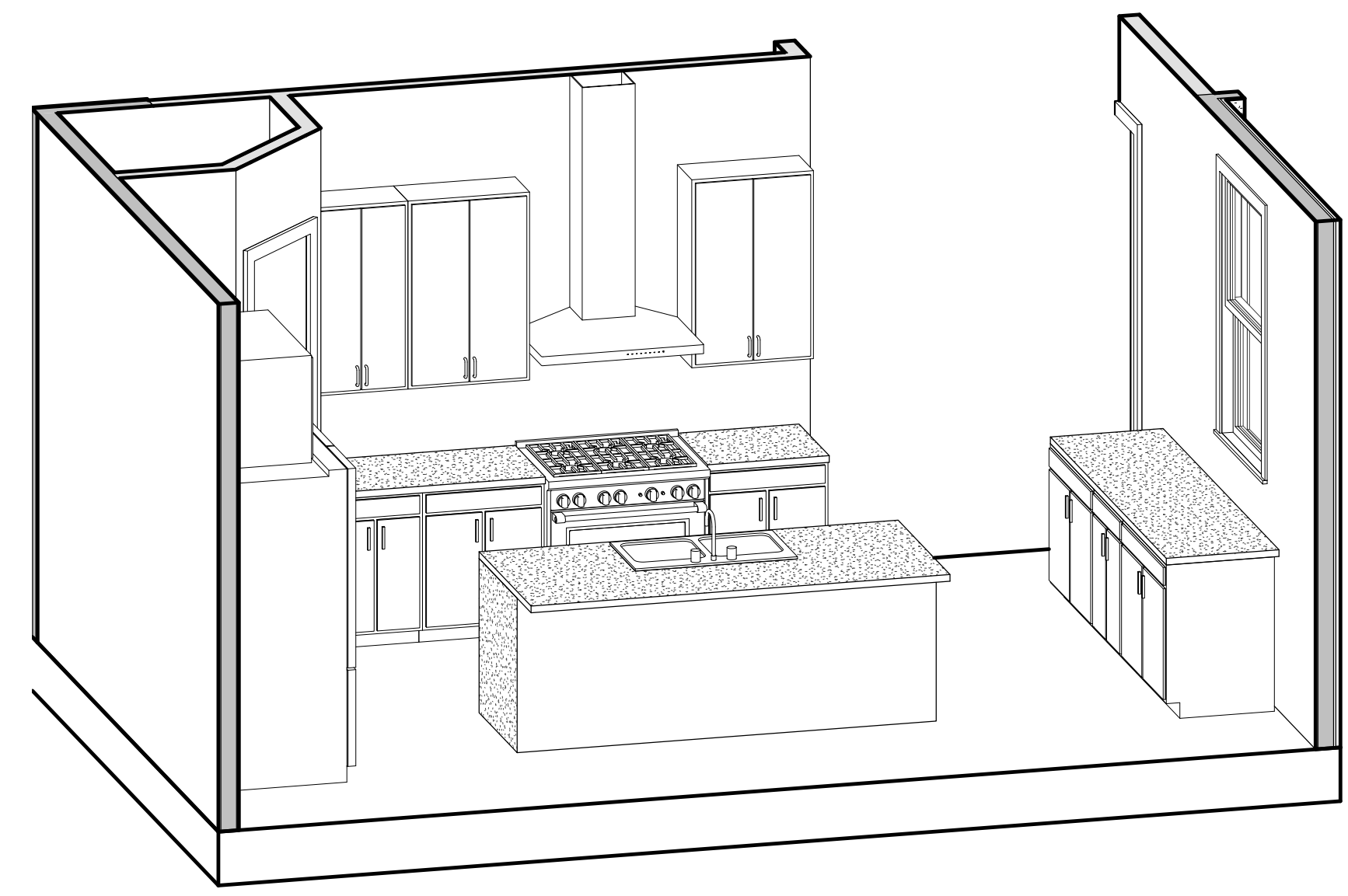
3 Kitchen Island - Elevation  
 1/2" = 1'-0"



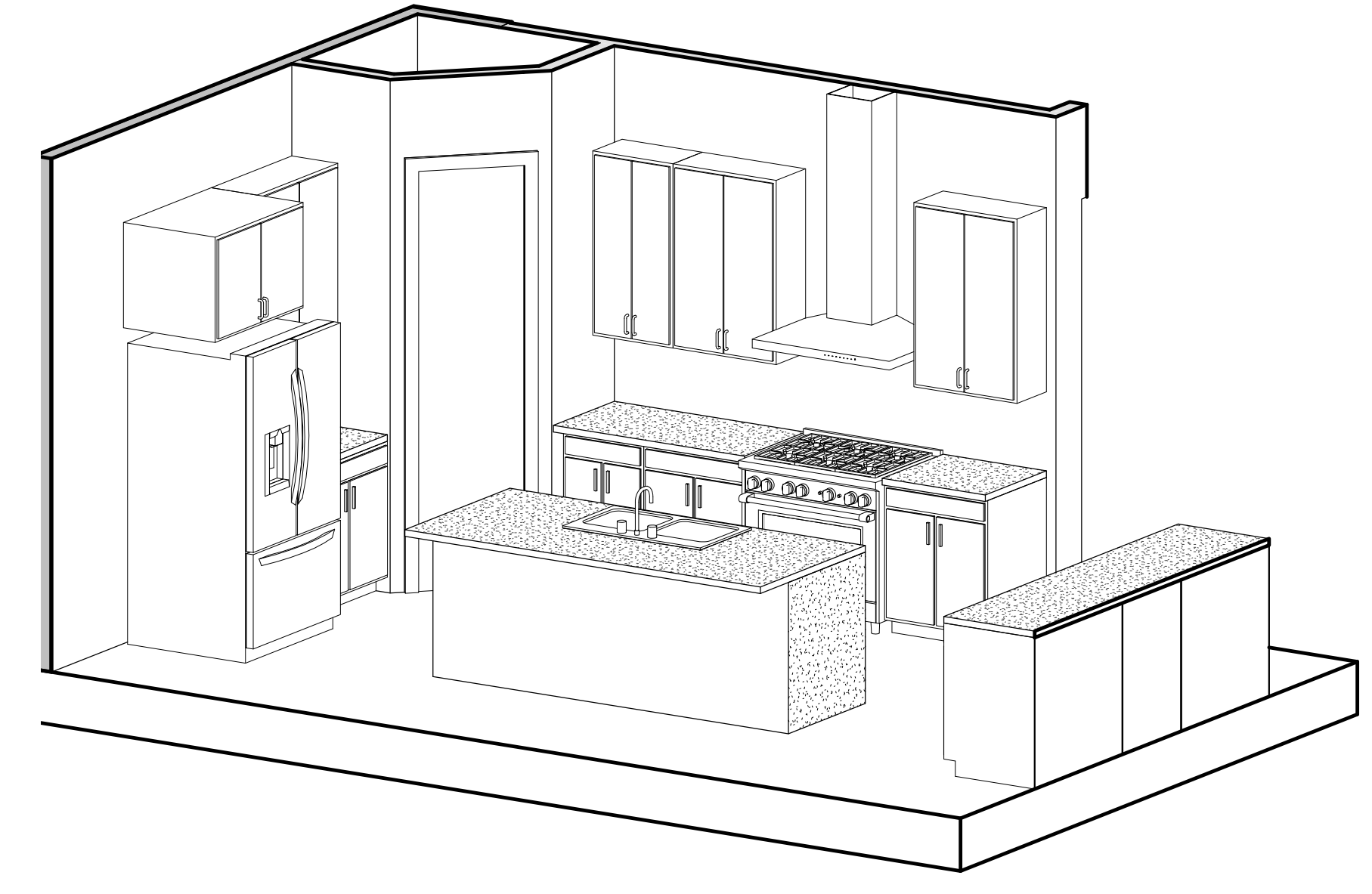
4 Kitchen Refrigerator - Elevation  
 1/2" = 1'-0"



5 Kitchen Range - Elevation  
 1/2" = 1'-0"



6 Kitchen - 3d View 1

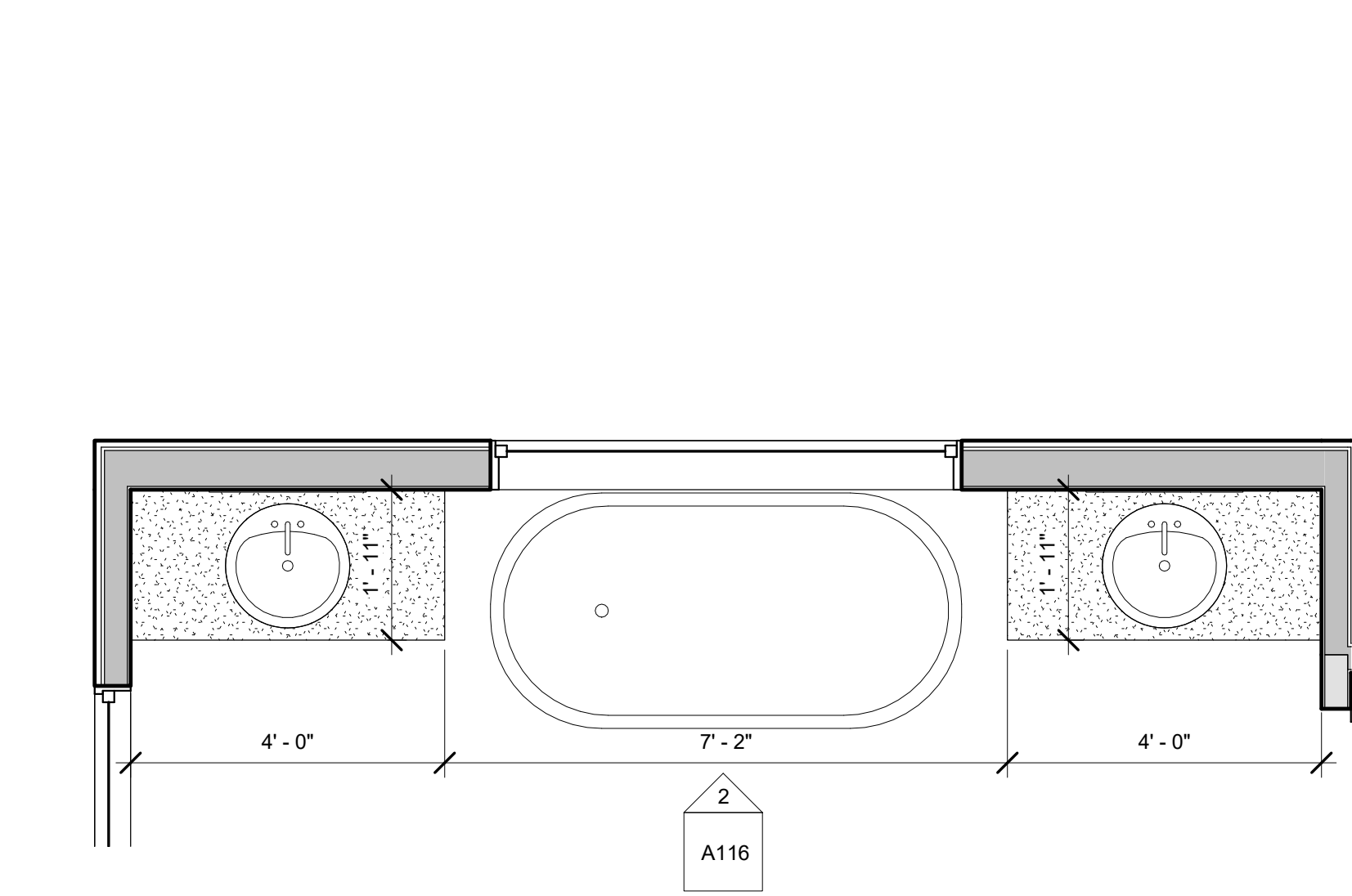


7 Kitchen - 3d View 2

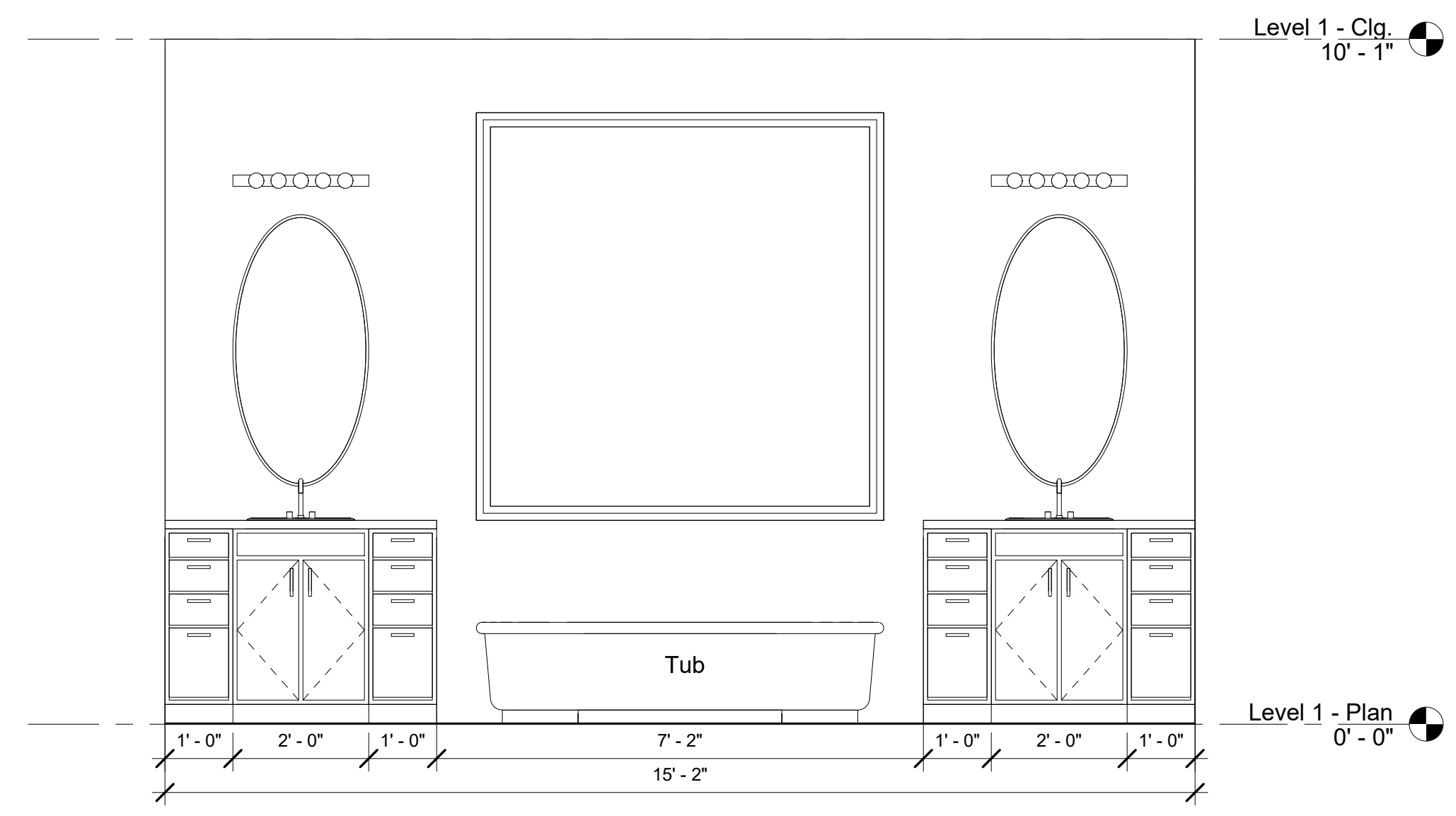
ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF SHEETROCK.

THE OWNER/BUILDER IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. DRAWINGS ON THIS PAGE IS FOR REFERENCE ONLY. CABINET PLANS SHOULD BE COORDINATE WITH BUILDER AND OWNER WHEN ALL WALLS ARE FRAMED. SO EXACT MEASUREMENTS CAN BE USED.

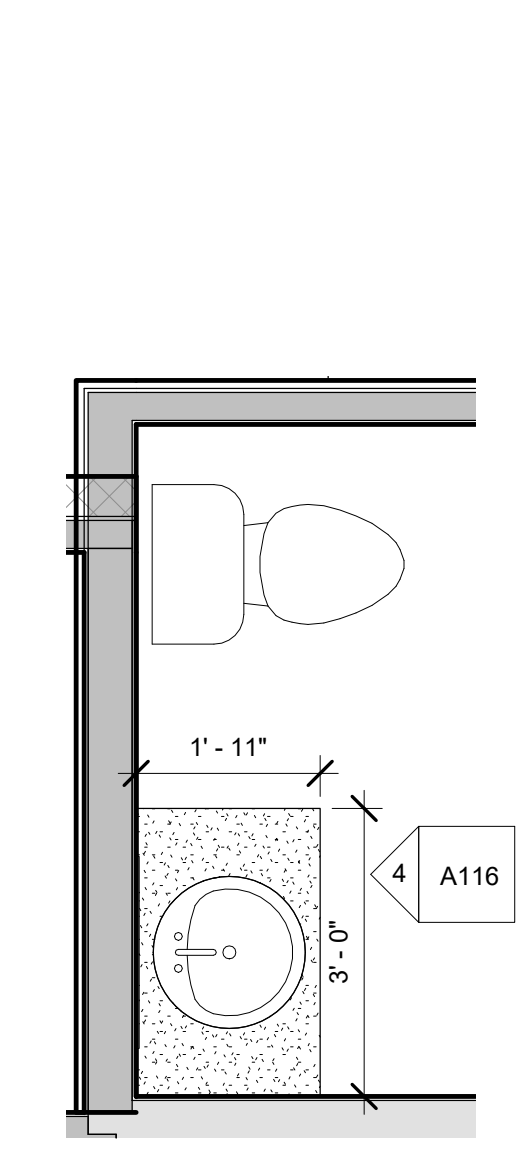
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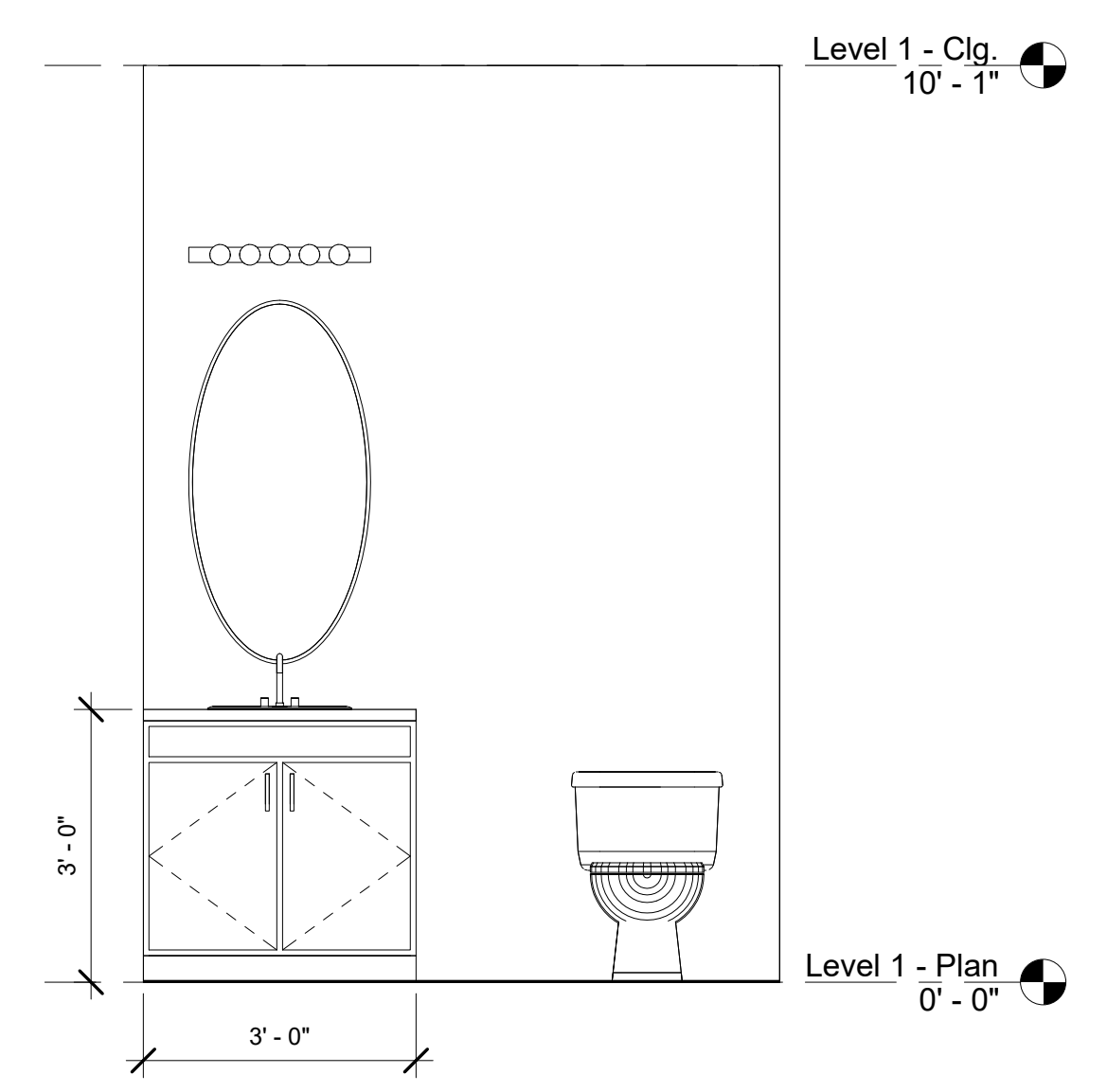
1 Master Bath - Enlarge Plan  
1/2" = 1'-0"



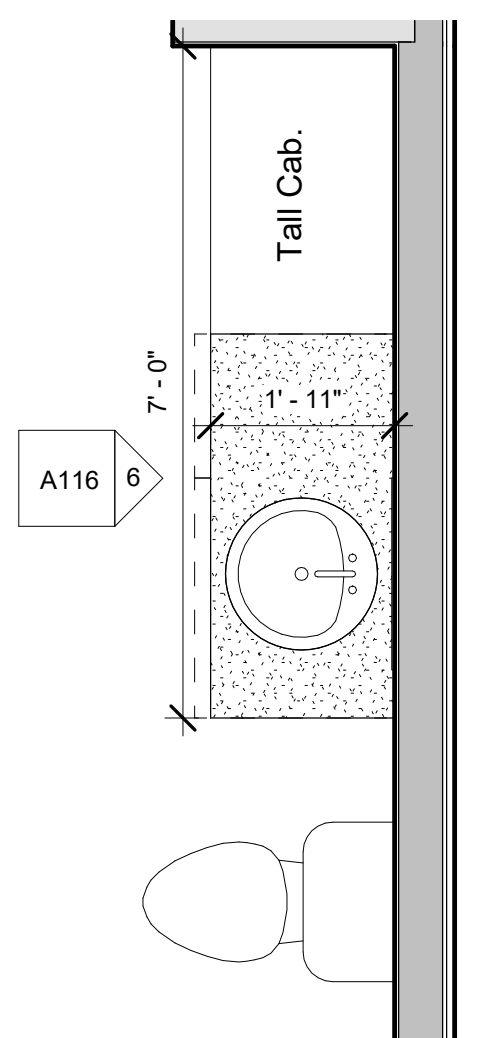
2 Master Bath - Elevation  
1/2" = 1'-0"



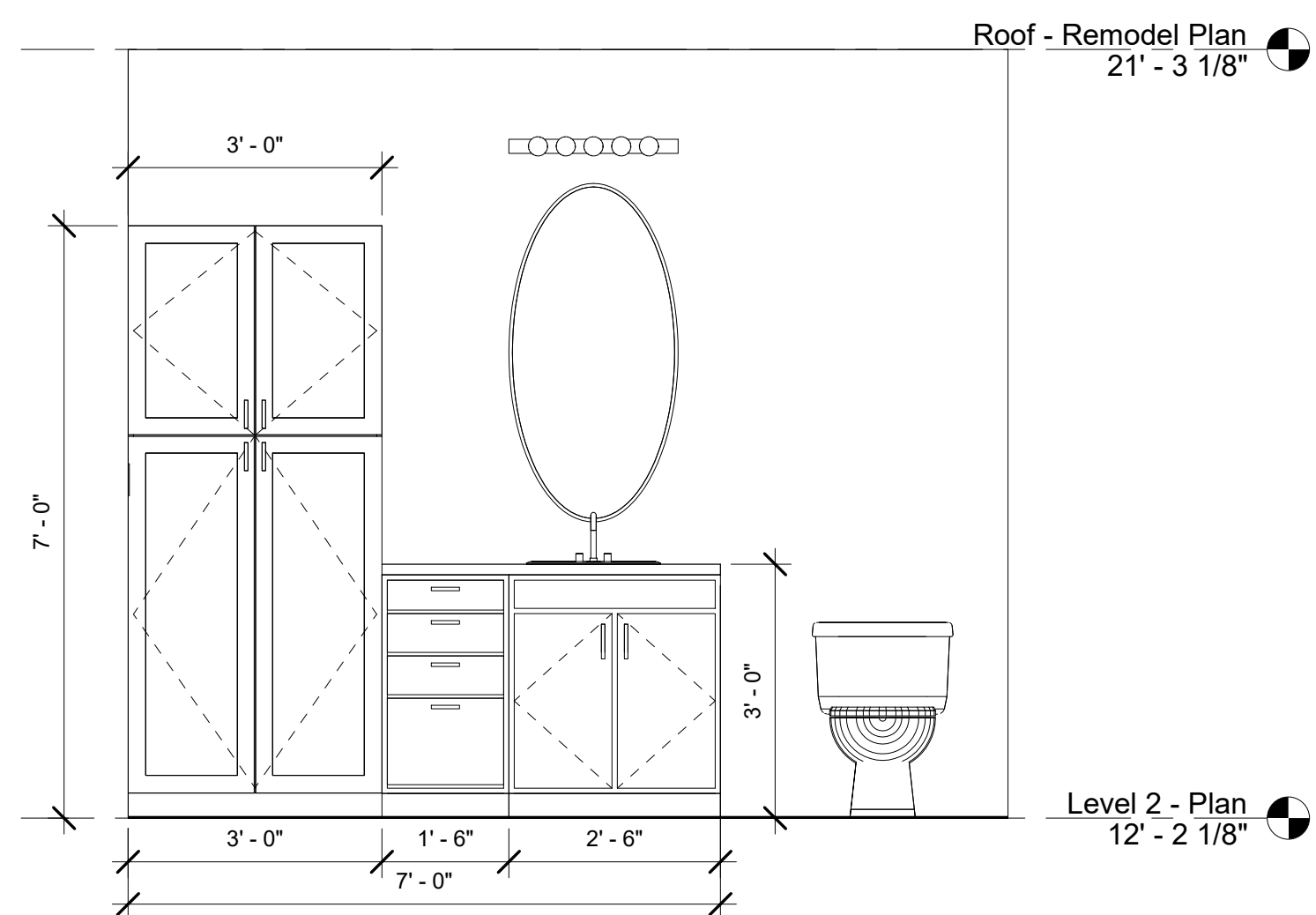
3 Powder - Enlarge Plan  
1/2" = 1'-0"



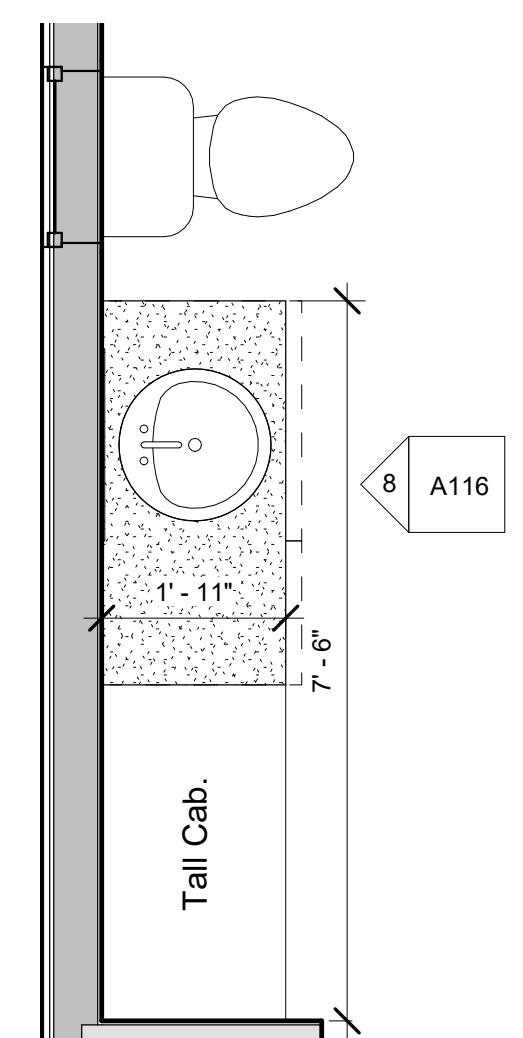
4 Powder - Elevation  
1/2" = 1'-0"



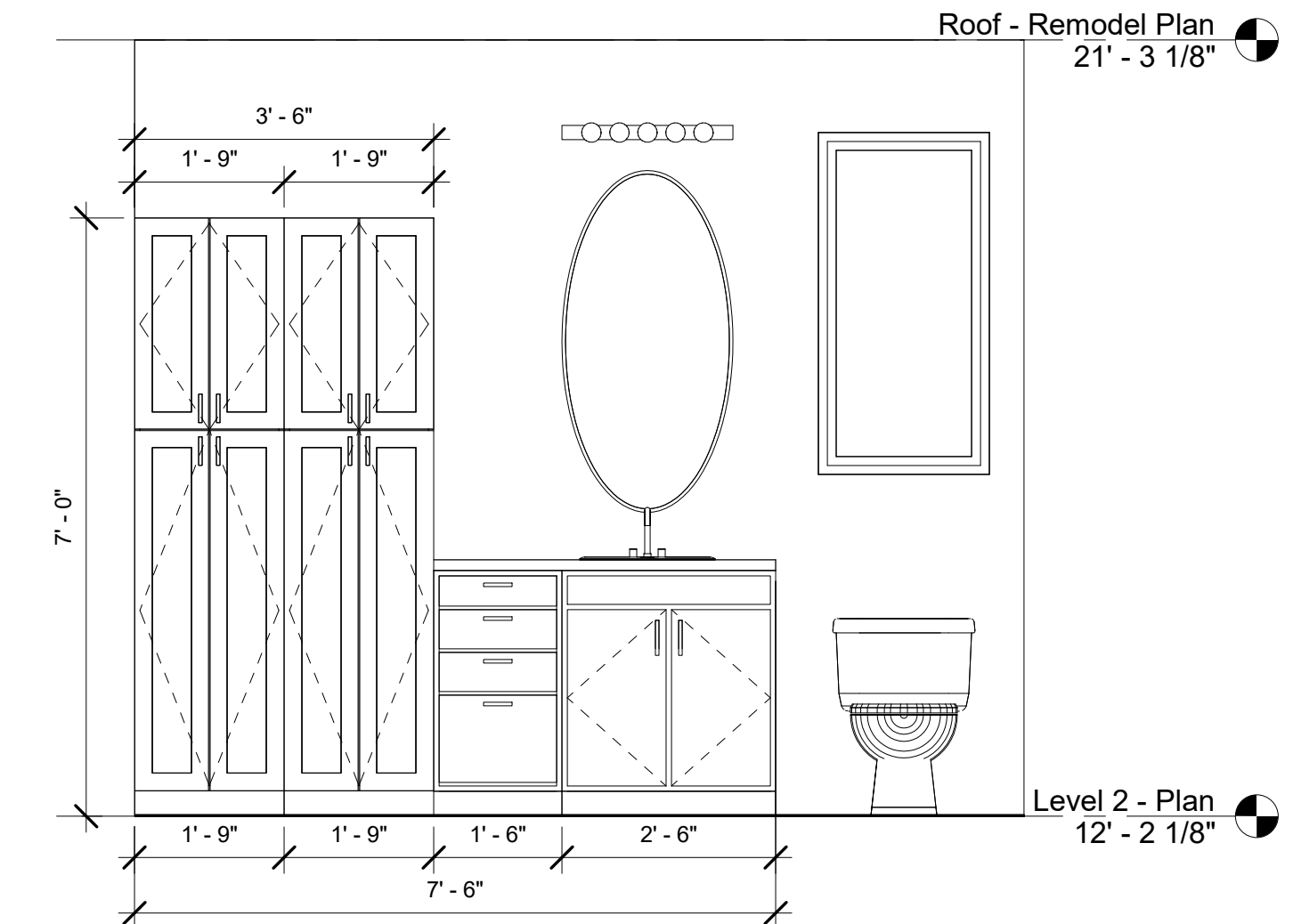
5 Bath 2 - Enlarge Plan  
1/2" = 1'-0"



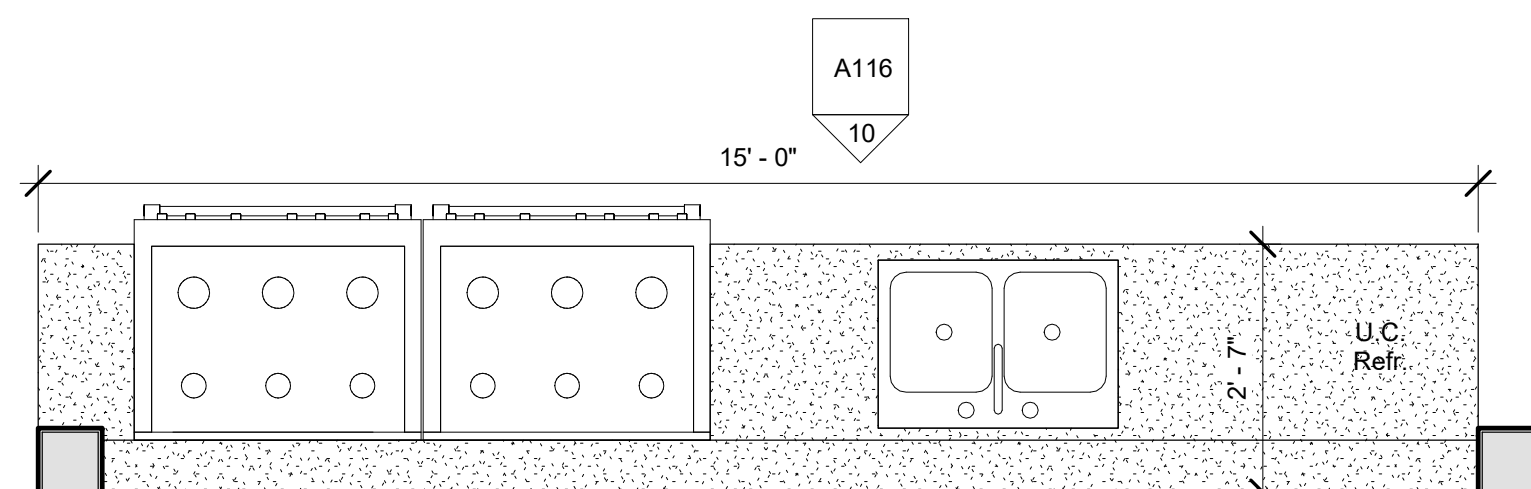
6 Bath 2 - Elevation  
1/2" = 1'-0"



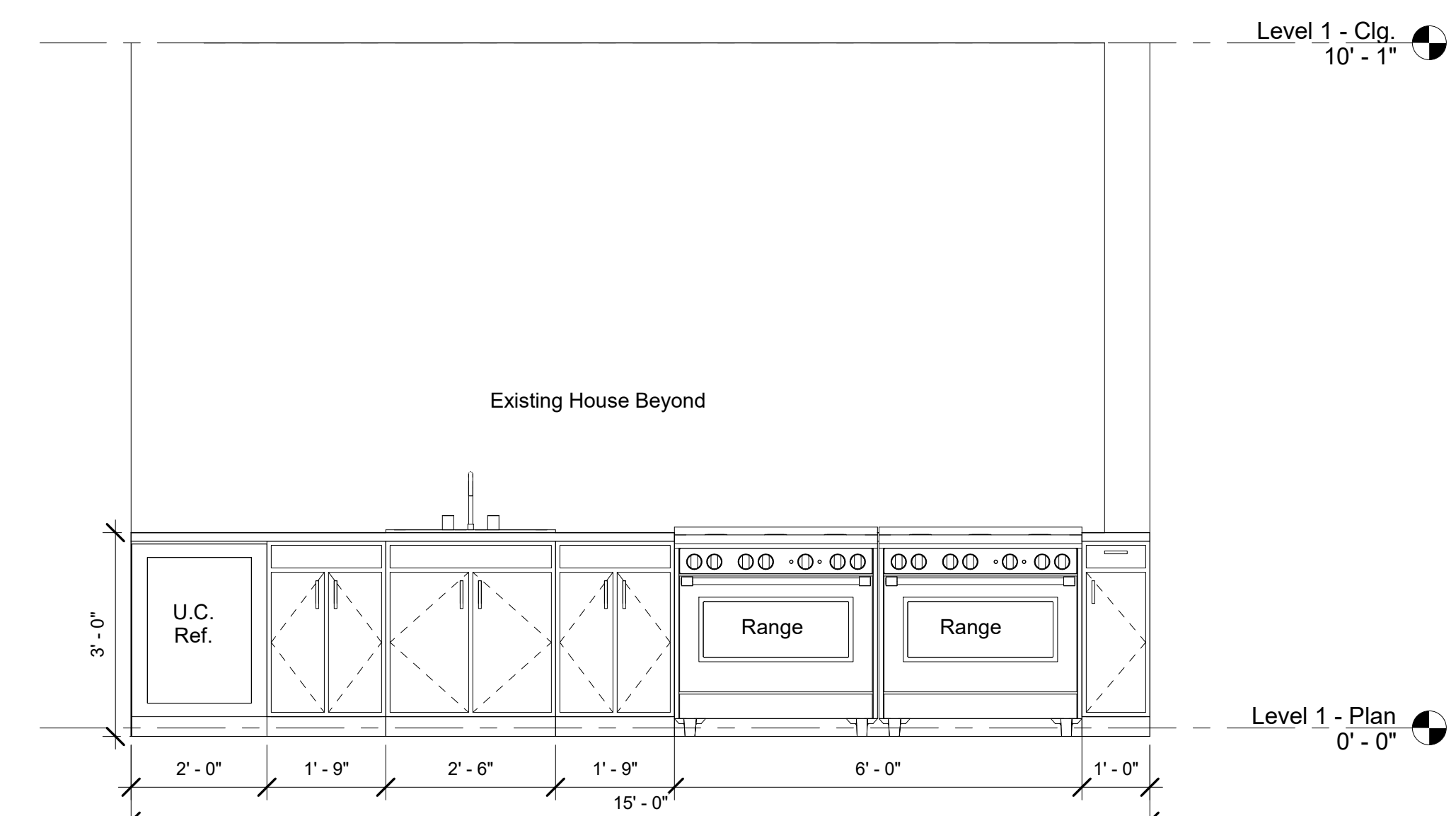
7 Bath 3 - Enlarge Plan  
1/2" = 1'-0"



8 Bath 3 - Elevation  
1/2" = 1'-0"



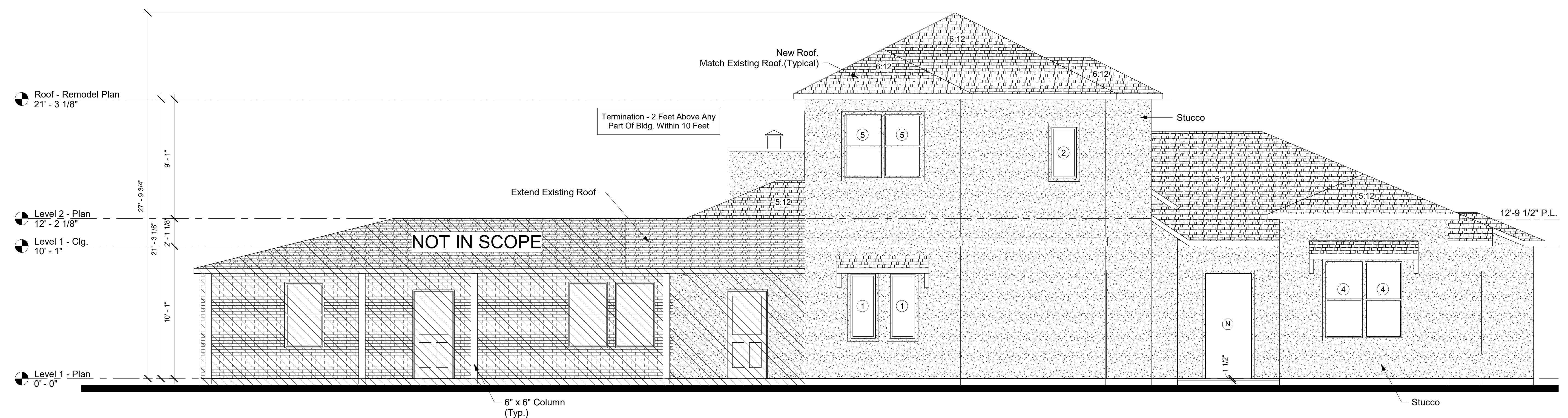
9 Outdoor Kitchen - Enlarge Plan  
1/2" = 1'-0"



10 Outdoor Kitchen - Elevation  
1/2" = 1'-0"

PROJECT INFORMATION  
**Clements Remodel Plan**  
**340 Bluff Street**  
 Dripping Springs, TX 78620

FINAL PLANS  
 DRAWING TITLE:  
 Interior Enlarge Plans & Cabinet Elevations  
 30" x 42" SCALE:  
 1/2" = 1'-0"  
 ISSUES DATE:  
 12/3/2021  
 DRAWN BY:  
 CML  
 PROJECT NUMBER:  
 216507  
 SHEET NUMBER:



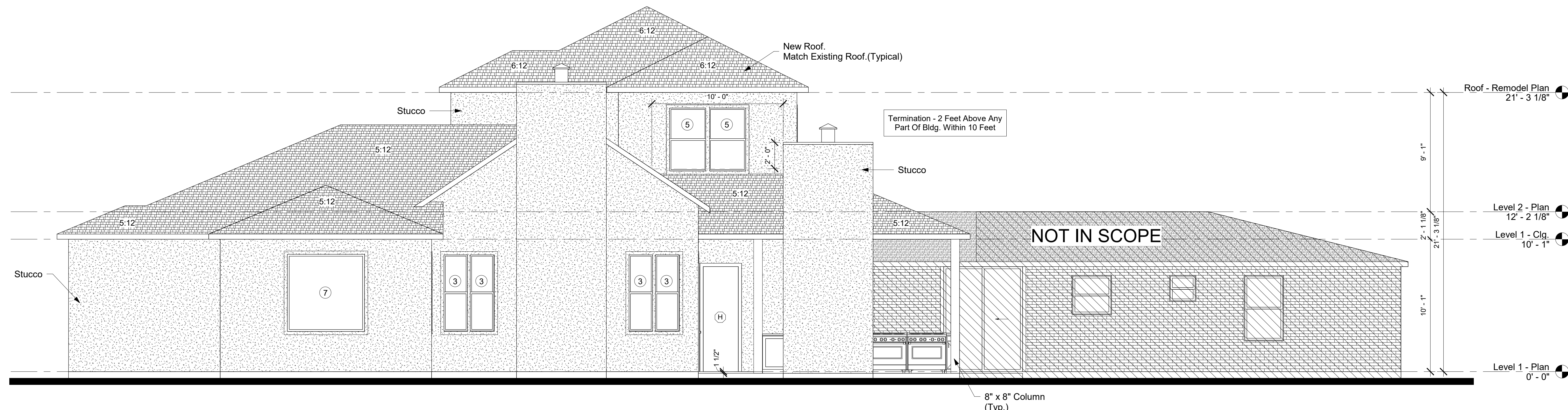
Roof - Remodel Plan  
21' - 3 1/8"

Level 2 - Plan  
12' - 2 1/8"

Level 1 - Clg.  
10' - 1"

Level 1 - Plan  
0' - 0"

1 Front Elevation  
1/4" = 1'-0"



Roof - Remodel Plan  
21' - 3 1/8"

Level 2 - Plan  
12' - 2 1/8"

Level 1 - Clg.  
10' - 1"

Level 1 - Plan  
0' - 0"

2 Rear Elevation  
1/4" = 1'-0"

PROJECT INFORMATION  
Clements Remodel Plan  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS  
DRAWING TITLE:  
Remodel Front & Rear Elevations

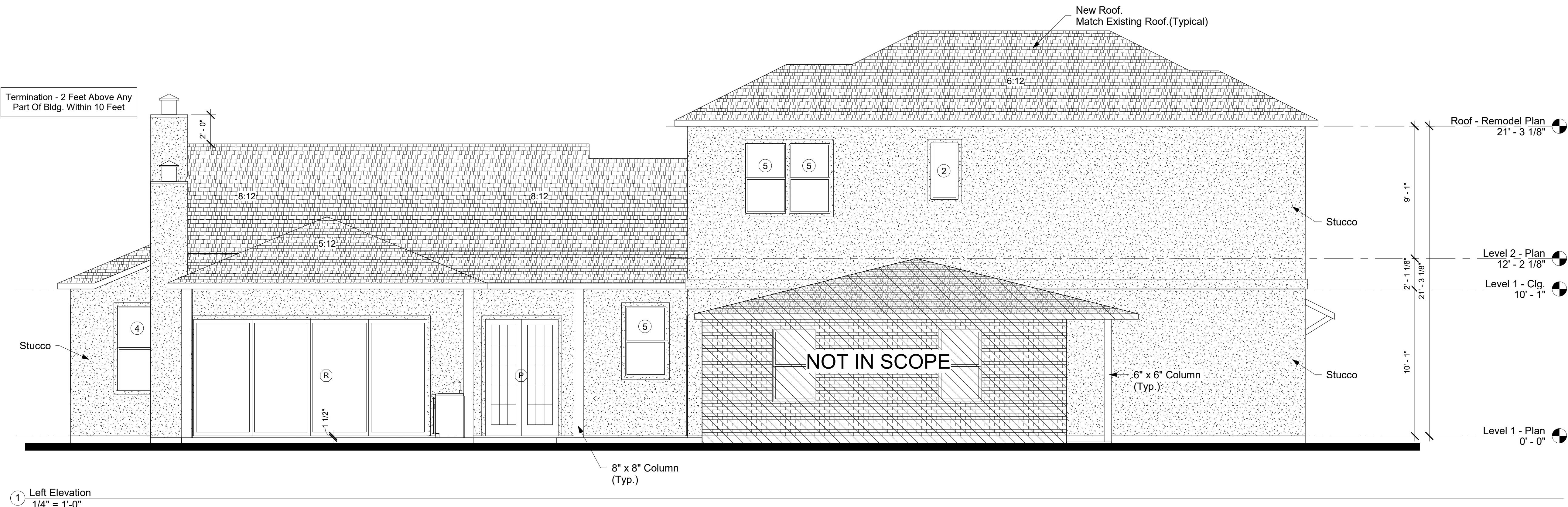
30" x 42" SCALE:  
1/4" = 1'-0"

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
CML  
PROJECT NUMBER:  
216507

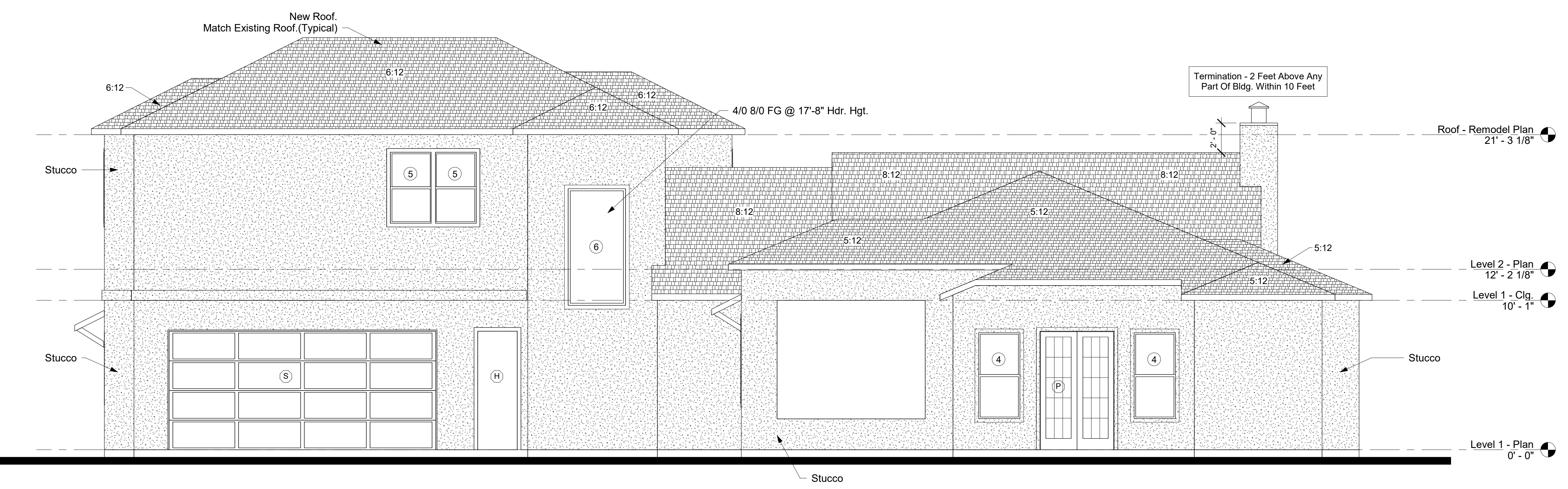
SHEET NUMBER:



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1 Left Elevation  
1/4" = 1'-0"



2 Right Elevation  
1/4" = 1'-0"

PROJECT INFORMATION  
**Clements Remodel Plan**  
340 Bluff Street  
Dripping Springs, TX 78620

FINAL PLANS  
Remodel Left & Right Elevations

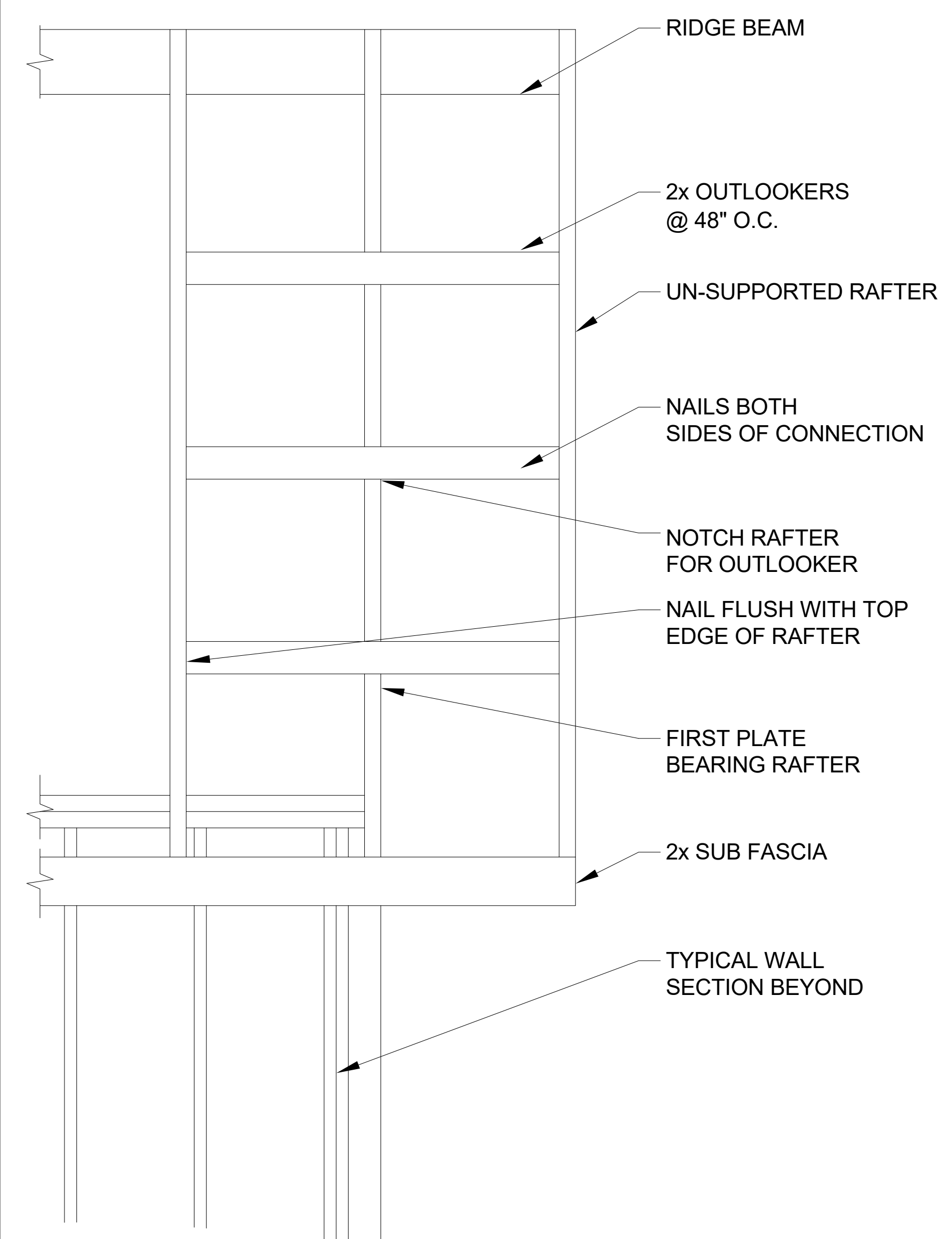
30" x 42" SCALE  
1/4" = 1'-0"

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
CML  
PROJECT NUMBER:  
216507

SHEET NUMBER:

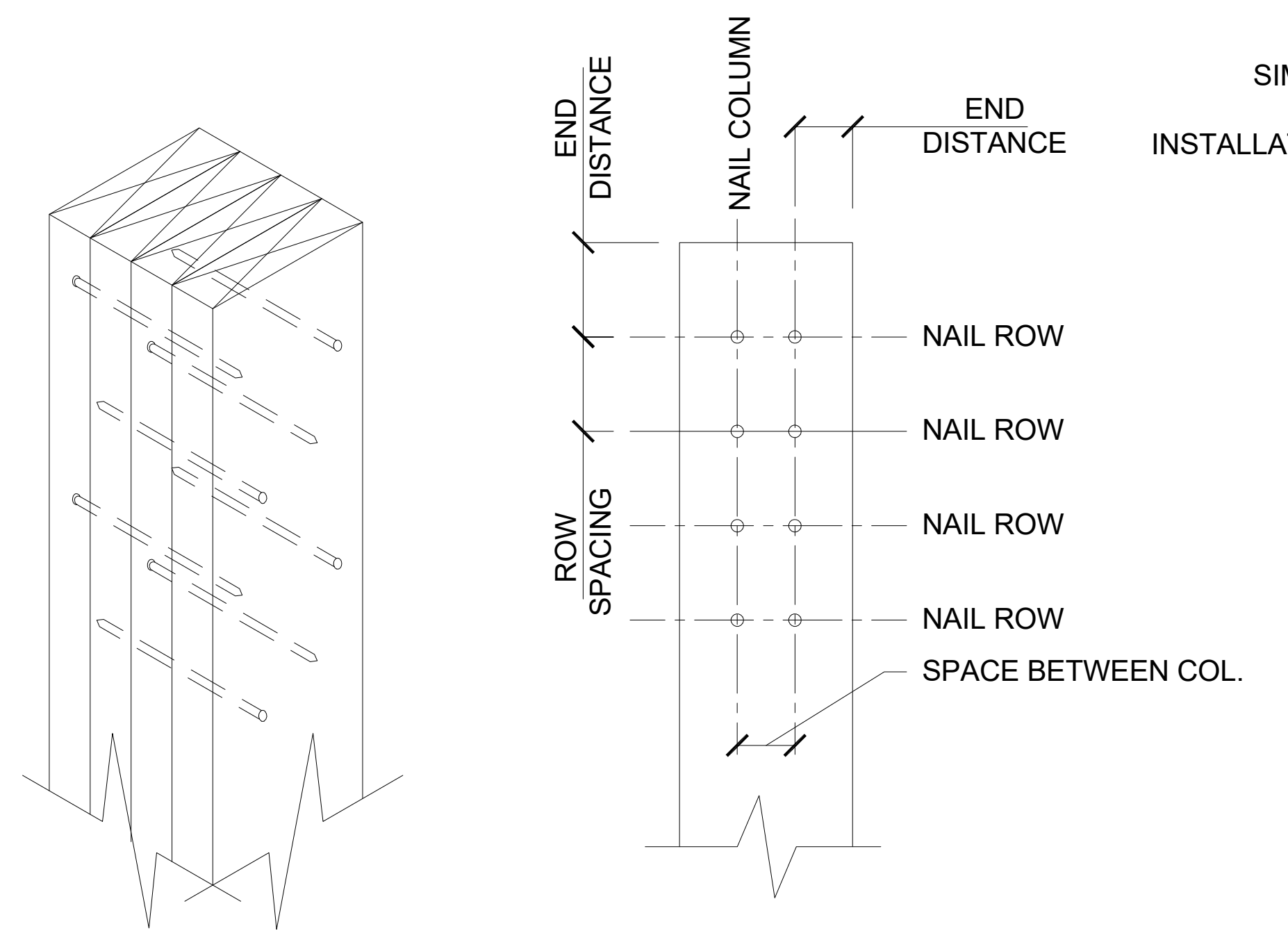






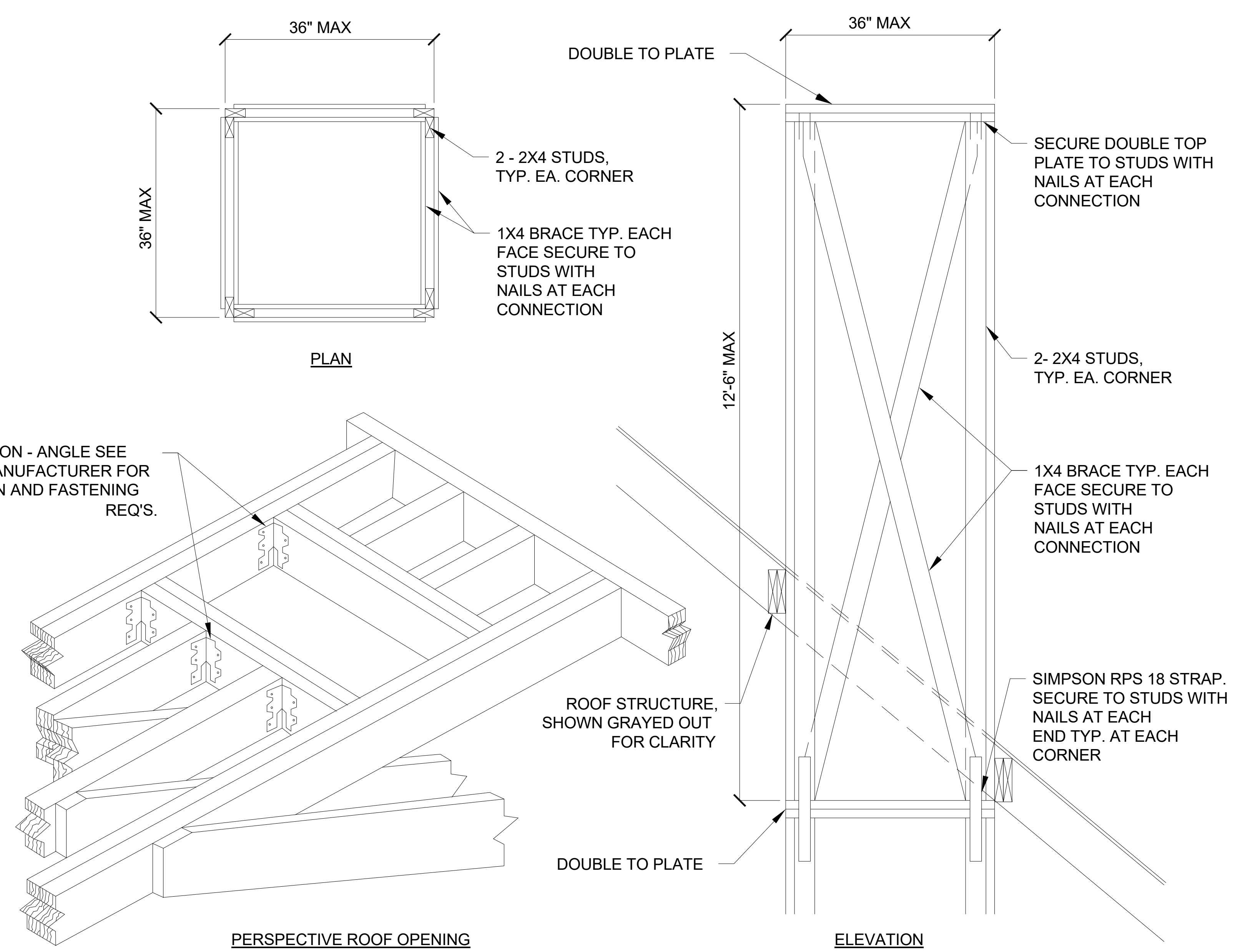
**TYP. OUTLOOKER DETAIL**

1



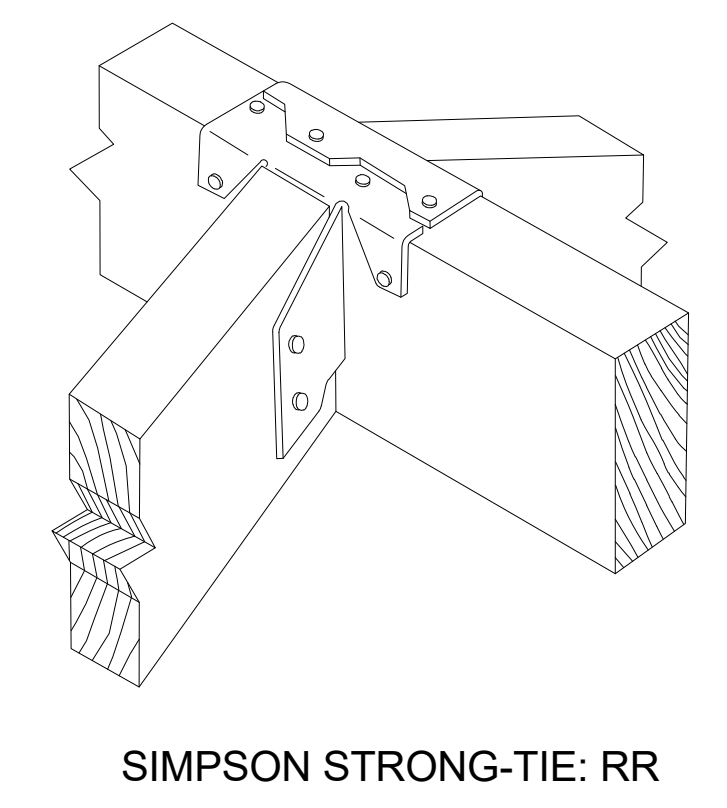
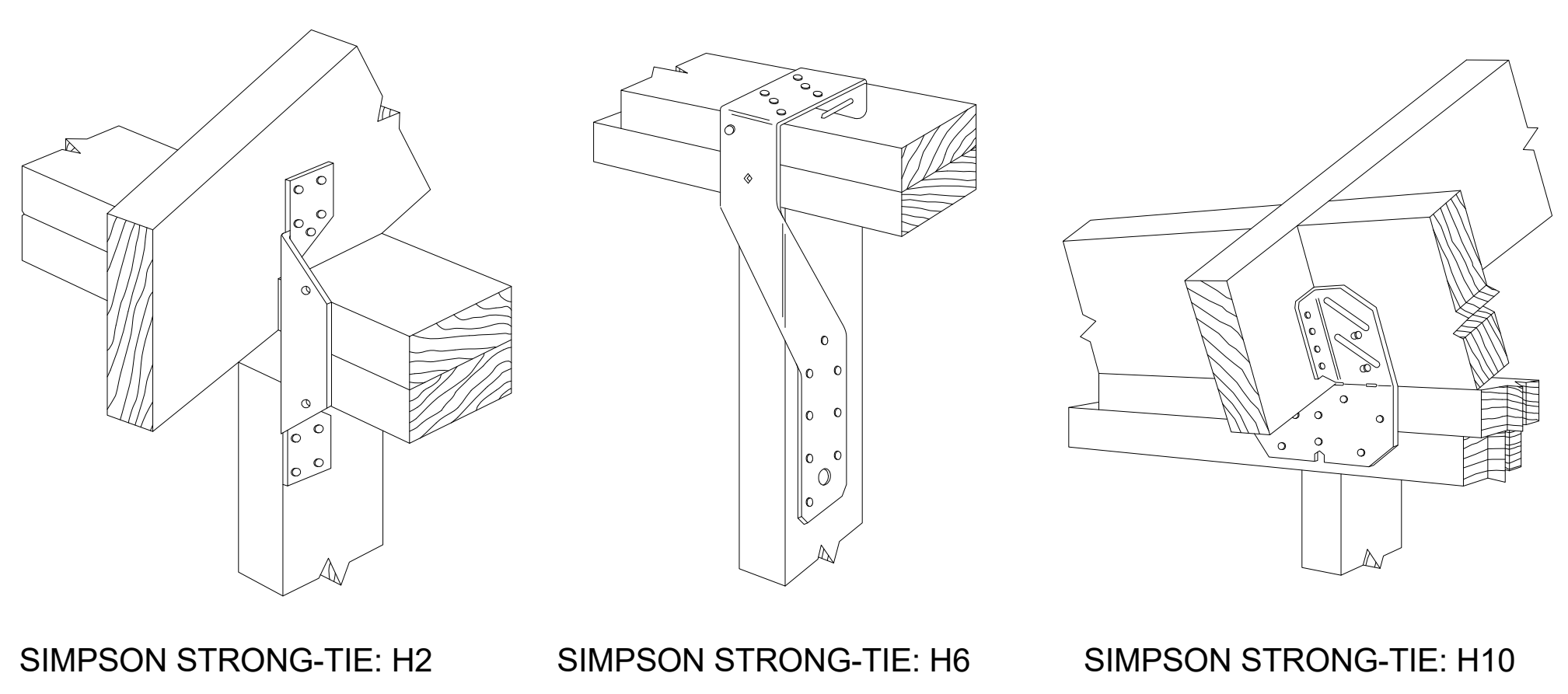
**STUD PACK CONN.**

2

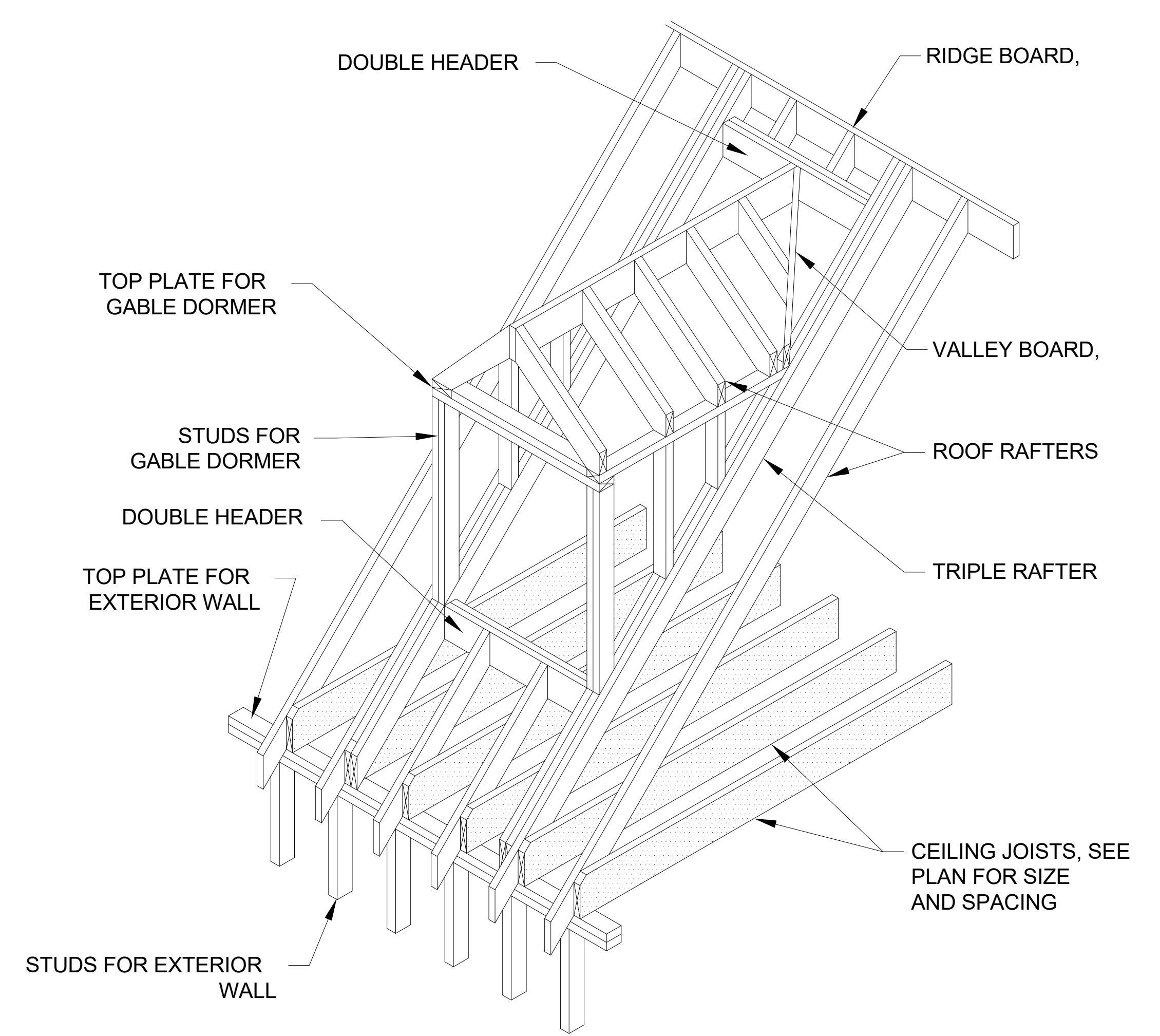


**CHIMNEY FRAMING DETAIL**

3

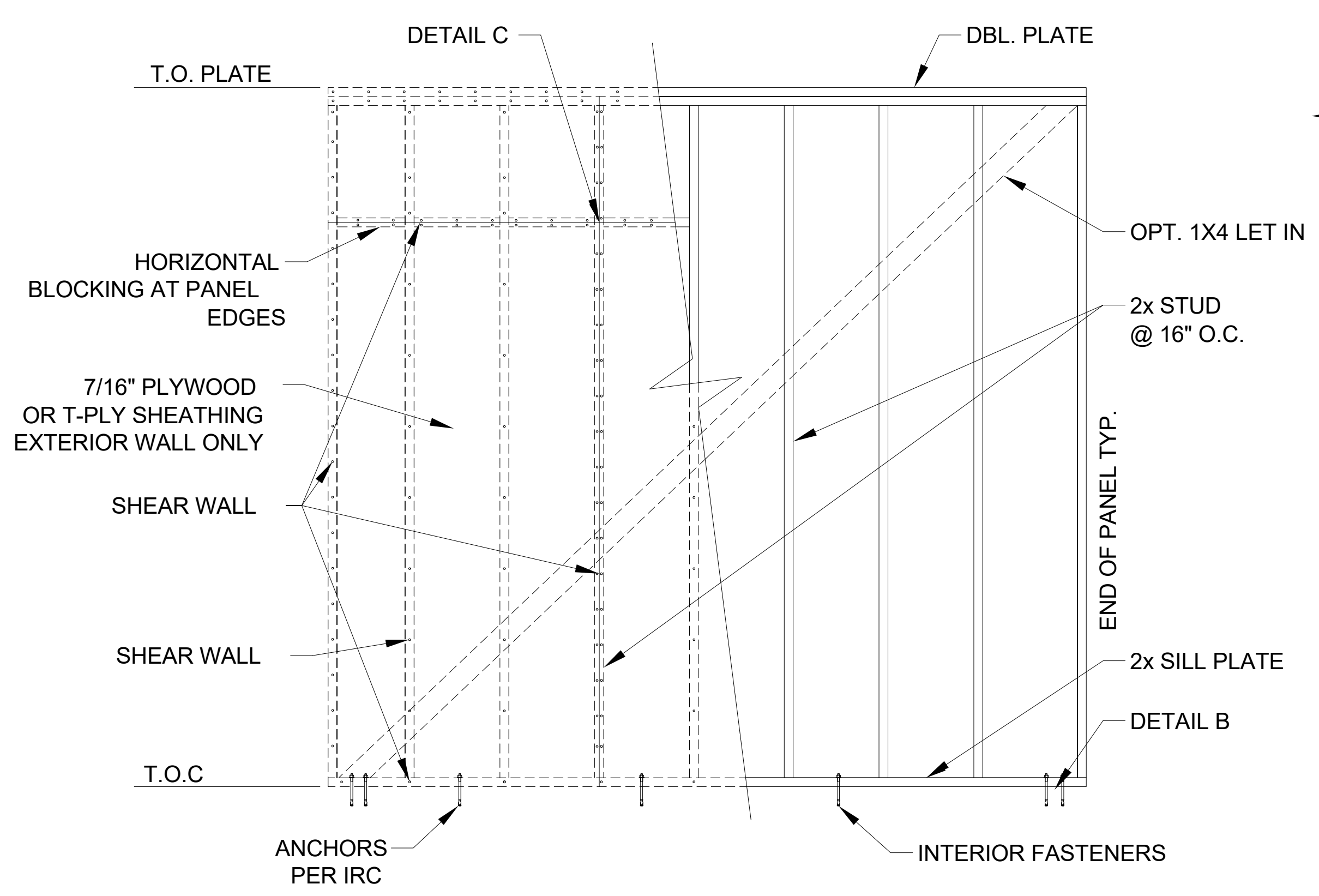


STANDARD SIMPSON STRONG-TIE DETAILS PROVIDED BY [HTTP://WWW.SIMPSONSTRONGTIE.COM](http://www.simpsonstrongtie.com) THESE DETAILS SHOULD ONLY BE USED AS REFERENCE OF APPEARANCE AND STYLE NOT FOR INSTALLATION OR FASTENING SPECIFICATIONS. PLEASE REFER TO MANUFACTURER FOR ALL OTHER APPLICABLE INFORMATION REQUIRED FOR THE PROPER INSTALLATION AND FASTENING OF THEIR PRODUCTS.

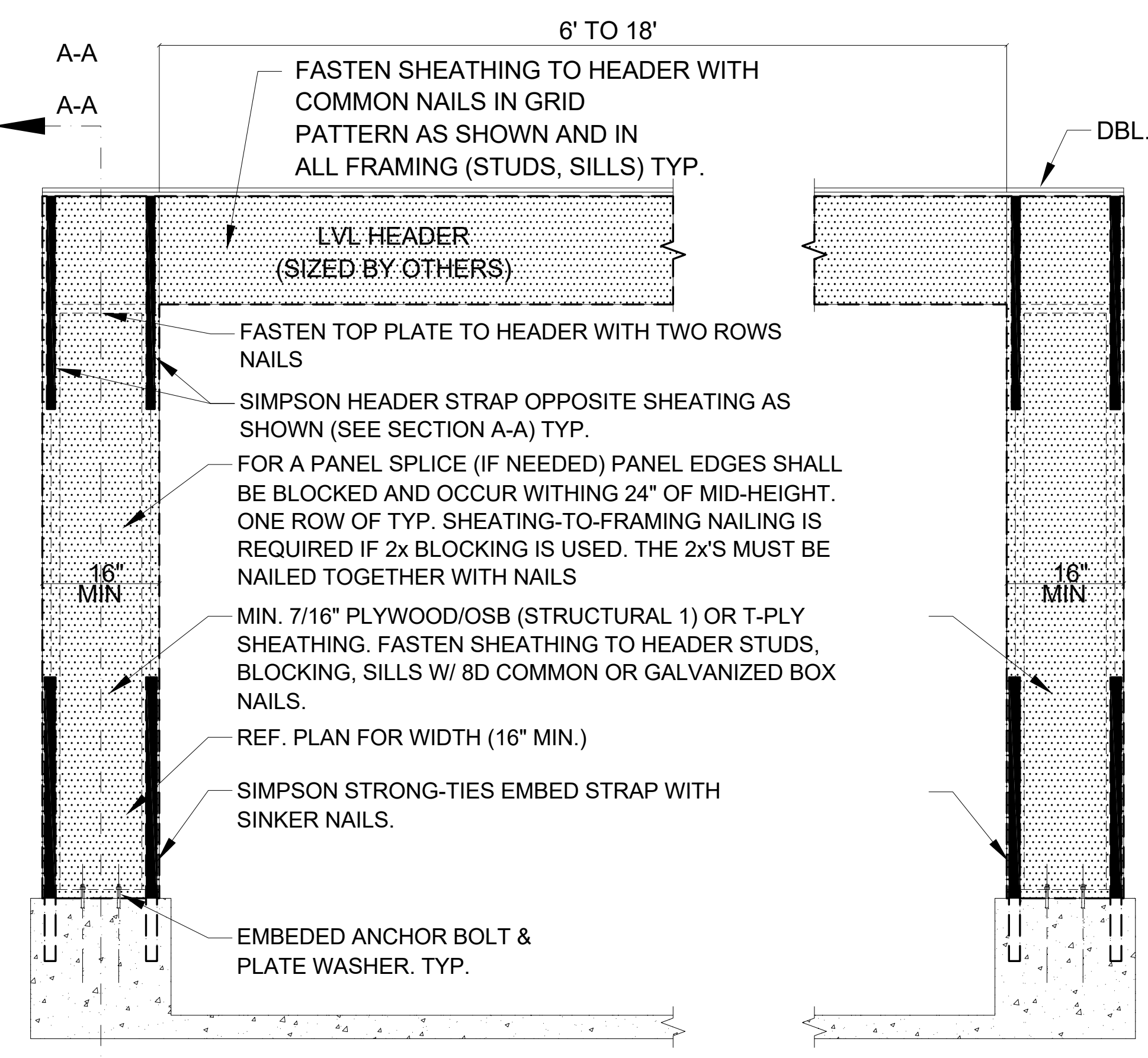


**DISCLAIMER: THE DETAILS SHOWN ON THIS TYPICAL DETAIL SHEET(S) ARE GENERIC AND MAY NOT BE APPLICABLE TO THIS SPECIFIC PROJECT. PLEASE VERIFY APPLICABILITY OF EACH DETAIL WITH STRUCTURAL ENGINEER BEFORE USE.**

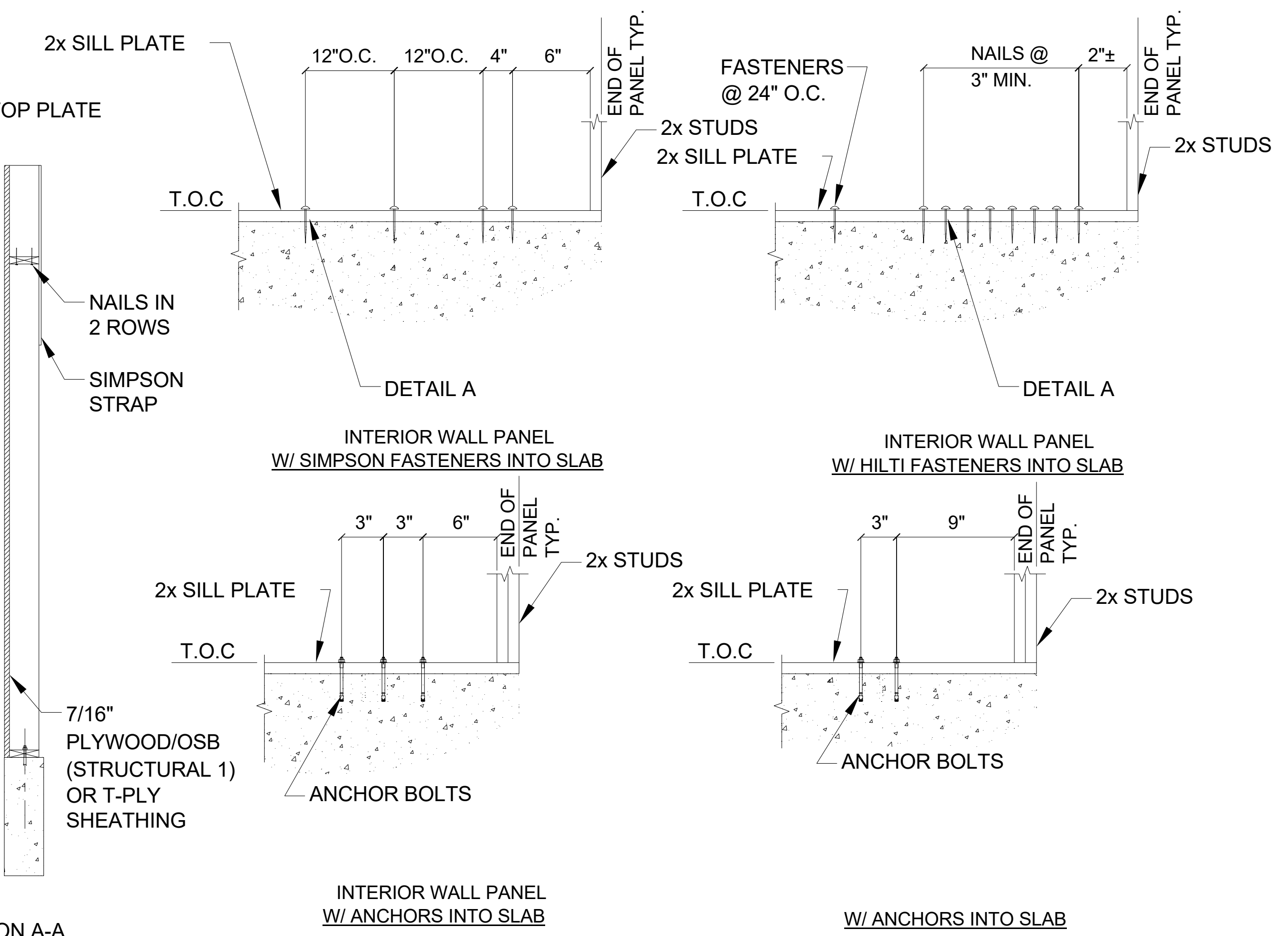




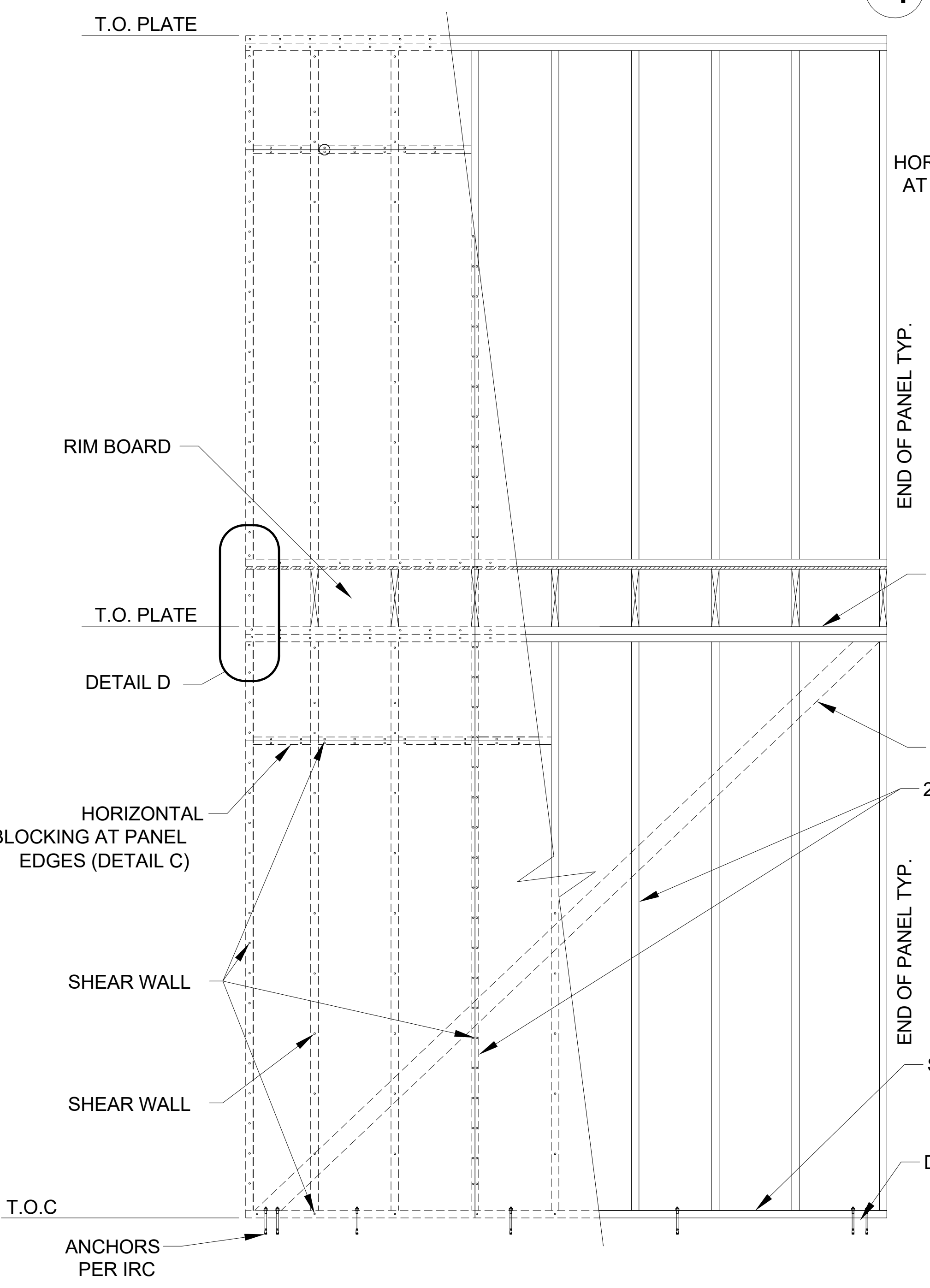
**ONE STORY WALL PANEL**



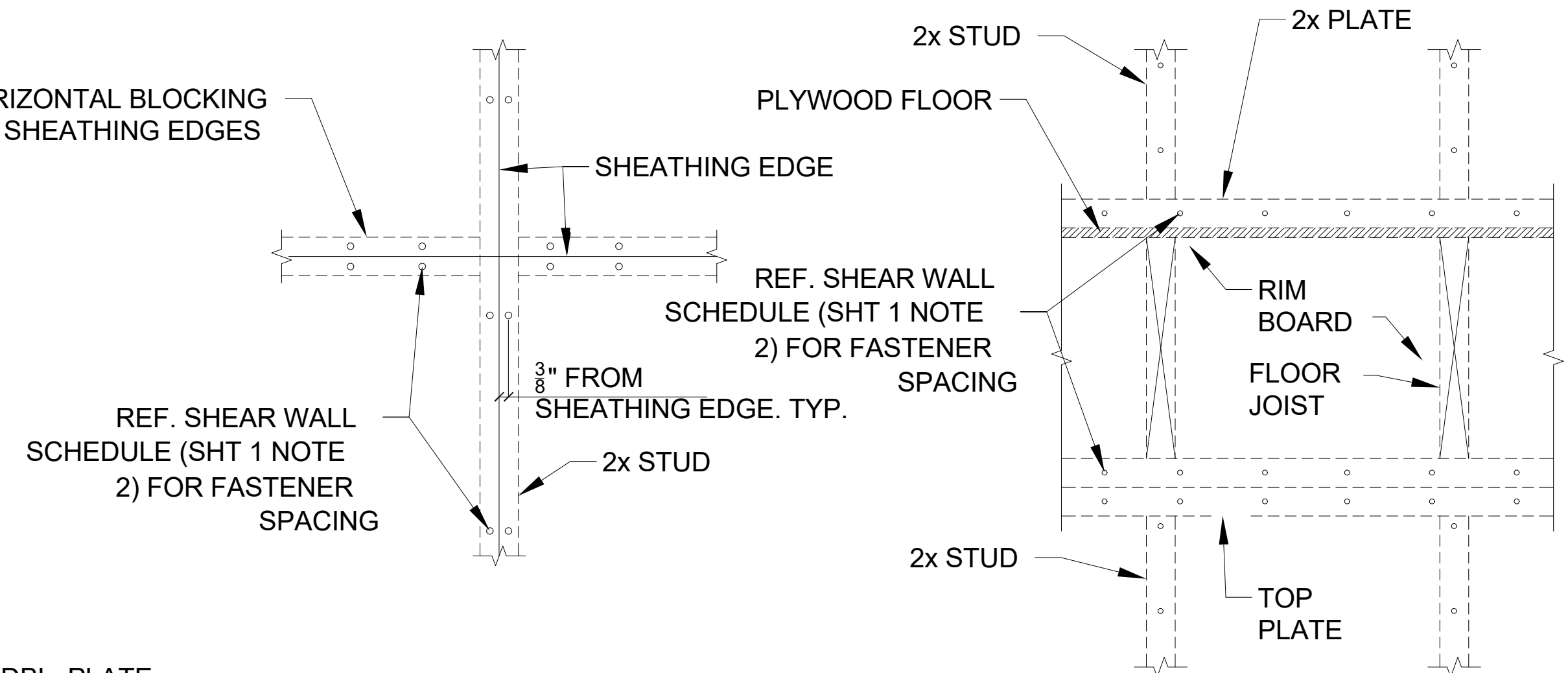
**PORTAL FRAME ELEVATION**



**SHEAR WALL TO FOUNDATION**

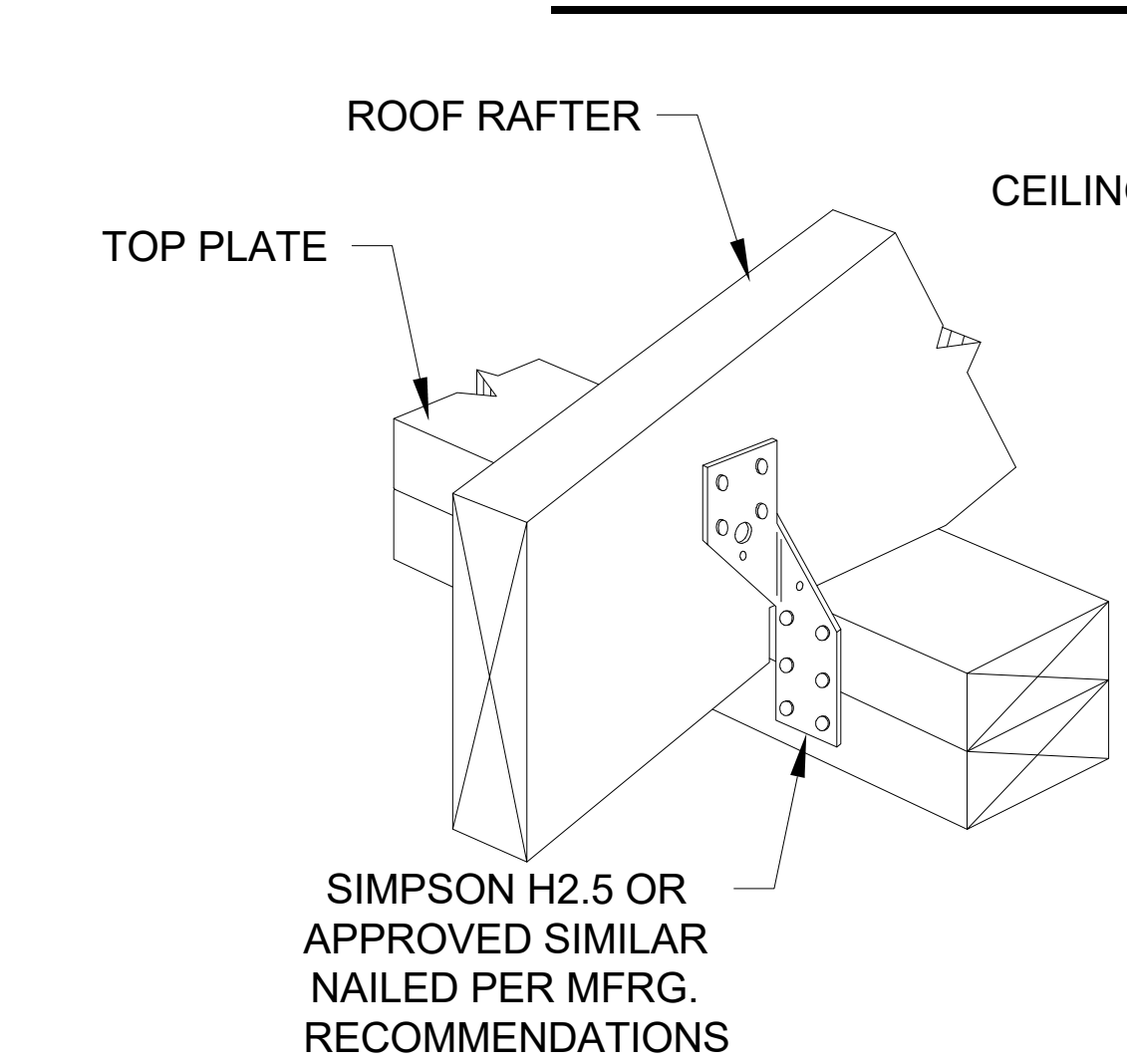


**TWO STORY WALL PANEL**

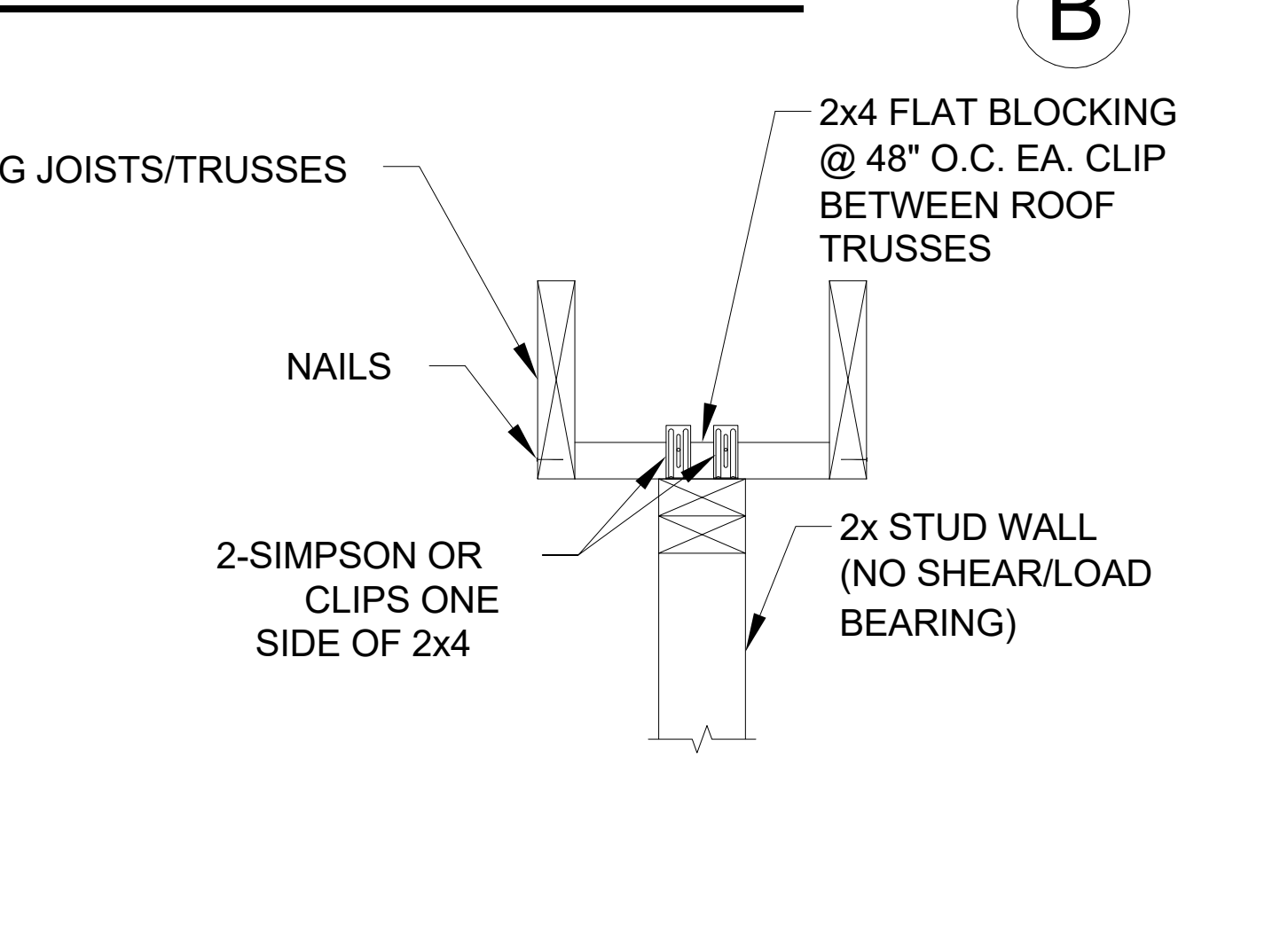


**SHEAR WALL PANEL DETAIL**

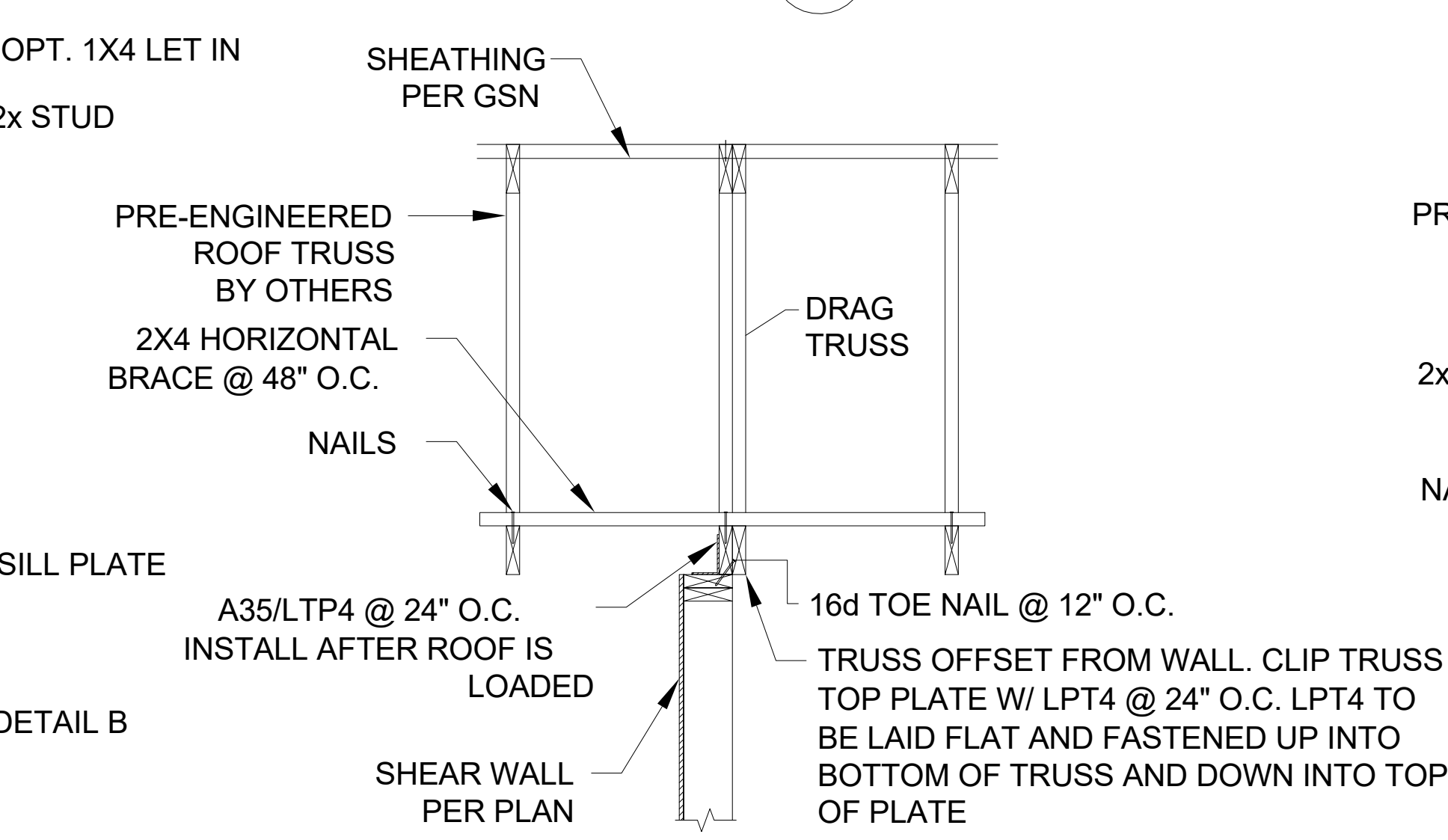
**SHEAR WALL CONNECTION**



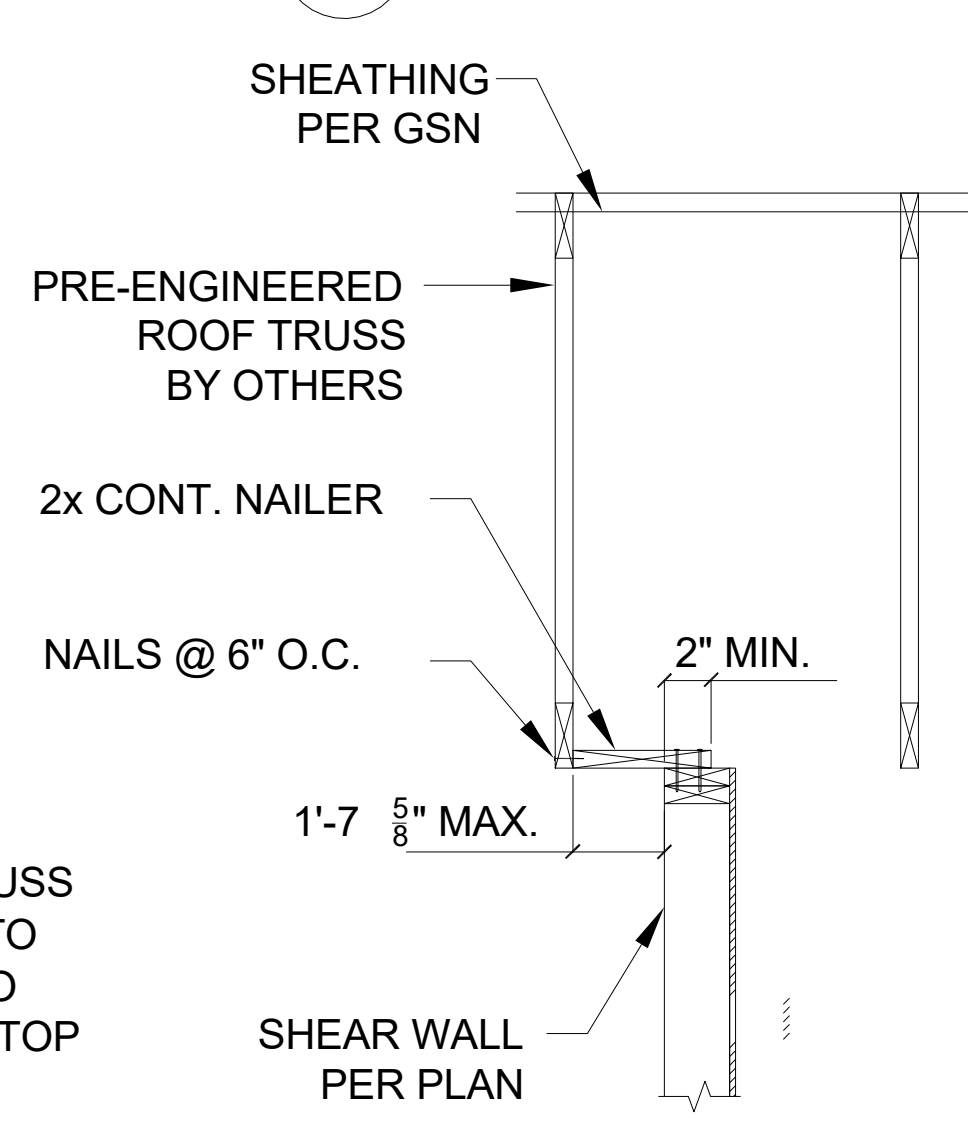
**RAFTER AT PERIMETER WALL**



**TYPICAL NON SHEAR/ BEARING WALL CONN.**



**DRAG TRUSS AT SHEAR WALL**



**DRAG TRUSS AT SHEAR WALL**

DISCLAIMER: THE DETAILS SHOWN ON THIS TYPICAL DETAIL SHEET(S) ARE GENERIC AND MAY NOT BE APPLICABLE TO THIS SPECIFIC PROJECT. PLEASE VERIFY APPLICABILITY OF EACH DETAIL WITH STRUCTURAL ENGINEER BEFORE USE.



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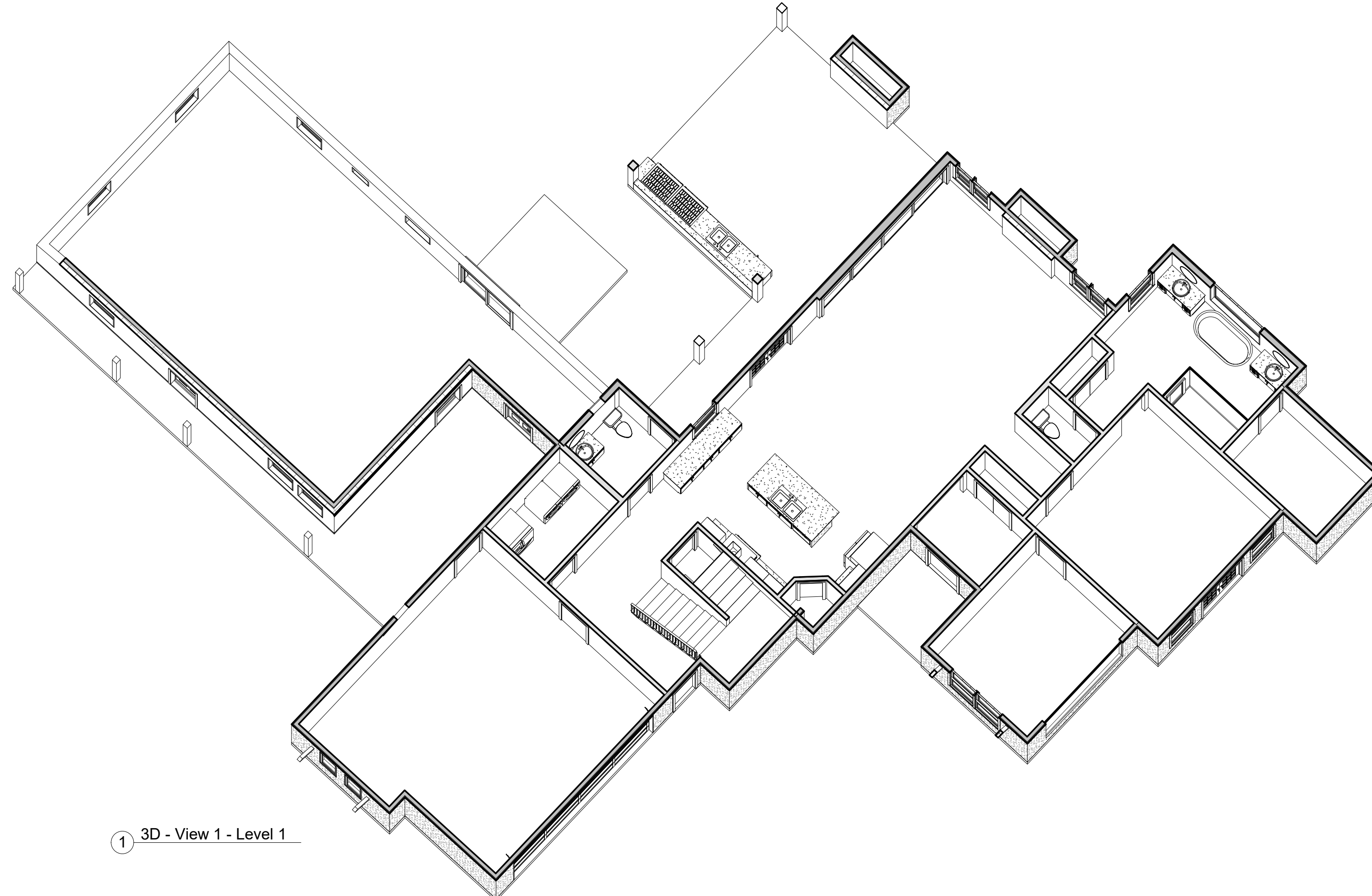
PROJECT INFORMATION

FINAL PLANS  
DRAWING TITLE:  
Interior Remodel - 3d View

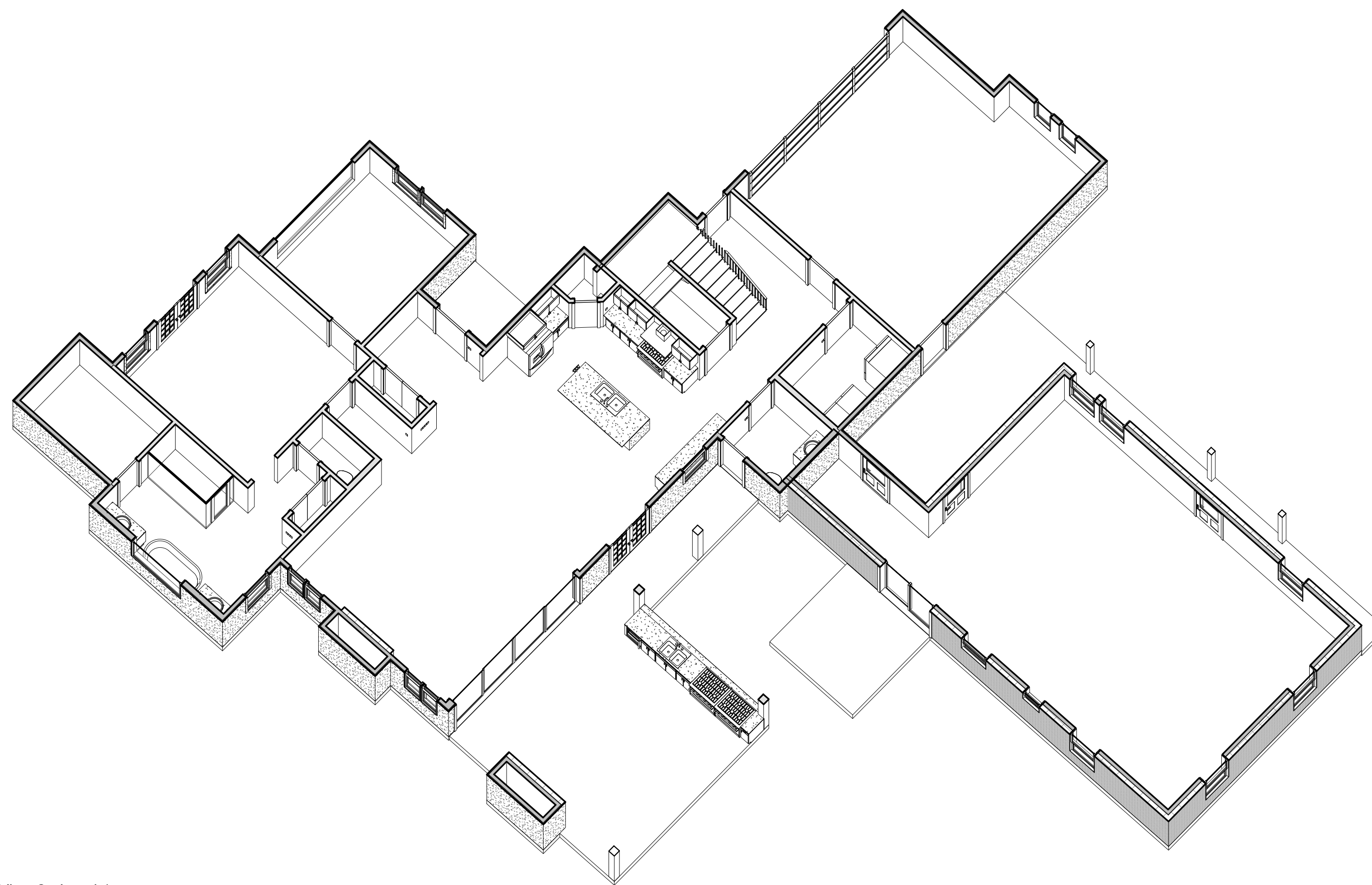
30" x 42" SCALE

ISSUES DATE:  
12/3/2021  
DRAWN BY:  
CML  
PROJECT NUMBER:  
216507

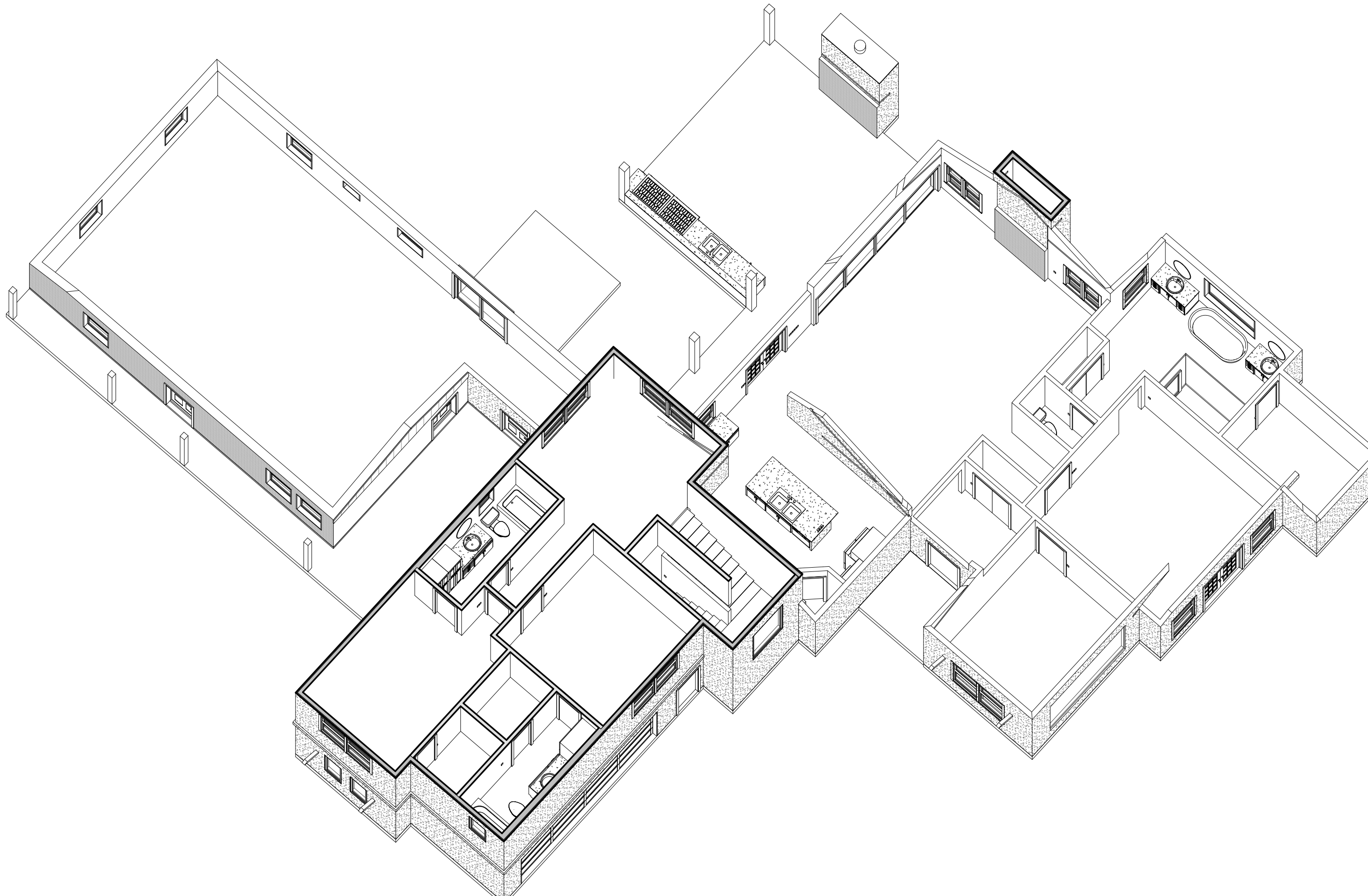
SHEET NUMBER:



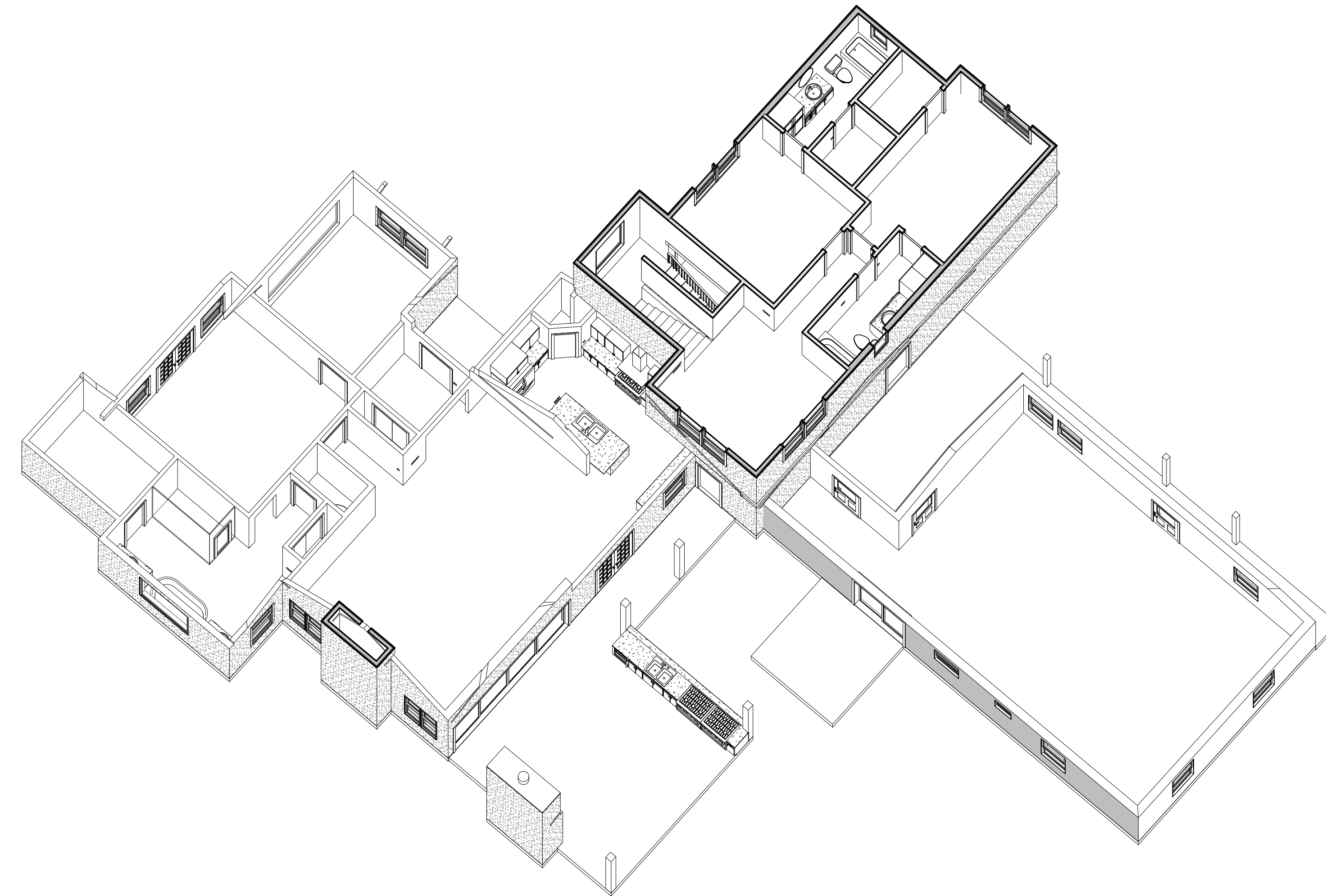
1 3D - View 1 - Level 1




2 3D - View 2 - Level 1



3 3D - View 3 - Level 2



4 3D - View 4 - Level 2

**From:** coltclements@gmail.com   
**Subject:** Re: 340 Bluff - Hays District  
**Date:** January 4, 2022 at 12:53 PM  
**To:** keenan@citylightsdesign.com

---

Hi Keenan,

Yes of course, I was so focused on formula that I neglected to read colors.

Siding - Alabaster White SW 7008  
Doors - Iron Ore SW 7069

Thanks!  
Colt

On Jan 4, 2022, at 12:43 PM, keenan@citylightsdesign.com wrote:

Colt thanks for the speedy quick reply and so sorry for the back n forth...!

I see the paint formulations, but HPC will not know how to read those.... we just need the Mfr's Chip# and a fair representation of the color.

Looks like those are Sherwin Williams paints... do you happen to know the "SW#'s + corresponding Color Name?"

...If so just give them to me and I can easily look them up in my SW color box (also avail. referenced online)...see an example SW color spec from another project attached.

Again apologize, but it will be good to get this in the report.

Thanks for your responsiveness, diligence & patience ... almost there!

**Keenan E. Smith, AIA**  
Principal

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





What can we help you find?

- Paints & Supplies
- Color
- Inspiration
- How To
- Special Offers
- Buy Paint

Homeowners → Paints & Supplies → Alabaster SW 7008



SW 7008  
**Alabaster**

Interior / Exterior  
Location Number: 255-C2



FIND INTERIOR PAINT →

FIND EXTERIOR PAINT →

Save to My Account ·

Add to my Project List ·

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.



What can we help you find?

- Paints & Supplies
- Color
- Inspiration
- How To
- Special Offers
- Buy Paint

Homeowners → Color → Find & Explore Colors → Explore All Paint Colors → Iron Ore SW 7069



SW 7069

Iron Ore

Interior / Exterior

Location Number: 251-C7



FIND INTERIOR PAINT →

FIND EXTERIOR PAINT →

Save to My Account ·

Add to my Project List ·

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 5, 2022\* (“New” #COA2021-0011)**

Project: **Rippy Ranch Supply- Hay Barn Enclosure  
345 West Mercer Street, Dripping Springs, TX 78620**

Applicant: **Terry Polk (512) 844-9846 / Pug & Janet Rippy- Owners (512) 656-5902**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

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

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

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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.”

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**Project Type & Description: \*Renewal of the Expired #COA2020-0013, with no Changes to the Proposed Scope of Work. “Approval in Concept with Conditions” is recommended.**

**“Necessary Repairs and Exterior Alterations” Proposed to the “Hay Barn” portion of the existing “Rippy Ranch Supply” building group (F.K.A.) “Will Crow Wool & Mohair” (ca. 1939- w/1946 addition). Portions of the group (which are not a part of this COA) are Contributing Resources in the Mercer St. Historic District and the “Dripping Springs Downtown Historic District”- National Register (NRHD).**

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

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

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



**Staff Recommendations: “Approval in Concept with Conditions”**

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (including: Building Permit).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Permit Submittal Construction Documents for consistency with this COA, prior to issuance of Building Permits.

**CERTIFICATE OF APPROPRIATENESS:**

**Historic Resource Background / Survey Information:**

**(NRHP- Resource #29) “Will Crow Wool and Mohair Building (now Rippy Ranch Supply), ca. 1939 with 1946 addition. Contributing.”**

“This frame store and warehouse building is ... located in the 300 block of Mercer. The building consists of a frame, one-story front-gabled portion connected to a frame addition by a short hyphen. The older front-gabled building volume has a partial-width wooden front porch with a shed- roofed porch roof. A single entry is located on the porch. The later wooden addition has a concrete porch with a shed-roofed porch roof. This building volume has a non-historic second floor addition clad in corrugated metal.

Will Crow built a wooden building in 1937 for wool and mohair, which were popular agricultural products at that time. Crow also sold hardware from the building. In 1939, the building burned down but Crow soon built a similar structure in its place. He added a wooden addition that faced Mercer Street and outfitted it as the town’s first hardware store in 1946. Despite changes over the years, the Will Crow Wool and Mohair building is recognizable to its period of significance.”

**(Source: US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)**

“Rippy Ranch Supply- Hay Barn,” the subject of this COA, is a contemporary Pre-Engineered Steel Structure clad with Pre-Finished Metal Panel Siding. It is located on Lots 9, 10 & 11 of Block 7, behind the original buildings described, facing and accessed from Wallace Street. A relatively recent structure, it does not date to the period of historic significance of the older buildings in the Rippy Ranch Supply building group, which face Mercer Street. It does not contain historic material or exhibit distinguishing architectural features, nor display distinctive stylistic and characteristic features and examples of skilled craftsmanship, and is therefore not considered a contributing resource to the Mercer St. Historic District.

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**City of Dripping Springs**  
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**Staff Review Summary:**

**“Hay Barn- Enclosure, Necessary Repairs and Exterior Alterations”  
Rippy Ranch Supply”**

The scope of work for this COA proposes repairs and alterations necessary to secure the building envelope, enclose it, and provide improved functionality for the existing feed storage / pickup facility. While not a “Contributing Resource per se” to the Mercer St. Historic District, this utilitarian building plays an integral role in maintaining the ongoing operations of Rippy Ranch Supply, which in and of itself, and continuing to this day, provide a vital service to Dripping Spring’s ranching community, contribute to the viability of a “working downtown,” give an authentic character to Mercer St, and serve as a “living connection” to the town’s agrarian past and the rural heritage of North Hays County.

Proposed repairs include replacement of existing rusted metal siding panels. Exterior alterations include the enclosure of the south (Wallace Street) side, which is now open to the elements and unclad. The new Wallace Street elevation proposes metal panels consistent in type and color to the existing building, and adds series of four (4) new overhead doors to provide feed pickup access, complete the enclosure, and provide security. The visual affect of this work will be to enclose and finish the Wallace Street portion of this Barn consistent with the look and feel of the existing building. An additional result will be to protect and secure the barns’ contents, and screen them from view. A new concrete slab is proposed on the interior, replacing the existing dirt floor, providing an improved, more durable working surface for moving palletized feed storage, and facilitating a tight building envelope & wall enclosure detailing.

The older portions of Rippy Ranch Supply, on Lot 3-4 of “Original Town of Dripping Springs, Block 7” will remain unaltered, but will benefit from the proposed Hay Barn improvements by allowing transfer of heavy palletized feed materials into the Hay Barn, relieving structural loads and facilitating the “Protection & Stabilization” program proposed in conjunction with a previously-approved COA.

The end result of the proposed scopes of work for the Hay Barn leaves the existing building footprints unchanged, and preserves it’s essential forms, massing, rooflines, and primary building materials, while maintaining the rural and agrarian look, feel & architectural character of this significant group of eclectic, rambling and informal buildings.

**Staff Findings & Recommendations:**

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

\* \* \*

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**City of Dripping Springs**  
P.O. Box 384  
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**“Mercer 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: “Preserve Historic Resources- Rehab & Adaptive Re-Use; Promote Revitalization.”

**Design Principles:** Consistent: “New Construction shall be compatible with surroundings.”

**Preferred Uses:** Consistent: “Full Mix of Uses Allowed.”

**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 not affected.

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

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

**Roofs:** N/A- (Existing) Building Roof not affected.

**Materials:** Consistent: New material (metal siding panels) consistent with Existing Building & context.

**Color Palette:** Consistent: “Tan Colored Metal Wall Panels” ... to match Existing Building. OK.

**Tree Preservation:** N/A- No proposed impact to any existing trees.

**Landscape Features:** N/A- no existing landscape features affected.

\* \* \*

**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

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**City of Dripping Springs**  
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**(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:**  
 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

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

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

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

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

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

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

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

\* \* \*

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



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

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



# CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.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: Terry Polk

STREET ADDRESS: 1801 Pursley Road Dripping Springs, Texas 78620

PHONE: 512-844-9846 EMAIL: terrypolk@people.pc.com

PROPERTY OWNER NAME (if different than Applicant): Pug and Janet Rippy

STREET ADDRESS: 345 West Mercer Street Dripping Springs, Texas 78620

PHONE: 512-656-5902 EMAIL: jznetrippy@gmail.com

### PROJECT INFORMATION

Address of Property (Structure/Site Location): 345 West Mercer Street (subject building is actually on Wallace Street)

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work: \_\_\_\_\_

Property use will not change - Feed Storage / Enclose open south side of building with matching metal panels, install 4 overhead coiling doors, repair/replace metal siding on rear elevation that has rusted, pour new concrete flatwork floor within the confines of the concrete perimeter beams at edges of building

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of \_\_\_\_\_

Structure/Site and the Applicable Zoning Requirements: \_\_\_\_\_

Building has always been a feed storage/pick-up facility and will continue to be so. Proposed work will now not allow contents of feed storage to be seen from the public road (Wallace Street). Primary reasons for the work are repair of rusted metal panels and to secure the building so that palletized feed now stored in the back portion of the Ranch Supply building can be moved to this building in preparation of stabilization of Ranch Supply building during demo of other project. Gets the weight out of the building. Palletized feed needs to be protected from varmints.

Estimated Cost of Proposed Work: \$62,000

Intended Start Date of Work: ASAP Intended Completion Date of Work: 3 weeks




**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input checked="" 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
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

12/9/2021  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

12-9-2021  
 \_\_\_\_\_  
 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.**

**Hay Barn Enclosure for  
Rippy Ranch Supply  
Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas**

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- 1. Cover Sheet**
- 2. Site Plan**
- 3. Site Photo**
- 4. Site Photo**
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- 6. Site Photo**
- 7. Site Photo**
- 8. Site Photo**
- 9. Site Photo**
- 10. Floor Plan**
- 11. Front & Rear Exterior Elevations**
- 12. Left and Right Exterior Elevations**
- 13. Color Rendering of Wallace Street Elevation**
- 14. Color and Materials Selections**

**Herron Design Studio architecture  
101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889**







**1 - Site Photo of Front Elevation (from Wallace Street)**



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Dripping Springs, Texas 78620  
512.858.9889**

**Hay Barn Enclosure for  
Rippy Ranch Supply  
Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas 78620**



**2 - Site Photo of Left Elevation (from Wallace Street)**



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101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889**

**Hay Barn Enclosure for  
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Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas 78620**



**3 - Site Photo of Left Elevation (from NW Corner of Structure)**



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**Hay Barn Enclosure for  
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Dripping Springs, Texas 78620**



### 3 - Site Photo of Rear Elevation (from NW Corner of Structure)



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**Hay Barn Enclosure for**  
**Rippy Ranch Supply**  
**Wallace Street, Lots 9, 10 & 11, Block 7**  
**Dripping Springs, Texas 78620**



**5 - Site Photo of Right Elevation (from NE Corner of Structure)**



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**Hay Barn Enclosure for**  
**Rippy Ranch Supply**  
**Wallace Street, Lots 9, 10 & 11, Block 7**  
**Dripping Springs, Texas 78620**



**6 - Site Photo of Right Elevation (from Mazama's Parking Lot)**



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**Hay Barn Enclosure for**  
**Rippy Ranch Supply**  
**Wallace Street, Lots 9, 10 & 11, Block 7**  
**Dripping Springs, Texas 78620**



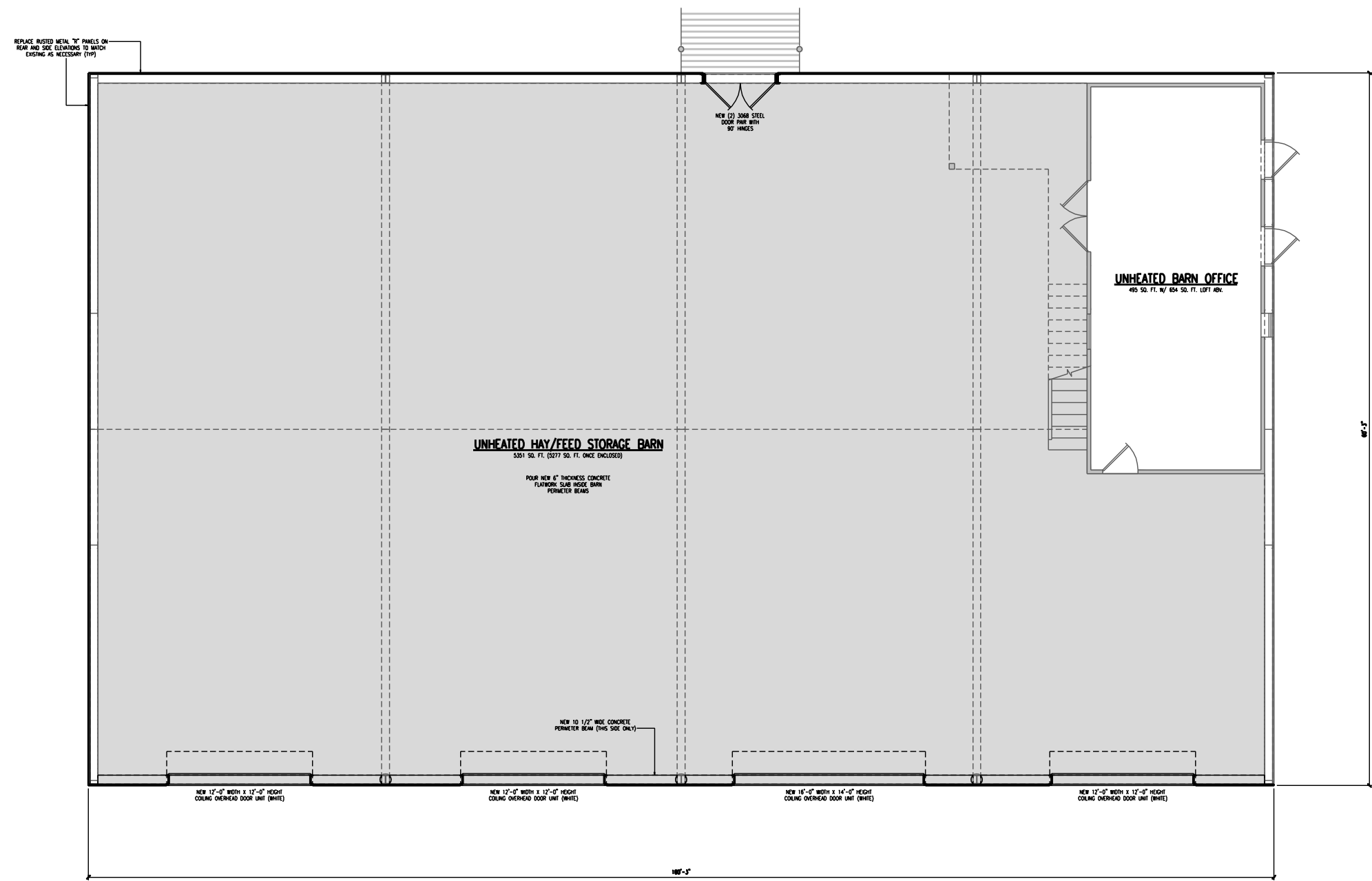
**7 - Site Photo of Front Elevation (SE Corner from Wallace Street)**



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**Hay Barn Enclosure for  
Rippy Ranch Supply  
Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas 78620**





**FLOOR PLAN** 6000 COVERED SQUARE FEET  
 SCALE: 1/4" = 1'-0"

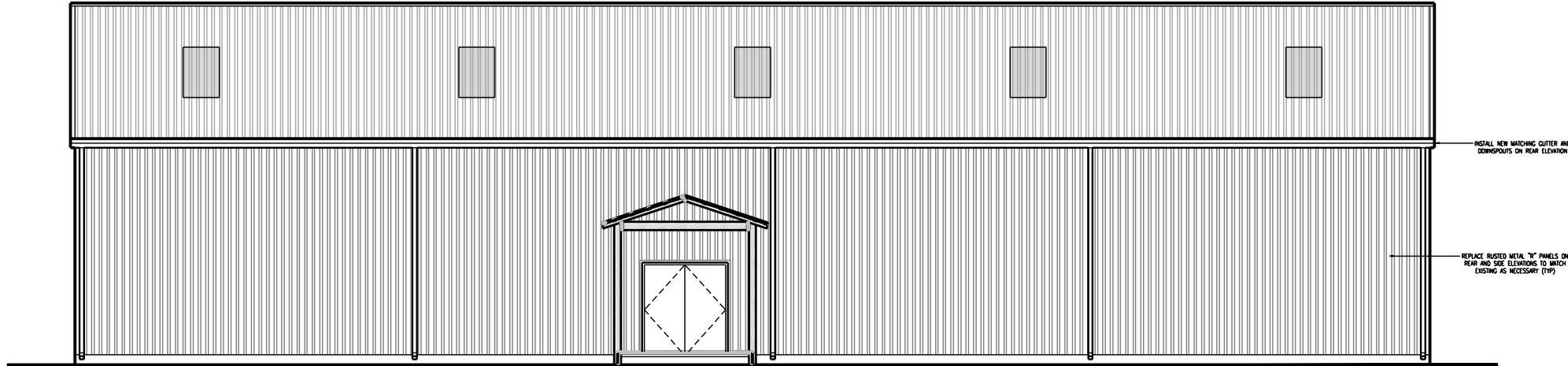
**Hay Barn Enclosure for Rippy Ranch Supply**  
 Wallace Street, Lots 9, 10 & 11, Block 7  
 Dripping Springs, Texas 78620

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REVISIONS

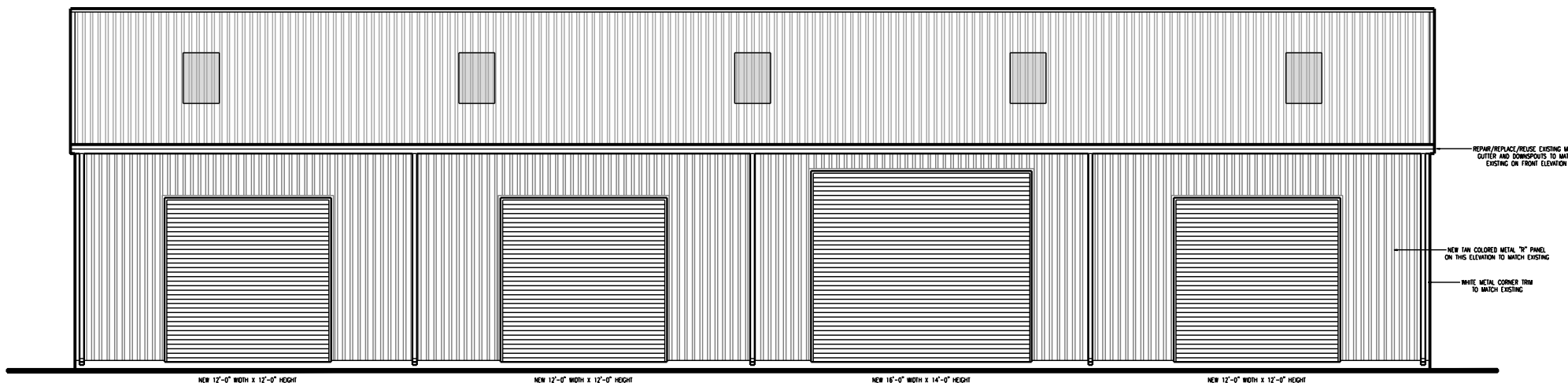
RIP2008  
 MAY 20, 2020  
**A1**





**REAR ELEVATION**

FACES NORTH  
SCALE : 1/4" = 1'-0"



NEW 12'-0" WIDTH X 12'-0" HEIGHT  
COLUNG OVERHEAD DOOR UNIT (WHITE)

NEW 12'-0" WIDTH X 12'-0" HEIGHT  
COLUNG OVERHEAD DOOR UNIT (WHITE)

NEW 14'-0" WIDTH X 14'-0" HEIGHT  
COLUNG OVERHEAD DOOR UNIT (WHITE)

NEW 12'-0" WIDTH X 12'-0" HEIGHT  
COLUNG OVERHEAD DOOR UNIT (WHITE)

**FRONT ELEVATION**

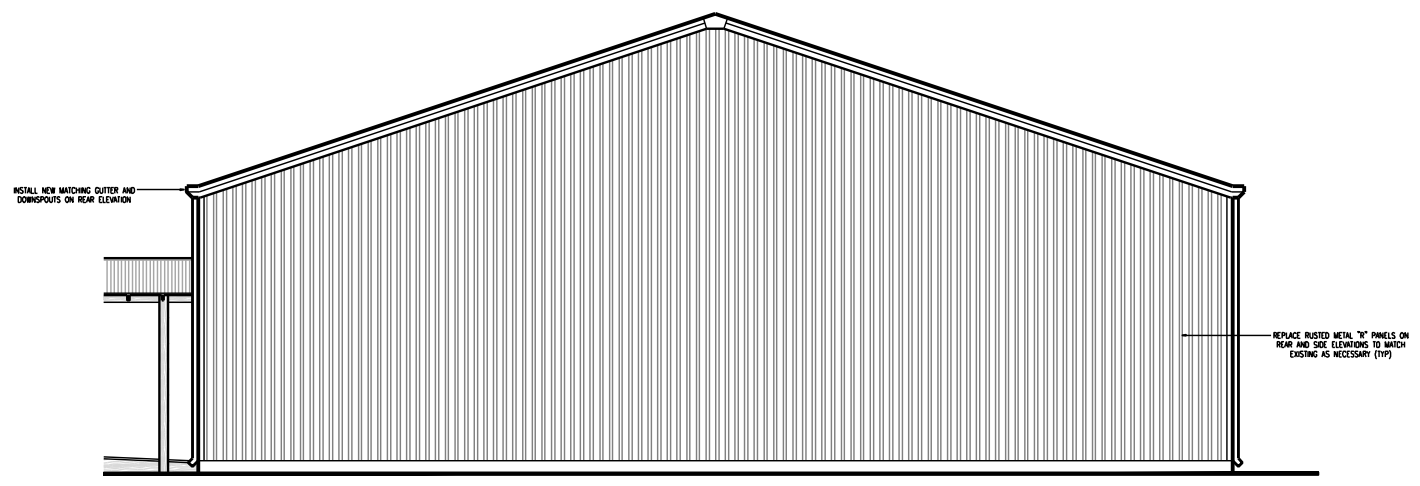
FACES SOUTH  
SCALE : 1/4" = 1'-0"

Hay Barn Enclosure for Rippy Ranch Supply  
Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas 78620

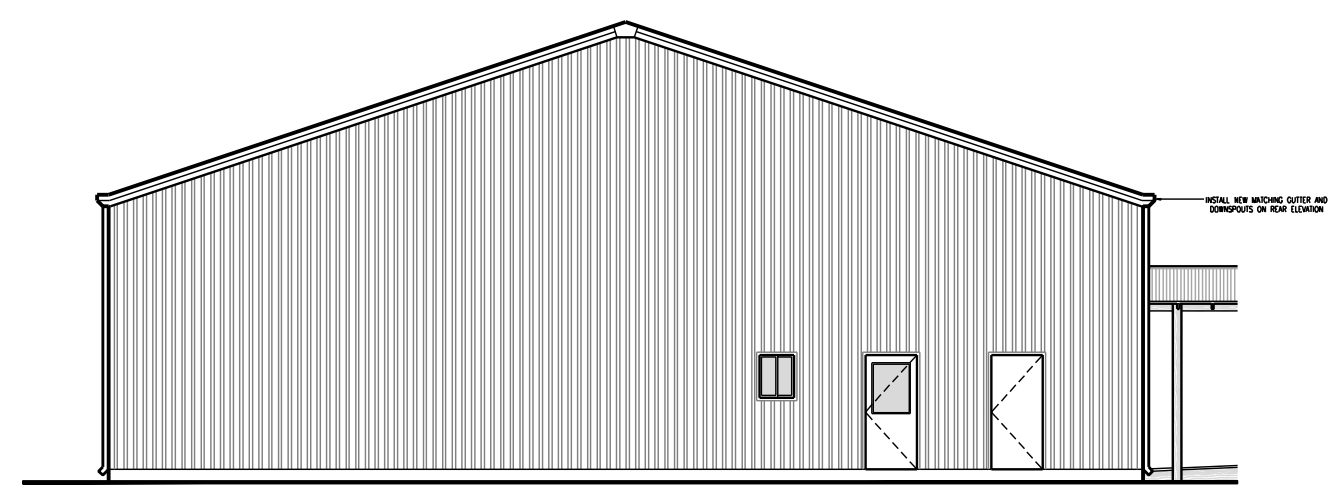
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RIP2008  
MAY 20, 2020  
**A2**



**LEFT ELEVATION** FACES WEST  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION** FACES EAST  
SCALE: 1/4" = 1'-0"

**Hay Barn Enclosure for Rippy Ranch Supply**  
 Wallace Street, Lots 9, 10 & 11, Block 7  
 Dripping Springs, Texas 78620

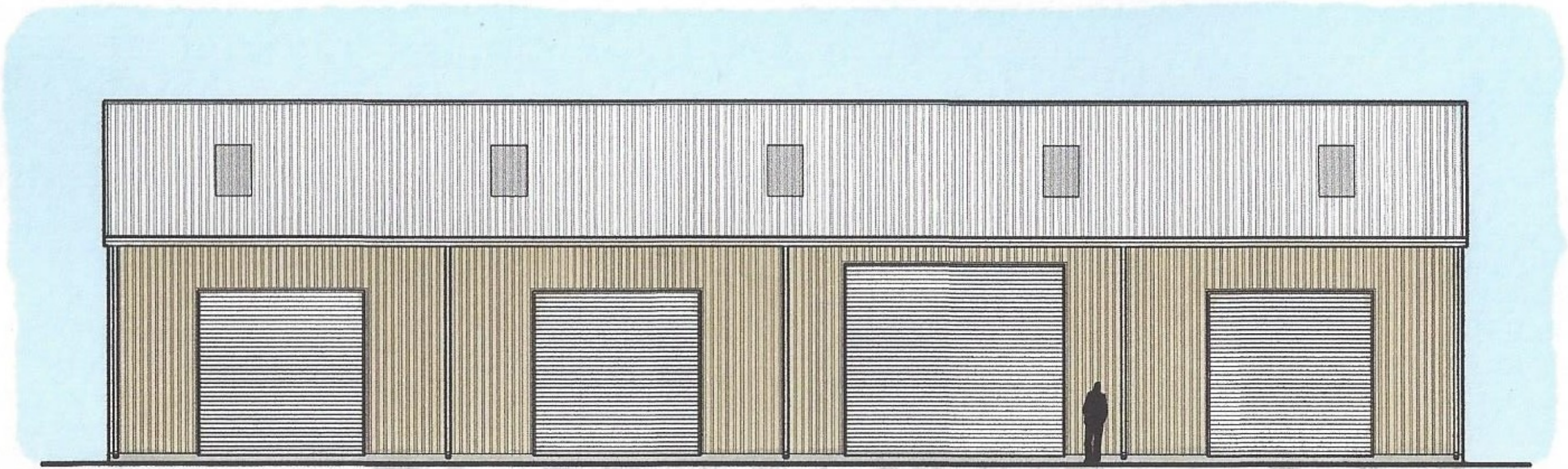


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 MAY 20, 2020  
**A3**

### Color Rendering of Front Elevation (facing Wallace Street)



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**Hay Barn Enclosure for  
Rippy Ranch Supply  
Wallace Street, Lots 9, 10 & 11, Block 7  
Dripping Springs, Texas 78620**



**Exterior Materials & Colors**



Tan Colored Metal Wall "R" Panels  
to match Existing Metal Wall "R" Panels

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**Hay Barn Enclosure for**  
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