



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 05, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Richard Moore

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselman
Historic Preservation Consultant Meredith Johnson
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

MINUTES

1. Approval of the September 7, 2023, Historic Preservation Commission regular meeting minutes.

BUSINESS

- 2. Discuss and consider the 2024 Historic Preservation Commission meeting calendar.**
- 3. Public hearing and consideration of approval of COA2023-0008: Application for Certificate of Appropriateness for the addition of 300 square feet to the existing building on the northern side, located at 206 Mercer St. in the Mercer Street Historic District. Applicant: Mercer Street Holdings, II LLC**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2023-0008
- 4. Public hearing and consideration of approval of COA2023-0009: Application for Certificate of Appropriateness for the construction of a new single-story single-family home located at 216 S. Bluff St. in the Hays Street Historic District. Applicant: Wayland D. Clark**
 - a. Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2023-0009

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Historic Preservation Commission Meetings

November 2, 2023, at 4:00 p.m.

December 7, 2023, at 4:00 p.m.

City Council Meetings

October 17, 2023, at 6:00 p.m.

November 7, 2023, at 6:00 p.m.

November 21, 2023, at 6:00 p.m.

December 5, 2023, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **September 29, 2023 at 1:00 PM**.*

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, September 07, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett (arrived @ 4:02 p.m.)
Minnie Glossoon-Needham
Steve Mallett

Commission Members absent were:

Haley Hunt

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselmann
Historic Preservation Consultant Meredith Johnson

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

Chair Erickson introduced Historic Preservation Consultant, Meredith Johnson.

MINUTES

1. **Approval of the July 6, 2023, Historic Preservation Commission regular meeting minutes.**

A motion was made by Vice Chair Bobel to approve the June 6, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

Commissioner Bassett arrived @ 4:02 p.m.

BUSINESS

2. **Public hearing and consideration of approval of COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District. Applicant: Wayland D. Clark**

- a. **Presentation** – Applicant Wayland D. Clark provided a presentation of request and was available to address questions from commissioners. He thanked Commissioners for attending the June 14th LCRA check presentation ceremony at the Rambo Lodge. Mr. Clark shared a letter from the Texas Historical Commission which will be included in the record.
- b. **Staff Report** – Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following condition: Repainting shall be inspected by City Staff to verify conformance with the COA prior to issuance of Certificate of Completion.
- c. **Public Hearing** - No one spoke during the Public Hearing.
- d. **COA2023-0005** - A motion was made by Vice Chair Bobel to approve COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District with staff recommended condition. Commissioner Mallett seconded the motion which carried 5 to 0.

3. **Public hearing and consideration of approval of COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District. Applicant: Elsa Arriaga**

- a. **Presentation** – Applicant Elsa Arriaga provided a presentation of request with additional request to use shingles on the roof of the shed.
- b. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends approval with the following conditions: 1) the color, shed location, and

shingles shall be inspected by City Staff to verify conformance with this COA. 2) the applicant will have the ability to remove the shed from the property and keep it within their possession should they no longer wish to reside at 801 Old Fitzhugh Road.

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

d. **COA2023-0006** - A motion was made by Commissioner Mallett to approve COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District with staff recommended conditions. Commissioner Bassett seconded the motion which carried 5 to 0.

4. Public hearing and consideration of approval of COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District. Applicant: Laura Romanelli

a. **Presentation** - Applicant Laura Romanelli provided a presentation of request and was available for questions from Commissioners. Laura noted that the flower display on the building would be artificial flowers.

b. **Staff Report** - Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following conditions: new signage shall be installed through the mortar, not the stone face; and the use of pre-existing fasteners is encouraged if available.

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

d. **COA2023-0007** - A motion was made by Commissioner Mallett to approve COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District as presented by staff with the following additional conditions: 1) the door color must be from the approved Historical District color palette, 2) should any display be deemed deteriorated or in visual disarray by the Historical Preservation Officer, Michelle Fischer, the COA can be revoked. Vice Chair Bobel seconded the motion which carried 5 to 0.

EXECUTIVE SESSION

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The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

October 5, 2023, at 4:00 p.m.

November 2, 2023, at 4:00 p.m.

December 7, 2023, at 4:00 p.m.

City Council Meetings

September 19, 2023, at 6:00 p.m.

October 3, 2023, at 6:00 p.m.

October 17, 2023, at 6:00 p.m.

October 23, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Bassett seconded the motion which carried 5 to 0.

This regular meeting adjourned at 4:52 p.m.



P.O. Box 12276
 Austin, Texas 78711-2276
 512-463-6100
 thc.texas.gov

08/17/2023

Wayland D. Clark
 103 Old Fitzhugh Rd.
 Dripping Springs, TX 78620

Re: Recorded Texas Historic Landmark project review: Dripping Springs Academy Rambo Masonic Lodge No. 426, Rambo Masonic Lodge, Dripping Springs, (RTHL)

Dear Mr. Clark,

Thank you for sending information regarding proposed project work on your Recorded Texas Historic Landmark. This letter represents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Patrick Bassett, has completed its review of the project documentation provided on July 10, 2023, and has the following comments, recommendations, and expectations:

Our office understands the scope of the work to include replacement of eight windows at the front elevation, and two windows on each of the side elevations, all located on the first floor. The windows will have aluminum casings on their exterior facades. The use of 9 over 9 windows is the proper treatment, but we recommend the use of windows with a casing made entirely of wood to maintain the historic properties of the building. We recommend matching in-kind the design and dimensions of the existing wood windows including muntin profiles, meeting and bottom rails, stiles, sills, and headers. These treatments would closely align with Standard 6 of the *Secretary of the Interior's Standards for Rehabilitation* which states: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. If you have any questions concerning our review or if we can be of further assistance, please contact Patrick Bassett at 512-463-6183.

Sincerely,

Patrick Bassett, Central & West Texas and Military Sites Project Reviewer
 For: Mark Wolfe, Executive Director
 MW/PB



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Cathy Gieselman, Deputy City Secretary

Commission Meeting Date: October 5, 2023

Agenda Item Wording: Discuss and consider approval of the 2024 Historic Preservation Commission meeting calendar.

Agenda Item Requestor: Michelle Fischer, City Administrator

Summary/Background: Each year the City Secretary prepares the next year's meeting calendar for approval by the Commission. Meeting dates are scheduled using the frequency as stated in the Commission ordinance. The HPC ordinance calls for monthly meetings which are currently scheduled for 4:00 p.m., the 1st Thursday of each month at City Hall in the Council Chambers.

Attached for review is the proposed 2024 meeting calendar with approved city holidays; HPC meetings are highlighted in orange. The July meeting conflicts with a holiday and may need to be rescheduled. Below is the proposed meeting date for this meeting. The Commission may select to cancel this meeting, and meetings may also be rescheduled throughout the year as the Board sees fit.

- July 4th: meeting is on Independence Day
 - Proposed meeting date of *Thursday, July 11th*

Commission Recommendations: Staff recommends approval of the calendar as presented. Should there be any changes to meeting dates, please provide for those changes in a motion.

Attachments: 1. HPC 2024 Proposed Calendar

Next Steps/Schedule:

1. Update calendar if any changes
2. Add meetings to calendars:
 - a. Commission, Staff and City Council Member liaison(s)
 - b. City website main calendar
 - c. Municode Agenda (automatically populates Agendas and Minutes webpage with upcoming meetings)
3. Provide final calendar to Commission, Staff and City Council Members

2024

Historic Preservation Commission

Use spinner to change the calendar year

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

CITY HOLIDAYS

DSISD HOLIDAYS

HPC Meetings

01/04/24 Regular Meeting

02/01/24 Regular Meeting

03/07/24 Regular Meeting

04/04/24 Regular Meeting

05/02/24 Regular Meeting

06/06/24 Regular Meeting

07/04/24 Regular Meeting

08/01/24 Regular Meeting

09/05/24 Regular Meeting

10/03/24 Regular Meeting

11/07/24 Regular Meeting

12/05/24 Regular Meeting

Conflict

07/04/24

Possible Re-schedule dates

Thursday, 7/11/24 (*staff recommends*)



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 5, 2023**

Project: **206 Mercer St, Dripping Springs, TX 78620**

Applicant: **Mercer Street Holdings, II LLC**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Commercial**

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

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:

Add a 300' addition to the north side of the building.

Review Summary, General Findings: **"Approval with Condition Recommended"**

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

Staff Recommendations / Conditions of Approval:

1. **Approval with conditions** - The addition will be attached to the wall in a way that when removed, the wall will be minimally damaged.
2. **Approval with conditions** - The paint color shall match the district's "muted, rustic earth tone hues"
3. **Approval with conditions** – All nonconforming signs shall be removed from the property.

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

Case History / Findings of Fact:

The Stone House, which is the name granted to 206 Mercer Street on the Mercer Street National Register listing, was constructed in about 1940 and lies at the perimeter of the Mercer Street District. This contributing structure is a single-story stone structure with a standing-seam pyramidal roof. The ashlar, or square-cut, limestone is representative of the materials available in Dripping Springs during its early settlement.

The nomination identifies this building as "...retains its original...to an exceptional degree." The nomination further describes the details of the building: "...a corner inset porch supported by one squat post. A single entry door and window are located on the porch, and one set of paired windows is found on the front elevation."

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

206 Mercer Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 296 Mercer Street Commercial Installation

The applicant is requesting a COA to add a 13' by 25' addition to the rear of the building. The existing rear stoop will be removed and a new 4' by 4' stoop will be added to the rear of the new addition. The addition will be attached to the existing rear wall of the structure, meaning the wall will not be demolished. The addition will be clad with vertical board and batten and a standing-seam shed roof. The trim and fascia will match the existing. The proposed exterior color is gray. The addition will reduce on-site parking from four to three spots. There is no change proposed to the front or side facades.

* * *

Design Standards Consistency: "Mercer Street Design and Development Standards"

Character/Vision: "Preserve Historic Resources- Rehab & Adaptive Re-Use"- The addition is located at the rear of the historic structure and will be smaller than the original, thus the addition will be minimally visible from the street resulting in minimal change to the district.

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512-858-4725

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The addition is proposed at the rear of the existing building.

Preferred Uses: “Pedestrian-Oriented” - The addition is consistent with the existing use.

Site Planning & Building Placement: The proposed addition meets location standards.

Parking Arrangement: The on-site parking will be reduced from four spots to three. The code requires an additional 3 spaces for the expansion, but allows the property owner to pay a fee in lieu for any deficit in parking. The applicant will have to pay a fee in lieu to account for 4 spaces, including the space being removed for the expansion.

Building Footprint / Massing / Scale: The existing heated, or internal, footprint is 740 square feet, and the new addition will add 330 square feet for a total of 1070 square feet of heated space.

Street Frontage / Articulation: No change.

Porches: No change.

Roofs: The addition will have a shed roof, a common style for a rear addition.

Materials: Standing seam metal for the proposed shed roof and the new siding will be styled as board and batten. The siding material is undefined.

Color Palette: Gray

Tree Preservation: N/A

Landscape Features: N/A

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**

Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☒ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☒ Non-Compliant ☐ Not Applicable

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

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

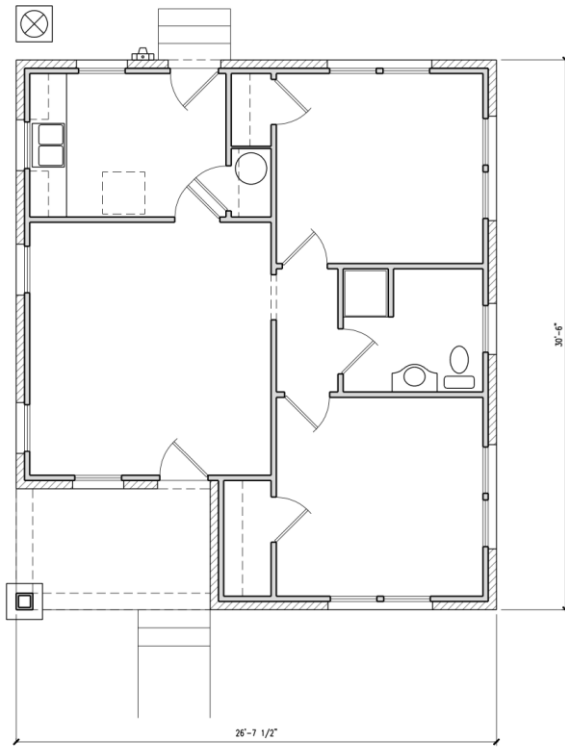
* * *

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

By: **Meredith Johnson, MSHP**

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

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



EXISTING FLOOR PLAN

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

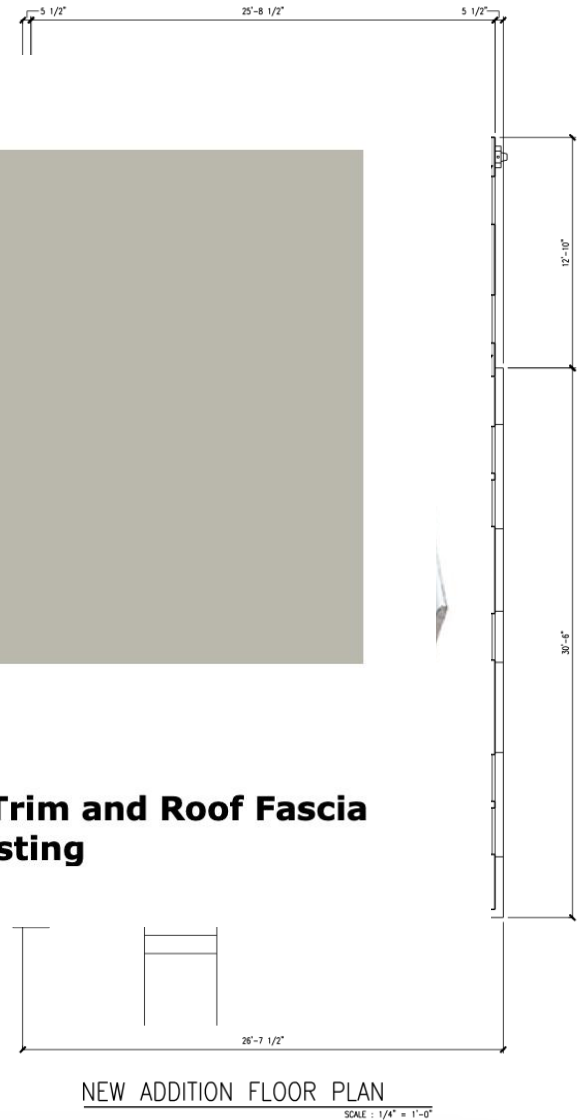
City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

SW 7016
Mindful Gray

Interior / Exterior

Locator Number: 244-C2

**Board and Batten Vertical Siding, Wall Trim and Roof Fascia
paint color to match existing**



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



DRIPPING SPRINGS
Texas

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Mercer Street Holdings, II LLC
 Mailing Address: P.O. Box 1488 Dripping Springs, Tx 78620
 Phone Number: 512.328.3588 Email Address: Sales@ericksonandassoc.com
 Name of Owner (if different than Applicant): Same
 Mailing Address: Same
 Phone Number: Same
 Address of Property Where Structure/Site Located: 206 Mercer St.

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

Zoning Classification of Property: PDD#2

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Current tenant is Opal Aesthetics + Wellness Spa and
will remain

Description of Proposed Work: Add on 300 ft on North end of
building on Slab with exterior door to maintain
existing ingress/egress

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

The addition will be board + batten sided with the existing paint color scheme. The roof will be a high profile standing seam metal roof. The addition will enhance the current structure and will match what an addition would have looked like in period.

Estimated Cost of Proposed Work: \$ 30,000

Intended Starting Date of Proposed Work: Oct. 1, 2023

Intended Completion Date of Proposed Work: Dec 31, 2023

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

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


Signature of Applicant

08/15/23
Date


Signature of Property Owner Authorizing the Proposed Work

08/15/23
Date

Attachment A

Paint sample



Roof sample of standing seam metal roof. (found on multiple properties within the historic district)



******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.

1 - Site Photo taken from Street - Front Elevation



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

2 - Site Photo taken from Street - Southeast Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

3 - Site Photo taken from Street - Northeast Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

4 - Site Photo taken from Street - Northwest Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

5 - Site Photo taken from Street - Southwest Corner



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

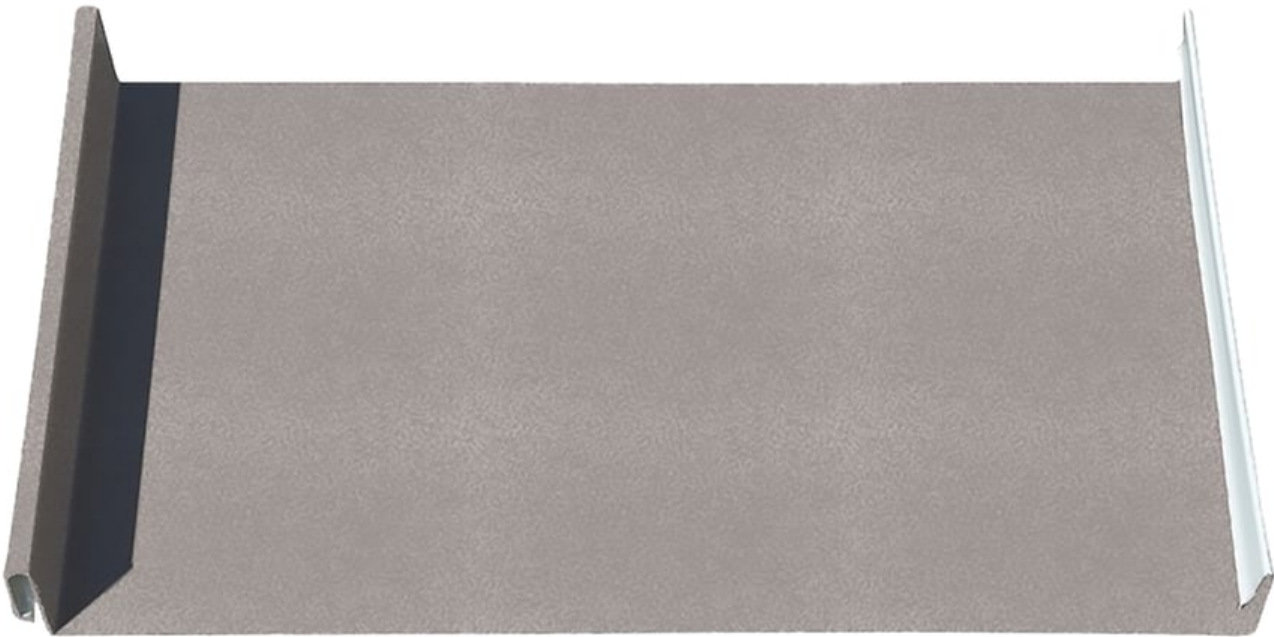
A New Addition for 206 Mercer Street
Dripping Springs, Texas

Project Materials



SW 7016
Mindful Gray
Interior / Exterior
Locator Number: 244-C2

**Board and Batten Vertical Siding, Wall Trim and Roof Fascia
paint color to match existing**



**High-profile Standing Seam Metal Roofing Panels
in Weathered Galvalume color**

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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

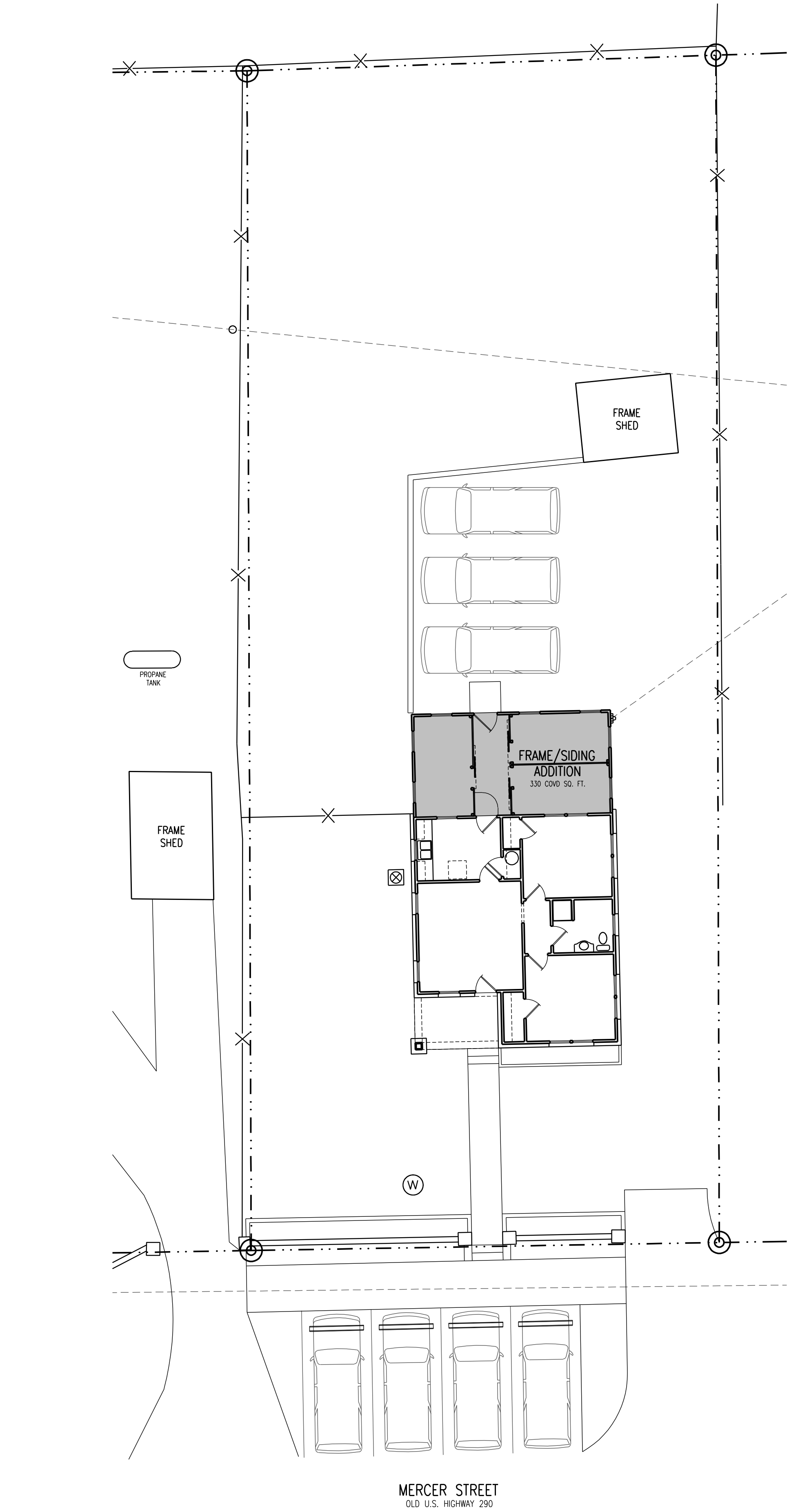
A New Addition for

206 Mercer Street

**206 Mercer Street
Dripping Springs, Texas 78620**

Herron Design Studio
a r c h i t e c t u r e

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

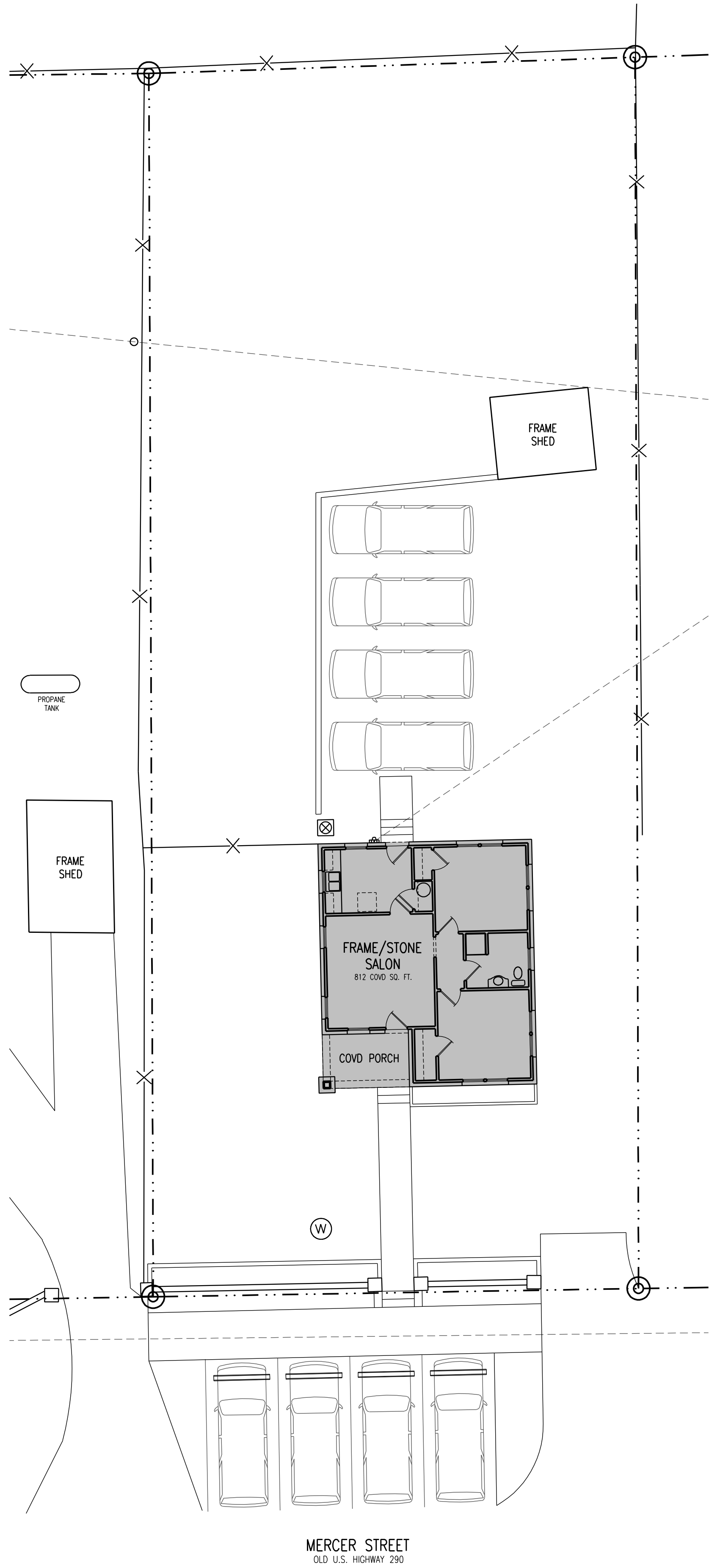


IMPERVIOUS COVER	
LOT AREA	9298 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
NEW STRUCTURE AREA	330 SQ. FT.
SITE ELEMENTS AREA	427 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1571 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	16.97 %

NEW ADDITION SITE PLAN

890 OCCUPABLE SQUARE FEET
3 PARKING SPACES REQUIRED (1/300)
7 PARKING SPACES PROVIDED

SCALE : 1" = 10'-0"

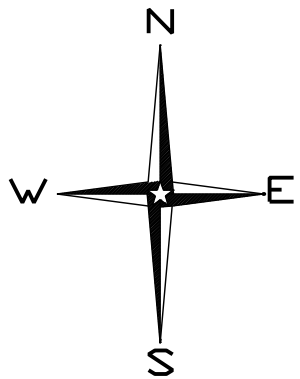


IMPERVIOUS COVER	
LOT AREA	9298 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
SITE ELEMENTS AREA	450 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1264 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	13.65 %

EXISTING SITE PLAN

574 OCCUPABLE SQUARE FEET
2 PARKING SPACES REQUIRED (1/300)
8 PARKING SPACES PROVIDED

SCALE : 1" = 10'-0"



Herron Design Studio
a r c h i t e c t u r e
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Dripping Springs, Texas 78620
512.858.9889

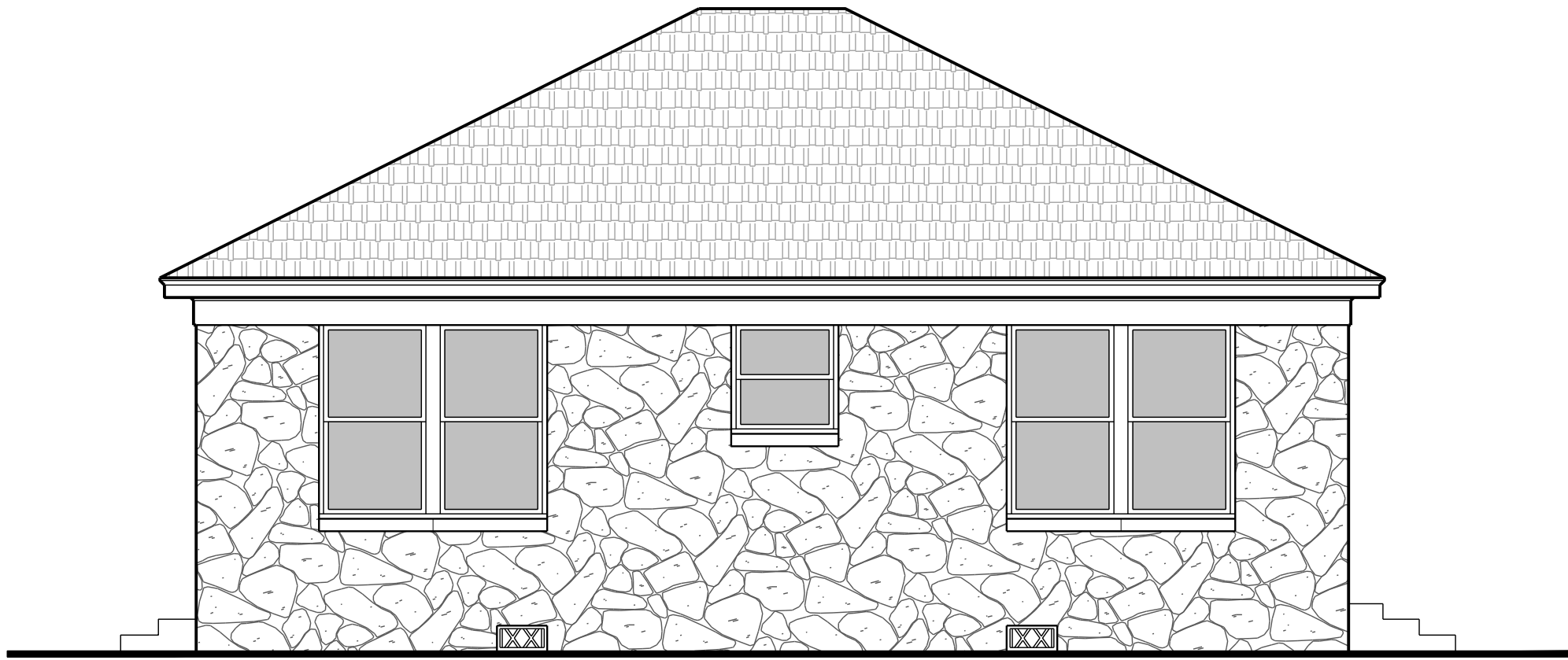
REVISIONS

ERI2311

AUG. 14, 2023

A1

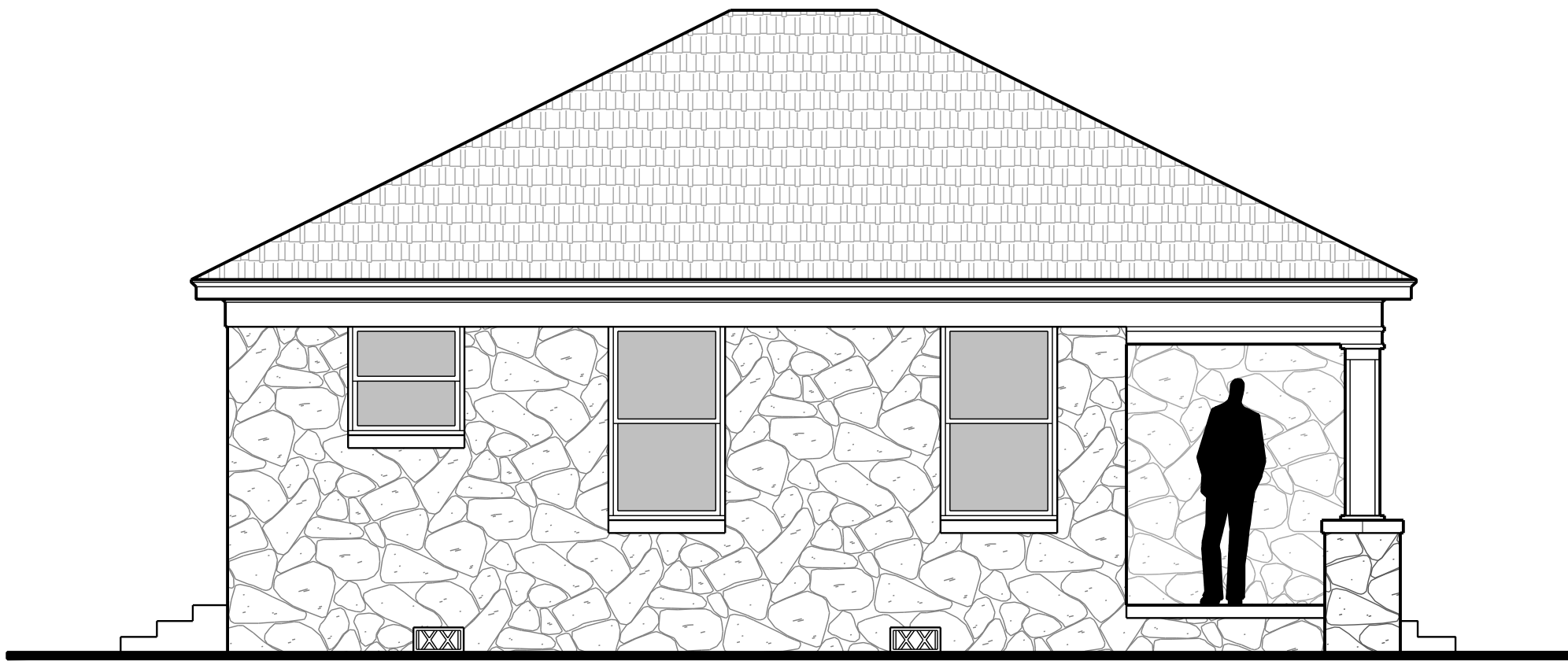
A New Addition for 206 Mercer Street
206 Mercer Street
Dripping Springs, Texas 78620



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



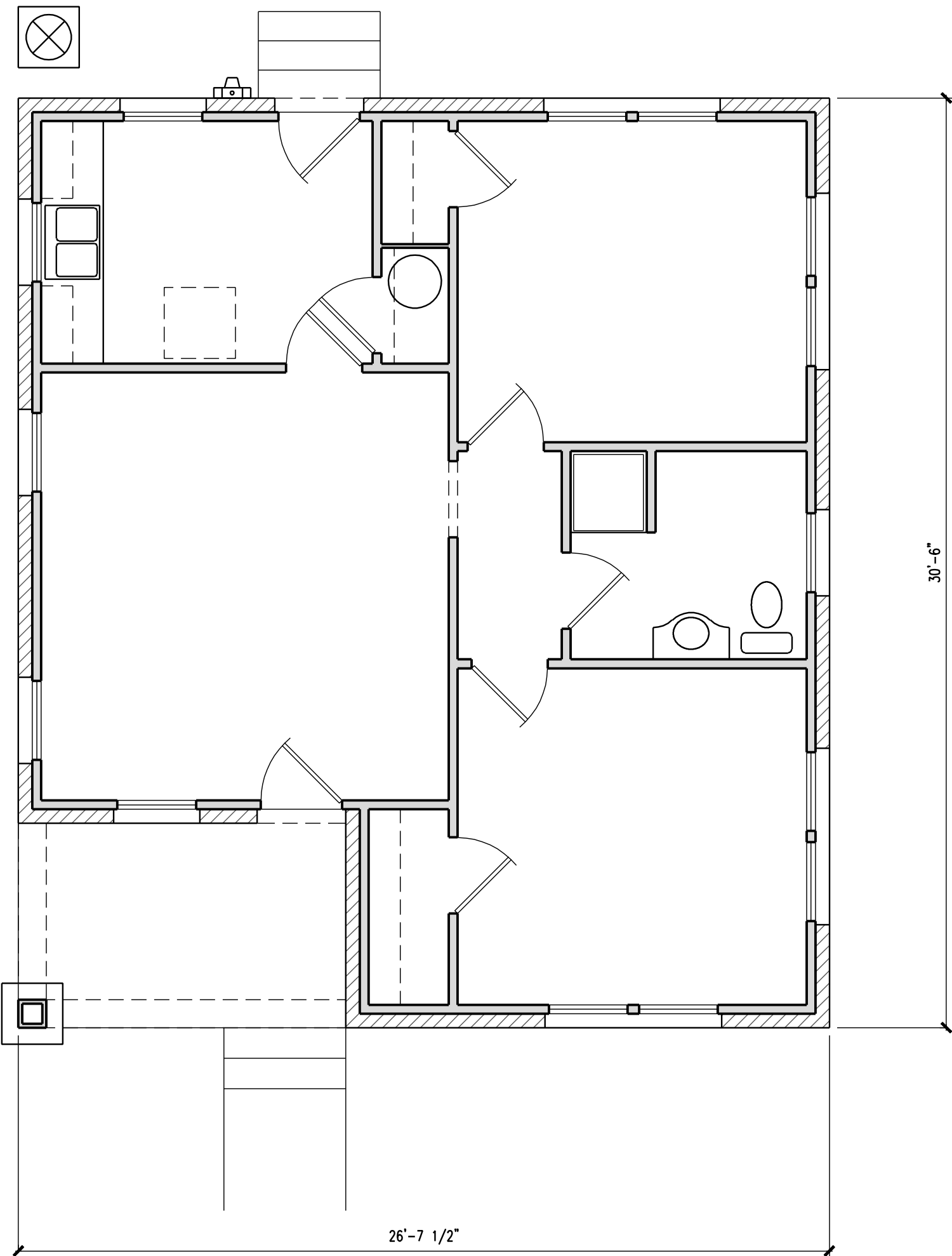
EXISTING REAR ELEVATION
FACES NORTH SCALE : 1/4" = 1'-0"



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



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



EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"

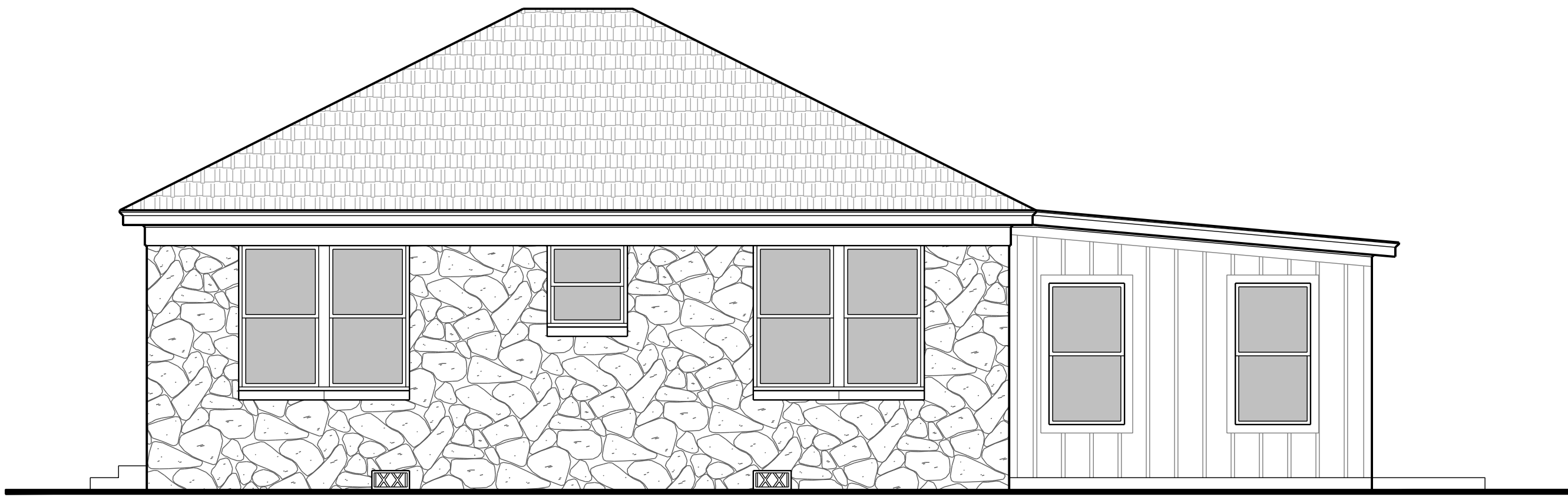
SQUARE FOOTAGES	
EXISTING HEATED AREA	740 SQ. FT.
EXISTING FRONT PORCH AREA	72 SQ. FT.
EXISTING TOTAL COVERED AREA	812 SQ. FT.

A New Addition for 206 Mercer Street
206 Mercer Street
Dripping Springs, Texas 78620

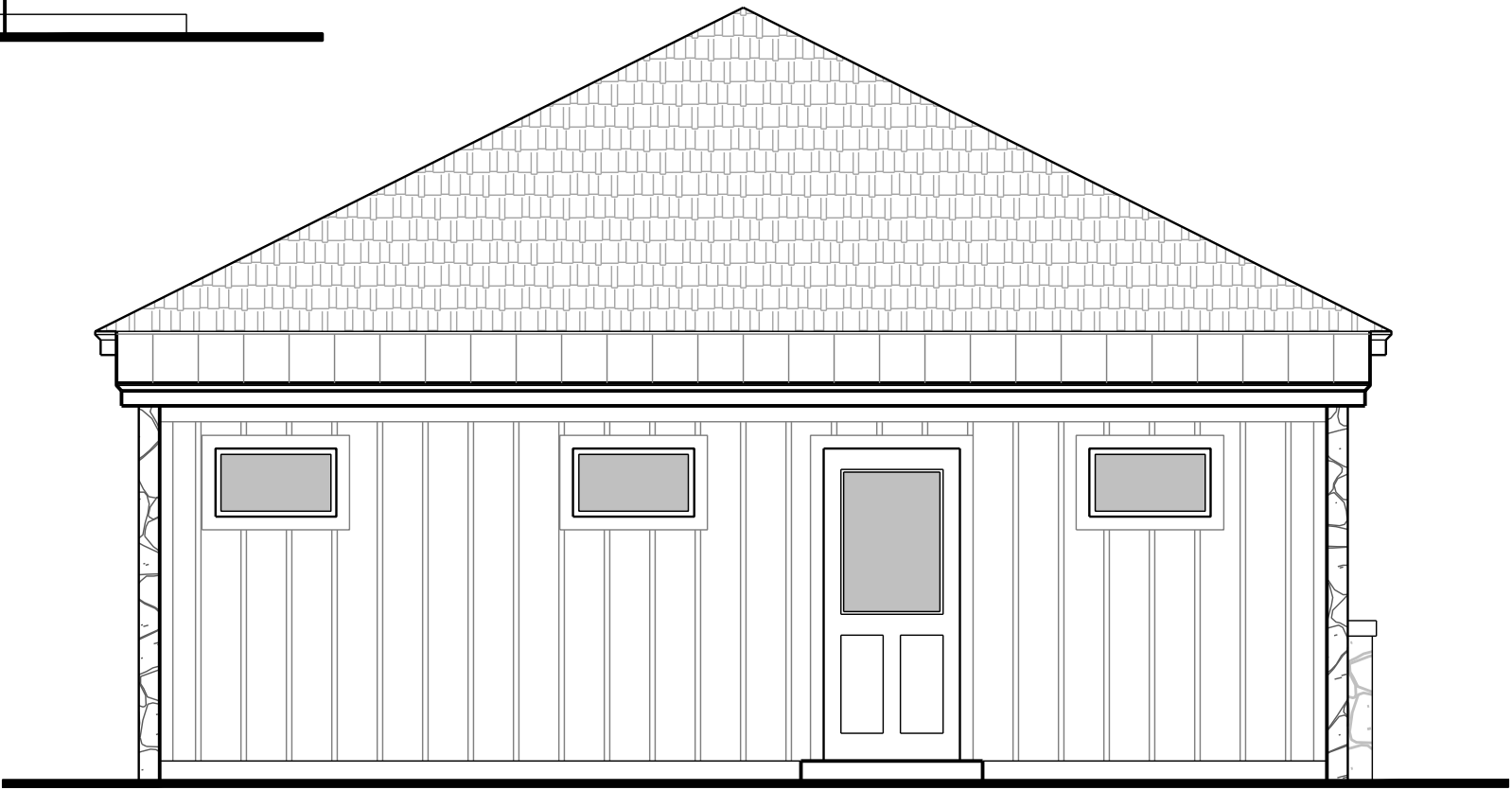
Herron Design Studio
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REVISIONS

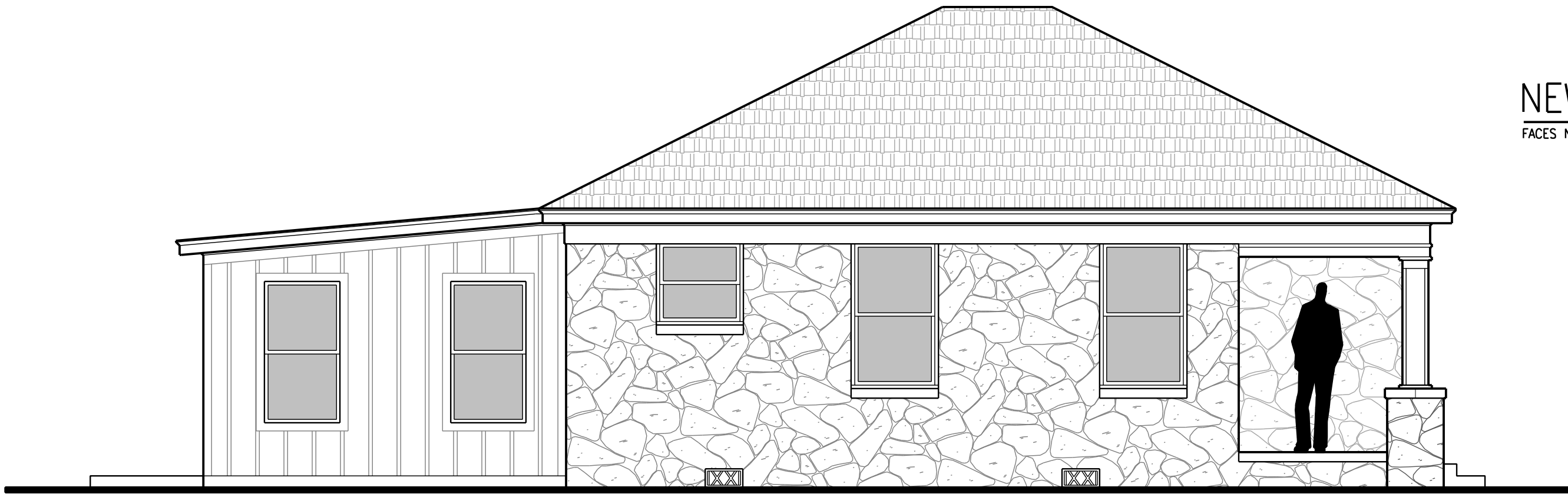
ERI2311
AUG. 14, 2023
A2



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



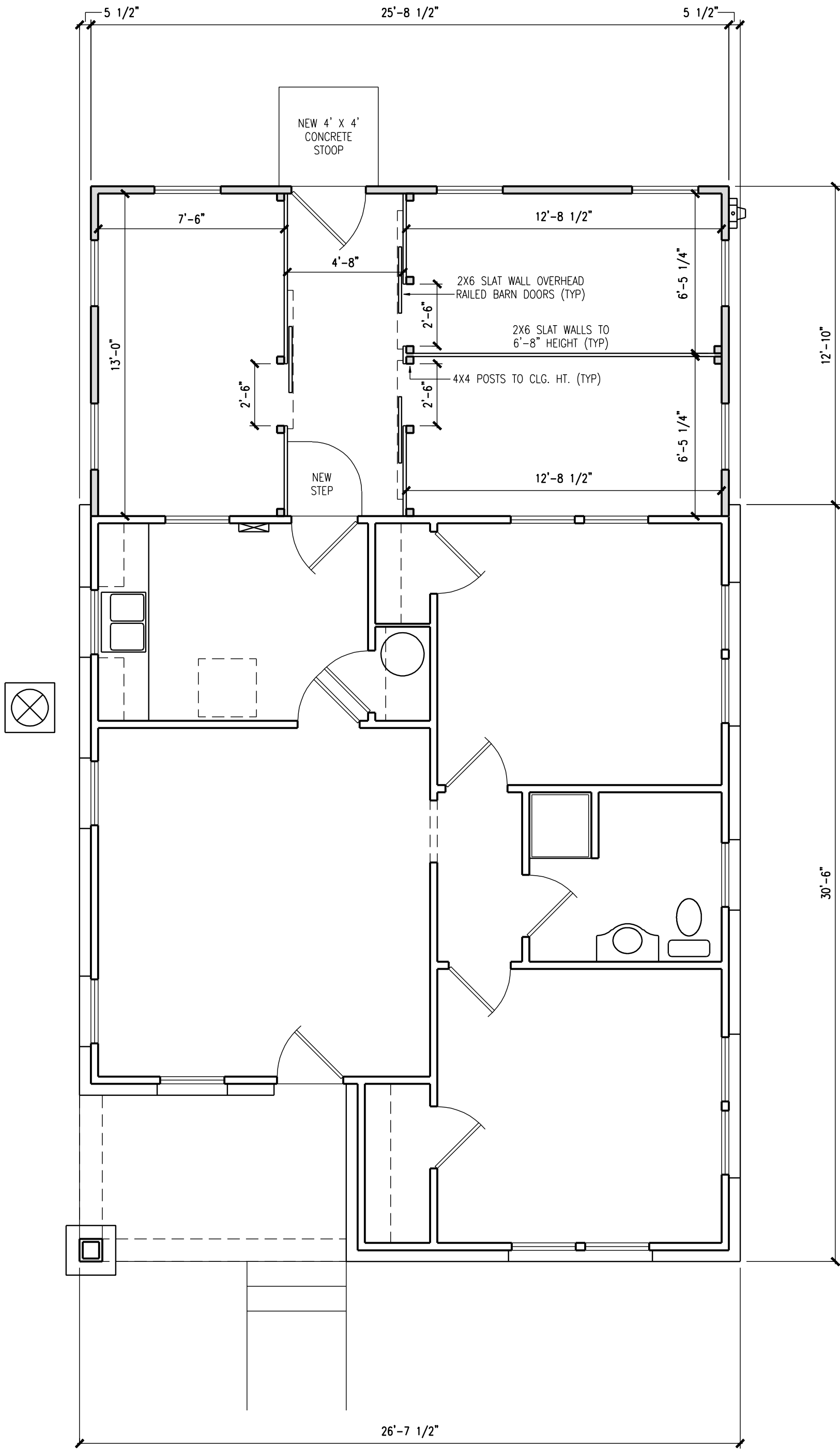
NEW ADDITION REAR ELEVATION
FACES NORTH
SCALE : 1/4" = 1'-0"



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



NEW ADDITION FRONT ELEVATION
FACES SOUTH
SCALE : 1/4" = 1'-0"



NEW ADDITION FLOOR PLAN
SCALE : 1/4" = 1'-0"

SQUARE FOOTAGES	
EXISTING HEATED AREA	740 SQ. FT.
NEW ADDITION HEATED AREA	330 SQ. FT.
NEW TOTAL HEATED AREA	1070 SQ. FT.
EXISTING FRONT PORCH AREA	72 SQ. FT.
NEW TOTAL COVERED AREA	1142 SQ. FT.

A New Addition for 206 Mercer Street
206 Mercer Street
Dripping Springs, Texas 78620

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101 Hays Street, Suite 409
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REVISIONS

ERI2311

AUG. 14, 2023

A3











HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 5, 2023**

Project: **216 Bluff St, Dripping Springs, TX 78620**

Applicant: **Colt Clements**

Historic District: **Hays Street Historic District**

Base Zoning: **SF-4: Single-Family Duplex**

Proposed Use: **Residential**

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

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:

Construct a new single-family house.

Review Summary, General Findings: **"Approval with Condition Recommended"**

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

Staff Recommendations / Conditions of Approval:

1. **Approval with conditions** - The paint color shall match the district's "muted, rustic earth tone hues" guidelines

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512-858-4725

Case History / Findings of Fact:

The parcel under consideration at the address 216 N Bluff Street is located within the Mercer Street National Register District, but does not contain a contributing structure.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**Historic Resource Background /Survey Information:****216 N Bluff Street**

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: 216 N Bluff Street New Single Family House

The applicant is requesting a COA to construct a 4,159 square foot single-story, single family house with an ~86’ long by 18’ wide driveway, an ~30’ long by 4’ wide walkway, and a pool in the backyard (dimensions not provided.) The overall floor plan is an H-shape. The roof contains both cross-gables and a hip with a 10:12 pitch.

The covered entry to the house will face Mercer Street and measures 32’-4”, or 42% of the front facade. The covered porch will be supported by 1’ x 1’ columns . The facade covered by the porch will feature French doors, one set of two single-hung Anderson 100 windows with a divided lite, and one stand-alone window. Beyond the porch, the front facade will feature two projected walls each with a set of French doors, an awning, and a small window. The portion of the roof that faces Bluff Street will feature three dormers, each featuring a small window and a 10:12 pitch gable.

The right elevation features five windows and a projection for the master bathroom. The projection’s gable pitch is 8:12, matching the pitch of the left facade gable. The left elevation features four windows, two of which match the front facade’s small windows and one set of two that matched the front porch’s paired set. This elevation also features a side entry with a half-lite door. The side porch will be 9’6” by 3’4” and is to be covered.

The rear elevation is similar to the front elevation in that the covered porch is framed by two projections and the roofline features three dormers. Access to the rear porch is granted by a set of sliding doors, or by French doors on both of the projections.

The proposed exterior material for the home is a mix of horizontal siding and vertical board and batten. The larger windows will be single-hung Anderson 100 with divided lites that are to be determined. The

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Anderson 100 window series is made of Fibrex, which is a composite material made of wood fiber and plastic. The smaller windows will be inoperable versions of the Anderson 100s. All of the windows are identified as black. The primary color of the proposed building is Urban Bronze, a dark gray, with black trim on the doors and windows, and a walnut stain on the posts and porch soffit. The roof will be comprised of black asphalt shingles. The awnings over the front facade projections will be a standing-seam black metal.

* * *

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

Character/Vision: “Preserve Historic Resources- Rehab & Adaptive Re-Use”- N/A

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character” - The new construction is generally keeping with the design principles of the District. The complexity of the roof does not match general standard of roof styles.

Preferred Uses: “Pedestrian-Oriented” - The house is consistent with the previous use on this site.

Site Planning & Building Placement: The proposed house meets location standards, and it setback approximately 24’ from the ROW.

Parking Arrangement: Off-street parking available.

Building Footprint / Massing / Scale: The proposed single-story house will be 4,159 square foot and works to break up the facade with regular projections.

Street Frontage / Articulation: The front porch is about 42% of the street-facing facade, and the front facade has symmetrical articulation.

Porches: The front porch is about 42% of the street-facing facade

Roofs: The house will have a mixed hip/gable roof. Each of the projections has a gable, and the main roof appears to be hipped.

Materials: The primary materials on the structure will be cementitious siding in a horizontal board form and a vertical board and batten form. The primary roof will be black asphalt shingles. Standing seam metal is proposed for the awning on the front facade projections. The windows will be Fibrex.

Color Palette: Gray, black

Tree Preservation: Yes. This site has a lot of trees that will be preserved based on the proposed footprint.

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Dripping Springs, Texas 78620
512-858-4725

Landscape Features: Not provided.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**
 Project is guided by applicable Historic Preservation Standards and Design Guidelines.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**
 Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
 Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
 Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
 Cumulative changes with acquired and contributing significance are recognized and respected.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
 Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.



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☐ Compliant ☐ Non-Compliant ☐ Not Applicable

(h) NON-DAMAGING SURFACE CLEANING METHODS:

Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

(i) ARCHEOLOGICAL RESOURCES PRESERVED:

Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:

Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

(k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:

Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

(l) PAINT COLORS- HISTORICAL BASIS:

Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

☐ Compliant ☒ Non-Compliant ☐ Not Applicable

(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:

Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

Building Footprint Expansion/Reduction? ☒ Yes ☐ No

Façade Alterations facing Public Street or ROW? ☒ Yes ☐ No

☒

City of Dripping Springs

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Dripping Springs, Texas 78620

512-858-4725

Color Scheme Modifications?

☐ Yes

☐ No

Substantive/Harmful Revisions to Historic District?

☐ Yes

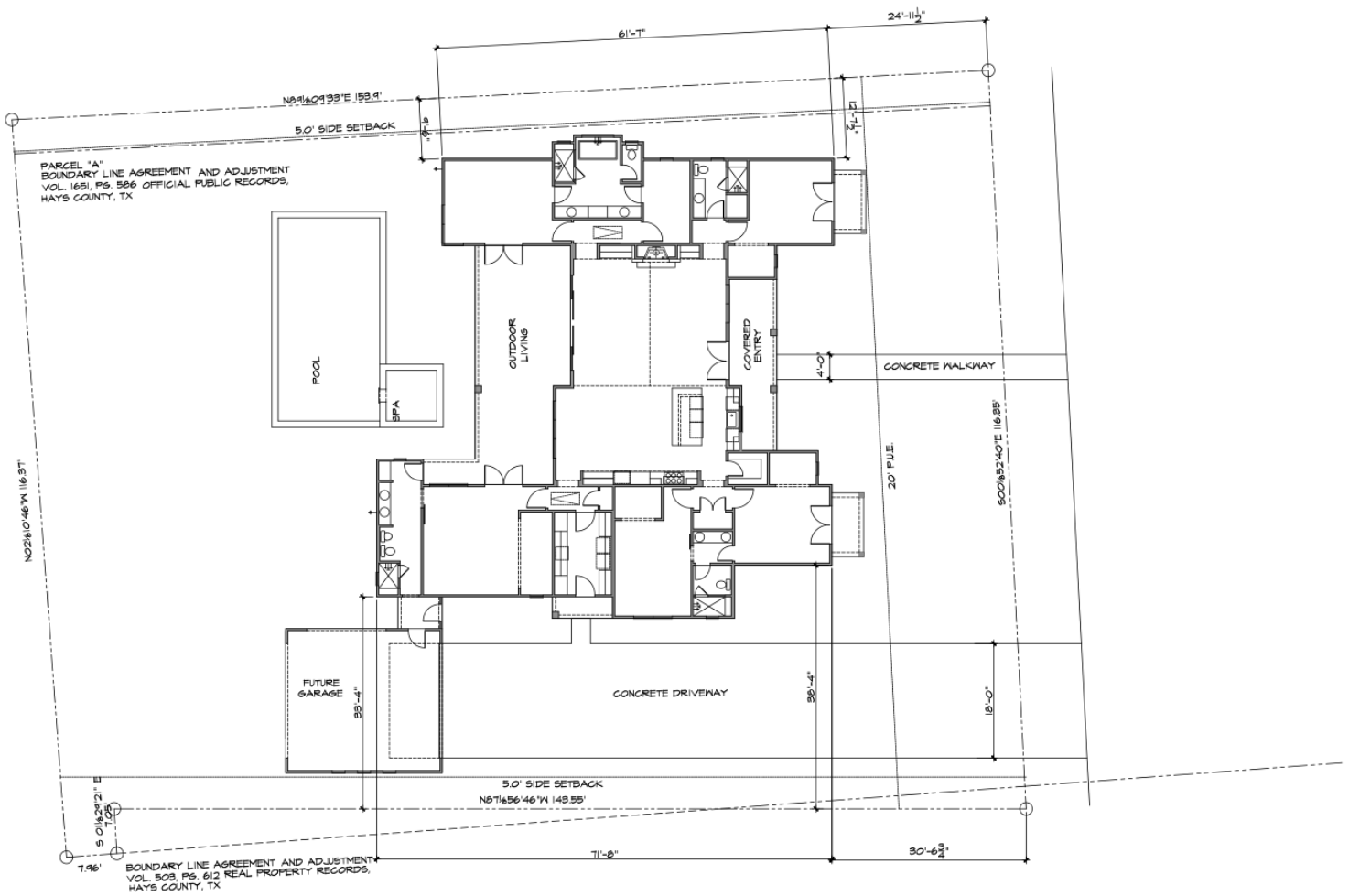
☒ No

* * *

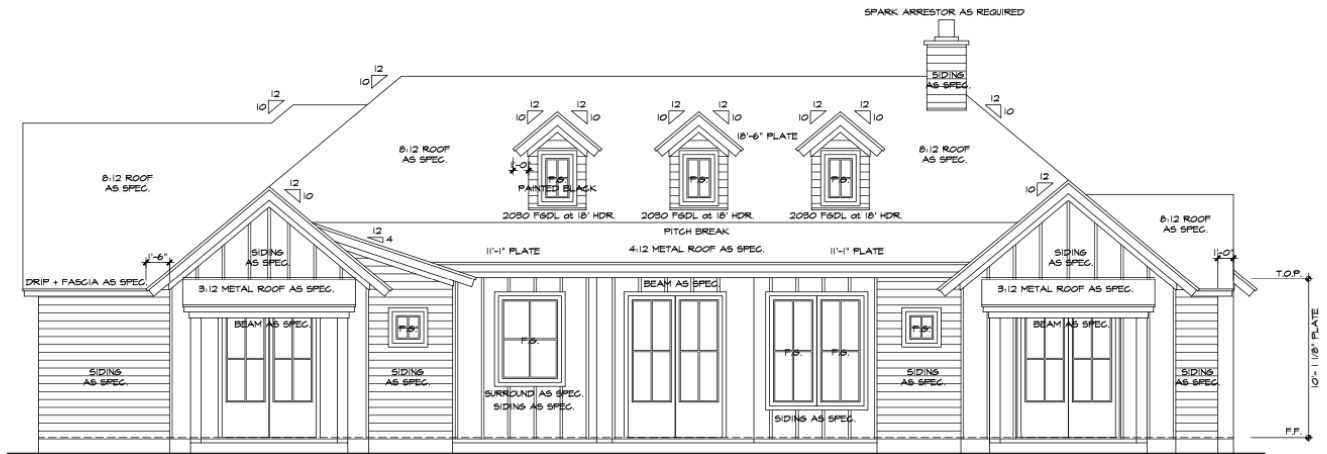
Please contact (512) 659-5062 if you have any questions regarding this review.

By: **Meredith Johnson, MSHP**

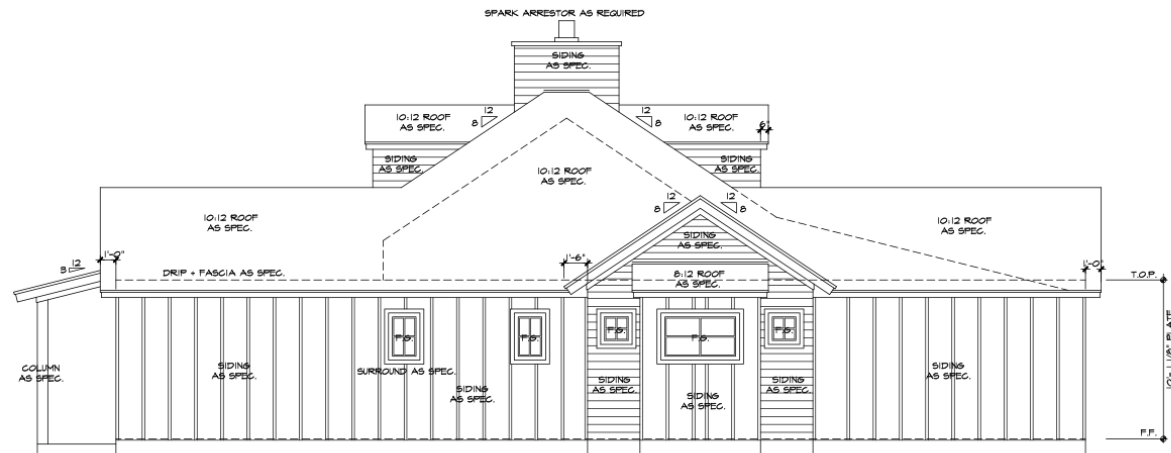
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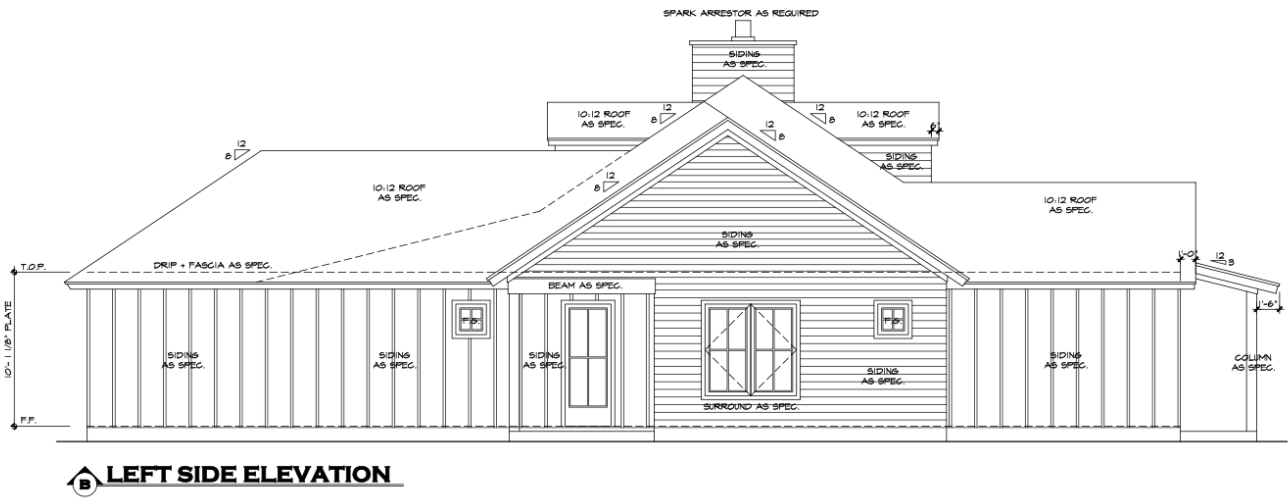
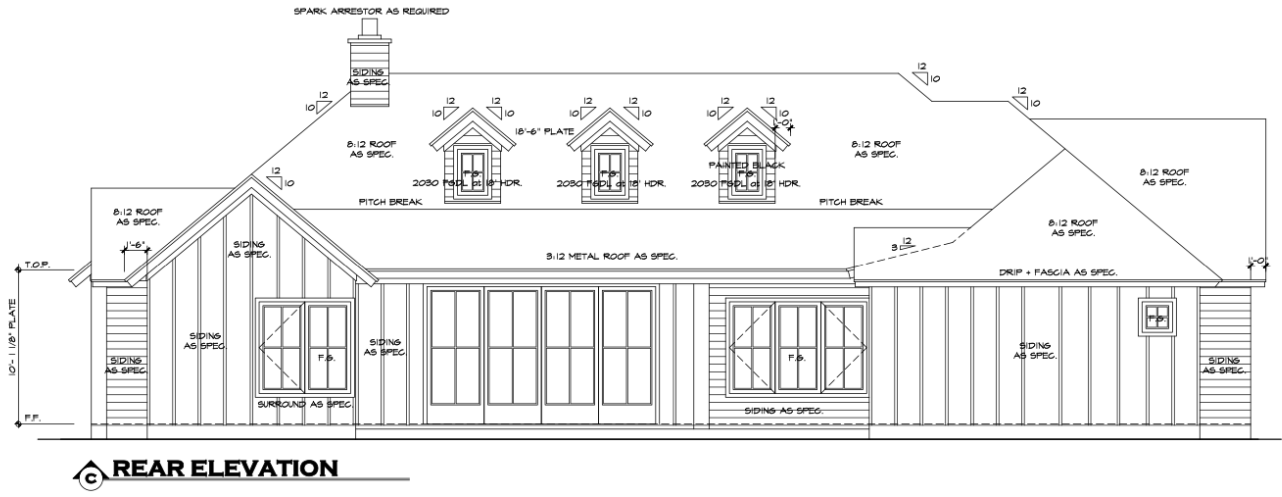


A FRONT ELEVATION



D RIGHT SIDE ELEVATION

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512-858-4725

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Dripping Springs, Texas 78620
512-858-4725

SW 7048
Urbane Bronze
Interior / Exterior
Location Number: 245-C7

SW 6258
Tricorn Black



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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): 216 S. Bluff St

Zoning Classification of Property: SF-4

Description of Proposed Use of Property/ Proposed Work: Proposed use is single family residence. Proposed work is construction of new single story single family home.

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 historical guidelines: residential use, property setbacks, large covered front porch areas, paint is muted earthtones and black shingle roof. Proposed structure location was chosen to not cut down any existing trees.

Estimated Cost of Proposed Work: \$950,000

Intended Start Date of Work: October 2023 **Intended Completion Date of Work:** May 2023

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 checked="" 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 checked="" type="checkbox"/>	Billing Contact Form

Colt Clements

SIGNATURE OF APPLICANT

08/18/2023

Date

Colt Clements

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

08/18/2023

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: _____

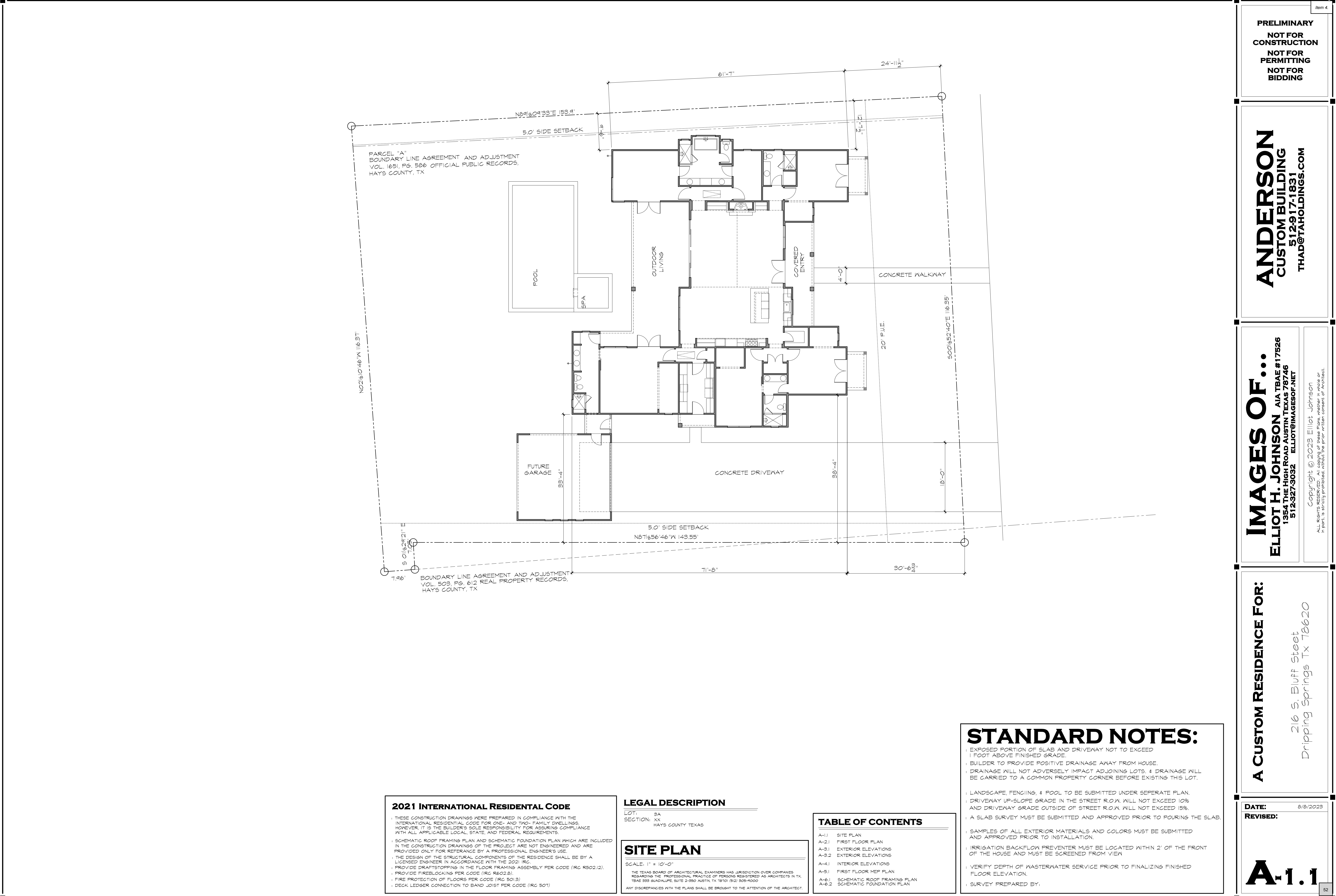
Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

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.



2021 INTERNATIONAL RESIDENTIAL CODE

1. THESE CONSTRUCTION DRAWINGS WERE PREPARED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS. HOWEVER, IT IS THE BUILDER'S SOLE RESPONSIBILITY FOR ASSURING COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

2. SCHEMATIC ROOF FRAMING PLAN AND SCHEMATIC FOUNDATION PLAN WHICH ARE INCLUDED IN THE CONSTRUCTION DRAWINGS OF THE PROJECT ARE NOT ENGINEERED AND ARE PROVIDED ONLY FOR REFERENCE BY A PROFESSIONAL ENGINEER'S USE.

3. THE DESIGN OF THE STRUCTURAL COMPONENTS OF THE RESIDENCE SHALL BE BY A LICENSED ENGINEER IN ACCORDANCE WITH THE 2021 IRC.

4. PROVIDE DRAFTSTOPPING IN THE FLOOR FRAMING ASSEMBLY PER CODE (IRC R502.1.2).

5. PROVIDE FIREBLOCKING PER CODE (IRC R602.2).

6. FIRE PROTECTION OF FLOORS PER CODE (IRC B01.3).

7. DECK LEDGER CONNECTION TO BAND JOIST PER CODE (IRC E01).

LEGAL DESCRIPTION

LOT: 3A
SECTION: XX
HAYS COUNTY TEXAS

SITE PLAN

SCALE: 1" = 10'-0"

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ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

TABLE OF CONTENTS	
A-1.1	SITE PLAN
A-2.1	FIRST FLOOR PLAN
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS
A-4.1	INTERIOR ELEVATIONS
A-5.1	FIRST FLOOR MEP PLAN
A-6.1	SCHEMATIC ROOF FRAMING PLAN
A-6.2	SCHEMATIC FOUNDATION PLAN

- STANDARD NOTES:**
- EXPOSED PORTION OF SLAB AND DRIVEWAY NOT TO EXCEED 1 FOOT ABOVE FINISHED GRADE.
 - BUILDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE.
 - DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS, & DRAINAGE WILL BE CARRIED TO A COMMON PROPERTY CORNER BEFORE EXISTING THIS LOT.
 - LANDSCAPE, FENCING, & POOL TO BE SUBMITTED UNDER SEPERATE PLAN.
 - DRIVEWAY UP-SLOPE GRADE IN THE STREET R.O.W. WILL NOT EXCEED 10% AND DRIVEWAY GRADE OUTSIDE OF STREET R.O.W. WILL NOT EXCEED 15%.
 - A SLAB SURVEY MUST BE SUBMITTED AND APPROVED PRIOR TO POURING THE SLAB.
 - SAMPLES OF ALL EXTERIOR MATERIALS AND COLORS MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
 - IRRIGATION BACKFLOW PREVENTER MUST BE LOCATED WITHIN 2' OF THE FRONT OF THE HOUSE AND MUST BE SCREENED FROM VIEW
 - VERIFY DEPTH OF WASTERWATER SERVICE PRIOR TO FINALIZING FINISHED FLOOR ELEVATION.
 - SURVEY PREPARED BY:

A CUSTOM RESIDENCE FOR:

216 S. Bluff Street
Dripping Springs Tx 78620

DATE: 8/8/2023
REVISED:

A-1.1

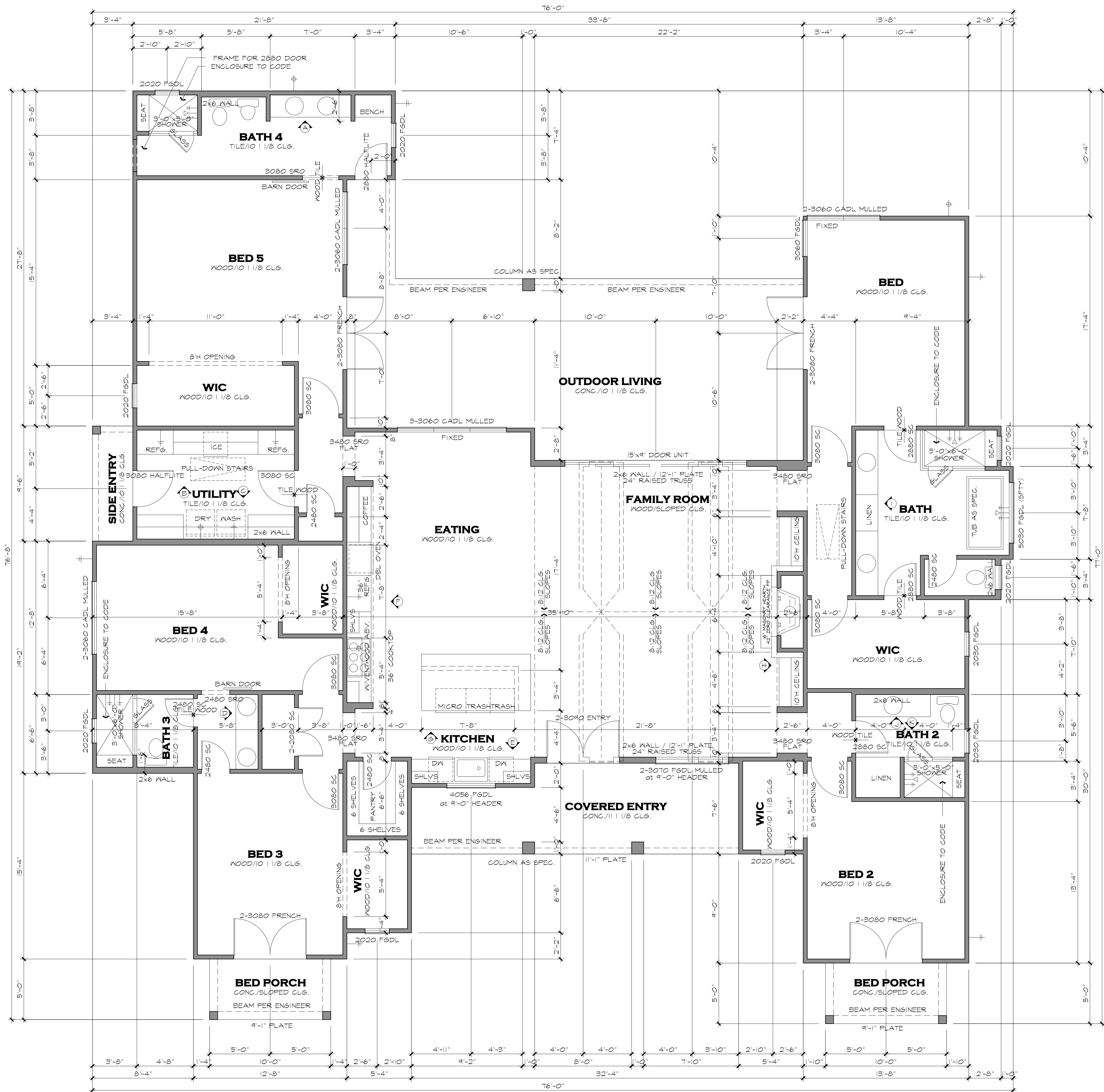
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1354 THE HIGH ROAD AUSTIN TEXAS 78746
512-327-3032 ELLIOT@IMAGESOF.NET

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NOT FOR PERMITTING
NOT FOR BIDDING



NOTES:

- 1. FINISHES AND HEIGHTS ARE 0'-0" UNLESS NOTED OTHERWISE.
- 2. FIRST FLOOR WINDOW HEADS ARE 8'-0" UNLESS NOTED OTHERWISE.
- 3. BUILDER RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES.
- 4. OWNER RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 5. PROVIDE ONE (1) SET ASBESTOS ABATEMENT REPORT FOR ALL EXISTING ROOFING.
- 6. BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- 7. WINDOW SIZES ARE NORMAL. VERIFY WITH MANUFACTURER.
- 8. PROVIDE ONE (1) SET OF WINDOW SIZES FOR ALL WINDOWS.
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FIRST FLOOR PLAN

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

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SQUARE FOOTAGE CHART		
FRAME	MASONRY	TOTAL S.F.
FIRST FLOOR	9284	9284
TOTAL HEATED	9284	9284
COVERED ENTRY	82	82
OUTDOOR LIVING	956	956
SIDE ENTRY	32	32
BED PORCH 2+3	100	100
TOTAL S.F.	4159	4159

A CUSTOM RESIDENCE FOR:

216 S. Bluff Street
Dripping Springs, TX 78620

DATE: 8/8/2023
REVISED:

A-2.1

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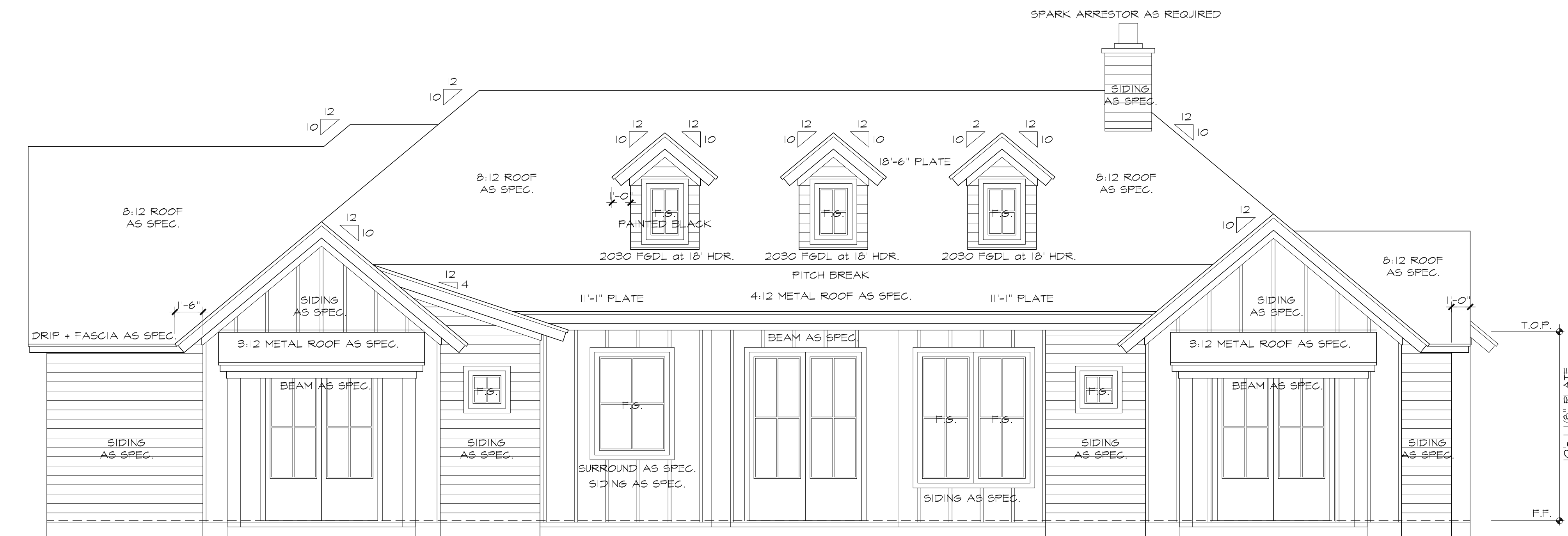
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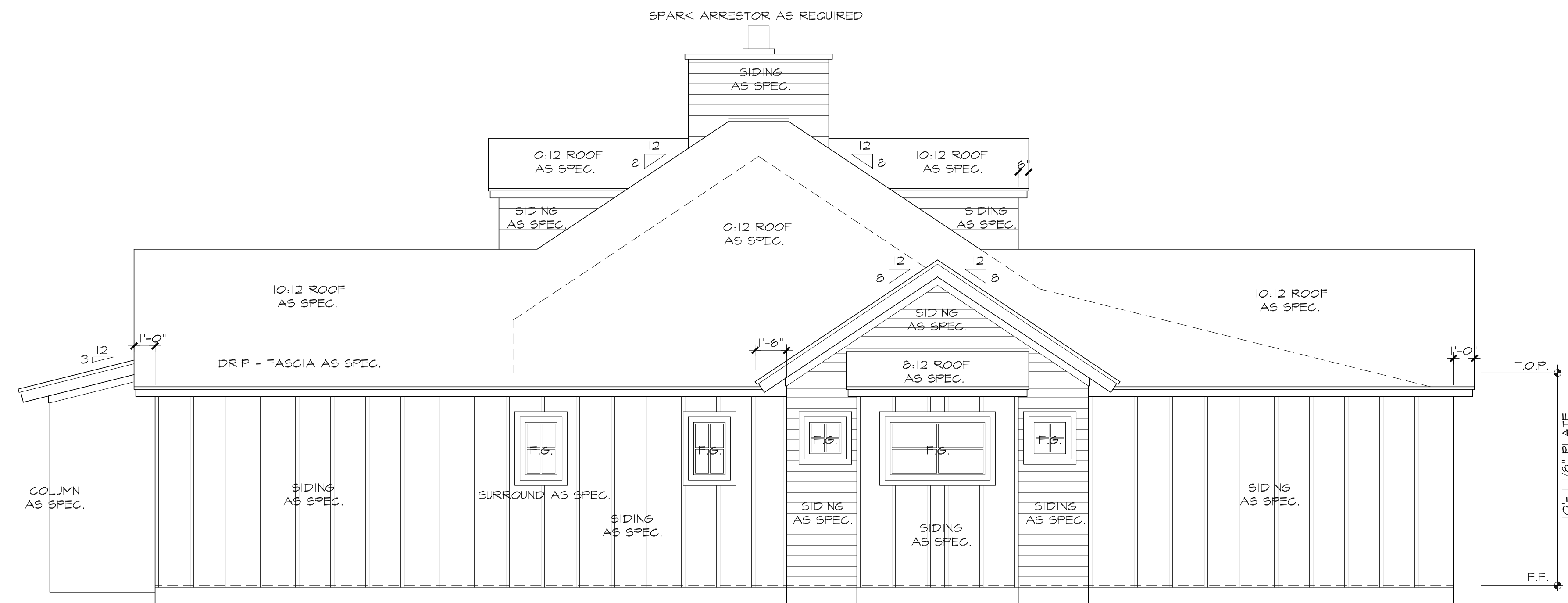
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DATE: 8/8/2023
REVISED:

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A FRONT ELEVATION



D RIGHT SIDE ELEVATION

NOTES:

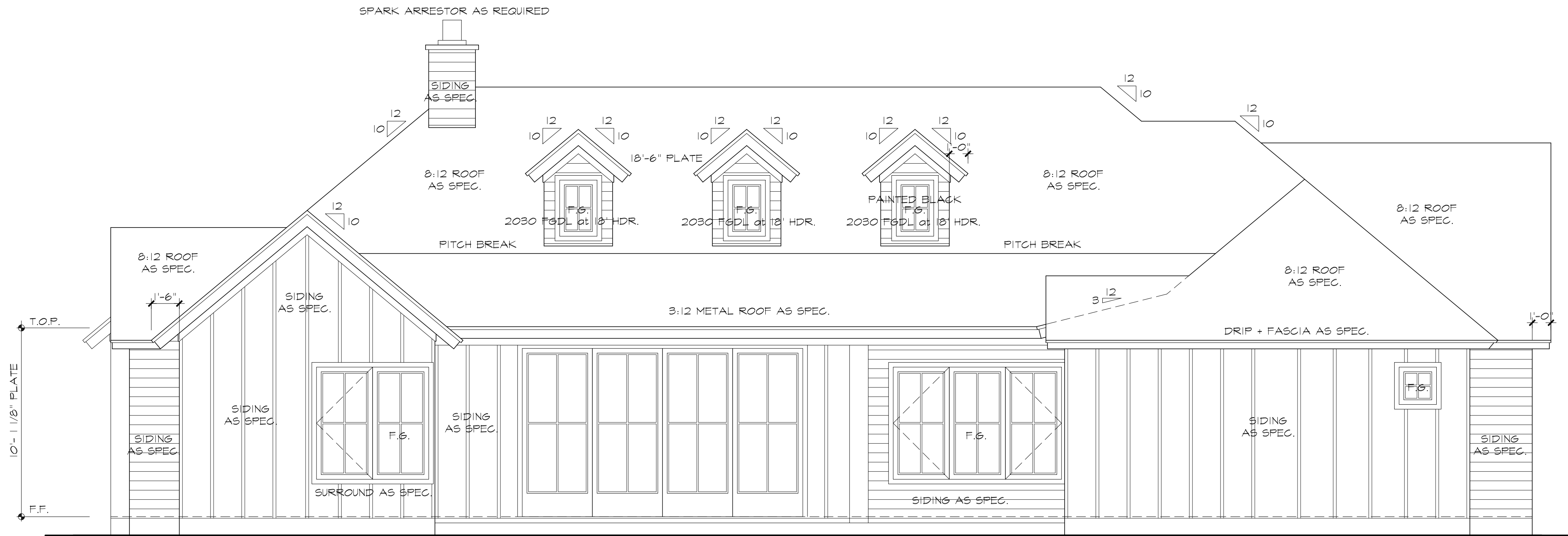
- 1. MASONRY DROPPED PER DEED RESTRICTIONS.
- 2. ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
- 3. WINDOW DIVIDED LIGHT PATTERN IS REPRESENTATIONAL, VERIFY WITH OWNER.
- 4. ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A ONE (1) HOUR FIRE-RATING. THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R302.1)
- 5. ROOF DRIP EDGE REQUIRED ON ASPHALT ROOF (IRC R905.2.8.5)

ELEVATIONS

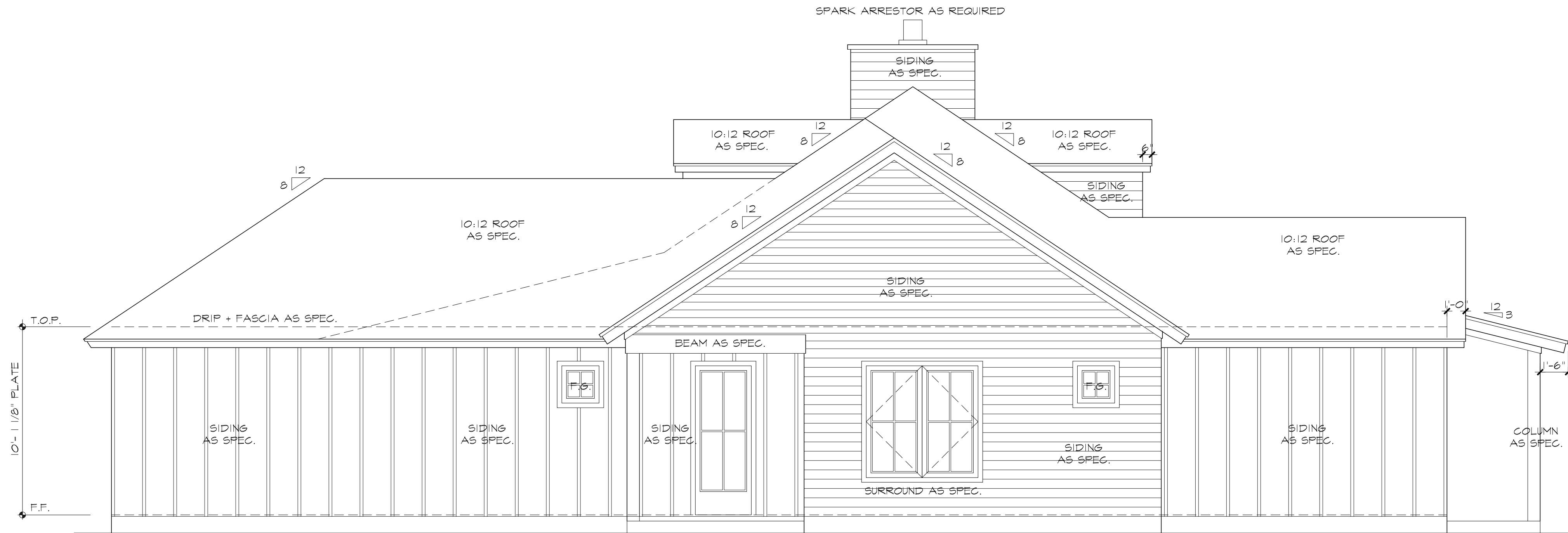
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ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



REAR ELEVATION



LEFT SIDE ELEVATION

NOTES:

- 1. MASONRY DROPPED PER DEED RESTRICTIONS.
- 2. ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
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- 4. ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A ONE (1) HOUR FIRE-RATING, THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R302.1)
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A-3.3



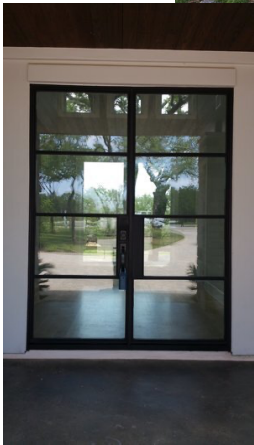
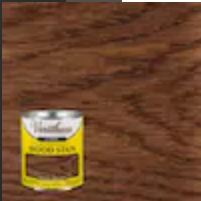
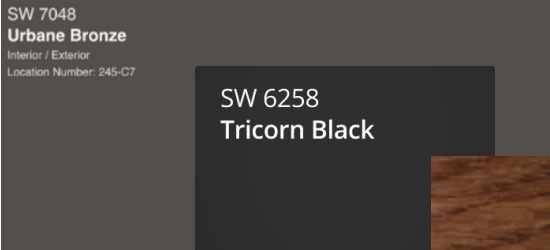








- Body SW Urbane Bronze
- Trim/Door SW Tricorn Black
- Posts/Beams/Porch Soffit Walnut Stain
- Asphalt shingle Charcoal
- Standing seam porch covers Charcoal
- Front Door Steel with dividers
- Windows Single-Hung Anderson 100 Black with divider



Received on/by:

Item 4.

Date, initials



BILLING CONTACT FORM

Project Name: 216 S Bluff - New Construction

Project Address: 216 S Bluff St, Dripping Springs, TX 78620

Project Applicant Name: Colt Clements

Billing Contact Information

Name: Colt Clements

Mailing Address: 221 Running Deer Ln
Dripping Springs, TX 78620

Email: coltclements@gmail.com Phone Number: 512-808-6438

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

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

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

Colt Clements

Signature of Applicant

08/18/2023

Date