



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 07, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

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

PRESENTATION OF CITIZENS

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

MINUTES

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

BUSINESS

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

- a. Chair
- b. Vice Chair

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

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

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

- a. Staff Report
- b. Public Hearing
- c. COA2021-0005

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

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

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

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

- a. Add and/or Remove Committees
- b. Committee Appointments

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

COMMITTEE REPORTS

9. Landscape Improvements Committee
Commissioner Minnie Glosson-Needham

10. Parking Lot Improvements Committee
Commissioners Dean Erickson and Tim Brown

11. Historic District Signage & Banner Committee
Commissioners Ashley Bobel and Emilie Kopp

12. Website Committee
Commissioner Emilie Kopp

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Historic Preservation Commission

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

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

City Council Meetings

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

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

ADJOURN

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 **October 1, 2021, at 1:00 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, July 01, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

Bruce Lewis, Chair
Ashley Bobel
Dean Erickson (arrived at 4:07 p.m.)
Minnie Glosson-Needham
Tim Brown

Commission Members absent were:

Emilie Kopp, Vice Chair
Jean Reimers

Staff, Consultants & Appointed/Elected Officials

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

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the June 10, 2021, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Bobel to approve the June 10, 2021, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. **Discuss and consider approval of COA2021-0004: an Application for a Certificate of Appropriateness for an exterior remodel at 499 Hays Street.** *Applicant: James & Tiyanya Weippert.*

Keenan Smith presented the staff report which is on file.

A motion was made by Commissioner Erickson to approve COA2021-0004: an Application for a Certificate of Appropriateness for an exterior remodel at 499 Hays Street with the condition that the windows **XXXXXX**. Commissioner Brown seconded the motion which carried unanimously 5 to 0.

3. **Presentation and update regarding approved COA2021-0002: an application for Certificate of Appropriateness for Rehabilitation and Exterior Alterations of a Historic Resource, Demolition of a Non-Contributing Vestibule, and Demolition and Reconstruction of a Garage for property located at 264 College Street.**

Keenan Smith presented the updated which is on file.

4. **Discuss and consider possible action regarding proposed Certificate of Appropriateness Application for Cluster Mailbox Unit Installation at City Hall, located at 511 Mercer Street, and discussion of other possible locations for Cluster Mailbox Units for Mercer Street Historic District Businesses & Residents.** *Applicant: Michelle Fischer, City Administrator.*

Michelle Fischer presented the staff report which is on file.

Vicky Lewis spoke regarding the item and will work with business owners on location of the unit; and which business owners would like to participate.

No action was taken regarding this item.

COMMITTEE REPORTS

No Committee reports at this time.

5. **Landscape Improvements Committee**
Commissioners Minnie Glosson-Needham and Jean Reimers

6. **Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown
7. **Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp
8. **Website Committee**
Commissioner Emilie Kopp

EXECUTIVE SESSION

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

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

August 5, 2021 at 4:00 p.m.
September 2, 2021 at 4:00 p.m.
October 7, 2021 at 4:00 p.m.

City Council Meetings

July 6, 2021 at 6:00 p.m.
July 20, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at XXXX.



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: September 28, 2021

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

Applicant: Vicky Lewis

Historic District: Mercer Street

Base Zoning: GUI

Proposed Use: Mail Delivery

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples
 Sign Permit Application (if applicable)
 Building Permit Application (if applicable)
 Alternative Design Standards (if applicable)

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

Project Type & Description:

- Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization
- New Construction

Review Summary, General Findings:

General Compliance Determination- Compliant Non-Compliant Incomplete

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

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

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

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

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

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

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

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

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

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

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

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

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

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

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

(h) NON-DAMAGING SURFACE CLEANING METHODS:

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

Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
 Compliant Non-Compliant Not Applicable

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY**
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

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

* * *

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

By: Michelle Fischer, Historic Preservation Officer

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



DRIPPING SPRINGS
Texas

Item 3.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

CONTACT INFORMATION

APPLICANT NAME: Vicky Lewis
STREET ADDRESS: PO Box 365, Dripping Springs, TX 78620
PHONE: 512.363.2183 **EMAIL:** Vicky@mazamacoffee.com

PROPERTY OWNER NAME (if different than Applicant): City of Dripping Springs
STREET ADDRESS: ox 384, Dripping Springs, TX 78620
PHONE: 512.858.4725 **EMAIL:** mfischer@cityofdrippingsprings.com

PROJECT INFORMATION

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

Zoning Classification of Property: GUI

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

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

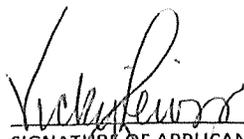
Estimated Cost of Proposed Work: \$3,000 for concrete pad and installation of cluster mail box unit and USPO mailreceptacle; \$1,800 for cluster mail box unit

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

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

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

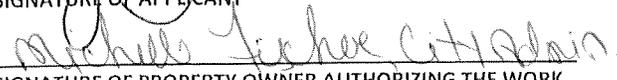
License Agreement between the City of Dripping Springs and Vicky Lewis is attached



 SIGNATURE OF APPLICANT

9/29/2021

 Date



 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

9/29/2021

 Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

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

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

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

Cluster Mail Box Unit

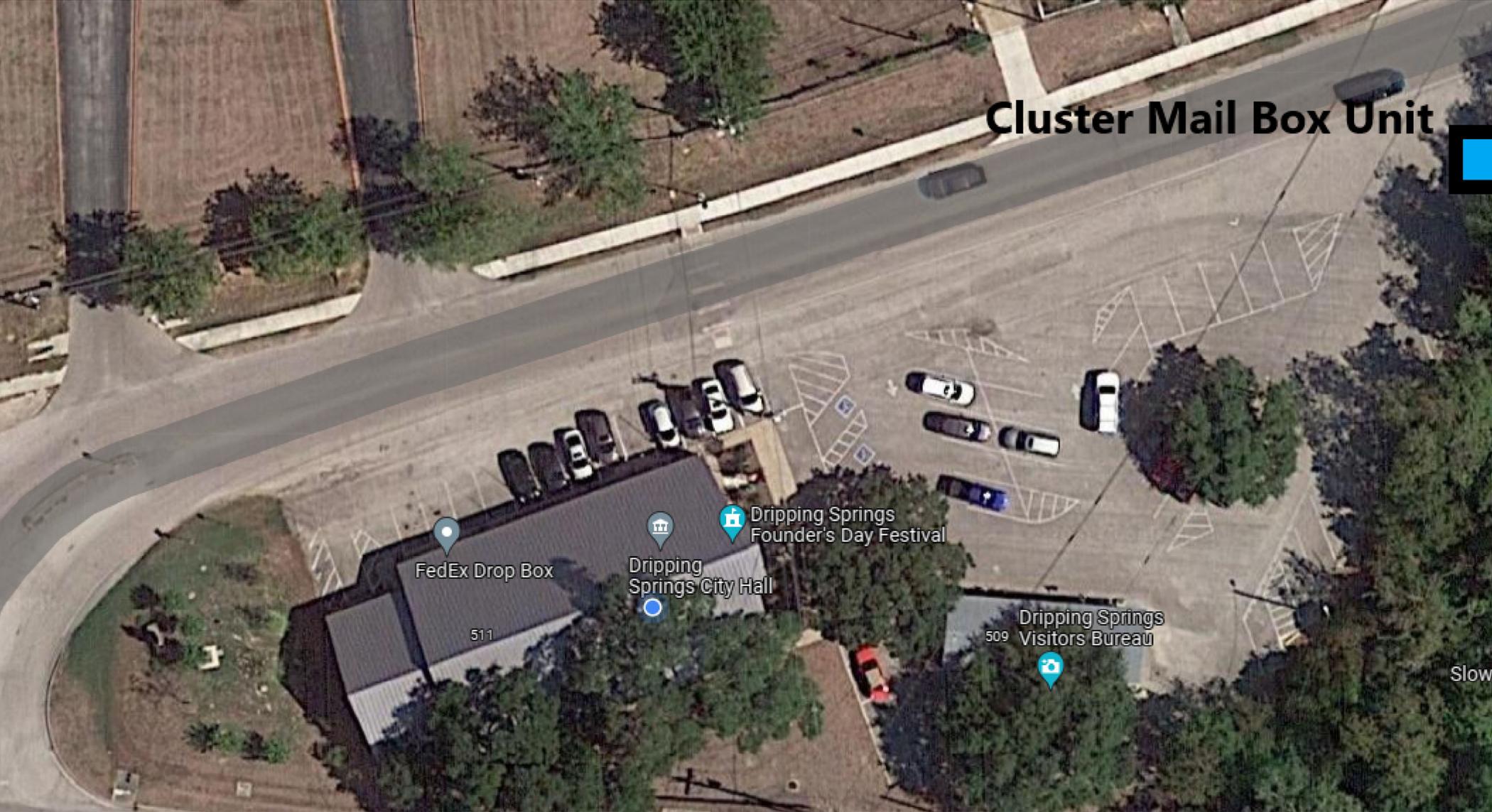


Exhibit A



*Includes
Pedestal*



All Aluminum Construction







Received on/by: _____

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: City Hall Cluster Mail Box Unit

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

Project Applicant Name: Vicky Lewis

Billing Contact Information

Name: Vicky Lewis

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

Email: Vicky@mazamacoffee.com Phone Number: 512.363.2183

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

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

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

Vicky Lewis
Signature of Applicant

9/29/2021
Date

LICENSE AGREEMENT

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

RECITALS:

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

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

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

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

NOW, THEREFORE, the parties have agreed as follows:

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

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

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

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

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

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

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

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

**LICENSOR:
The City of Dripping Springs**

**LICENSEE:
Vicky Lewis**

Bill Foulds Jr., Mayor

Vicky Lewis

Date

Date

ATTEST:

Andrea Cunningham, City Secretary

Exhibit A



*Includes
Pedestal*

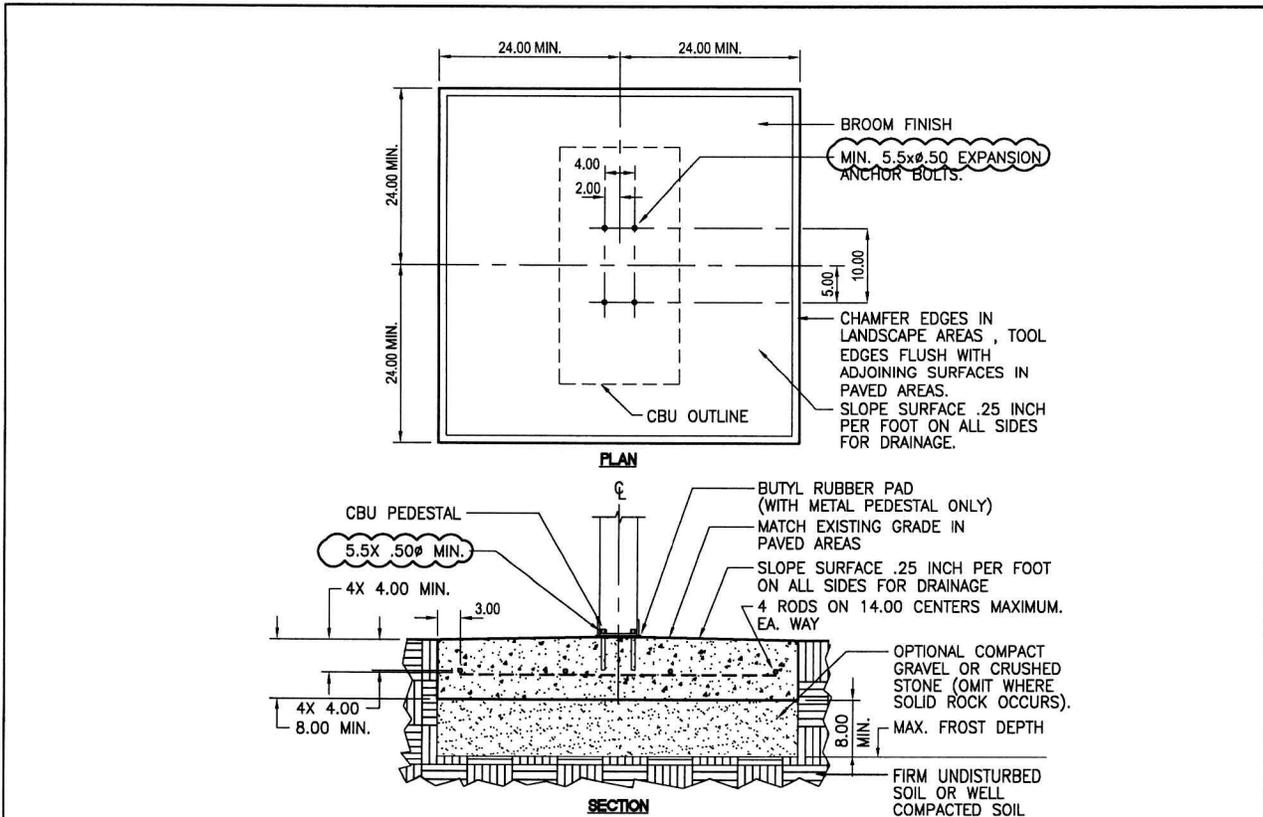


All Aluminum Construction



Exhibit B

NOTES TO A/E:



NOTES:

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

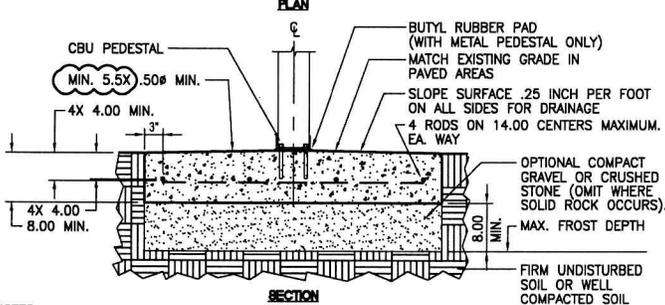
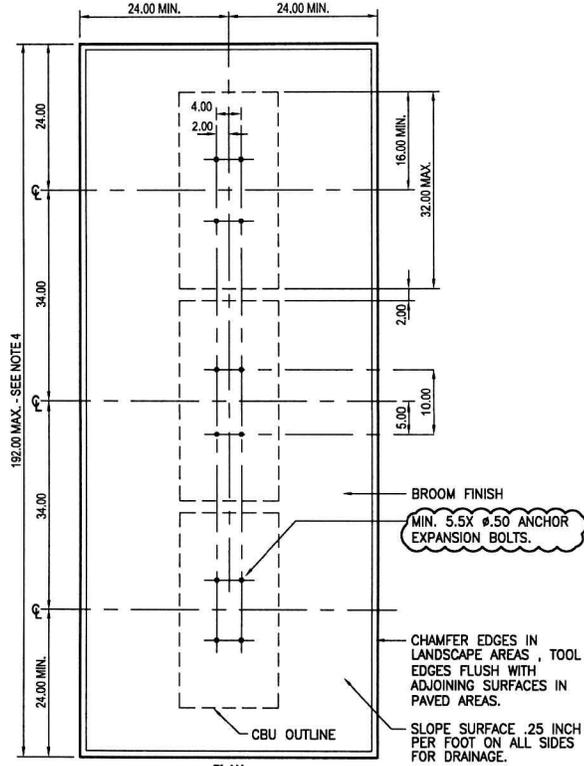
Detail:	CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
		G1-2-0e				
CAD File:	../usps/library/details/G1-2-0e	Scale:	1/2" = 1'-0"			
		USPS SDL Issued:		10/1/2016		
		Last Revised:		10/27/2016		

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STANDARD DETAIL LIBRARY

NOTES TO A/E:



NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MIN. - 6% MAX. AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301
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 GALVANIZED, 1/2" DIAMETER x 5-1/2" OVERALL LENGTH; CATALOG NUMBER: 7724
 ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
4. A 3 CBU CONFIGURATION IS DEPICTED. A 2 OR 4 CBU CONFIGURATION MAY BE USED AS LONG AS THEY ARE ARRANGED IN GROUPS SUCH THAT THE OVERALL DIMENSION OF THE CONCRETE BASE DOES NOT EXCEED 16 FEET.

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

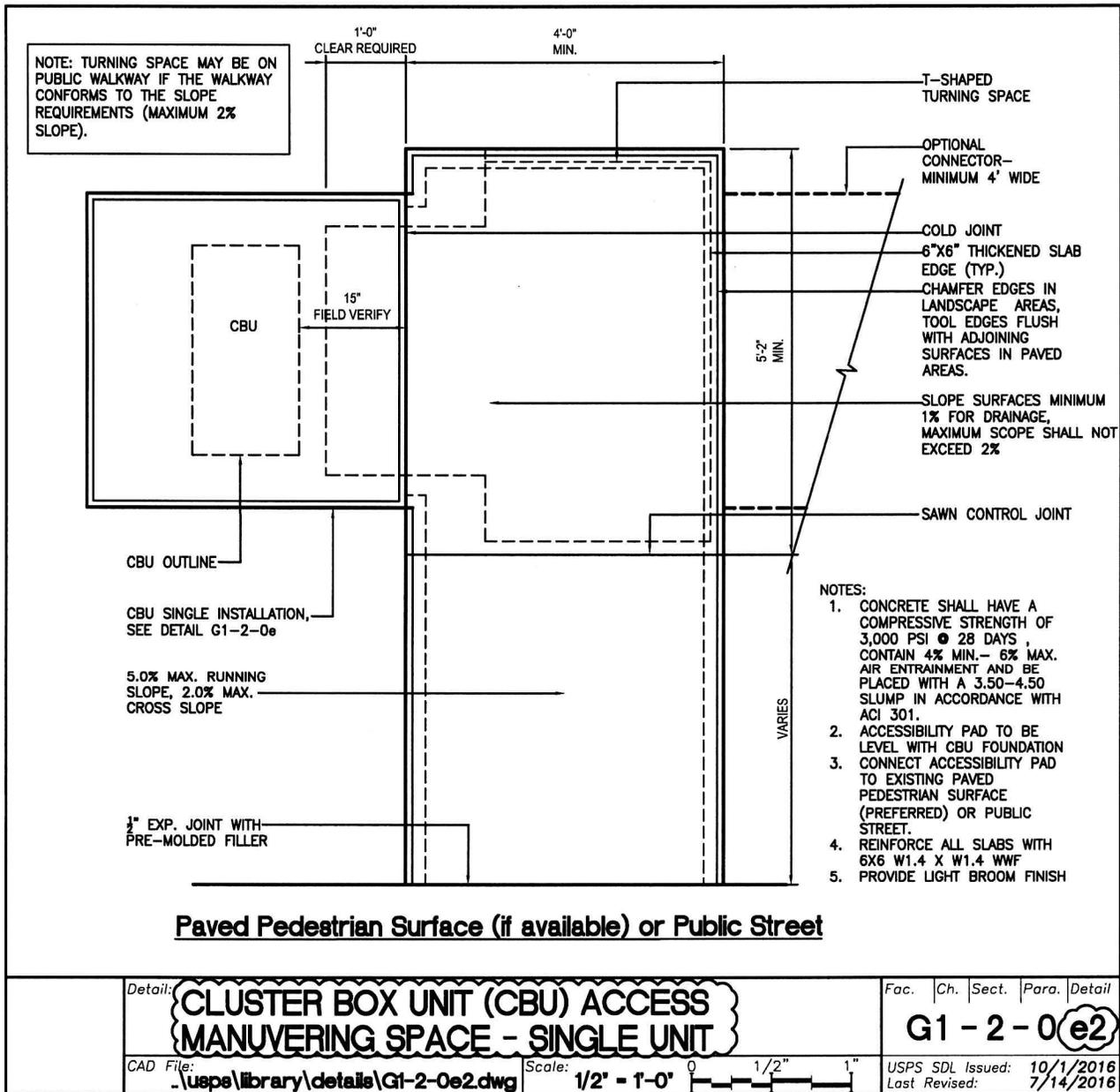


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NOTES TO A/E:

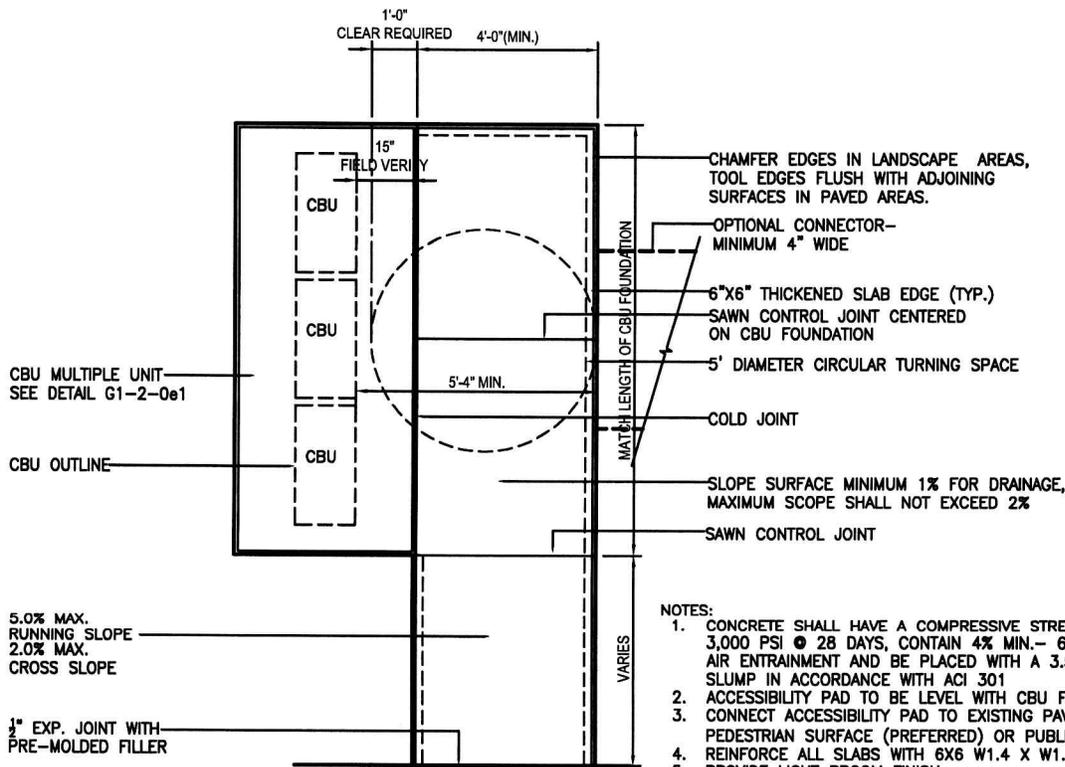
- IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.



NOTES TO A/E:

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

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



Paved Pedestrian Surface (if available) or Public Street

Detail	CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT	Fac.	Ch.	Sect.	Para.	Detail
CAD File: -:\upsps\library\details\G1-2-0e3.dwg		G1-2-0 e3				USPS SDL Issued: 10/1/2016 Last Revised: 7/14/2016



HEAC
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36.00④

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

[Signature Page to Follow]

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

GRANTOR:

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

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

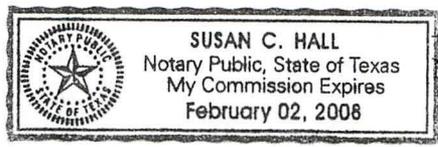
By: B&O Management Company, L.L.C.,
a Delaware limited liability company,
its sole manager and member

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

THE STATE OF TEXAS §
 §
COUNTY OF Travis §

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

[Signature]
Notary Public/State of Texas



**AFTER RECORDING,
PLEASE RETURN TO:**

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

EXHIBIT "A"

Legal Description of 0.846 Acre Tract

[To Be Attached]

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RECORDING PURPOSES**

EXHIBIT A

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

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

DESCRIPTION

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

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

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

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

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

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

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

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

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

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



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

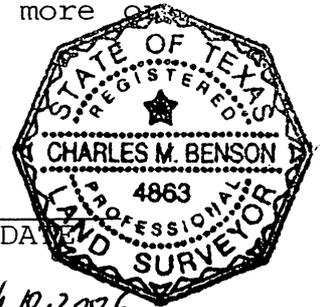


EXHIBIT "B"**PERMITTED EXCEPTIONS**

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

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



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **September 27, 2021**

Project: **400 Block St. / COA 2021-0005
Dripping Springs, TX 78620**

Applicant: **John Doucet / Jim Polkinghorn**

Historic District: **Hays Street Historic District**

Base Zoning: **SF-4 / with SF-3 Rezoning Application**

Proposed Use: **Residential**

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples **Color & Material Samples, Colored Elevations**
Doucet & Assoc. (Concept Plan) / Jim Polkingorn- (Architect)

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: "Residential Development - New Construction."

A subdivision of the original Alva Haydon Homestead is proposed, creating six (6) single-family detached lots. The existing parcel retains the Haydon Homestead and is not a part of this COA. The new subdivision represents a proposed "infill" residential development and is the focus of this COA. One of the lots (Lot 1) contains an existing Barn structure, proposed to be adaptively re-purposed as a residence. This property is a "**Medium Priority, Contributing**" Historic preservation resource in the Hays St. Historic District, per Historic District Assessment by Roark-Foster Consulting LLC, dated 11/5/2014.

Review Summary, General Findings: "Approval with Conditions Recommended"

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

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

Staff Findings and Recommendations:

New Development- Appropriateness / Overall Compatibility / Approval in Concept:

The overall development concept and schematic design approach is found to be compatible with the scale, character and context of the surrounding buildings and environment vis. height, gross volume, and proportion. Findings for “Appropriateness” are present.

The development concept & proposal appears consistent with the vision and development guidelines and standards established for the Hays St. Historic District and Approval in Concept is recommended.

Conditions of Approval:

1. **Existing Trees: (Hardwoods over 8”)-** “Detailed Tree Preservation Program” shall be reviewed @ Site Development Permit stage: e.g. “Trees to Remain, Trees to be Removed, Trees to be Replaced.”
 - 1.1. **Hays Street Frontage Trees-** Trees #3001, 3002, 3003, 3004, 3005, 3008 shall be preserved as shown. All contribute significantly to the Hays Street Frontage & Hays St. Historic District.
 - 1.2. **Hays Street ROW Trees-** (outside the property) Trees #3000, 3006, 3019, 3020, 30021 shall be preserved & protected in place as shown.
 - 1.3. **US 290W Oak Groves @** highway frontage- Trees #30012, 3013, 3014, 3015, 3016, 3017 shall be preserved as shown in the proposed Landscape Buffer.
2. **Architectural Design Review:** Complete architectural design information shall be submitted for each residential Lot, to be reviewed & approved by City Staff prior to issuance of Building Permits:
 - 2.1. Architectural Site Plan:** (w/Setbacks, Building Locations & Existing Trees to Remain)
 - 2.2. Colors and Materials:** (Colored “Hays Street” Elevations w/dimensioned building heights, materials callouts on all Elevations)
3. **Zoning Change / Permits:** COA Approval is conditional on securing necessary Zoning Entitlements & all required Permits (Site Development, Building, etc.). Site Planning & Architectural Design changes, development and refinements shall be reviewed by Staff for consistency with this COA prior to issuance of Permits. Significant changes may require modification or additional COA approvals.

CERTIFICATE OF APPROPRIATENESS

Staff Review Summary: Historic District Context & Policy Guidance: * Inserted *****

“Hays Street Historic District- Vision Statement / Historic Characteristics / Planning Concepts / Policy Recommendations- Adopted by City Council Resolution- 2/17/15.

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

HAYS STREET - HISTORIC DISTRICT

* * *

**Vision Statement / Historic Characteristics / Planning Concepts / Policy
Recommendations
City of Dripping Springs**

Vision Statement:

The vision for the **Hays Street Historic District** is to protect the primarily historic residential character of this surviving neighborhood dating from the origins of Dripping Springs.

- **Neighborhood Preservation:** Protect neighborhood scale and character; preserve existing historic resources and harmonious structures;
- **Adaptive Re-Use / Sensitive Infill:** Allow small-scale, context-sensitive rehabilitation and sensitive new infill development of residential properties and appropriate mixed-use commercial development along Hwy 290 corridor; and
- **Landscape / Streetscape /Tree Preservation:** Maintain mature trees, unique site features and character-giving elements of the rural landscape.



Historic Neighborhood Character

* * *

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

Distinguishing Historical Characteristics

Hays Street Historic District (as proposed) is formed by “a surviving grid of city blocks and streets that flank Hays Street, south of and parallel to U.S. Hwy 290....Hays Street serves as an axis that unifies adjoining blocks into a discreet neighborhood that has remained almost entirely residential and pedestrian-friendly. The character of the neighborhood is defined....especially west of San Marcos Street, by twentieth century, single-story, single-family dwellings with informal yards, quaint landscaping features and mature trees.” (Roark-Foster-Consulting: “Historic District Assessment”- October 31, 2014)

This neighborhood, a part of the original town plan, has retained significant integrity and character despite being severed from the Mercer St. blocks to the north by the construction of Hwy 290 between 1958 and 1962. The District’s notable historic resources include the landmark Jones House, dating from the late nineteenth century, which survives in good condition with a high degree of architectural integrity. Other resources of importance to the community include the site and group of church-related structures associated with the First Baptist Church (sanctuary rebuilt after destruction by fire in 2007), six (6) surviving historic age homes from the Pre-WWII (1945) era, and eight (8) additional Post-War dwellings from circa 1945 to circa 1965. The District’s Hwy 290 and RR 12 margins (with some exceptions) reflect commercial development in response to highway visibility and real estate pressures, negatively-impacting the historical qualities of most of the highway frontage properties.

Defining Qualities & Design Elements

- **Residential Scale:** recognizable residential neighborhood from the town’s early development
- **Landscape / Trees:** scattered canopy of mature trees, within private yards and along streets
- **Historic-Age Dwellings:** 19th/20th C. surviving homes w/ informal yards, landscape features
- **Architectural Vernacular:** distinctive residential styles; local responses to national trends

Planning Concepts & Future Vision

- **Neighborhood Preservation:** protect residential character, preserve historic resources
- **Adaptive Re-Use:** allow small-scale, context-sensitive rehabilitation of residential properties
- **Sensitive Infill:** encourage appropriate new development/redevelopment on available parcels
- **Landscape / Streetscape / Tree Preservation:** maintain mature trees & landscape character

Policy Recommendations & Tools

- **HPC Implementation Manual:** administer “Certificate of Appropriateness” criteria per vision
- **HP Standards & Design Guidelines:** adapt to protect Neighborhood Character & allow infill
- **Alternative Design Standards:** promote flexibility/creativity for fit projects of suitable quality
- **Historical Zoning Overlay:** encourage compatible Land Uses while protecting historic characteristics

* * *

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

“400 Block- Hays St (Proposed Residential Subdivision):”

The Property: This property stretches along US 290W and Hays Street frontages, from S. Bluff St west to the Dripping Springs Branch (creek). The current and historic owners are members of the Alva Haydon family. The proposed scope of work in this Application includes subdivision of the property into six (6) individual Single-Family residential lots, accessed from Hays St., not including the original Haydon Homestead at #102 S. Bluff St. A plat map of the proposed subdivision of land is included.

Existing Parcel: Contains the Haydon Homestead (102 S. Bluff St.) and outbuildings, as existing, are not a part of this COA. The new parcels to be created from the remainder of the property (original pasture along US 290 & western terminus of Hays Street, backing up to DS Branch Creek) and provides the site for the proposed “infill” residential development, which is the focus of this COA.

Existing Outbuildings: Adaptive Re-Use and Demolition: Two (2) existing outbuildings now occupy the subject parcel to be subdivided:

“Barn/Shop” This structure is proposed to be saved and converted for a residential Adaptive Re-Use as part of the redevelopment e.g., Lot #1. The building does not date from period of historic significance, nor has it been recorded on any Historic Preservation Resources survey. It therefore warrants a “Low” Preservation Priority rating, and no exceptions are taken to its Adaptive Re-Use.

The “Tool Shed,” though dating to the period of historical significance, is a very small agricultural outbuilding, which has undergone alterations and repairs using modern & salvaged materials. It has not been recorded on any Historic Preservation Resources survey. It therefore warrants a “Low” Preservation Priority rating and significance to the District, and no exceptions are taken to its Demolition or Removal.

Proposed New Development: A six (6) Dwelling Unit “Infill” Residential Subdivision is proposed facing the Hays St. frontage. Lots are served by individual driveways, accessed from Hays St. The proposed Lots are all planned for Single Family Detached homes. As envisioned, they would be a mix of 1-sty and 2-sty residences. Design characteristics, forms, elements, and features are drawn from local historic rural residential architecture, and complement existing residential infill development on Hays St.

The Concept Site Plan shows the preservation of nearly all the existing trees on the site, as well as the preservation of some existing historic entry gate structures and features located at the termination of the Hays St. ROW. Additionally, a Landscape Buffer along the US 290W frontage is proposed, which preserves and protects a cluster of the site’s most significant Heritage Trees.

The COA Application also includes a Conceptual Design Package showing an example residential design for development of Lot #3, which is compatible with Design and Development Standards. Final designs of all residences would be reviewed by Staff at Building Permit stage for consistency with this COA.

Design and Development Standards Review & Compliance Checklist follows:

* * *

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

“Hays Street Design and Development Standards:”

This COA proposal is found to be consistent with applicable design and development standards (Comparative Summary Below), and “Approval in Concept with Conditions” is recommended.

Character/Vision: OK. Proposal promotes “Neighborhood Preservation” and / “Sensitive Infill” visions.

Design Principles: OK. “Historic Neighborhood Scale and Character” maintained. Overall scale, Materials & style of existing houses are respected, and proposed development character is consistent with the “Look & Feel of Hays St. Neighborhood.” Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290. “New Construction” is found to be “compatible with surroundings.”

Preferred Uses: OK from a Historic Preservation and compatibility guideline perspective. “Residential Infill @ Hays St.” However, regulatory use proposal requires separate Zoning Change (SF-4> SF-3).

Site Planning & Building Placement: OK- “Site Buildings Facing Local; Streets & Hwy 290W.” Historic District Setbacks (Guidelines): Front/Rear: 10’ setback; Sides: 5’ setback. Reconcile w/Zoning.

Parking Arrangement: OK. Residential Driveways accessed from Hays Street frontages. Verify parking requirements vs. Zoning requirements.

Building Footprint / Massing / Scale: OK. Residential footprints w/1-sty and 2-sty massing schemes.

Street Frontage / Articulation: OK- Building Street Frontages are within Guidelines parameters and elevation schemes are appropriate and well-articulated.

Porches: OK- “Front Porches / Awnings @ Entries.”

Roofs: OK- Drawings show metal roofs, Color and Materials submittal is for: “Galvalume” metal panels.

Materials: OK. Hardi-Plank horizontal or Board & Batten siding & trim, painted.

Color Palette: OK. All proposed colors are consistent with “Muted, Rustic, Earth-Tined Hues” Standards.

Tree Preservation: Clarify / Verify- proposed impacts to existing Trees; “Replace trees over 8” / “Preserve Heritage Trees 24” +... (see “Conditions of Approval” detailed above).

Landscape Features: OK- Adaptive Re-Use, Demolition or Removal of Existing Outbuildings ... (see review comments above).

* * *

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

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
*** “w/Conditions of Approval as noted”

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

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

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

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

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

* * *

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

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



Context Aerial:
Alva Haydon Homestead:
102 S. Bluff St.

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

MR. WARLAN RIVERA
CITY PLANNING DEPARTMENT
511 MERCER STREET
DRIPPING SPRINGS, TEXAS 78620

RE: APPLICATION FOR CERTIFICATE OF APPROPRIANESS
HAYS STREET GARDEN HOMES
400 BLOCK HAYS STREET
DRIPPING SPRINGS, TEXAS 78620

WARLAN,

PLEASE FIND ATTACHED THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS. THIS IS FOR A SUBDIVISION PLANNED FOR THE NORTH SIDE OF THE 400 BLOCK OF HAYS STREET ON PROPERTY PRESENTLY OWNED BY CHARLES AND ROBERT HAYDON. THE APPLICANT'S NAME IS JOHN DOUCET. JOHN AND I ARE PARTNERS IN THIS DEVELOPMENT.

WE APPRECIATE THE HPC REVIEW AND APPROVAL.
PLEASE CONTACT ME WITH ANY QUESTIONS.

THANK YOU FOR YOUR HELP.



JAMES POLKINGHORN ARCHITECT
365 POCO RANCH ROAD
DRIPPING SPRINGS, TEXAS 78629
CELL: 512 431 0778
EMAIL: jamesp@pgarchitects.com



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: JOHN DOUCET

STREET ADDRESS: 7401 HWY. 71 WEST, SUITE 160; AUSTIN, TEXAS 78735

PHONE: 512 517 3485 **EMAIL:** jdoucet@doucetengineers.com

OWNER NAME (if different than Applicant): CHARLES, SHERRY, ROBERT & MARTHA HAYDON

STREET ADDRESS: GATLIN CREEK ROAD, DRIPPING SPRINGS, TEXAS 78620

PHONE: 512 858 4547 **EMAIL:** 601charliesherry@gmail.com

PROJECT INFORMATION

Address of Property (Structure/Site Location): NORTH SIDE OF 400 BLK OF HAYS ST., DRIPPING SPRINGS, TEX.

Zoning Classification of Property: EXISTING SF4, APPLICATION WITH CITY OF D.S. FOR SF3 IN PROCESS.

Description of Proposed Use of Property/ Proposed Work: EXISTING 1.855 ACRE TRACK LOCATED ON THE NORTH SIDE OF HAYS STREET AND BOUNDED ON THE NORTH BY U.S. HWY 290. THE PROPOSED USE IS TO SUBDIVIDE THE PROPERTY INTO 6 S.F. LOTS OF APPROX. 7500 S.F. EACH, ALL FACING HAYS STREET . A GREEN BELT SEPARATING THE LOTS FROM HWY. 290 WILL BE PROVIDED. A NEW S.F. HOME WILL BE BUILT ON EACH LOT. AN EXISTING BARN IS LOCATED ON THE PROPERTY AND THE INTENT IS TO REPURPOSE THE BARN INTO A .RESIDENCE

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

Structure/Site and the Applicable Zoning Requirements: DEVELOP 6 S.F. HOMES FACING HAYS STREET DESIGNED WITH THE SAME ARCHITECTURAL VENACULAR AS THE ADJACENT NEIGHBOOD. IT IS THE INTENT AND PLAN TO SAVE ALL TREES. AN EXISTING BARN OF SOME HISTORIAL SIGNIFICANCE IS PLANNED TO BE REPURPOSED INTO A NEW S.F. RESIDENCE. THERE IS A FENCE WITH OLD BRICK PILASTERS AND SOME OLD ROCKS THAT DEFINE PART OF THE OLD FENCE LOCATED ON THE STREET R.O.W. THAT WILL BE PRESERVED AND THE DRIVEWAY WILL BE DESIGNED AROUND THIS HISTORIC FEATURE.

Estimated Cost of Proposed Work: TOTAL COST OF ALL DEVELOPMENT INCLUDING HOMES - \$4,000,000.

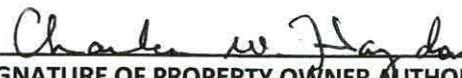
Intended Start Date of Work: OCT. 2021 **Intended Completion Date of Work:** OCT. 2023

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 type="checkbox"/>	Billing Contact Form



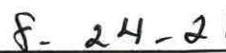
SIGNATURE OF APPLICANT



SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK



Date



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

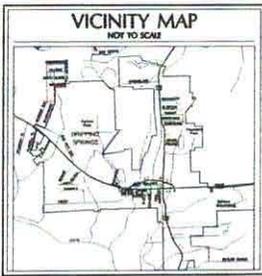
Date Appeal Considered by City Council (if required): _____

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.

CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS



LEGEND		
	PROPERTY LINE	5' SERVICE POWER POLE (AS NOTED)
	EXISTING EASEMENT	POWER POLE
	ADJOINING PROPERTY LINE	DOWN SLOPE
	OVERHEAD ELECTRIC	BENCHMARK FOUND
	EXISTING WIRE FENCE	COTTON SPINDLE FOUND
	EXISTING WOOD FENCE	ELECTRIC TRANSFORMER
	IRON ROD FOUND (AS NOTED)	IRRIGATION CONTROL VALVE
	RIGHT OF WAY TYPE II MONUMENT FOUND	MANHOLE
	NAIL FOUND	WASTEWATER MANHOLE
	CLEAN OUT	DOC. NO.
	ELECTRIC PULL BOX	VOL.
	AIR CONDITIONING UNIT	DOCUMENT NUMBER
	NAMED POST (AS NOTED)	PC
	WATER VALVE	O.P.R.H.C.T.
	STORM SEWER MANHOLE	D.R.H.C.T.
	TELEPHONE PEDESTAL	()
		RECORD INFORMATION

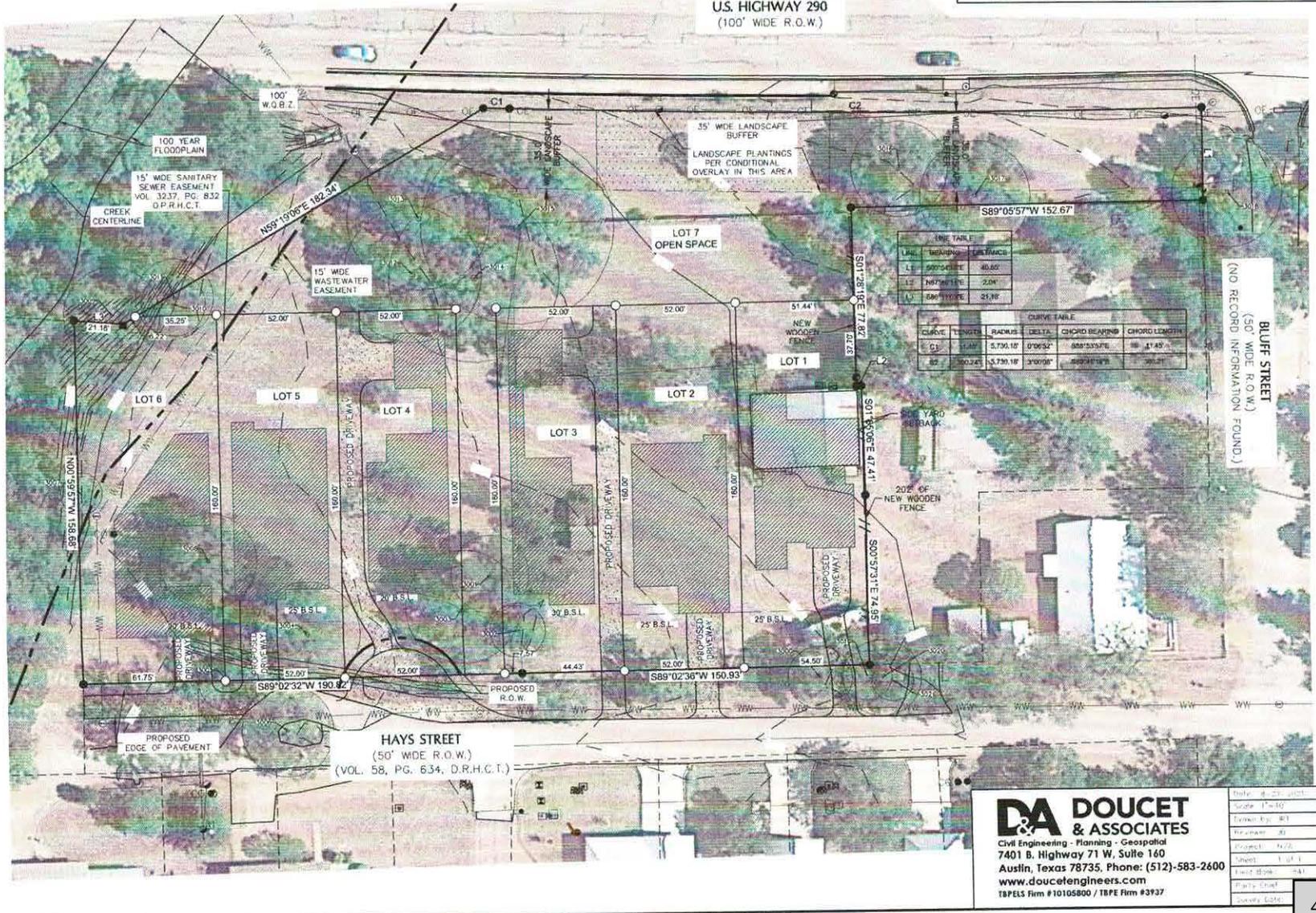
CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

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.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. SUBJECT & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	M(ON)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	12"	CEDAR ELM	24'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	



TREE TABLE		
LINE	BEARING	LENGTH
L1	S89°04'00"W	40.00'
L2	N89°04'00"E	2.00'
L3	S89°04'00"E	21.78'

CURVE TABLE					
CURVE	CHORD	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.41'	57.9618'	97°06'32"	S89°33'09"E	11.49'
C2	300.245'	15,730.18'	37°09'00"	S89°04'00"E	300.21'

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B, Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TPELS Firm #10105800 / TRPE Firm #3937

Date:	8-23-2021
Scale:	1"=30'
Drawn by:	BJ
Checked by:	BJ
Project No.:	
Sheet:	1 of 1
Task No.:	164
Party:	164
Survey Data:	



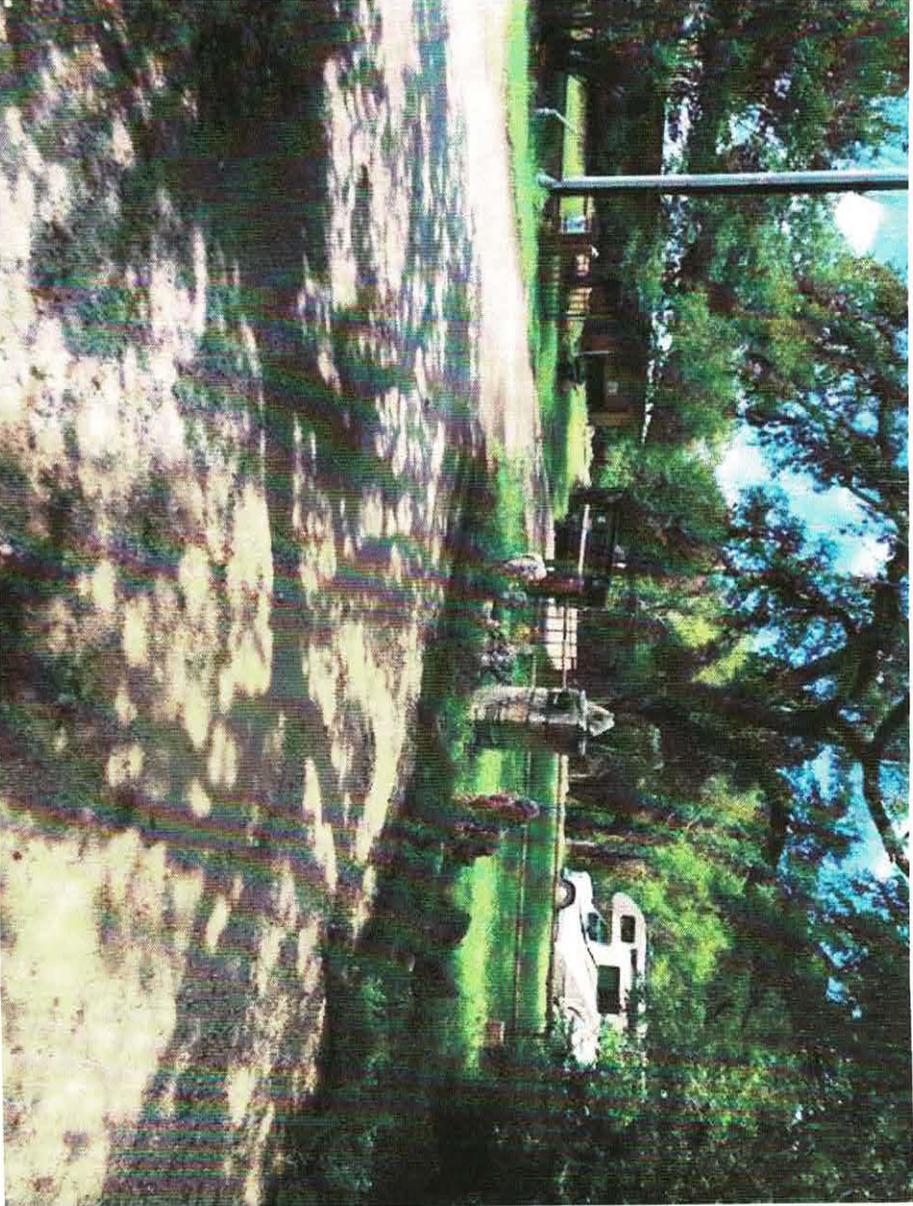
HAYS STREET LOOKING WEST



HAYS STREET LOOKING NORTHWEST AT PROPERTY



HAYS STREET LOOKING SOUTHWEST



WEST END OF HAYS STREET SHOWING HISTORICAL
ELEMENTS OF GATE POST AND ROCK FENCE MARKERS



WEST END OF HAYS STREET LOOKING EAST



HAYS STREET SITE LOOKING WEST SOUTHWEST



HAYS STREET SITE LOOKING WEST NORTHWEST



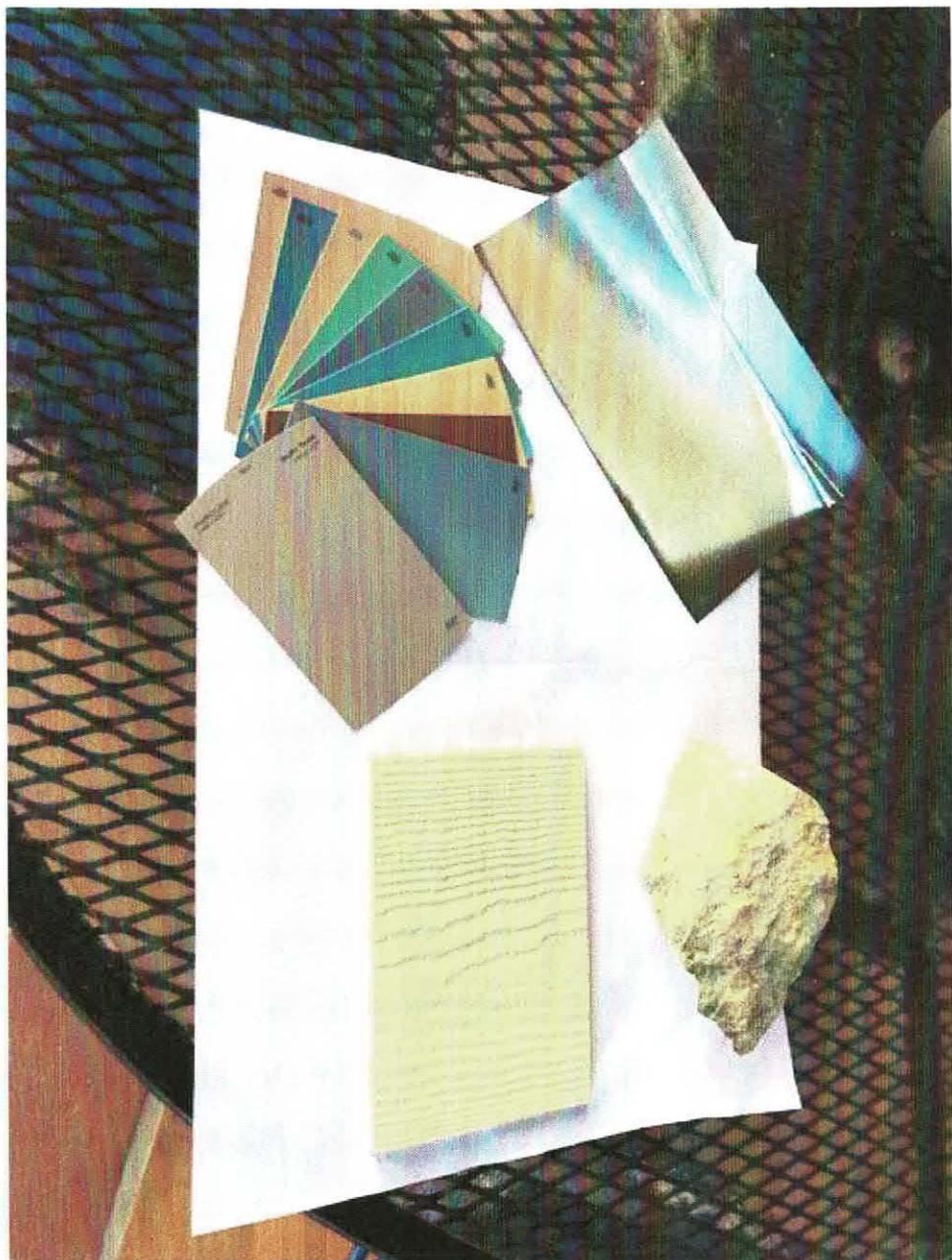
EXISTING BARN TO BE RE-PURPOSED INTO A HOME



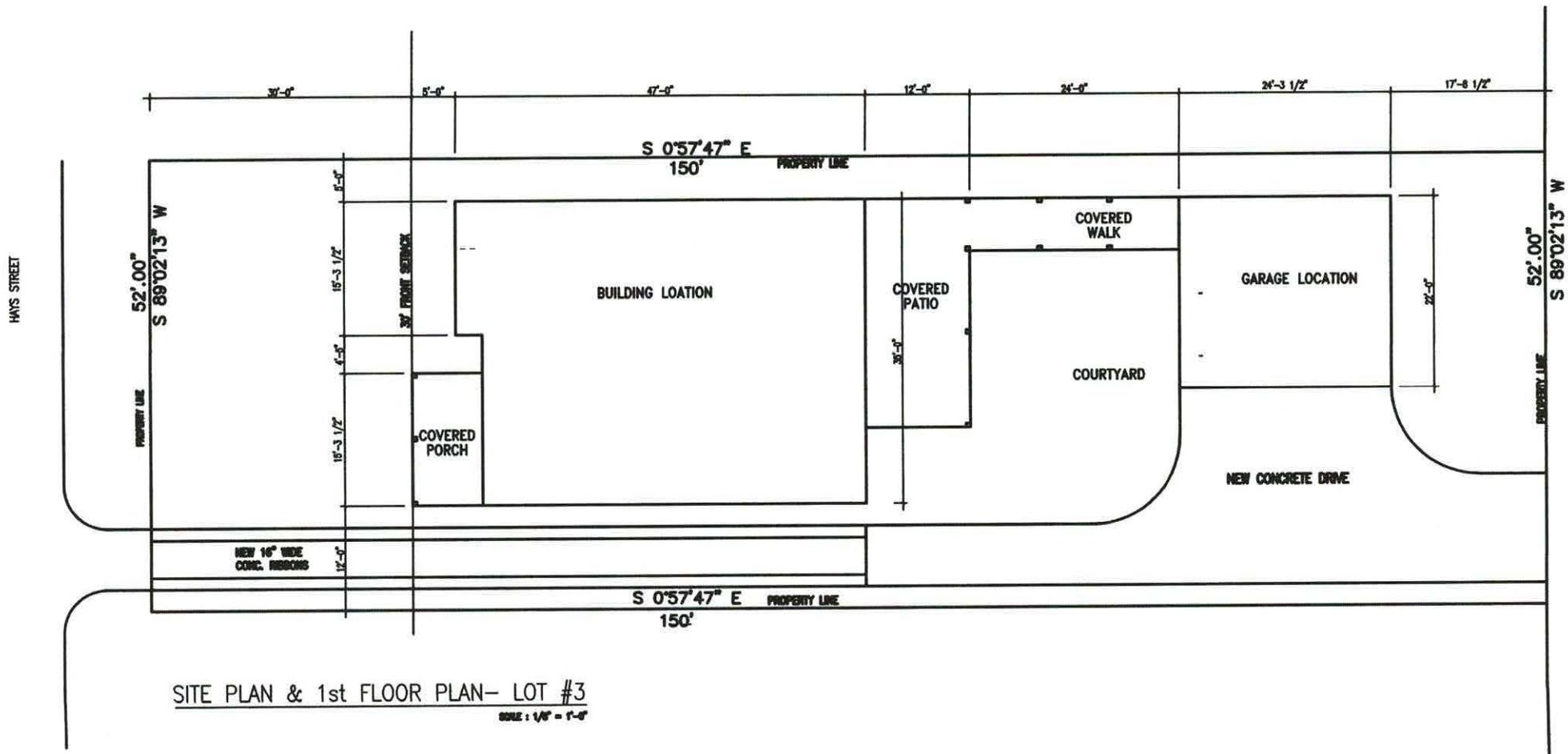
400 BLOCK - NORTH VIEW
HAYS STREET FACADE

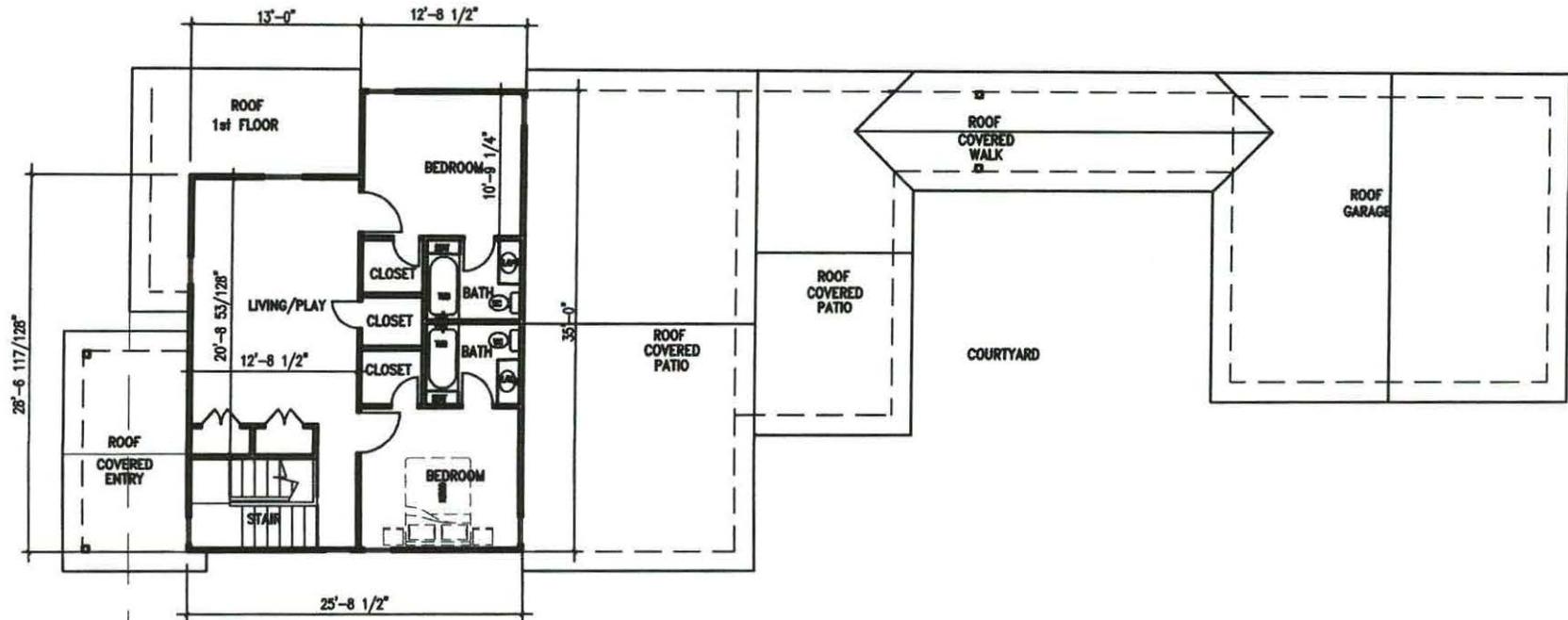
James Polkinghorn

From: James Polkinghorn
Sent: Friday, August 27, 2021 7:49 AM
To: James Polkinghorn
Subject: Hist app



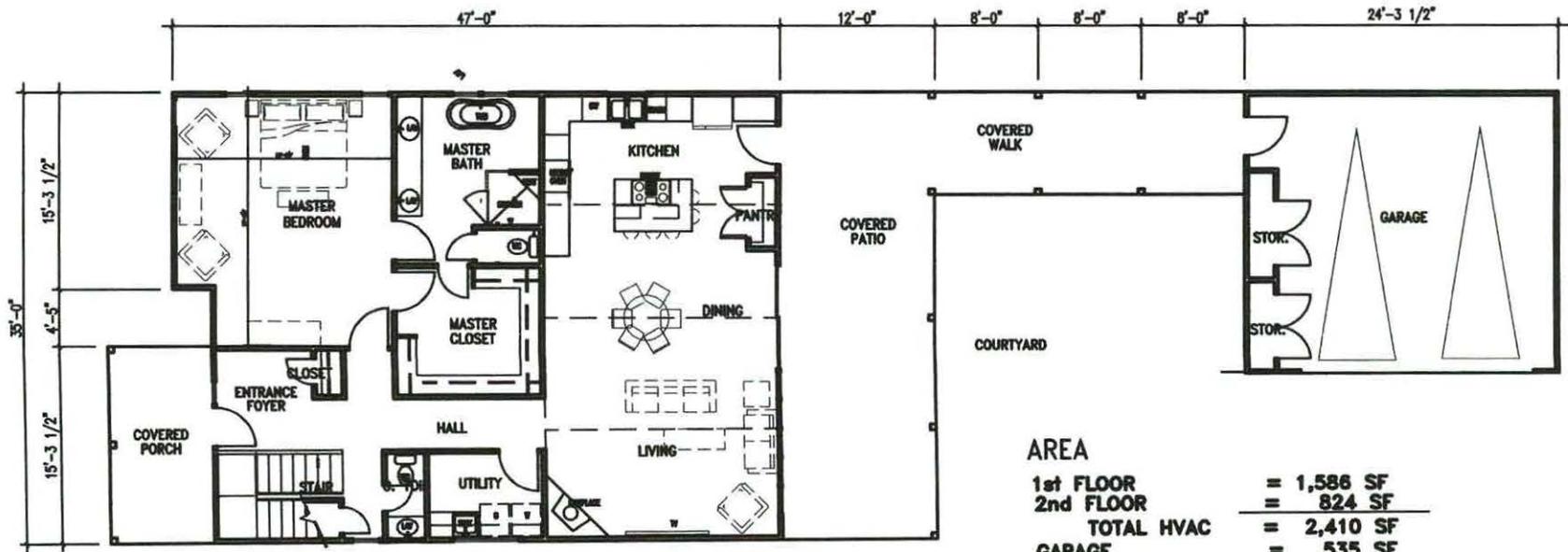
Sent from my iPhone
Jim Polkinghorn





2nd FLOOR PLAN

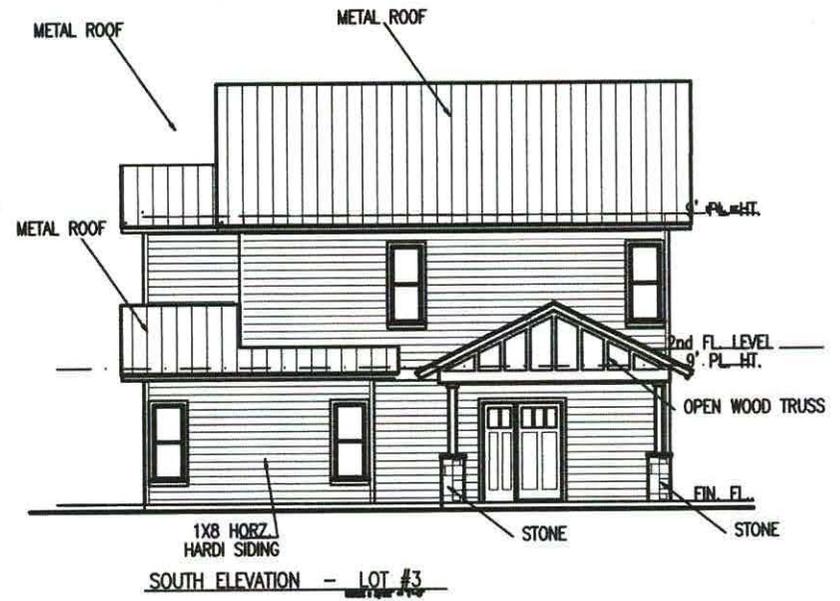
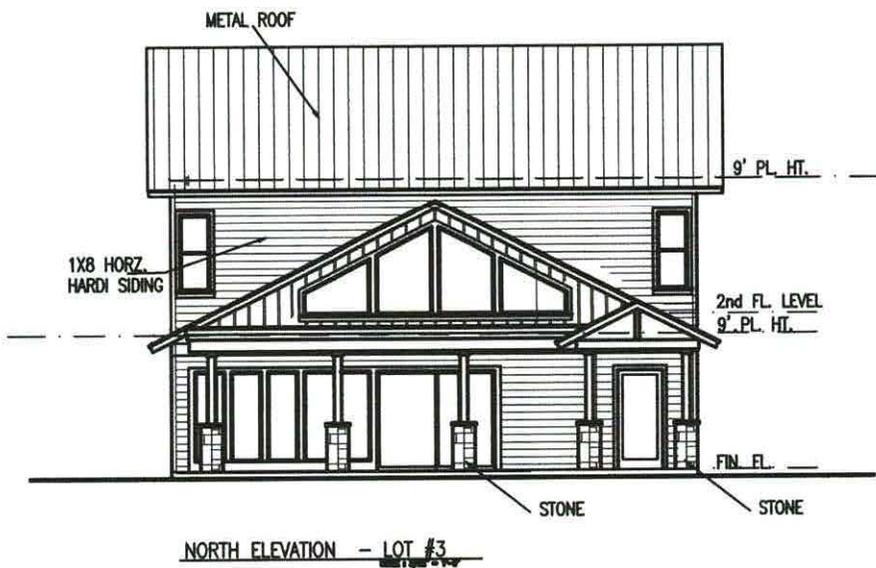
SCALE : 1/8" = 1'-0"

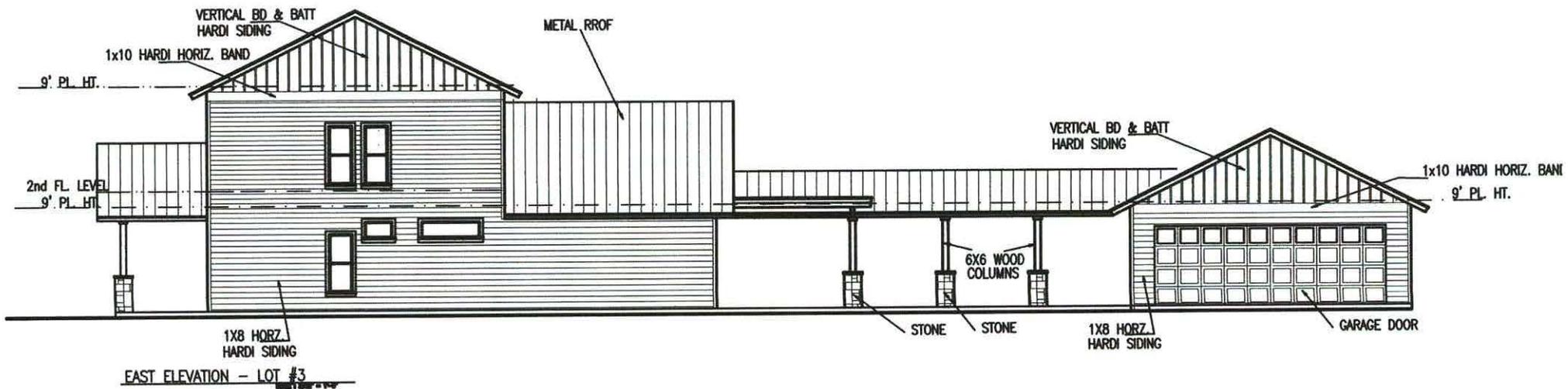
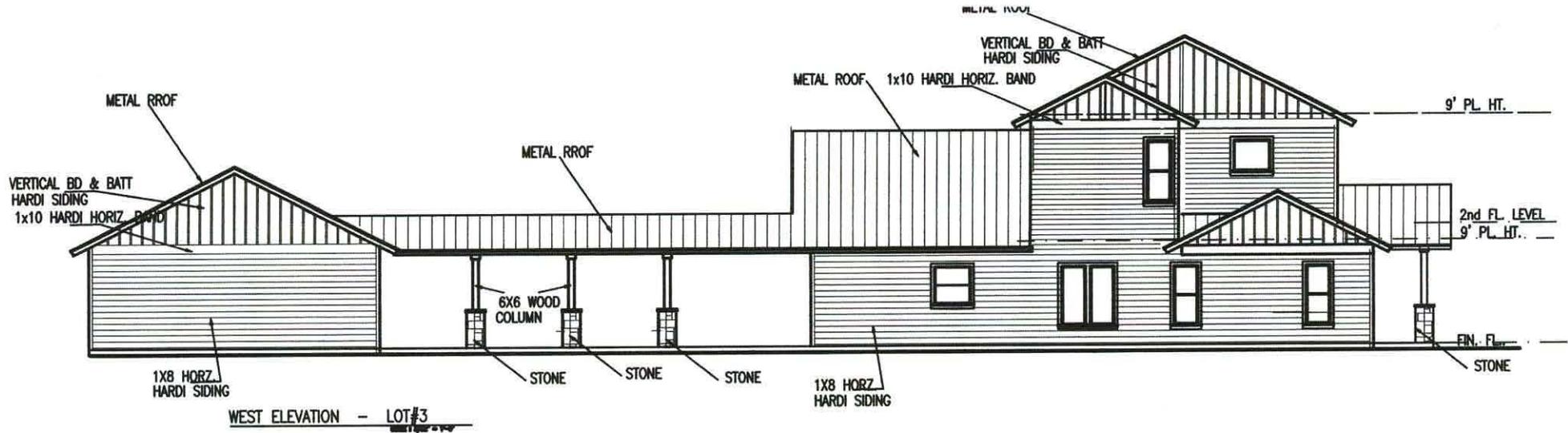


1st FLOOR PLAN

SCALE : 1/8" = 1'-0"

AREA	
1st FLOOR	= 1,586 SF
2nd FLOOR	= 824 SF
TOTAL HVAC	= 2,410 SF
GARAGE	= 535 SF
COVERED PORCHES	= 735 SF
TOTAL COVERED AREA	= 3,880 SF





CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS



LEGEND

	PROPERTY LINE		SERVICE POWER POLE SIGN [AS NOTED]
	EXISTING EASEMENT		POWER POLE
	ADJOINER PROPERTY LINE		DOWN GUY
	OVERHEAD ELECTRIC		BENCHMARK FOUND
	EXISTING WIRE FENCE		COTTON SPINDLE FOUND
	EXISTING WOOD FENCE		ELECTRIC TRANSFORMER
	IRON ROD FOUND [AS NOTED]		IRRIGATION CONTROL VALVE
	RIGHT OF WAY TYPE II MONUMENT FOUND		MAILBOX
	NAIL FOUND		WASTEWATER MANHOLE
	CLEAN OUT		DOCUMENT NUMBER
	ELECTRIC PULL BOX		VOLUME
	AIR CONDITIONING UNIT		PAGE
	MARKER POST [AS NOTED]		OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	WATER VALVE		DEED RECORDS, HAYS COUNTY, TEXAS
	WATER METER		RECORD INFORMATION
	STORM SEWER MANHOLE		
	TELEPHONE PEDESTAL		

CONTROL NOTE:
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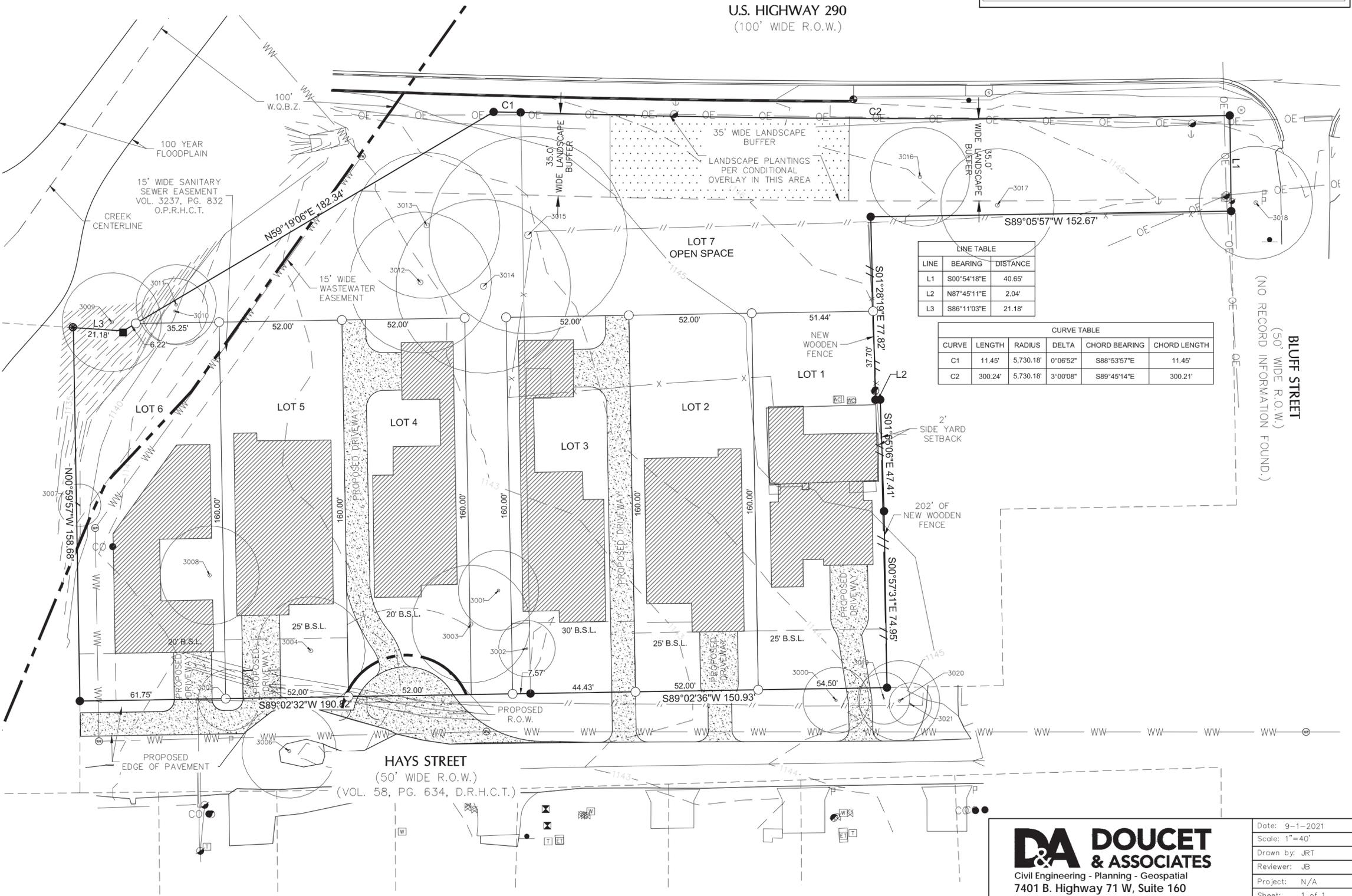
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

TREE SURVEY NOTE:
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UTILITY NOTE:
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TREE TABLE

NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	14"	CEDAR ELM	28'	
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3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
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3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
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3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°54'18"E	40.65'
L2	N87°45'11"E	2.04'
L3	S86°11'03"E	21.18'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.45'	5,730.18'	0°06'52"	S88°53'57"E	11.45'
C2	300.24'	5,730.18'	3°00'08"	S89°45'14"E	300.21'

(NO RECORD INFORMATION FOUND.)
 BLUFF STREET
 (50' WIDE R.O.W.)

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm #10105800 / TBPE Firm #3937

Date:	9-1-2021
Scale:	1"=40'
Drawn by:	JRT
Reviewer:	JB
Project:	N/A
Sheet:	1 of 1
Field Book:	541
Party Chief:	BSS
Survey Date:	08-10-2021

CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS



LEGEND

	PROPERTY LINE		SERVICE POWER POLE SIGN [AS NOTED]
	EXISTING EASEMENT		POWER POLE
	ADJOINER PROPERTY LINE		DOWN GUY
	OVERHEAD ELECTRIC		BENCHMARK FOUND
	EXISTING WIRE FENCE		COTTON SPINDLE FOUND
	EXISTING WOOD FENCE		ELECTRIC TRANSFORMER
	RIGHT OF WAY TYPE II MONUMENT FOUND		IRRIGATION CONTROL VALVE
	NAIL FOUND		MAILBOX
	CLEAN OUT		WASTEWATER MANHOLE
	ELECTRIC PULL BOX		DOC. NO.
	AIR CONDITIONING UNIT		VOLUME
	MARKER POST [AS NOTED]		PAGE
	WATER VALVE		OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	WATER METER		DEED RECORDS, HAYS COUNTY, TEXAS
	STORM SEWER MANHOLE		RECORD INFORMATION
	TELEPHONE PEDESTAL		

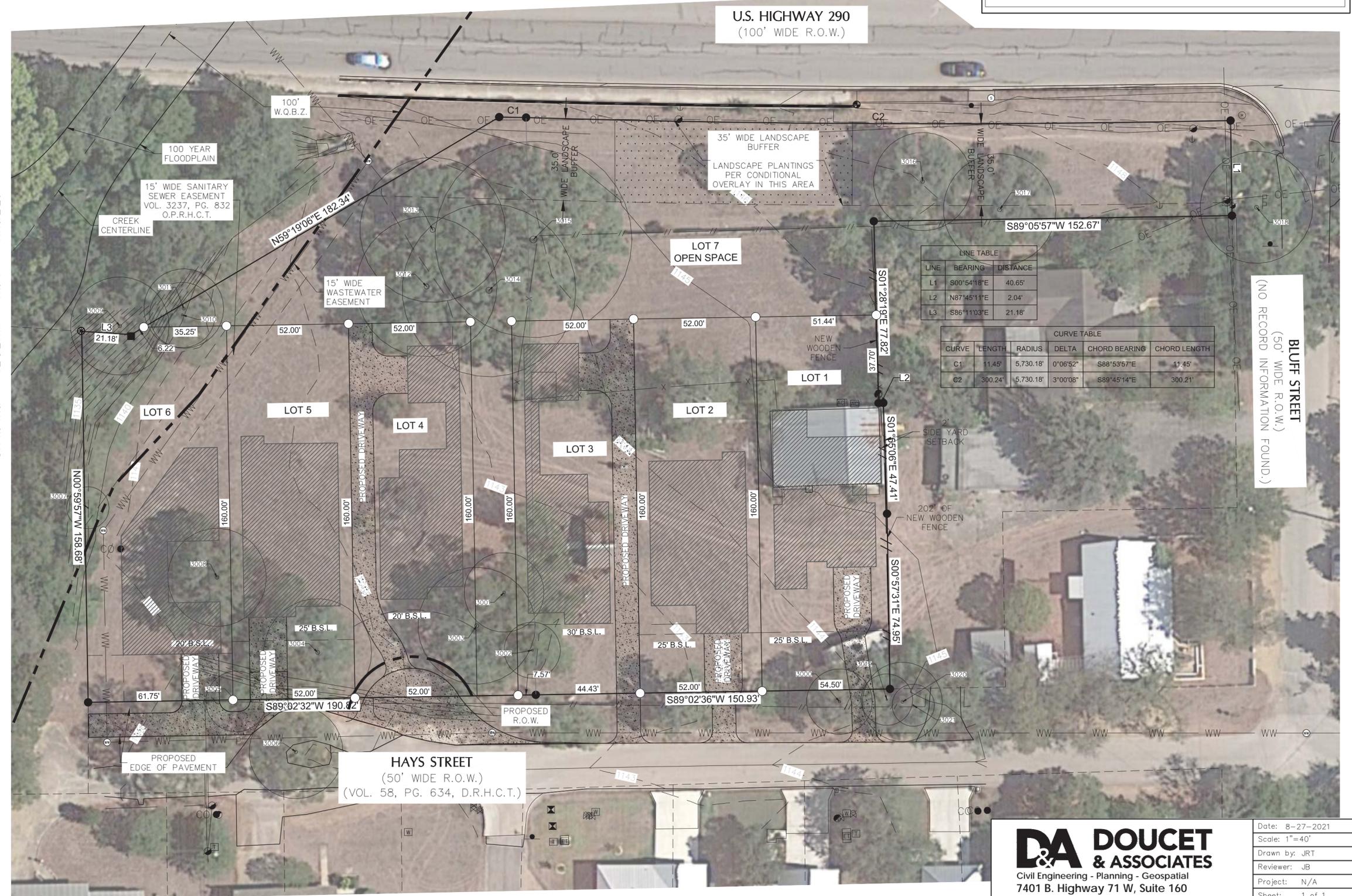
CONTROL NOTE:
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.
UNITS: US SURVEY FEET.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

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.

UTILITY NOTE:
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. DOUCET & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	MT(IN)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18 17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	17"	CEDAR ELM	34'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25 15
3014	37"	LIVE OAK	74'	21 20 15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°54'18"E	40.65'
L2	N87°45'11"E	2.04'
L3	S86°11'03"E	21.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.45'	5,730.18'	0°06'52"	S88°53'57"E	11.45'
C2	300.24'	5,730.18'	3°00'08"	S89°45'14"E	300.21'

BLUFF STREET
(50' WIDE R.O.W.)
(NO RECORD INFORMATION FOUND.)

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPELS Firm #10105800 / TBPE Firm #3937

Date:	8-27-2021
Scale:	1"=40'
Drawn by:	JRT
Reviewer:	JB
Project:	N/A
Sheet:	1 of 1
Field Book:	541
Party Chief:	BSS
Survey Date:	08-10-2021



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 1, 2021**
Project: **“Roof Replacement” at the Dr. Pound Historical Farmstead Museum
#418-B Founders Park Road, Dripping Springs, TX 78620**
Applicant: **Friends of the Pound House Foundation / Jenny Pack- (512) 858-2030 / 682-7909 m**
Historic District: **Individual Historic Landmark** / Hays CAD Parcel: **#N/A**
Base Zoning: **GUI** Proposed Use: **N/A- Roofing: Removal & Replacement only**
Submittals: Current Photograph Concept Site Plan-**N/A** Exterior Elevations **See Photos**
 Color & Materials Samples **See Color Chart- “Corrugated Galvalume” Proposed**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application
 Alternative Design Standards (if applicable) **N/A**

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

Project Type & Description:

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

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

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

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

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

Staff Recommendations / Conditions of Approval:

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

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Dr. Pound Historical Farmstead – Roof Replacement:

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

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

Staff Review Summary & Findings:

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

Approval is recommended, with conditions as stated above.

* * *

“Historic District Design and Development Standards”

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

* * *

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

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

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

* * *

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



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

* * *



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

Received

SEP 20 2021

City of Dripping Springs

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: Friends of the Found House Foundation

STREET ADDRESS: 419 Founders Park Road Unit B

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

OWNER NAME (if different than Applicant): _____

STREET ADDRESS: _____

PHONE: _____ EMAIL: _____

PROJECT INFORMATION

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

Zoning Classification of Property: _____

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

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

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

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

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

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

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

SIGNATURE OF APPLICANT

Date

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

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

Approved Denied

Approved with the following Modifications:

Historic Preservation Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

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

Project Number: _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: Roof Replacement

Project Address: 419 Founders Park Road, unit B

Project Applicant Name: Friends of the Pound House Foundation

Billing Contact Information

Name: Jenny Pack

Mailing Address: P.O. Box 1150

Dripping Springs, TX 78620

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

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

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

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

Jenny Pack
Signature of Applicant

Sept. 15, 2021
Date

Pinnacle Roofing Proposal

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

DATE:
 INVOICE #
 Customer ID

8/9/21
88766
Pound House option #2

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

DESCRIPTION	AMOUNT
-------------	--------

Proposal for installation of a new roof on the Pound House located at Founders Park.	
Lathe Replacement recommendation for the Dog Run & Porch	\$2,860.00
Remove existing wood shake shingles & inspect lathe	
Install synthetic underlayment vapor barrier	
Install New metal roof, type to be determined with full metal trim package	
Cleanup and disposal of debris	
Insurance will be provided for Pound House project	
1x4 and/or 1x6 lathe replaced if needed @ \$50/hour for labor & material at market price.	
*Recommendation: damage noticed due to roof leaks in Dog Run and porch to natural edge cedar lathe	
To stay with the look of the period build, vapor barrier won't be used on exposed areas.	
Roof Option #3 - Corrugated Galvalume	\$22,330.00

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

SUBTOTAL	\$	25,190.00
TAX RATE		0.000%
TAX	\$	-
OTHER	\$	-
TOTAL	\$	25,190.00

Make all checks payable to
 Pinnacle Roofing

Mark Wilhelm - 512-773-7779

Thank You For Your Business!

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<http://www.vertex42.com/ExcelTemplates/service-invoice-template.html>

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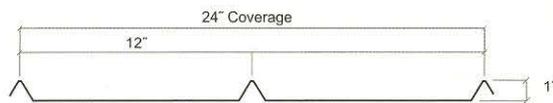
MUELLER PANEL COLOR CHART



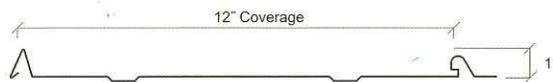
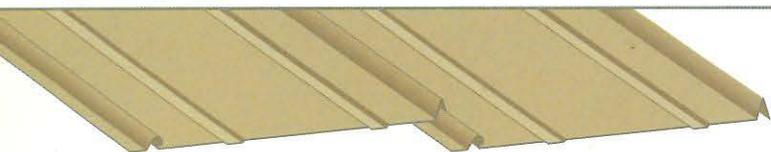
PANEL OPTIONS

Item 5.

AP PANEL



CF PANEL



R & PBR PANEL**



R PANEL



PBR PANEL**

U & PBU PANEL**

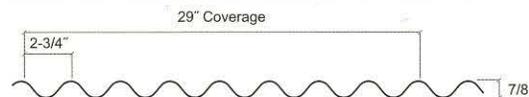


U PANEL

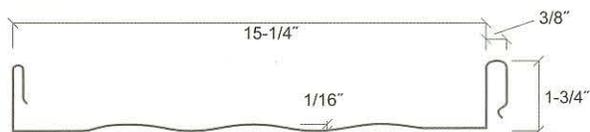


PBU PANEL**

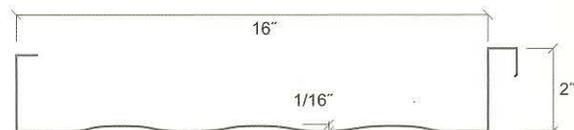
CORRUGATED PANEL



MUELLER SNAP LOCK



MUELLER LOCK



AP Panel

Choose from
Column A

CF Panel

Choose from
Columns A or B

R, U & C Panel

Choose from
Columns A, B or C

NOW AVAILABLE

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

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

Column A



Galvalume Plus*



White



Light Gray



Silver Metallic



Charcoal



Deep Blue



Deep Green



Ivy Green



Mansard Brown



Burnished Slate



Rustic Red



Patriot Red



Bright Copper



Tan

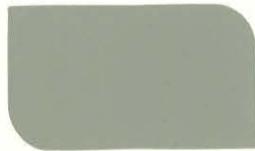


Light Stone

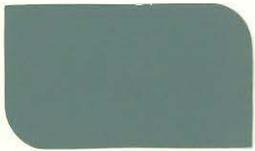
Column B



Twilight Gray



Smokey Pewter



Smokestack Gray



Deep River Blue



Forest Green



Coco Brown



Chestnut Brown



Saddle Leather Brown



Rustic Brown



Sunset Red



Desert Tan

Column C



Black



Hawaiian Blue



Marine Green



Colony Green



Burgundy



Gold

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

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

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

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

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

CHOOSE THE HUE THAT'S RIGHT FOR YOU.

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

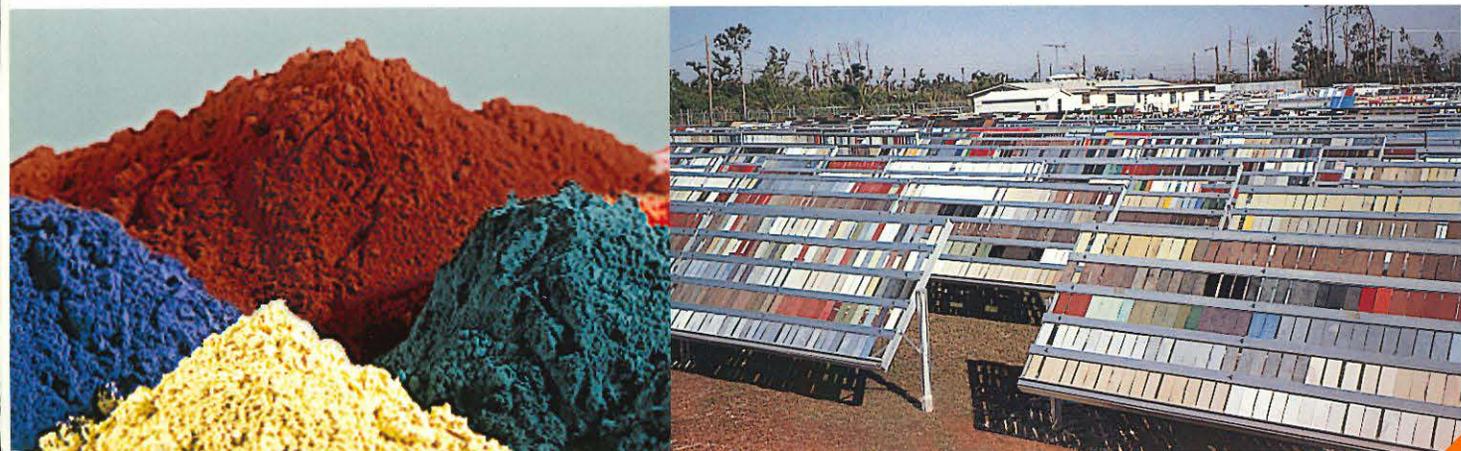
Have you ever wondered why some metal roofs fade over time, and others stay looking fresh and vibrant? The answer lies in the roof's exterior coating. The strength of the resins and the choice of pigmentation are the most vital factors in the performance of any metal paint system. The resins bind and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

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



MUELLER PANEL BENEFITS:

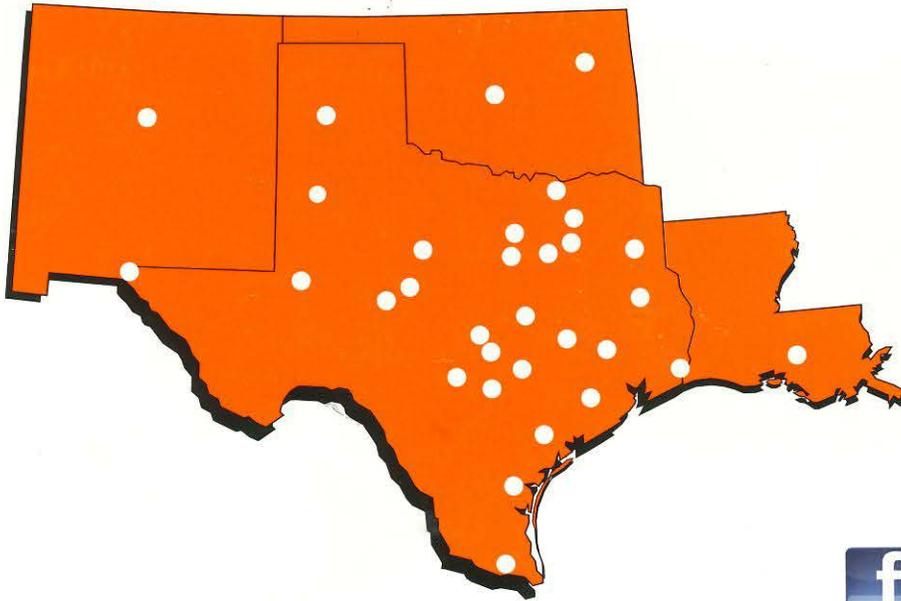
- Fire Resistant
- Hail Resistant – Underwriters Laboratories Class 4 Rating
- 30-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- 26-Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings
- Easy application



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This toll-free number connects you to one of our sales locations across the Southwest.

CLICK

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Our interactive website offers photos and all the details of our metal products.

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Our branches are staffed with experts who are always happy to answer any questions you may have.



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11

Item 5.



AUGUST 1996



AUGUST 1996



SEPTEMBER 1996

12

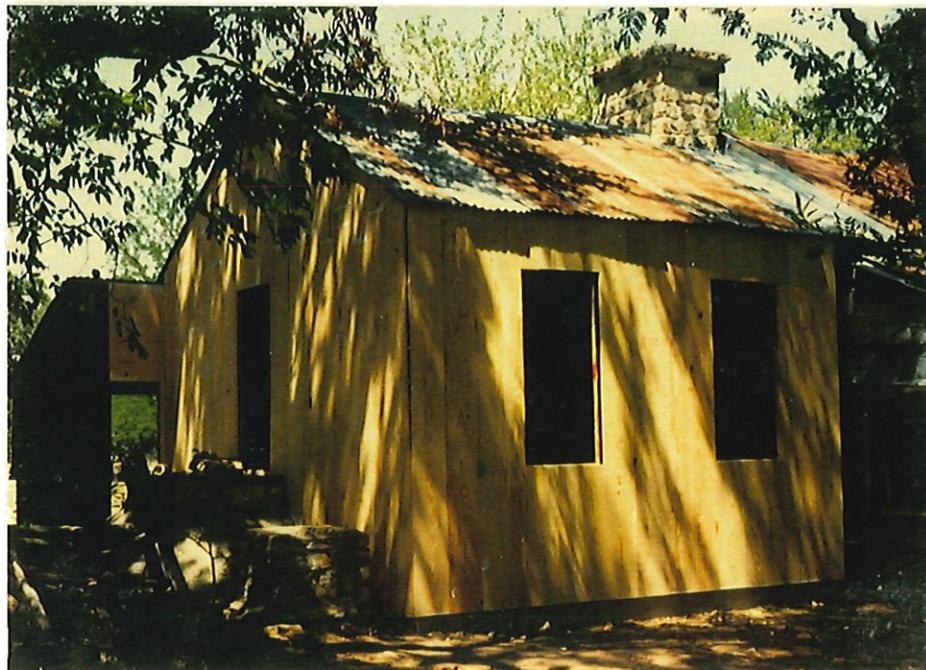
SEPTEMBER 6
Item 5.



9

JULY

Item 5.







Item 5.





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

Submitted By: Andrea Cunningham, City Secretary

Commission Meeting Date: October 7, 2021

Agenda Item Wording: Discuss and consider approval of the 2022 Historic Preservation Commission meeting calendar.

Agenda Item Requestor: Andrea Cunningham, City Secretary

Summary/Background: The attached 2022 meeting calendar for the Historic Preservation Commission was drafted using the approved 2022 CODS Holiday Calendar. No meetings required rescheduling due to holidays.

Recommended Commission Actions: Staff recommends the Commission approve the calendar as presented.

Attachments:

- Draft HPC 2022 Meeting Calendar

Next Steps/Schedule: Update meeting calendar with approved meeting dates – website and meeting invite.

2022

Historic Preservation Commission Meetings

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					

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 Hall Closures

HPC Meetings

- January 6
- February 3
- March 3
- April 7
- May 5
- June 2
- July 7
- August 4
- September 1
- October 6
- November 3
- December 1