



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, July 06, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
Deputy City Secretary Cathy Gieselmann
City Planner 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. Approval of the June 6, 2023, Historic Preservation Commission special meeting minutes.

BUSINESS

- 2. Public hearing and consideration of conditional approval of COA2023-0004: Application for Certificate of Appropriateness for demolition and removal of a non-contributing existing storage shed at 301 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Applicant: Rebeca Sager**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2023-0004

COMMITTEE REPORTS

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Historic Preservation Commission Meetings

August 3, 2023, at 4:00 p.m.

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

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

City Council Meetings

July 18, 2023, at 6:00 p.m.

August 1, 2023, at 6:00 p.m.

August 15, 2023, at 6:00 p.m.

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

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **June 30, 2023 at 12:15 PM.***

City Secretary

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



HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 06, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt (arrived 4:05 p.m.)
Steve Mallett

Commission Members absent were:

Nichole Prescott

Staff, Consultants & Appointed/Elected Officials present were:

Mayor Bill Foulds, Jr.
City Administrator Michelle Fischer
Deputy City Secretary Cathy Gieselman
City Planner Warlan Rivera
Architectural Consultant Keenan Smith

Chair Erickson took Minutes Agenda item #1 out of order.

MINUTES

1. Approval of the May 4, 2023, Historic Preservation Commission regular meeting minutes.

A motion was made by Commissioner Glosson-Needham to approve the May 4, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded the motion which carried unanimously 5 to 0.

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)

Wayland Clark spoke about grant funds received from LCRA for the window replacement at the Rambo Masonic Lodge. He extended an invitation to the Commissioners to attend the LCRA check presentation ceremony on Wednesday, June 14th at 1:30 p.m. at the Rambo Masonic Lodge.

MINUTES

1. Approval of the May 4, 2023, Historic Preservation Commission regular meeting minutes.

This item was considered earlier in the agenda.

BUSINESS

2. Public hearing and consideration of conditional approval of COA2023-0002: Application for Certificate of Appropriateness for fencing and landscaping for property located in Mercer Street Historic District at 304 Mercer Street, Dripping Springs, Texas. Applicant: Marvin Sommerfield

a. Presentation – Applicant Marvin Sommerfield provided a presentation of request and was available to address questions from the commissioners.

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

- 1) **Permits:** Obtain necessary Permits (if any) from the City of Dripping Springs.
- 2) **Front Yard Fencing** - is disallowed per Zoning Code (Ch. 30 Sec. 5.10.2) & discouraged in Mercer St. Historic District Guidelines. Previously installed metal fence poles and gate @ property frontage shall be removed.
- 3) **Side and Rear Yard Fencing** - may be allowed if side fencing is realigned and terminated to the side walls of the building, behind the front corners of the street wall elevation.
- 4) **Fencing Materials and Height** - Vintage style fencing wire is approved as submitted with a nominal height not to exceed three feet (3'0") above finished grade.

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

d. COA2023-0002 – A motion was made by Commissioner Mallett to approve COA2023-002: Application for Certificate of Appropriateness for fencing and landscaping for property located in Mercer Street Historic District at 304 Mercer Street, Dripping Springs, Texas with the staff conditions including with the additional condition that the applicant will work with staff to develop suitable landscape planter design. Commissioner Bobel seconded the motion which carried 6 to 0.

3. Public hearing and consideration of approval in concept with conditions of COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses. Applicant: Kristin Schieffer

a. Presentation – On behalf of their clients, Casey & Meagan Satterfield, Applicant Kristin Schieffer and Rodney Palmer with Cornerstone Architects, provided a presentation of the project and were available for questions from the commissioners.

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

- 1) Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Demo & Building Permits, etc.).
- 2) Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 3) COA Scoping:** This COA covers the scope and phasing of development concepts submitted (Development Master Plan + Ph. 1 + Ph. 2). Future Phases or minor revisions remaining consistent with the form, scale, character, and development intensity of this COA and the Development Master Plan shall be reviewed and processed as amendments to this COA. Major revisions to form, scale, character, and development intensity shall be reviewed and processed as new or separate COA's.

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

c. COA2023-0003 – A motion was made by Commissioner Mallett to approve COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh

Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one-story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses with staff conditions and recommendations and that protection and stabilization program or restoration of the historic residence happen in Phase I. Commissioner Basset seconded the motion which carried 5 to 0, with Commissioner Bobel recused.

A motion was made by Commissioner Mallett to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with Attorney, regarding Business Agenda Item 3. Commissioner Glosson-Needham seconded the motion which carried unanimously 6 to 0.

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.

- 3. Public hearing and consideration of approval in concept with conditions of COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses. Applicant: Kristin Schieffer**

Commissioner Bobel recused from Executive Session Agenda Item 3.

The Commission met in Executive Session from 5:21 p.m. – 5:30 p.m.

No vote or action was taken during Executive Session. Chair Erickson returned the meeting to Open Session at 5:30 p.m.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

July 6, 2023, at 4:00 p.m.

August 3, 2023, at 4:00 p.m.

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

City Council Meetings

June 6, 2023, at 6:00 p.m.

June 20, 2023, at 6:00 p.m.

July 5, 2023, at 6:00 p.m.
July 18, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Bassett to adjourn the meeting. Commissioner Glosso-Needham seconded the motion which carried unanimously 6 to 0.

This special meeting adjourned at 5:41 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **June 20, 2023**

Project: **301 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Rebeca Sager / Three Zero One Old Fitzhugh LLC (315) 395-1729**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **SF-1**

Proposed Use: **N/A- Shed Demo & Removal Only**

Submittals: ☒ Current Photograph ☒ Concept **Site Aerial** ☐ Exterior Elevations (N/A)
☐ Color & Materials Samples **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:

Demolition and Removal of a Non-Contributing Existing Storage Shed at the rear of property at 301 Old Fitzhugh Rd. in the **Old Fitzhugh Rd. Historic District**.

Review Summary, General Findings: **"Approval w/Conditions"**

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

Staff Recommendations / Conditions of Approval:

- 1. Permits Required:** Necessary Permits shall be obtained from the City of Dripping Springs, including Demolition Permit (if required). Confirm all Permit requirements with City Staff.

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

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**Historic Resource Background /Survey Information:**

#301 Old Fitzhugh Rd.: (c.a. 1955) Roark-Foster Survey: Site #19 // Hays County TP #17918.

Historic District Contribution Status:

- a) Existing Residence – Primary Dwelling (Front): “Contributing”
- b) **Existing Storage Shed (Rear): “Non-Contributing”**

Historic Resource “Priority Rating:”

- a) Existing Residence – Primary Dwelling (Front): “Medium”
- b) **Existing Storage Shed (Rear): “Low”**

Project Overview: “301 Old Fitzhugh Road – Shed Demolition and Removal:”

See COA application and Existing Photographs.

Although this case proposes the demolition and removal of an existing structure, the proposed project under consideration is straightforward from a historic preservation standpoint.

A small storage shed, at the rear of the property is proposed for removal. Although in the guidance of applicable Historic Resource Surveys outbuildings associated with the historic farmsteads of Old Fitzhugh Road Historic District are normally regarded as “contributing” resources to the District, this particular shed is not. It is a more recent auxiliary building, built of contemporary building materials, and does not date to the period of significance of the primary (“Contributing”) dwelling. For these reasons, it is not considered a “Contributing” resource in the OFR Historic District and is assigned a “Low” Preservation Priority.

The Applicant’s intention is to remove the shed, which is currently unused, unsecured and in poor condition, to improve the aesthetics, safety, and security of the property.

Staff Recommendation: “Approval w/Conditions”

Because the shed is a non-contributing resource and has a low preservation priority, no exceptions are taken to its proposed removal. The proposal does not cause substantive harm to the Historic District.

* * *

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Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”

The proposed project is consistent with applicable Standards (see review checklist below).

Character/Vision: Consistent: “Historic Small Farmsteads” (Historic Resource to be Preserved)

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” (Primary Dwelling to remain)

Preferred Uses: Consistent: Shed removal allowed by SF-1 Zoning (Planning Dept. verify).

Site Planning & Building Placement: N/A.

Parking Arrangement: N/A: No change to existing Parking configuration.

Building Footprint / Massing / Scale: N/A.

Street Frontage / Articulation: N/A: No change in Street Frontage / Facade.

Porches: N/A.

Roofs: N/A.

Materials: N/A.

Color Palette: N/A.

Tree Preservation: Consistent: All existing trees on site are being preserved.

Landscape Features: N/A.

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

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

See detailed summary above. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

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

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

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

☐ Compliant ☐ Non-Compliant ☒ Not Applicable

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

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

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

* * *

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



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

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



#301 Old Fitzhugh Rd. – Existing Shed:

Archive Photos- 12/17/21 (KES)

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#301 Old Fitzhugh Rd. – Existing Shed:

Archive Photos- 12/17/21 (KES)

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Rebecca Sagen

Mailing Address: 151 Silver Hawk Ct. Dripping Springs, TX 78620

Phone Number: (315) 395-1729 Email Address: beckysagen@gmail.com

Name of Owner (if different than Applicant): Jenna Babin (THREE ZERO ONE OLD FITZHUGH LLC)

Mailing Address: 580 Drifting Wind Run Dripping Springs, TX 78620

Phone Number: (917) 678-6105 / ALT: LEIF DADIN (917) 678-6104

Address of Property Where Structure/Site Located: 301 Old Fitzhugh
Dripping Springs, TX 78620

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

Zoning Classification of Property: SF-1

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

Description of Proposed Work: Removal of old shed on back of
property. No new work.

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

Shed has been approved as a noncontributing structure in a historic district by Laura Mueller and Michelle Fischer. Shane Pevehouse has advised no permit is required. Removal of structure will improve look and safety of property.

Estimated Cost of Proposed Work: \$750

Intended Starting Date of Proposed Work: 7/14/2023

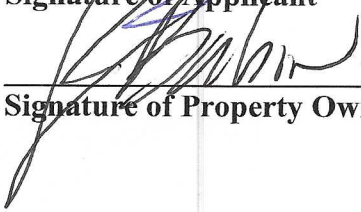
Intended Completion Date of Proposed Work: 7/16/2023

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

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


Signature of Applicant

6/8/23
Date


Signature of Property Owner Authorizing the Proposed Work

6/8/23
Date

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.

Item 2.





Item 2.

An aerial photograph of a wooded area. A red location pin is placed on a small, light-colored structure partially obscured by trees. To the right of the pin is a road. Several text boxes are overlaid on the image.

Item 2.

301 Old Fitzhugh
Rd

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