



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 05, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

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

PRESENTATION OF CITIZENS

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

MINUTES

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

BUSINESS

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

EXECUTIVE SESSION

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

UPCOMING MEETINGS

Historic Preservation Commission Meetings

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

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

City Council Meetings

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

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

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

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

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

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

City Secretary

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



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, September 07, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

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

Commission Members absent were:

Haley Hunt

Staff, Consultants & Appointed/Elected Officials present were:

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

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

Chair Erickson introduced Historic Preservation Consultant, Meredith Johnson.

MINUTES

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

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

Commissioner Bassett arrived @ 4:02 p.m.

BUSINESS

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

a. **Presentation** – Applicant Wayland D. Clark provided a presentation of request and was available to address questions from commissioners. He thanked Commissioners for attending the June 14th LCRA check presentation ceremony at the Rambo Lodge. Mr. Clark shared a letter from the Texas Historical Commission which will be included in the record.

b. **Staff Report** – Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following condition: Repainting shall be inspected by City Staff to verify conformance with the COA prior to issuance of Certificate of Completion.

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

d. **COA2023-0005** - A motion was made by Vice Chair Bobel to approve COA2023-0005: Application for Certificate of Appropriateness for replacing 12 existing windows on the ground floor of the Dripping Springs Academy Building located at 103 Old Fitzhugh Rd. in the Mercer Street Historic District with staff recommended condition. Commissioner Mallett seconded the motion which carried 5 to 0.

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

a. **Presentation** – Applicant Elsa Arriaga provided a presentation of request with additional request to use shingles on the roof of the shed.

b. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends approval with the following conditions: 1) the color, shed location, and

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

- c. **Public Hearing** - No one spoke during the Public Hearing.
 - d. **COA2023-0006** - A motion was made by Commissioner Mallett to approve COA2023-0006: Application for Certificate of Appropriateness for the addition of a storage shed at the rear of the property located at 801 Old Fitzhugh Rd. in the Old Fitzhugh Road Historic District with staff recommended conditions. Commissioner Bassett seconded the motion which carried 5 to 0.
- 4. Public hearing and consideration of approval of COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District. Applicant: Laura Romanelli**
- a. **Presentation** - Applicant Laura Romanelli provided a presentation of request and was available for questions from Commissioners. Laura noted that the flower display on the building would be artificial flowers.
 - b. **Staff Report** - Meredith Johnson presented the staff report which is on file. Staff recommends approval of a COA with the following conditions: new signage shall be installed through the mortar, not the stone face; and the use of pre-existing fasteners is encouraged if available.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **COA2023-0007** - A motion was made by Commissioner Mallett to approve COA2023-0007: Application for Certificate of Appropriateness to allow for the daily arrangements of various decorations and flowers at the storefront for a retail business located on 296 Mercer St. in the Mercer Street Historic District as presented by staff with the following additional conditions: 1) the door color must be from the approved Historical District color palette, 2) should any display be deemed deteriorated or in visual disarray by the Historical Preservation Officer, Michelle Fischer, the COA can be revoked. Vice Chair Bobel seconded the motion which carried 5 to 0.

EXECUTIVE SESSION

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

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

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

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

City Council Meetings

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

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

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

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

ADJOURN

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

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



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

08/17/2023

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

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

Dear Mr. Clark,

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

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

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

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

Sincerely,

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



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

Submitted By: Cathy Gieselman, Deputy City Secretary

Commission Meeting Date: October 5, 2023

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

Agenda Item Requestor: Michelle Fischer, City Administrator

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

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

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

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

Attachments: 1. HPC 2024 Proposed Calendar

Next Steps/Schedule:

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

2024 Historic Preservation Commission

Use spinner to change the calendar year

JANUARY

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

FEBRUARY

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

MARCH

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

APRIL

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

MAY

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

JUNE

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

JULY

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

AUGUST

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

SEPTEMBER

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

OCTOBER

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

NOVEMBER

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

DECEMBER

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

CITY HOLIDAYS

DSISD HOLIDAYS

HPC Meetings

- 01/04/24 Regular Meeting
- 02/01/24 Regular Meeting
- 03/07/24 Regular Meeting
- 04/04/24 Regular Meeting
- 05/02/24 Regular Meeting
- 06/06/24 Regular Meeting
- 07/04/24 Regular Meeting
- 08/01/24 Regular Meeting
- 09/05/24 Regular Meeting
- 10/03/24 Regular Meeting
- 11/07/24 Regular Meeting
- 12/05/24 Regular Meeting

Conflict

07/04/24

Possible Re-schedule dates

Thursday, 7/11/24 (staff recommends)



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 5, 2023**
Project: **206 Mercer St, Dripping Springs, TX 78620**
Applicant: **Mercer Street Holdings, II LLC**
Historic District: **Mercer Street Historic District**
Base Zoning: **CS**
Proposed Use: **Commercial**

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

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

Project Type & Description:

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

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

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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

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

Case History / Findings of Fact:

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

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

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

206 Mercer Street

Historic District Contribution Status: "Contributing."

Historic Resource "Priority Rating:" High

Project Overview: 296 Mercer Street Commercial Installation

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

* * *

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

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

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

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

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

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

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

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

Street Frontage / Articulation: No change.

Porches: No change.

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

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

Color Palette: Gray

Tree Preservation: N/A

Landscape Features: N/A

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

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

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

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

* * *

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

By: **Meredith Johnson, MSHP**

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

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



EXISTING FLOOR PLAN

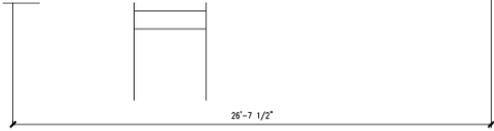
SCALE : 1/4" = 1'-0"

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



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

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



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

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



DRIPPING SPRINGS
Texas

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Mercer Street Holdings, II LLC

Mailing Address: P.O. Box 1488 Dripping Springs, Tx 78620

Phone Number: 512.328.3588 Email Address: Sales@ericksonandassoc.com

Name of Owner (if different than Applicant): Same

Mailing Address: Same

Phone Number: Same

Address of Property Where Structure/Site Located: 206 Mercer St.

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

Zoning Classification of Property: PDD#2

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

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

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

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

Estimated Cost of Proposed Work: \$ 30,000

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

Intended Completion Date of Proposed Work: Dec 31, 2023

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

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


Signature of Applicant

08/15/23
Date


Signature of Property Owner Authorizing the Proposed Work

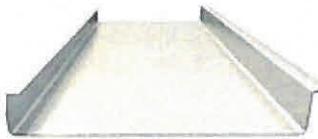
08/15/23
Date

Attachment A

Paint sample



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



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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

Signature of Historic Preservation Officer _____ Date _____

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

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

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

1 - Site Photo taken from Street - Front Elevation



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

2 - Site Photo taken from Street - Southeast Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

3 - Site Photo taken from Street - Northeast Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

4 - Site Photo taken from Street - Northwest Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

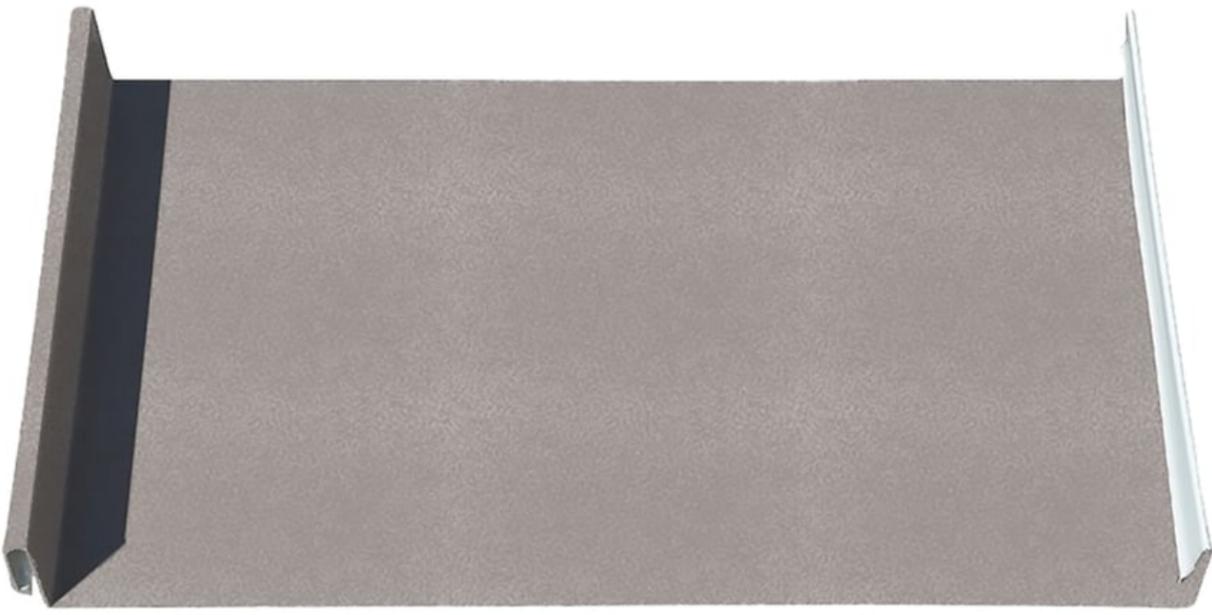
5 - Site Photo taken from Street - Southwest Corner



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

A New Addition for 206 Mercer Street
Dripping Springs, Texas

Project Materials

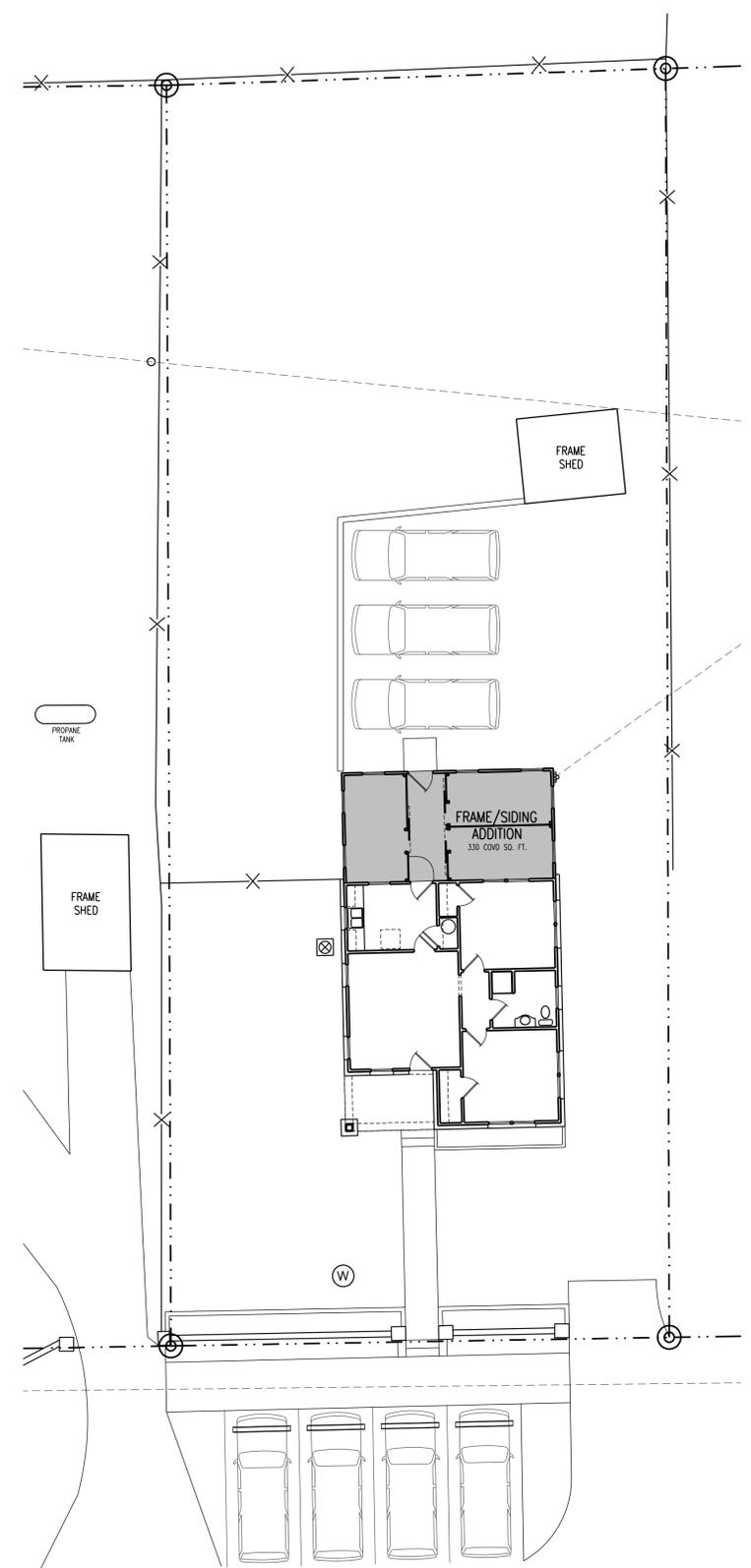


**Board and Batten Vertical Siding, Wall Trim and Roof Fascia
paint color to match existing**

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

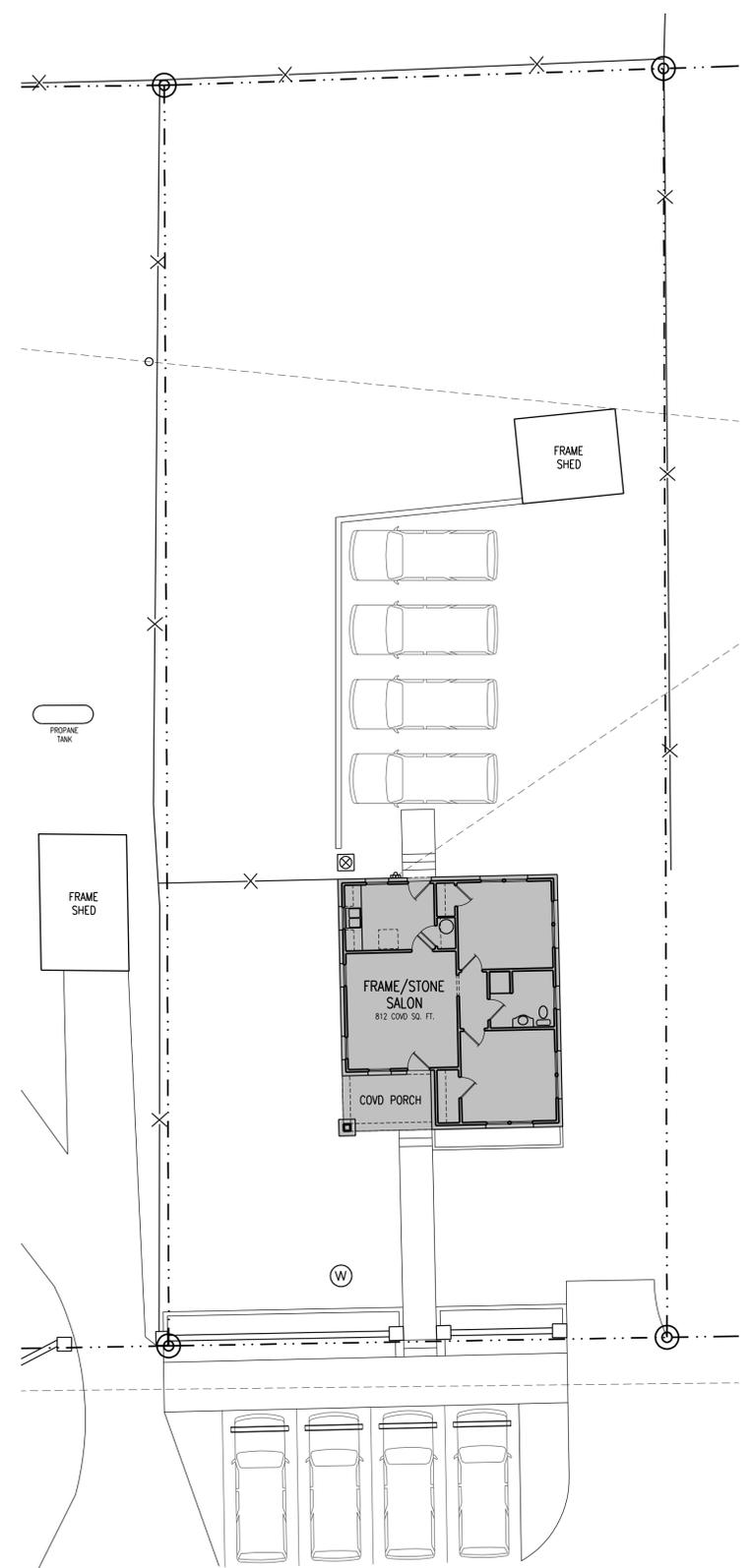
**Herron Design Studio, architecture
101 Hays Street, Suite 409
Dripping Springs, Texas 78620
512.858.9889**

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



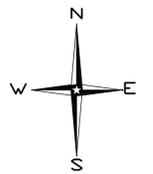
IMPERVIOUS COVER	
LOT AREA	9298 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
NEW STRUCTURE AREA	330 SQ. FT.
SITE ELEMENTS AREA	427 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1571 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	16.97 %

NEW ADDITION SITE PLAN
 890 OCCUPABLE SQUARE FEET
 3 PARKING SPACES REQUIRED (1/300)
 7 PARKING SPACES PROVIDED
 SCALE : 1" = 10'-0"

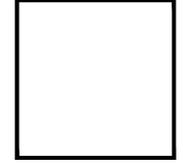


IMPERVIOUS COVER	
LOT AREA	9258 SQ. FT.
EXISTING STRUCTURE AREA	814 SQ. FT.
SITE ELEMENTS AREA	450 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	1264 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	13.65 %

EXISTING SITE PLAN
 574 OCCUPABLE SQUARE FEET
 2 PARKING SPACES REQUIRED (1/300)
 8 PARKING SPACES PROVIDED
 SCALE : 1" = 10'-0"



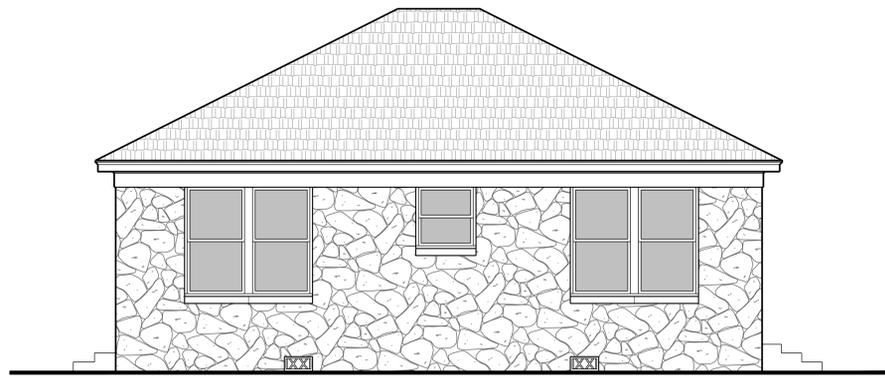
A New Addition for 206 Mercer Street
 206 Mercer Street
 Dripping Springs, Texas 78620



Herron Design Studio
 a r c h i t e c t u r e
 101 Hays Street, Suite 409
 Dripping Springs, Texas 78620
 512.858.9889

REVISIONS

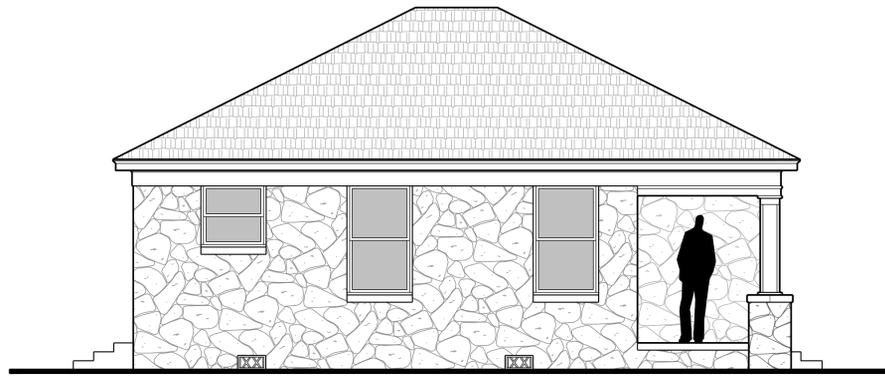
ERI2311
 AUG. 14, 2023
A1



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



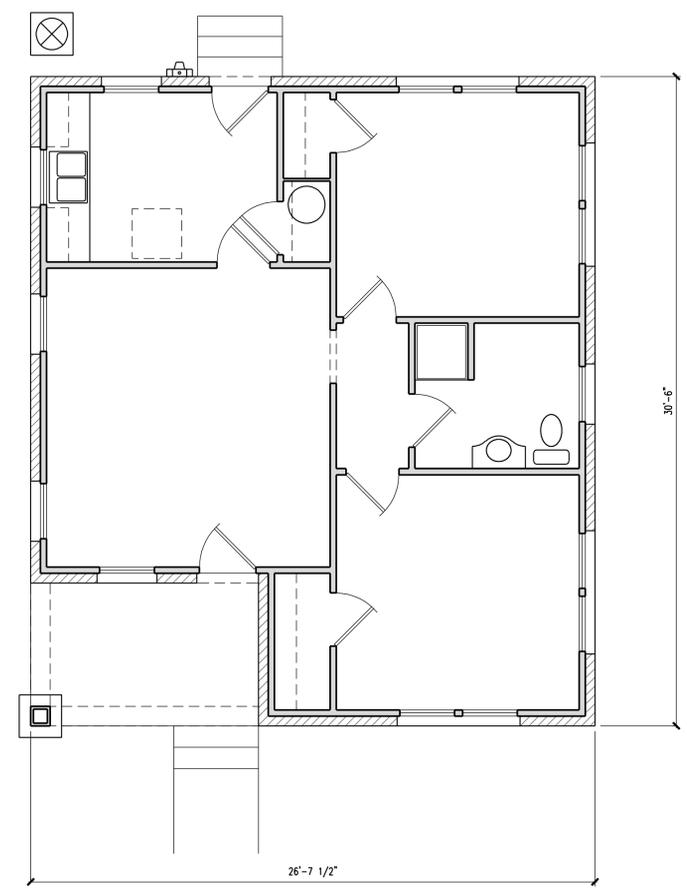
EXISTING REAR ELEVATION
FACES NORTH SCALE : 1/4" = 1'-0"



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



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



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

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

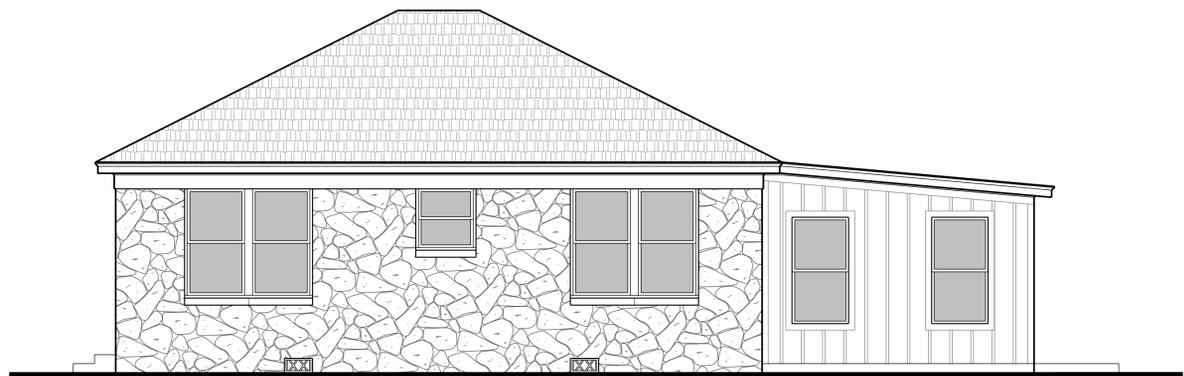
Herron Design Studio
a r c h i t e c t u r e
101 Hays Street, Suite 409
Dripping Springs, Texas 78620
512.858.9889

REVISIONS

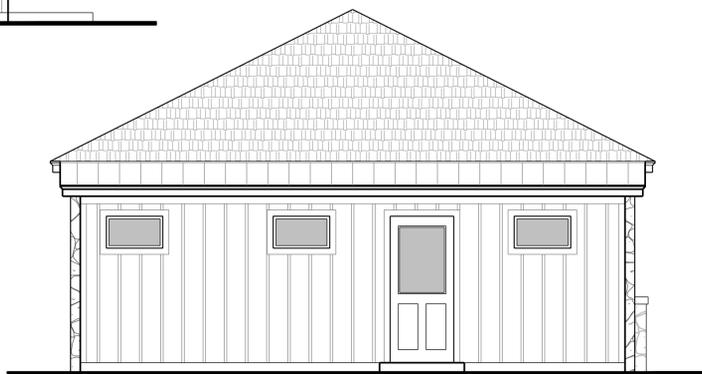
SQUARE FOOTAGES

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

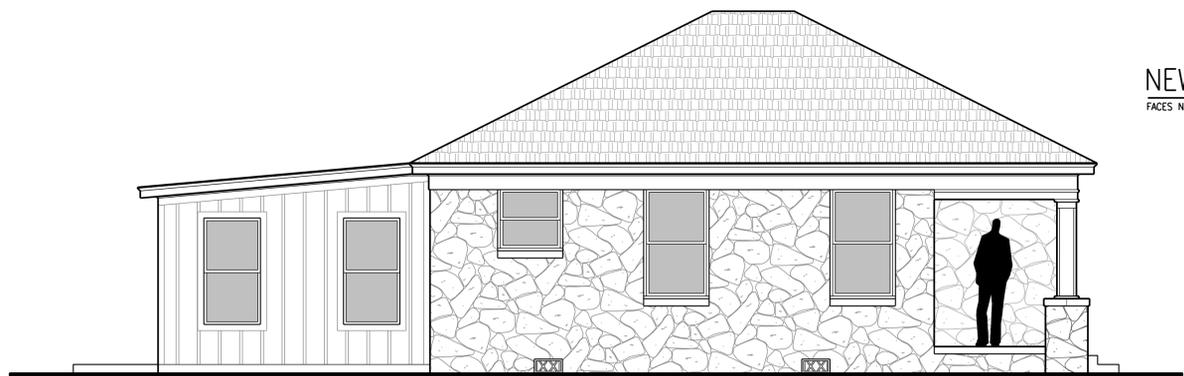
ERI2311
AUG. 14, 2023
A2



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



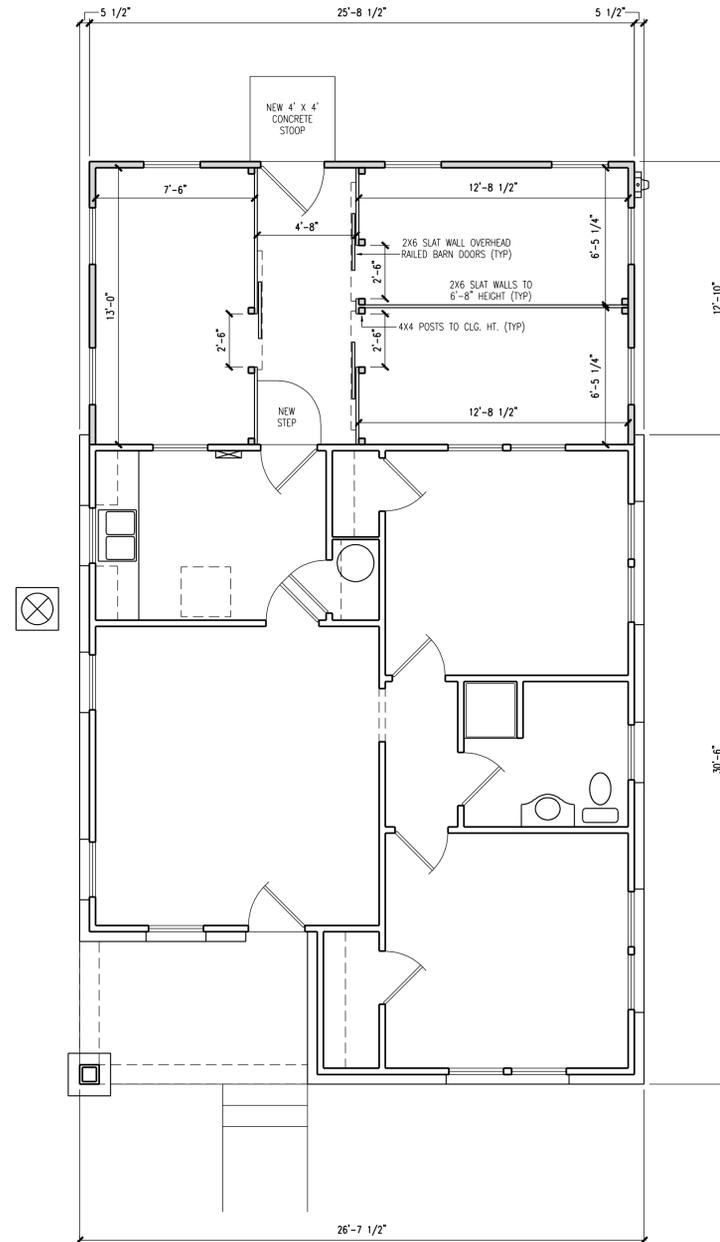
NEW ADDITION REAR ELEVATION
FACES NORTH SCALE : 1/4" = 1'-0"



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



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



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

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

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

Herron Design Studio
a r c h i t e c t u r e
101 Hays Street, Suite 409
Dripping Springs, Texas 78620
512.858.9889

REVISIONS

ER12311
AUG. 14, 2023
A3



PLEASE
DO NOT
BLOCK
THIS
DRIVEWAY









**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 5, 2023**
Project: **216 Bluff St, Dripping Springs, TX 78620**
Applicant: **Colt Clements**
Historic District: **Hays Street Historic District**
Base Zoning: **SF-4: Single-Family Duplex**
Proposed Use: **Residential**

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

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

Project Type & Description:

Construct a new single-family house.

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

General Compliance Determination- Compliant Non-Compliant N/A

Staff Recommendations / Conditions of Approval:

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

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

Case History / Findings of Fact:

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

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

216 N Bluff Street

Historic District Contribution Status: “Non-Contributing.”

Historic Resource “Priority Rating:” N/A

Project Overview: 216 N Bluff Street New Single Family House

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

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

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

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

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

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

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

* * *

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

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

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

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

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

Parking Arrangement: Off-street parking available.

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

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

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

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

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

Color Palette: Gray, black

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

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

Landscape Features: Not provided.

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

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



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

Compliant Non-Compliant Not Applicable

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

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

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

Building Footprint Expansion/Reduction? Yes No
Façade Alterations facing Public Street or ROW? Yes No

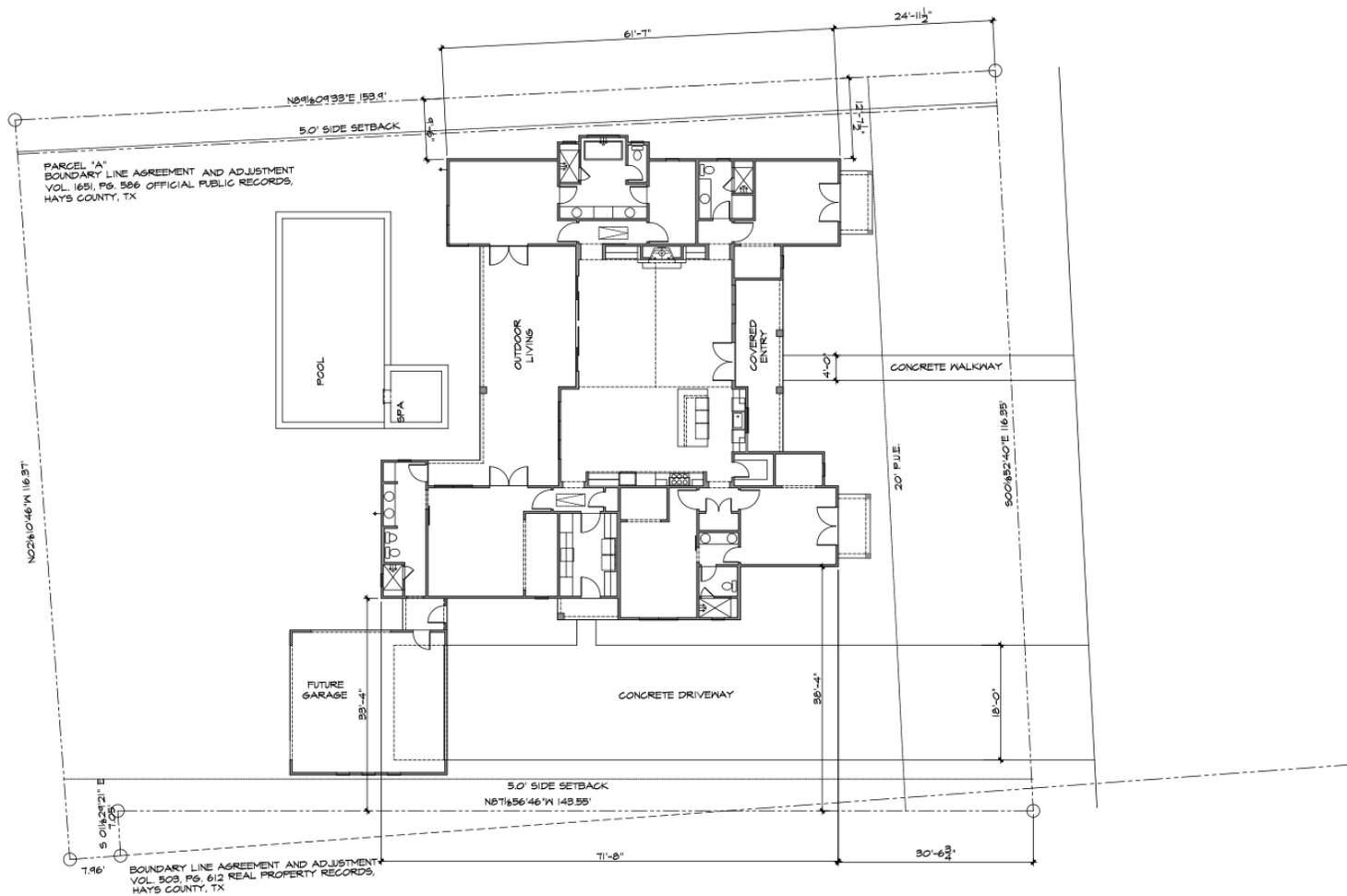
City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725

Color Scheme Modifications? Yes No
Substantive/Harmful Revisions to Historic District? Yes No

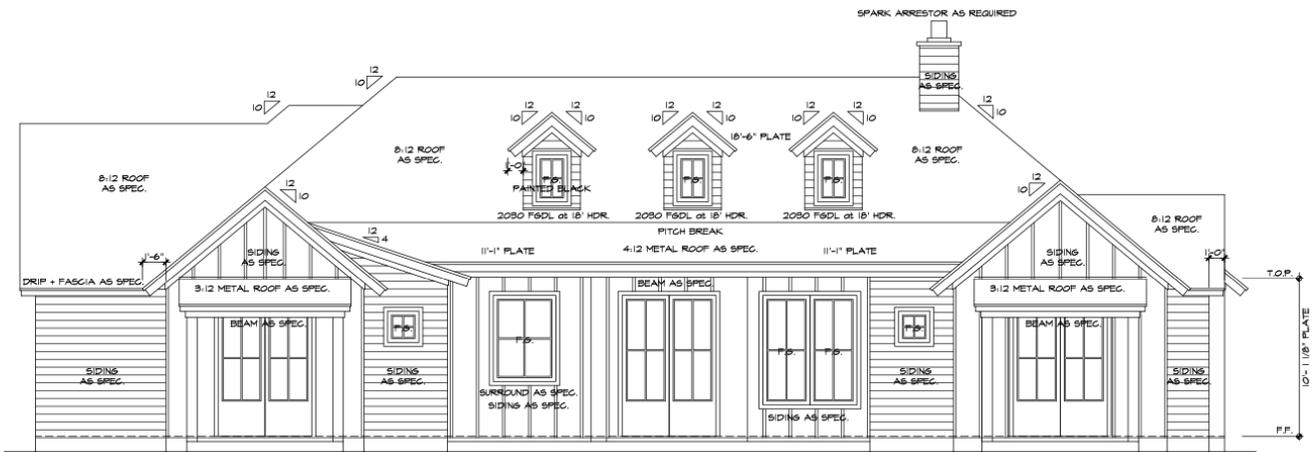
* * *

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

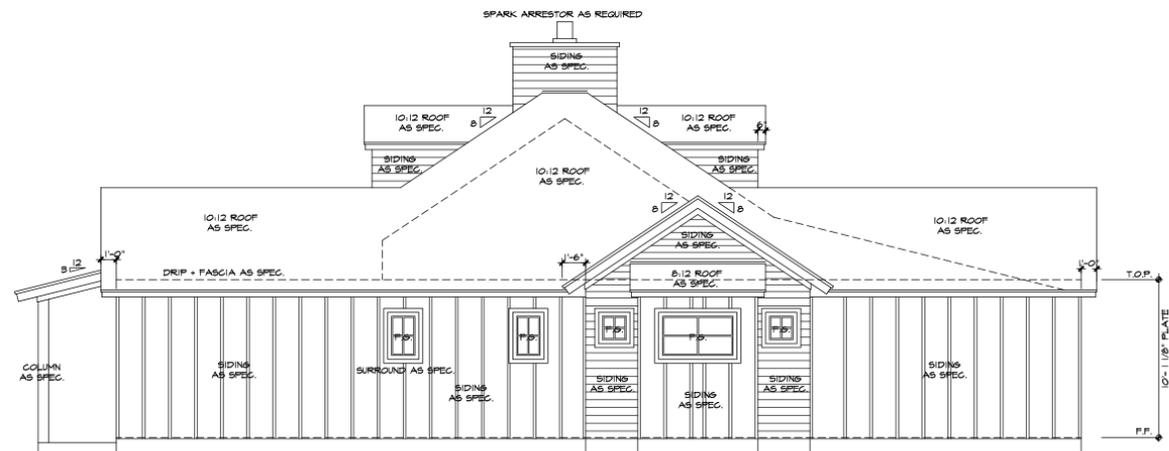
By: **Meredith Johnson, MSHP**



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

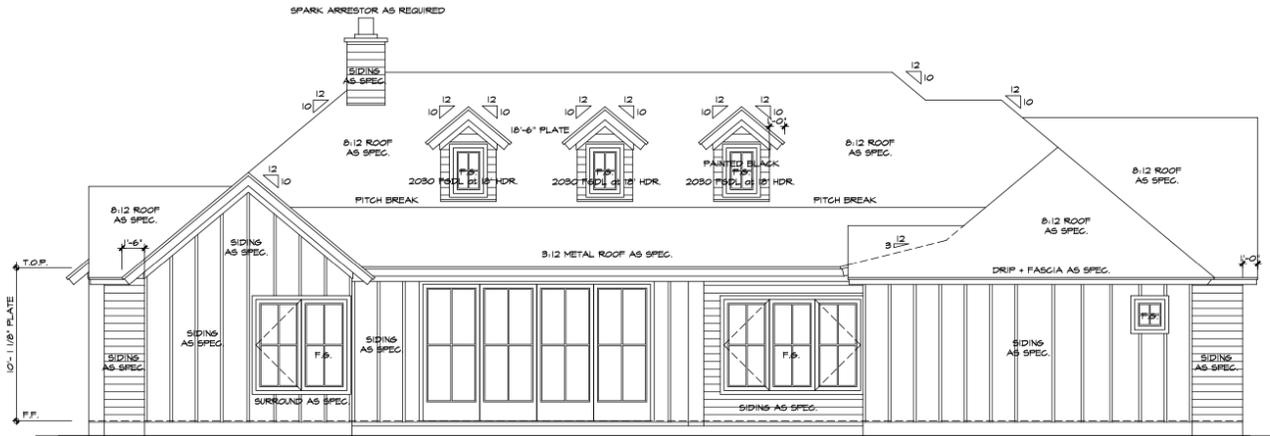


A FRONT ELEVATION

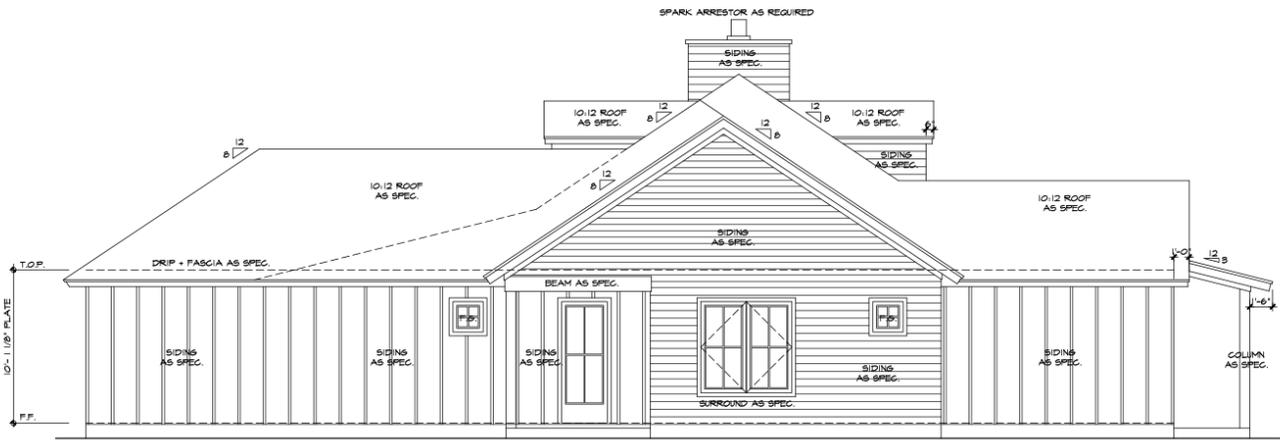


D RIGHT SIDE ELEVATION

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



C REAR ELEVATION



B LEFT SIDE ELEVATION

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

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

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

SW 6258
Tricorn Black



HLOC_MB_BedfordFarmhouse-40569133-25

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



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: Colt Clements

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

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

OWNER NAME (if different than Applicant): _____

STREET ADDRESS: _____

PHONE: _____ **EMAIL:** _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 216 S. Bluff St

Zoning Classification of Property: SF-4

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

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: Consulted with city architect to incorporate the following elements from historical guidelines: residential use, property setbacks, large covered front porch areas, paint is muted earthtones and black shingle roof. Proposed structure location was chosen to not cut down any existing trees.

Estimated Cost of Proposed Work: \$950,000

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

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

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

Colt Clements

SIGNATURE OF APPLICANT

Colt Clements

SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

08/18/2023

Date

08/18/2023

Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

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

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

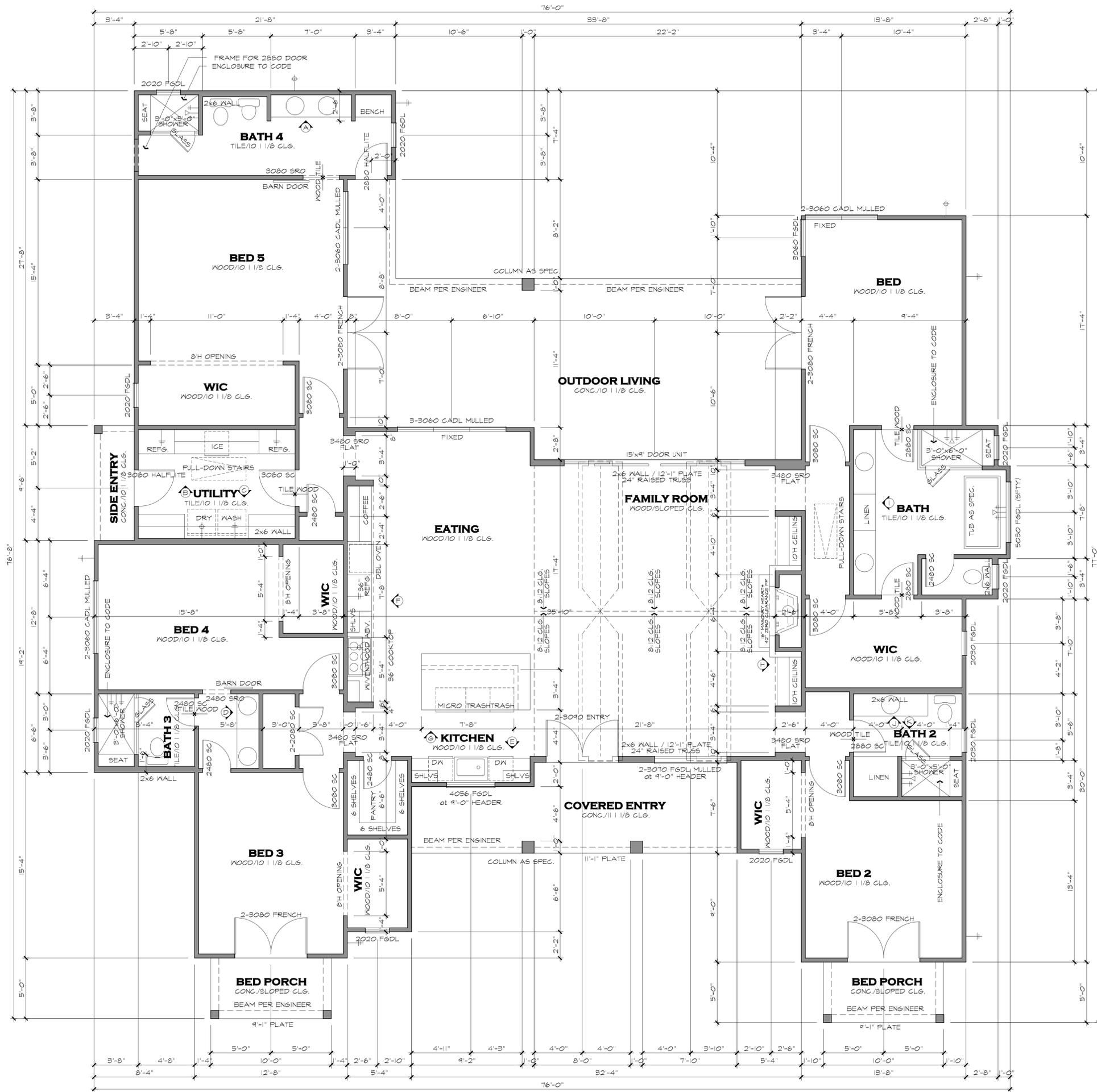
Planning & Zoning Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

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



NOTES:

1. FINISH HEIGHTS ARE 10'-1" UNLESS NOTED OTHERWISE.
2. FIRST FLOOR WINDOW HEADS/HEIGHTS ARE 8'-0" UNLESS NOTED OTHERWISE.
3. BUILDER RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES.
4. ALL INTERIORS TO BE FINISHED WITH 1/2" GYP BOARD UNLESS NOTED OTHERWISE.
5. PROVIDE 100% MEET AREA OF ATTIC VENTILATION PER 180 S.F. OF TOTAL COVERED ROOF AREA.
6. WINDOW SIZES ARE NOMINAL. VERIFY WITH MANUFACTURER.
7. WEATHERSTRIP ATTIC ACCESS DOORS.
8. STAIRS PER IRC R311. STAIRWAYS, HANDRAILS PER IRC R311.7.1. HANDRAILS, 1" STUBBO BOARD IS REQUIRED ON ALL STAIRS UNDER SPANS. (IRC R311.7.1)
9. ALL DOOR AND WINDOW SIZES ARE NOMINAL. VERIFY WITH MANUFACTURER.
10. HAVE A ONE (1) HOUR FIRE-RATING. THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R502.1)
11. BOTTOM OF WINDOW SILLS OF OPERABLE WINDOWS SHALL BE A MIN. OF 24" A.F.F. (IRC R610.2)
12. GLASS WITHIN 60" OF BOTTOM OF STAIRS TO BE SAFETY GLASS. (IRC R506.4.1)

FIRST FLOOR PLAN

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

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGISTERED IN THE STATE OF TEXAS. THIS PLAN IS THE PROPERTY OF ANDERSON HOLDINGS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SQUARE FOOTAGE CHART

	FRAME	MASONRY	TOTAL S.F.
FIRST FLOOR	9284	N/A	9284
TOTAL HEATED	9284	N/A	9284
COVERED ENTRY	882	N/A	882
OUTDOOR LIVING	956	N/A	956
SIDE ENTRY	92	N/A	92
BED PORCH 2+3	100	N/A	100
TOTAL S.F.	4159	N/A	4159

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
NOT FOR BIDDING

ANDERSON
CUSTOM BUILDING
 512-917-1831
 THAD@AHOLDINGS.COM

IMAGES OF...
ELLIOT H. JOHNSON AIA TBAE #17526
 1354 THE HIGH ROAD AUSTIN TEXAS 78746
 512-327-3032 ELLIOT@IMAGESOF.NET

Copyright © 2019 Elliot Johnson
 All Rights Reserved. All copying or reuse of these Plans, whether in whole or in part, is strictly prohibited, unless the prior written consent of Architect.

A CUSTOM RESIDENCE FOR:
 216 S. Bluff Street
 Dripping Springs Tx 78620

DATE: 8/8/2023
REVISED:

A-2.1

PRELIMINARY
NOT FOR CONSTRUCTION
NOT FOR PERMITTING
NOT FOR BIDDING

ANDERSON
CUSTOM BUILDING
512-917-1831
THAD@TAHOLDINGS.COM

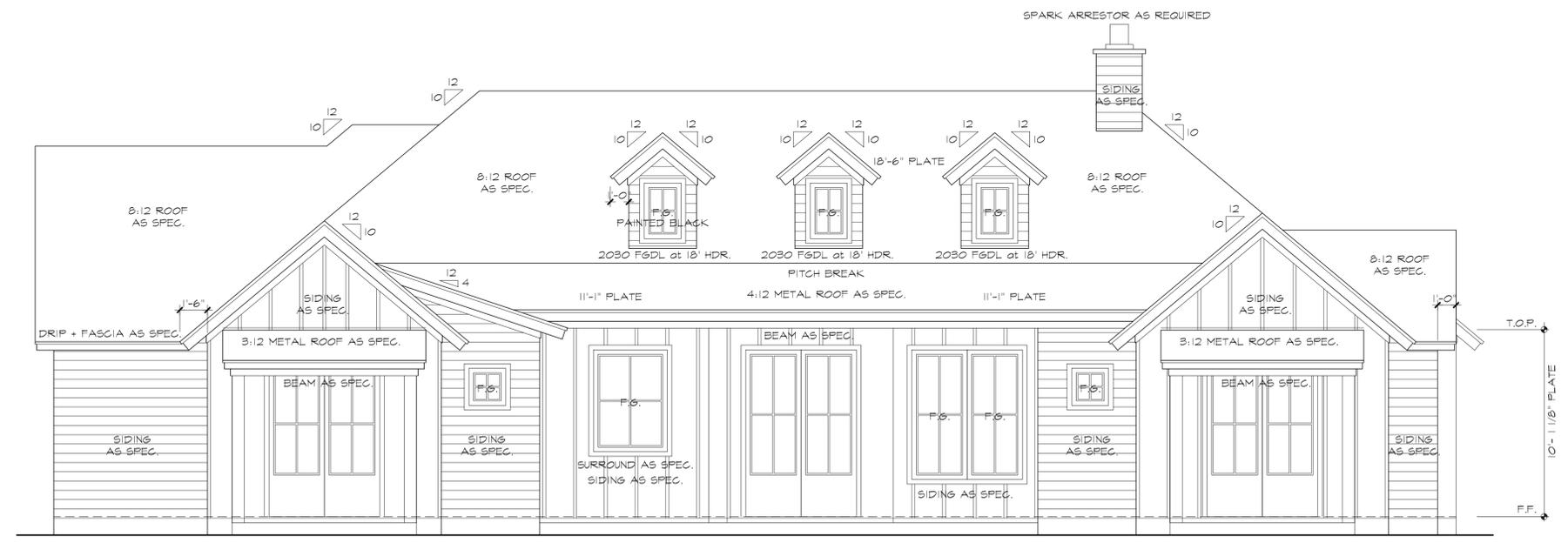
IMAGES OF...
ELLIOT H. JOHNSON AIA TBAE #17526
1354 THE HIGH ROAD AUSTIN TEXAS 78746
512-327-3032 ELLIOT@IMAGESOF.NET

Copyright © 2020 Elliot Johnson
All rights reserved. All copying, or reuse, in whole or in part, is strictly prohibited without the prior written consent of the Architect.

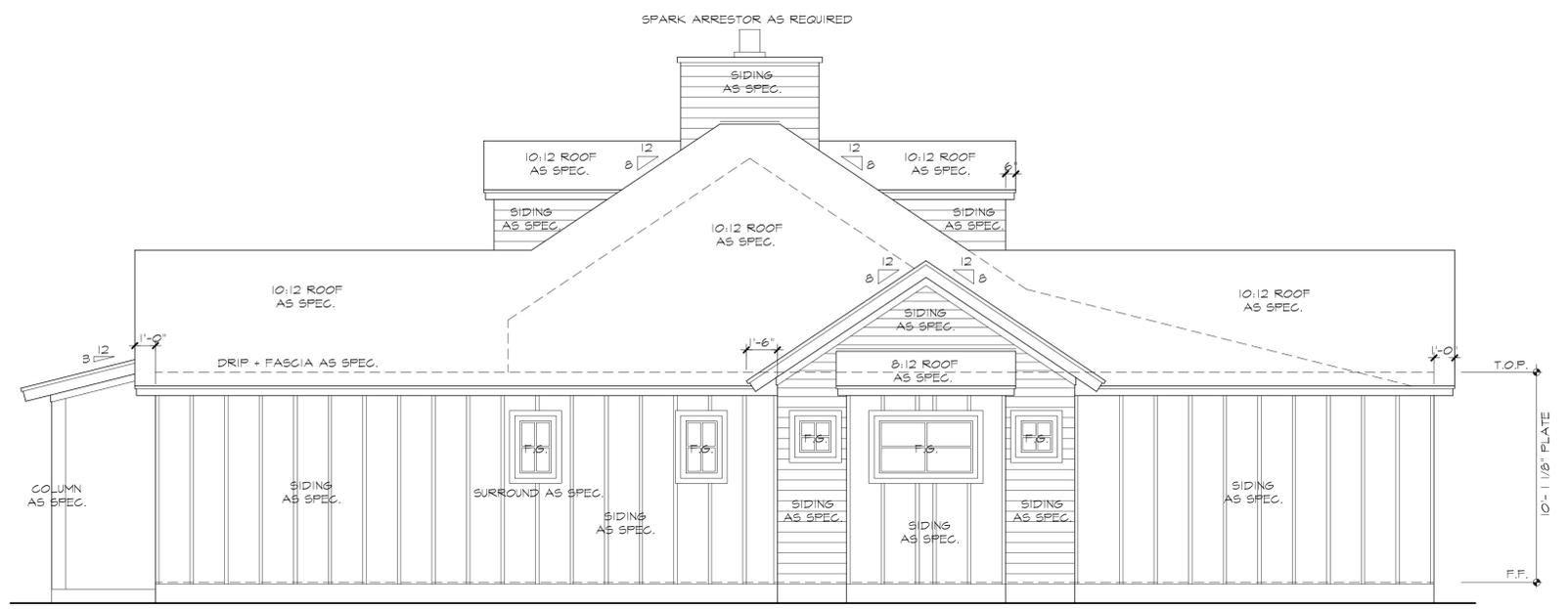
A CUSTOM RESIDENCE FOR:
216 S. Bluff Street
Dripping Springs Tx 78620

DATE: 8/8/2023
REVISED:

A-3.1



A FRONT ELEVATION



D RIGHT SIDE ELEVATION

NOTES:

- MASONRY DROPPED PER DEED RESTRICTIONS.
- ACTUAL ELEVATIONS TO VARY PER GRADE OF LOT.
- WINDOW DIVIDED LIGHT PATTERN IS REPRESENTATIONAL, VERIFY WITH OWNER.
- ANY PROJECTION THAT EXTENDS TO LESS THAN FIVE (5) FT FROM A PROPERTY LINE IS REQUIRED TO HAVE A ONE (1) HOUR FIRE-RATING, THIS INCLUDES SOFFITS AND PROJECTIONS. (IRC R202.1)
- ROOF DRIP EDGE REQUIRED ON ASPHALT ROOF (IRC R905.2.8.5)

ELEVATIONS

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

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TX. TBAE 938 GUADALUPE, SUITE 2-380 AUSTIN, TX 78701 (512) 305-4000

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

PRELIMINARY
NOT FOR
CONSTRUCTION
NOT FOR
PERMITTING
NOT FOR
BIDDING

ANDERSON
CUSTOM BUILDING
512-917-1831
THAD@TAHOLDINGS.COM

IMAGES OF...

ELLIOT H. JOHNSON AIA TBAE #17526
1354 THE HIGH ROAD AUSTIN TEXAS 78746
512-327-3032 ELLIOT@IMAGESOF.NET

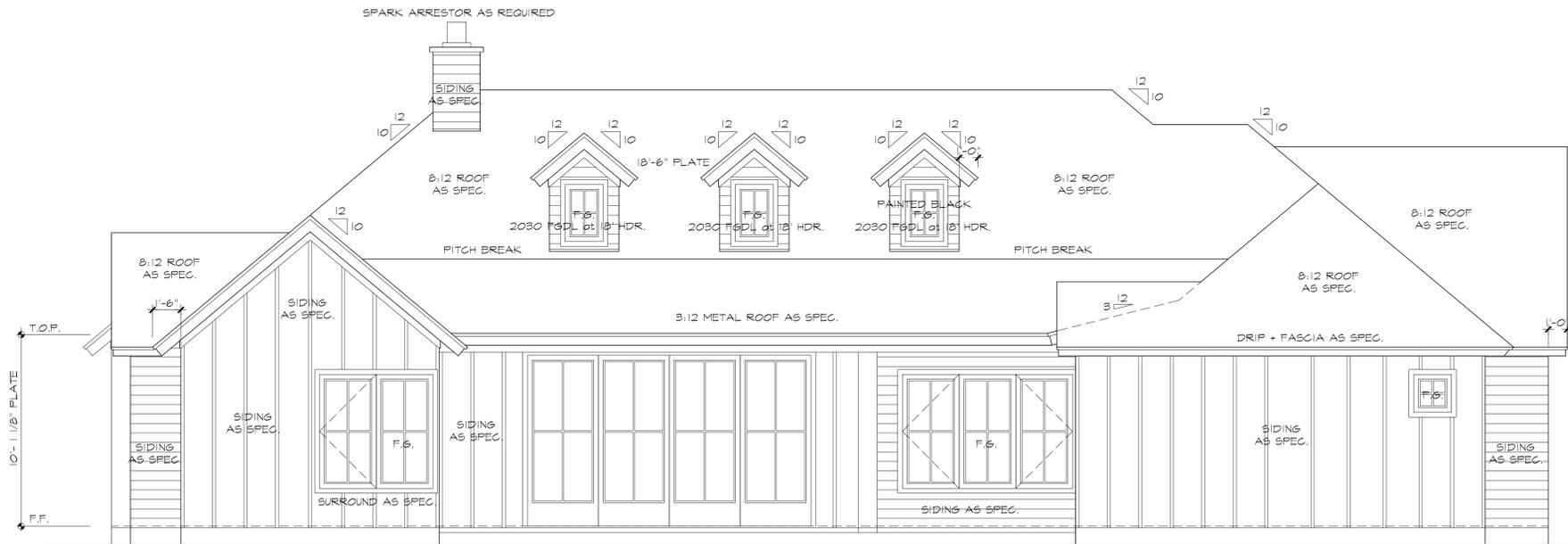
Copyright © 2020 Elliot Johnson
All rights reserved. All copying or reuse, print, mirror, or photo
in part or in whole is prohibited without the prior written consent of the architect.

A CUSTOM RESIDENCE FOR:

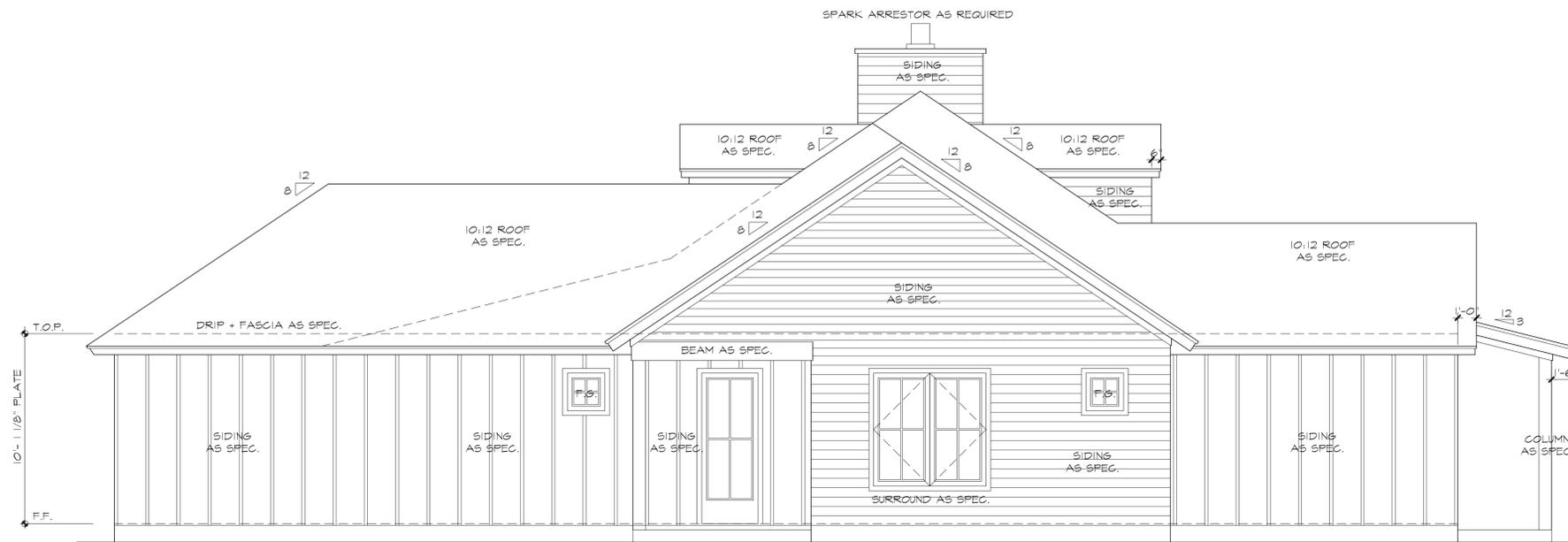
216 S. Bluff Street
Dripping Springs Tx 78620

DATE: 8/8/2023
REVISED:

A-3.3



REAR ELEVATION



LEFT SIDE ELEVATION

NOTES:

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

ELEVATIONS

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

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPANIES REGARDING THE PROFESSIONAL PRACTICE OF PERSONS REGISTERED AS ARCHITECTS IN TX. TBAE 338 GUADALUPE, SUITE 2-380 AUSTIN, TX 78701 (512) 305-4000

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



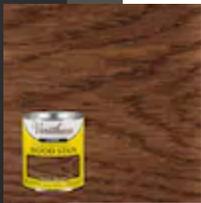
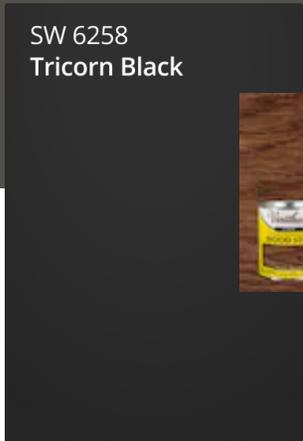
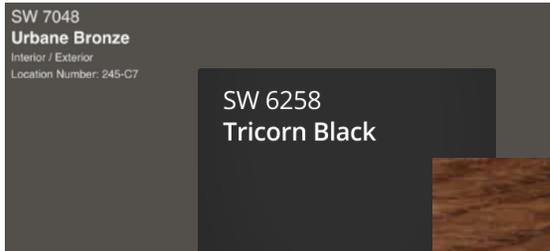




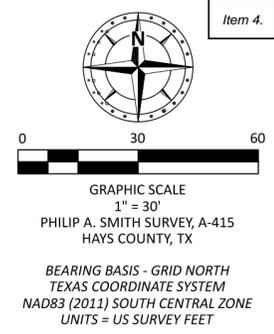
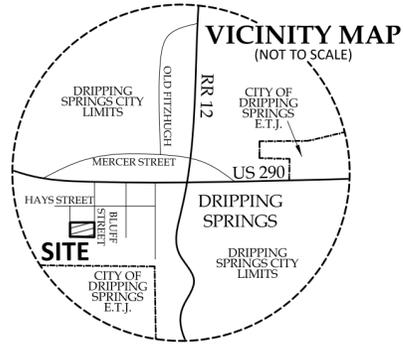




- Body SW Urbane Bronze
- Trim/Door SW Tricorn Black
- Posts/Beams/Porch Soffit Walnut Stain
- Asphalt shingle Charcoal
- Standing seam porch covers Charcoal
- Front Door Steel with dividers
- Windows Single-Hung Anderson 100 Black with divider



AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4 W.T. CHAPMAN'S FIFTH ADDITION



**STATE OF TEXAS
COUNTY OF HAYS**

KNOW ALL MEN BY THESE PRESENTS:

THAT, COLTER DONOVAN CLEMENTS AND LAUREN LEIGH CLEMENTS, OWNERS OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION, SITUATED IN THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, HAYS COUNTY, TEXAS, CONVEYED IN INSTRUMENT NO. 22048295 OF THE OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__ A.D.

COLTER DONOVAN CLEMENTS
221 RUNNING DEER LANE
DRIPPING SPRINGS, TX 78620

LAUREN LEIGH CLEMENTS
221 RUNNING DEER LANE
DRIPPING SPRINGS, TX 78620

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED COLTER DONOVAN CLEMENTS AND LAUREN LEIGH CLEMENTS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS _____ PRINTED NAME _____
EXPIRATION DATE _____

**STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS**

THIS PLAT, "AMENDING PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 4, W.T. CHAPMAN'S FIFTH ADDITION", HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS AN AMENDING PLAT WITH THE CITY OF DRIPPING SPRINGS.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__ A.D.

MICHELLE FISCHER, CITY ADMINISTRATOR

**STATE OF TEXAS
COUNTY OF HAYS
CITY OF DRIPPING SPRINGS**

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF DRIPPING SPRINGS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY OF DRIPPING SPRINGS TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20__ A.D.

CHAD GILPIN, PE, CITY ENGINEER

**STATE OF TEXAS
COUNTY OF HAYS**

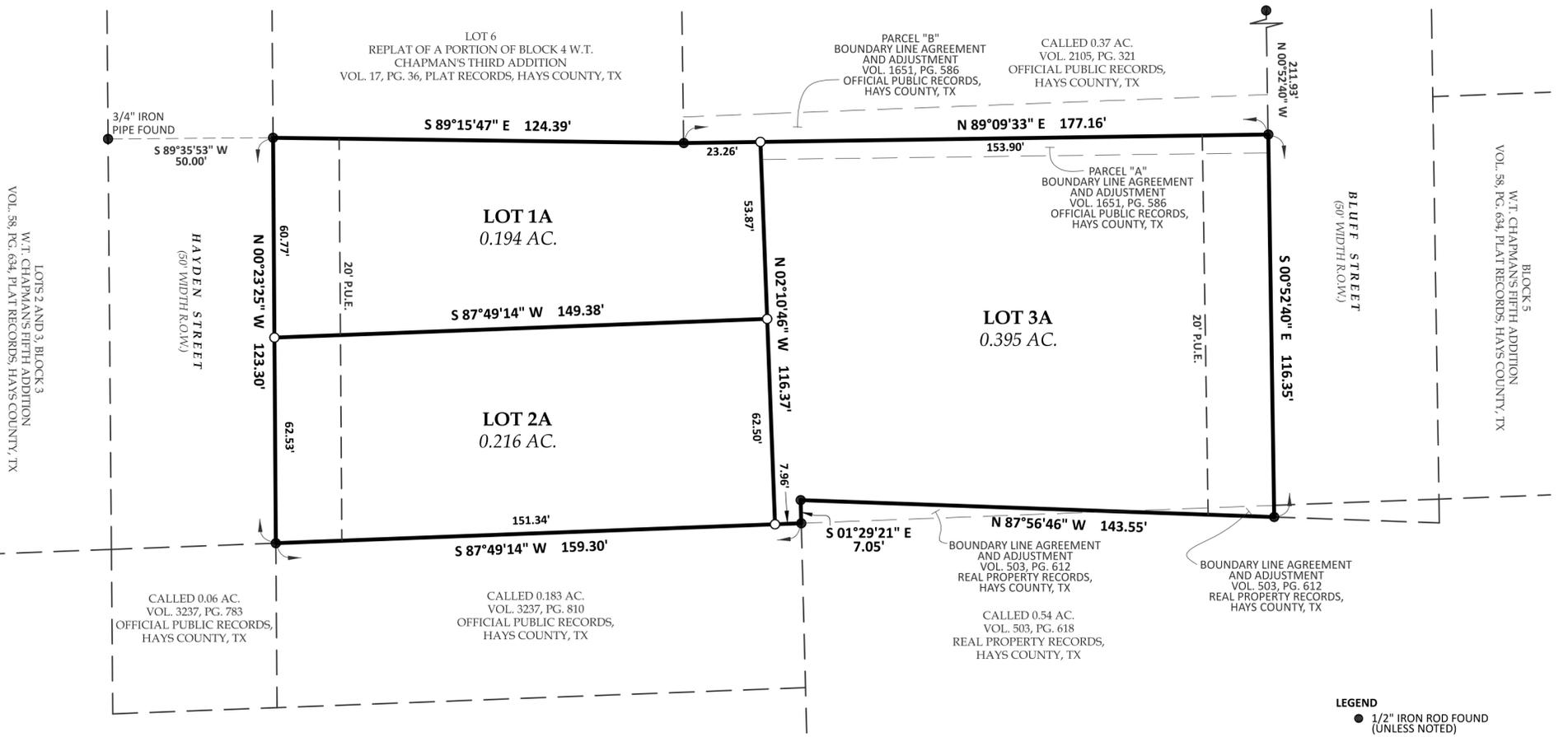
I, ELAINE CARDENAS, CLERK OF HAYS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK _____ M., IN INSTRUMENT NO. _____, PLAT RECORDS OF HAYS COUNTY, TEXAS.

ELAINE CARDENAS, COUNTY CLERK, HAYS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
I, WILLIAM R. HERRING, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON-THE-GROUND SURVEY OF THE PROPERTY SHOWN HEREON, CONDUCTED UNDER MY SUPERVISION, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PLACED UNDER MY SUPERVISION.

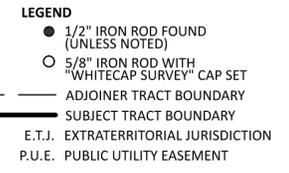
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WILLIAM R. HERRING _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355 - STATE OF TEXAS

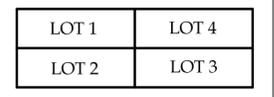


PLAT NOTES:

- THIS SUBDIVISION LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48209C0105F, DATED SEPTEMBER 2, 2005. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
- THIS SUBDIVISION IS IN THE CONTRIBUTING ZONE TO THE EDWARDS AQUIFER; THIS SUBDIVISION IS NOT IN THE RECHARGE ZONE TO THE EDWARDS AQUIFER.
- THIS SUBDIVISION LIES WITHIN THE HAYS TRINITY GROUNDWATER CONSERVATION DISTRICT.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE CITY OF DRIPPING SPRINGS.
- WASTEWATER TREATMENT FOR THIS SUBDIVISION IS TO BE PROVIDED BY PUBLIC SANITARY SEWER PROVIDED BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC UTILITY SERVICES SHALL BE PROVIDED BY PEDERNALES ELECTIRC COOPERATIVE, INC.
- THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS LIGHTING ORDINANCE.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED TO ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS (A) A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS.
- THIS SUBDIVISION LIES WITHIN HAYS COUNTY ESD #1 AND ESD #6.
- ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH THE CURRENT HAYS COUNTY STANDARD.
- MAIL BOXES PLACED WITHIN THE ROW, SHALL BE OF AN APPROVED TXDOT OR FHWA DESIGN, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 2.01.
- BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF DRIPPING SPRINGS ORDINANCES.
- WATER UTILITY SERVICES SHALL BE SUPPLIED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- NO BUILDING PERMITS WITHIN THIS SUBDIVISION SHALL BE APPROVED UNLESS A WASTEWATER LIVING UNIT EQUIVALENT HAS BEEN ISSUED BY THE CITY OF DRIPPING SPRINGS.
- NUMBER OF LOTS IN THIS AMENDING PLAT - 3
AVERAGE SIZE OF LOTS - 0.268 AC.
NUMBER OF LOTS SMALLER THAN 1 AC. - 3
NUMBER OF LOTS LARGER THAN 1.0 AC. BUT SMALLER THAN 2.0 AC. - 0
NUMBER OF LOTS LARGER THAN 2.0 AC. BUT SMALLER THAN 5.0 AC. - 0
NUMBER OF LOTS LARGER THAN 5.0 AC. BUT SMALLER THAN 10 AC. - 0
NUMBER OF LOTS LARGER THAN 10 AC. - 0
- THE PURPOSE OF THIS AMENDING PLAT IS TO RECONFIGURE 4 LOTS (LOTS 1-4, BLOCK 4) INTO 3 OVERALL LOTS.



ORIGINAL LOT CONFIGURATION (NOT TO SCALE)



LOT AREA SUMMARY	
LOT	ACREAGE
1A	0.194
2A	0.216
3A	0.395

WHITECAP SURVEY COMPANY

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

Received on/by:

Item 4.

Date, initials



BILLING CONTACT FORM

Project Name: 216 S Bluff - New Construction

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

Project Applicant Name: Colt Clements

Billing Contact Information

Name: Colt Clements

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

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

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

- 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.*

Colt Clements
Signature of Applicant

08/18/2023
Date