



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership  
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, February 06, 2025, at 4:00 PM*

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## AGENDA

### CALL TO ORDER & ROLL CALL

#### Commission Members

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett  
Richard Moore  
Gwyn Sommerfeld

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

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
City Secretary Diana Boone

### PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

### MINUTES

- 1. Approval of the November 7, 2024 Historic Preservation Commission Meeting Minutes.**

### BUSINESS AGENDA

**2. Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-001: Dripping Springs Beauty & Co located at 251 Old Fitzhugh Road, in the Old Fitzhugh Road Historic District. Applicant: Courtney Deavers**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2025-001

**CLOSED SESSION**

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

**UPCOMING MEETINGS**

**Historic Preservation Commission Meetings**

February 6, 2025, at 4:00 p.m.

March 6, 2025, at 4:00 p.m.

**City Council Meetings**

February 18, 2024, at 6:00 p.m.

March 4, 2024, at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **January 31, 2024 at 5:30 PM.***

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*Diana Boone, 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

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, November 07, 2024, at 4:00 PM*

## MINUTES

### CALL TO ORDER & ROLL CALL

With a quorum of commissioners present, Chair Erickson called the meeting to order at 4:03 PM.

#### **Commission Members Present:**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Richard Moore  
Gwyn Sommerfeld

#### **Commission Members Absent:**

Delbert Bassett  
Haley Hunt  
Steve Mallett

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

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
City Secretary Diana Boone  
Visitors Bureau Manager Pam King  
People & Communications Director Lisa Sullivan

### PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

**MINUTES**

- 1. Discuss and consider approval of the October 3, 2024 Historic Preservation Commission meeting minutes.**

A motion was made by Commissioner Bobel and seconded by Commissioner Moore, to approve the October 3, 2024 meeting minutes. The motion to approve carried unanimously 4 to 0.

**BUSINESS AGENDA**

- 2. Public hearing, discussion and consideration of approval of a Certificate of Appropriateness for COA2024-0016: Thai-To-Go Food Truck, located at 301 W. US 290 in the Hays Street Historic District. Applicant: Tye Casas.**

1. Presentation

No presentation. Applicant was not present.

2. Staff Report

Ellis Mumford-Russell with Post Oak Preservation presented and recommended approval as submitted.

3. Public Hearing

No one spoke during the Public Hearing.

4. COA2024-0016

A motion was made by Commissioner Moore and seconded by Commissioner Bobel, to approve the Certificate of Appropriateness as submitted. The motion to approve carried unanimously 4 to 0.

- 3. Public hearing, discussion and consideration of approval of a Certificate of Appropriateness for COA2024-0017: Stars of Dripping Springs Public Art Project, located in the Mercer Street Right of Way and nearby Property, in the Mercer Street Historic District. Applicant: Lisa Sullivan, City of Dripping Springs People & Communications Director.**

1. Presentation

Applicant, City of Dripping Springs People & Communications Director Lisa Sullivan presented and Visitors Bureau Manager Pam King was present in the audience.

2. Staff Report

City Administrator Michelle Fischer presented and recommended approval.

### 3. Public Hearing

No one spoke during the Public Hearing.

### 4. COA2024-0017

A motion was made by Commissioner Bobel and seconded by Commissioner Moore, to approve the Certificate of Appropriateness as submitted. The motion to approve carried unanimously 4 to 0.

### 4. Discuss and consider approval of the 2025 Historic Preservation Commission calendar.

A motion was made by Commissioner Bobel and seconded by Commissioner Moore, to approve the 2025 Meeting Calendar with correction to the year. The motion to approve the calendar carried unanimously 4 to 0.

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The Commission did not meet in Closed Session.

## ADJOURN

Chair Erickson moved to adjourn the meeting at 4:22 PM.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **January 22, 2025**  
Project: **251 Old Fitzhugh Road, Dripping Springs, TX 78620**  
Applicant: **Courtney Deavers**  
Historic District: **Old Fitzhugh Road Historic District**  
Base Zoning: **GR**  
Proposed Use: **Commercial (retail)**

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

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:**

**"Adaptive Reuse; Historic Renovation " The creation of a new business within the Old Fitzhugh Road Historic District will help add to the eclectic nature of the historic district.**

**The applicant intends to rehabilitate an existing building to house a new business. The rehabilitation retains the historic character of the historic building and landscape features while repairing deteriorated fabric and updating the configuration to suit the needs of the new business.**

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

**General Compliance Determination-  Compliant  Non-Compliant  N/A**

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512-858-4725

**Staff Recommendations / Conditions of Approval:**

Approval with conditions.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District, as long as the following conditions are followed:

- 1. Replacement windows should not have muntin grids. While the remaining historic window has an ornate muntin grid on the upper sash, interior-only simulated muntin grids available on commercial vinyl windows cannot replicate the historic grid pattern and thus should be avoided.
- 2. The historic rafter tails must remain exposed.
- 3. Signage must be approved by the City via a Sign Permit application.

**Case History / Findings of Fact:**

251 Old Fitzhugh Road contains a one-story dwelling that was constructed in c. 1951 and a non-historic carport. It has a front-gabled metal roof with exposed rafter tails and wood clapboard siding. A small front-gabled porch is centered on the front façade; a slightly larger porch on the east end of the north elevation features a front gable roof, square wood posts, and a concrete deck. Most windows and all entry doors have been replaced. A shed-roofed addition projects from the rear of the building. Due to its high retention of integrity and historic material, 251 Old Fitzhugh Road is contributing to the Old Fitzhugh Road Historic District and has a high priority rating.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**251 Old Fitzhugh Road**

**Historic District Contribution Status: “Contributing.”**

**Historic Resource “Priority Rating:” High**

**Project Overview: 251 Old Fitzhugh Road**

The applicant is requesting approval to rehabilitate the existing building. The roof will be replaced with a new standing-seam metal roof in a dark gray color. The rear addition will be reconfigured with a higher ceiling height so that the roofline matches that of the historic roof. The building’s overall footprint will

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not change and the appearance from the street will remain the same. New siding matching existing will be installed on the rear addition; the building will be painted white.

The remaining historic window, porches, stone walkway, and non-historic carport will remain. All non-historic windows and doors will be replaced. New windows are proposed to be 1/1 vinyl with simulated mutin grids; door material is not specified, but the doors will have a paneled, half-glazed configuration. Window and sliding doors in the addition will be reconfigured to match the size of the window openings in the rest of the building. The windows in the addition are minimally visible from the public right of way and the change in the size of the window openings minimally impacts the historic character of the building.

No landscaping changes are proposed.

Two new signs will be installed: unlit metal channel letters spelling the business name will be installed below the gable vent on the front façade, spanning approximately 8'-0" by 1'-0". A wood monument sign will be located along Old Fitzhugh Road. Signage needs to be approved by the City via a sign permit application.

\* \* \*

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

**Character/Vision:** “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

**Design Principles:** “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” - The rehabilitation retains the scale and character of the property.

**Preferred Uses:** “Mixed-use Rehab” – The building will house a small business. The primary façade facing OFR has a residential character similar to the surrounding buildings.

**Site Planning & Building Placement:** The existing site and building placement will remain.

**Parking Arrangement:** The existing parking arrangement will remain.

**Building Footprint / Massing / Scale:** The existing building footprint will remain; only the roof height of the rear addition will change and is minimally visible.

**Street Frontage / Articulation:** The existing street frontage will remain.

**Porches:** The existing porches will remain.

**Roofs:** “Sloped metal roofs” – The building will have a sloped metal roof.

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**Materials:** “Maintain Historic Wood/Wood porch structures and trim” – The existing wood siding and porch structures will remain.

**Color Palette:** “Full range of hues allowed” – the color palette complements the eclectic use of color in the neighborhood.

**Tree Preservation:** “Replace trees over 8ft; Preserve heritage trees over 24ft” – there are no heritage trees on the property. A few trees border the property along OFR, but they are smaller than. 8ft.

**Landscape Features:** “Preserve notable landscape features” – the historic stone walkway will remain.

**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:**

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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

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

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

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

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

\* \* \*

Please contact [alison@post oakpreservation.com](mailto:alison@post oakpreservation.com) if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions



**251 Old Fitzhugh Road: “Current Condition, view from OFR”.** Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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**251 Old Fitzhugh Road: “Current Condition, view from OFR”.** Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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251 Old Fitzhugh Road: “detail of historic window”. Images from Post Oak Preservation, Old Fitzhugh Road Historic Resources Survey, 2024.

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**DRIPPING SPRINGS**  
Texas

**APPLICATION FOR  
CERTIFICATE OF APPROPRIATENESS**

**Name of Applicant:** Courtney Deavers

**Mailing Address:** 513 S. Lariat Circle, Dripping Springs, TX 78620

**Phone Number:** (512) 962-9246      **Email Address:** Courtney.deavers@facealchemy.org

**Name of Owner (if different than Applicant):** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Address of Property Where Structure/Site Located:** \_\_\_\_\_

251 Old Fitzhugh Rd, 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:** General Retail

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

Private Medical Practice

**Description of Proposed Work:** \_\_\_\_\_

I plan to restore this historic 1940's home to its original charm. I am proposing to paint the exterior of the building (siding and trim) Alabaster white by Sherwin Williams. I plan to add awning signage, channel letters, about 12" tall spanning about 8' across, metal or wood along with a wooden monument sign 6' tall and 36" arm. Eventually with a hanging sign for my second business Face Alchemy, which will be another application. The leaking windows will be replaced with similar home depot white windows w/ grilles. The historic window with "wavy glass" will remain in place, with the goal being to eventually replace all the windows with historic "wavy glass" sourced from other homes. That will take time, and will be another phase and another application. The original building had an addition to the back, it is not original, as can be evidenced by different pier and beam foundation, siding, and roof pitch. I would like to raise the roof on the back addition, so that the roof line is continuous with the original roof/structure. The portion of the roof that will be matched to the original building is not very visible to the street, I have attached photos for reference. The change would not affect the footprint of the structure. The current siding will be salvaged and returned to the exterior, along with the gable vent. The current metal roof is failing, so I propose to update it with metal roofing, "standing seam metal in a muted color", charcoal grey.

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

The proposed work will pay tribute to the historical charm of this 1940's house. The only other historical feature visible from the front of the property that should be considered at this time is the stone walkway. It will remain as is for now, maybe just cleaned up with the overgrown front weeds. No changes to the stone itself will be made. Parking will remain to the right of the building under the carport. Parking lot changes will be another phase and another application.

Thank you for your consideration.


**Estimated Cost of Proposed Work:** \$20,000

**Intended Starting Date of Proposed Work:** ASAP, as soon as approved.

**Intended Completion Date of Proposed Work:** Within 4 weeks of start date, depending on city permit approval.

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

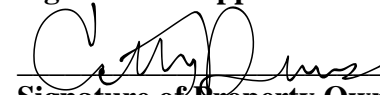
- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation 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**

1/1/2025

**Date**



**Signature of Property Owner Authorizing the Proposed Work**

1/1/2025

**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

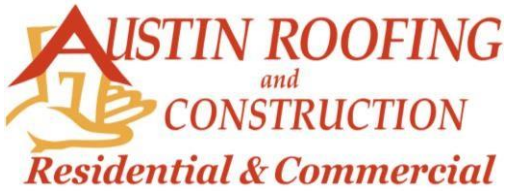
Date Appeal Considered by City Council (if required): \_\_\_\_\_

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.*



1301 W. Ben White Blvd. Suite 200A Item 2.  
Austin, TX 78704  
O: (512) 629-4949 F: (512) 582-8631  
[www.AustinRoofingAndConstruction.com](http://www.AustinRoofingAndConstruction.com)

luis @AustinRoofingAndConstruction.com

# Roofing Agreement

Re-Roof / New Install Job# \_\_\_\_\_

Date 1 / 7 / 2025 Representative Luis Cadena Cell# (512) 985-7048  
Client Name: Courtney Deavers C/H# (512) 962-9246  
Client Email: courtney.deavers@facealchemy.org  
Project Address: 251 Old Fitzhugh Road, Dripping Springs, TX 78620

## ROOF FEATURES

Pitch 8/12 A 13 T 15 R 46 V 14 Rake 160 Eave \_\_\_\_\_ Hip 0  1 Story  2 Story  
 Shingles  Metal  TPO/ Modified Bitumen  Other: \_\_\_\_\_

## SPECIFICATIONS FOR LABOR AND MATERIALS – TERMS AND CONDITIONS

- Austin Roofing and Construction to Provide All Materials & Labor
- Tear Off: one layer of metal
- Recover Roof With: 24 GA
- Color: Charcoal  Style: 1.5" Standing Seam w/striations
- Starter Shingle: \_\_\_\_\_
- Ridge: Standard
- Underlayment: \_\_\_\_\_  Ice & Water Shield: \_\_\_\_\_
- Decking Type: 1x4 Slats Quantity: 50'
- Drip Edge Metal Color: 2"x3" to match metal
- Roof Vent Type: N/A Quantity: \_\_\_\_\_
- Pipe Flashing: 3in1's Quantity: \_\_\_\_\_ Dektite Flashing: \_\_\_\_\_ 1" \_\_\_\_\_ 6" \_\_\_\_\_ 8"  
 Specialty: \_\_\_\_\_ 1.5" \_\_\_\_\_ 2" \_\_\_\_\_ 3" \_\_\_\_\_ 4"
- Galvanized Nails / Fasteners
- Pool on Property: \_\_\_\_\_ YES  NO
- Satellite Dish: \_\_\_\_\_ YES  NO  REMOVE  RE-INSTALL

\*Satellite company will need to recalibrate after re-installation. You may have to call your provider to have it adjusted, please note that additional cost might occur for the readjustment.  Open Soffit

\*Disclaimer: Roof nails penetrating open soffit is an inherent characteristic of shingle roof systems. We take every precaution to prevent this but it cannot always be avoided because of the different thicknesses of shingle and decking materials. It is an aesthetic issue, not a structural problem or defect and is not cause for rejection of final product or withholding of final payment. If this is a concern you have, please address this before work begins with your project manager to ensure both parties are clear on what is to be expected. \_\_\_\_\_ Initials

- Clean Up & Haul off All Trash from Roof  Roll Yard with Magnetic Roller

Extra Work may be OPTIONAL if it is itemized with a price

\*\*\*Does not include any fascia work, customer to have fascia completed before start date\*\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY**

ARC Labor Warranty 10 Years Labor Warranty

GAF Warranties:

System Plus Warranty  WindProven Warranty  Silver Pledge Warranty

Golden Pledge Warranty

Other:

\_\_\_\_\_ Warranty \_\_\_\_\_ Years Material Warranty \_\_\_\_\_ Years Labor Warranty

**FINALIZATION**

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted concerning work and will be completed in a workmanlike manner for the sum of \$ Fourteen thousand two hundred fifty (Dollars)

\$ 14,250

With payments made as follows: 50% Deposit Due Upon Bid Approval & Balance Due Upon Job Completion

\_\_\_\_\_  
Purchasers Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Joint Purchasers Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Austin Roofing and Construction Representative

\_\_\_\_\_  
Date

**ADDITIONAL INFORMATION:**

**INSURANCE**

Insurance Company: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Claim #: \_\_\_\_\_

Insurance Agent/Adjuster: \_\_\_\_\_ Phone #: \_\_\_\_\_

Insurance Documents Provided:  YES  NO

**FINANCING**

Financing Company: \_\_\_\_\_

Applicant: \_\_\_\_\_ Co-applicant: \_\_\_\_\_

Amount Approved For: \$ \_\_\_\_\_ (Dollars) \$ \_\_\_\_\_

Estimated Monthly Payment: \$ \_\_\_\_\_ \* This is an approximate monthly payment amount.

Terms form a part of this agreement:

**THIS CONTRACT IS SUBJECT TO CHAPTER 27, TEXAS PROPERTY CODE. THE PROVISIONS OF THAT CHAPTER MAY EFFECT YOUR RIGHT TO RECOVER DAMAGES ARISING FROM THE PERFORMANCE OF THE CONTRACT. IF YOU HAVE A COMPLAINT CONCERNING A CONSTRUCTION DEFECT ARISING FROM THE PERFORMANCE OF THE CONTRACT AND THAT DEFECT HAS NOT BEEN CORRECTED THROUGH NORMAL WARRANTY SERVICE, YOU MUST PROVIDE NOTICE REGARDING THE DEFECT TO THE CONTRACTOR BY CERTIFIED MAIL. RETURN RECEIPT REQUESTED, NOT LATER THAN THE 60<sup>TH</sup> DAY BEFORE THE DATE YOU FILE SUIT TO RECOVER DAMAGES IN A COURT OF LAW. THE NOTICE MUST REFER TO CHAPTER 27, PROPERTY CODE, AND MUST DESCRIBE THE CONSTRUCTION DEFECT. IF REQUESTED BY THE CONTRACTOR, YOU MUST PROVIDE THE CONTRACTOR AN OPPORTUNITY TO INSPECT AND CURE THE DEFECT AS PROVIDED BY SECTION 27, 004, PROPERTY CODE**

1. All proposals subject to approval by management of Austin Roofing and Construction.
2. Contractor to perform all work in a good and workmanlike manner, maintain assurance and comply with Texas Regulation. All obligations of the parties are performable in Texas.
3. The Contract constitutes the entire understanding of the parties and no other understanding, verbal or otherwise shall be binding unless in writing signed by both parties.
4. The bid/proposal covers only the materials and labor shown. If additional work is requested or necessary, Contractor shall be paid an additional amount for such materials and/or labor. A signed Change Order is required.
5. The proposal will expire 30 days from date unless extended in writing by Company. After 30 days, we reserve the right to revise our price in accordance with costs in effect at that time.
6. This contract and its guarantees or warranties are not transferable unless written permission from ARC is given.
7. Austin Roofing and Construction will not be held responsible for any property or personal injury damage caused by or relating to flood, rising water, surface water, rust, rot, mold, mildew and or fungi, which arises either before, during or after contractor's work is ongoing or completed.
8. Austin Roofing and Construction's warranty is on its labor only to repair any defective labor only, and only if Austin roofing and Construction provides the labor. Whether or not a manufactures' warranty exists as to the materials, Austin Roofing and Construction provides no warranty as to parts, which it sells "AS IS". Other than the labor warranty above, there are no warranties, express or implied, given by Austin Roofing and Construction for fitness, merchantability or otherwise and Austin Roofing and Construction shall not be liable or responsible for any incidental or consequential damages.
9. Guarantee or warranties are not enforceable so long as any balance remains unpaid under this contract.
10. Past due sums bear interest at the rate of eighteen percent (18%) per annum.
11. All unpaid invoices will be considered late after 7 days unless other payment arrangements are made in this Contract.
12. Upon substantial completion of the project Purchaser will pay Contractor the full amount of the invoice within 7 days.
13. Additional charges may apply due to unforeseen circumstances.
14. Purchaser hereby authorizes and directs the insurance company to make payment via joint check to Contractor and Purchaser and to send the payments directly to Contractor and the Contractor's address above.
15. If force majeure, Acts of God, unknown or unforeseen conditions cause the prosecution of the work to be delayed or increased in scope, Contractor shall be entitled to a reasonable extension for any agreed completion date and to additional reasonable sums or any increase in the scope of the work.
16. This contract is the entire agreement of Contractor and Purchaser, except as to any later signed modification signed by Contractor and Purchaser.
17. Unless a specific completion date is given in writing, the work shall be completed within reasonable period of time.
18. Labor warranty does not cover damages to premises cause buy lightning, gales (50 mph), hurricane, tornado, hailstorm or damage to roof due to settlement, distortion, failure or cracking of the roof deck, walls or foundation of the building or defective skylights, fireplaces, ponding or standing water due to drainage, deflection or insufficient slope or any materials not stated in this contract.
19. Purchasers homeowner's insurance will be responsible for interior damages of the building, its contents or exterior attachments such as awnings, etc. which may arise from leaks or of any natural / unnatural occurrence before or during time work is being performed as long as the Contractor has taken action to protect the worksite during the project.
20. ARC is not responsible for damage to or from supply lines from other trades that are installed too close to the decking.



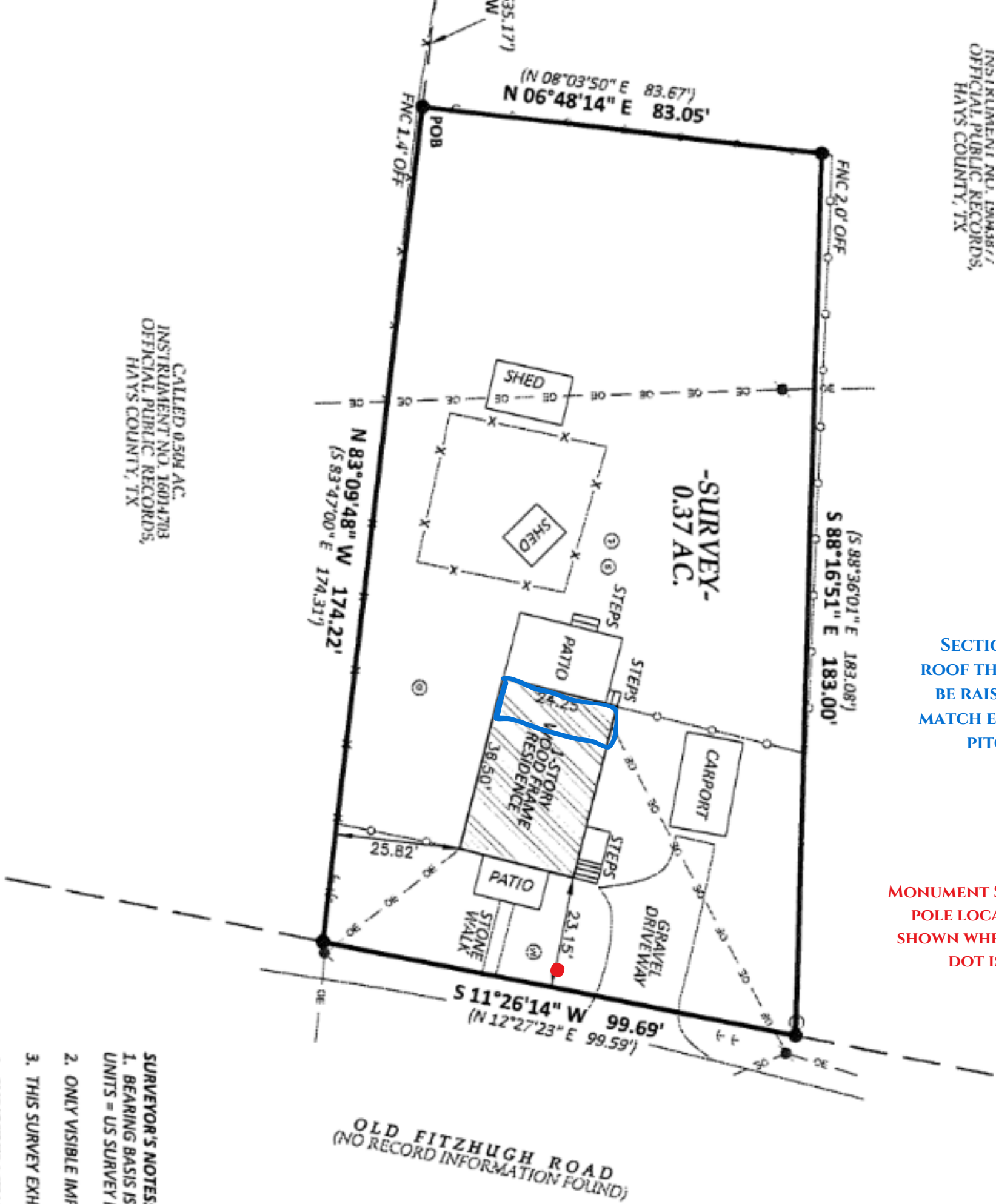


1 FT Dripping Springs Beauty & Co.

8 FT

36" ARM BY 6' TALL POLE

INSTRUMENT NO. 15963877  
 OFFICIAL PUBLIC RECORDS,  
 HAYS COUNTY, TX



SECTION OF  
 ROOF THAT WILL  
 BE RAISED TO  
 MATCH EXISTING  
 PITCH

MONUMENT SIGNAGE  
 POLE LOCATION  
 SHOWN WHERE RED  
 DOT IS

CALLLED 0.504 AC.  
 INSTRUMENT NO. 16014703  
 OFFICIAL PUBLIC RECORDS,  
 HAYS COUNTY, TX

OLD FITZHUGH ROAD  
 (NO RECORD INFORMATION FOUND)

- SURVEYOR'S NOTES:**
1. BEARING BASIS IS G  
 UNITS = US SURVEY FT
  2. ONLY VISIBLE IMPR
  3. THIS SURVEY EXHIBIT
  4. SUBJECT TRACT LIE  
 MAP NO. 48209C0105



**CURRENT STATE OF 251 OLD FITZHUGH**

## CURRENT ROOF LINE





# PROPOSED CHANGE

























## CHARCOAL GREY ROOF PANELS



## ALABASTER WHITE EXTERIOR

Channel letters will be 1ft tall,  
spanning 8ft across, unlit , metal

1 FT Dripping Springs Beauty & Co. 8 FT

Wooden monument sign  
posts are 4x4 , 6' at the highest point  
metal base 8' long x 3'wide x 1' tall  
address in metal letters 6" tall

Orientation of sign will be  
rotated 90 degrees so that  
signage will be visible to traffic  
moving both directions

