



APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Sonia Massiott

Mailing Address: 28 Cottondale Rd. Lakeway

Phone Number: 406-531-4264 Email Address: Soniamassiott@icloud.com

Name of Owner (if different than Applicant): Carter Core Fund % Eriksons Assoc.

Mailing Address: _____

Phone Number: 512-328-3588

Address of Property Where Structure/Site Located: _____

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

Zoning Classification of Property: _____

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

Description of Proposed Work: Repair water damage, install new wood windows, re-trim, repair or replace door, add insulation if possible, repair flue pipe for cosmetic purposes nonfunctioning, remove carpet + redo floor if possible with repairs, change out window unit, add metal flower planter boxes per renderings under windows. Remove drop ceiling + redo walls in beadboard or board + button pending framing.

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

Every effort will be made to return as much of the original look of the building but water damage requires replacement of at least the windows and walls + ceiling

Estimated Cost of Proposed Work: 15,000

Intended Starting Date of Proposed Work: Once Approval COA + building permit is issued

Intended Completion Date of Proposed Work: 90-120 days if windows + door are available

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) *N/A*
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable) *N/A*
- Supplemental Design Information (as applicable) *N/A*

Donia Musseloff

Signature of Applicant

7-28-22

Date

Dean A. Erickson as PM

Signature of Property Owner Authorizing the Proposed Work

8/11/22

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.



COMMERCIAL Building Application

BUILDING PROJECT INFORMATION

Project Address/ Legal Description:		Project Name: <i>Rinky Dinks</i>	
Construction Type:	<i>Frame/Pier+Beam</i>	Occupancy Group:	
Zoning:	<i>Commercial</i>	Square Foot: <i>144 Sq.ft.</i>	
<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> REMODEL- provide valuation	<input type="checkbox"/> ADDITION- provide valuation	<input checked="" type="checkbox"/> FINISH OUT
<input type="checkbox"/> Plumbing	<input checked="" type="checkbox"/> Mechanical <i>New Window Unit</i>	<input type="checkbox"/> Electrical	<input type="checkbox"/> Other _____
Scope of Work: <i>Change out Windows, Repair siding, re-frim, Repair flue pipe, Repair or replace door, Remove Carpet,</i>	<i>Refinish Floor</i>	Valuation: <i>15,000</i>	
Historical District? If Yes, What District?	<i>MERCER</i>		

APPLICANT INFORMATION

Contact Person:	<i>Sonia Mussieff</i>
Phone Number:	<i>406-531-4624</i>
Email:	<i>Sonia.mussieff@icloud.com</i>

OWNER INFORMATION (Leave blank if same as above)

Contact Person:	<i>Carter Core Fund Co Dean Erickson</i>
Phone Number:	<i>512-328-3588</i>
Email:	<i>Sales@ericksonandassoc.com</i>

GENERAL CONTRACTOR INFORMATION (Leave blank if same as above)

Company Name:	
Contact Person:	
Phone Number:	
Email:	

SUBCONTRACTOR INFORMATION

	MECHANICAL	ELECTRICAL	PLUMBING
Company:	<i>TBD</i>	<i>PEI</i>	<i>N/A</i>
Licensed Contractor:			
Phone Number:			
License Number:			

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

SIGNATURE: *Sonia Mussieff*

DATE: *7-27-22*

For Office Use ONLY

ICC Valuation:	BLDG Permit Fee:
DS Issued Permit #:	ESD Fee:
BV Issued Project #:	TOTAL Permit Fees:

Revised: 05.19.2019

Rinke Dink restoration/re-use renderings



Front elevation



Left side elevation



Back side elevation

garden gate wall



Right side rendering

Materials/windows

JELD-WEN

25.375 in. x 40 in. W-2500 Series Black Painted Clad Wood Double Hung Window w/ Natural Interior and Screen



Hover Image to Zoom

\$537⁹¹

- Black wood double hung window includes colonial grids & nail fin
- Double hung window includes energy efficient Low-E EC 366 glass
- AuraLast pine protects against wood rot & termites for 20 years
- [See More Details](#)

Width (in.) x Height (in.): 25.375 x 40

25.375 x 36

25.375 x 40

29.375 x 36

29.375 x 40

33.375 x 36

33.375 x 48

33.375 x 60

37.375 x 48

37.375 x 60

Materials/Door

JELD-WEN

36 in. x 80 in. 6 Lite Craftsman Primed Steel Prehung Right-Hand Inswing Front Door w/Brickmould and Shelf



Hover Image to Zoom

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[Print](#)

\$823⁵⁷

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.
- [See More Details](#)

Color/Finish: Primed painted black to match windows (iron Ore)

Current pictures







