



DRIPPING SPRINGS
Texas

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

CONTACT INFORMATION

APPLICANT NAME: Brandy Wolf
STREET ADDRESS: 3006 Bee Caves Rd, Suite A-330, Austin, TX 78746
PHONE: _____ **EMAIL:** wieldedwolf@gmail.com

PROPERTY OWNER NAME (if different than Applicant): _____
STREET ADDRESS: _____
PHONE: _____ **EMAIL:** _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 101 San Marcos Street, Dripping Springs, TX 78620

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work:

The proposed property use is Restaurant.
New construction restaurant, with covered front porch and outdoor covered dining.
Site work includes new parking lot, dumpster enclosure and landscaping. An open air pavilion will be constructed as part of this project.
Proposed work includes demolition of existing, non-contributing residential building and demolition of existing, non-contributing shed structures.

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

Structure/Site and the Applicable Zoning Requirements: See attached

Estimated Cost of Proposed Work: 1.6M

Intended Start Date of Work: January 2025

Intended Completion Date of Work: December 2025

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 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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



SIGNATURE OF APPLICANT



SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

05/29/24

Date

05/29/24

Date

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

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: Yes No

Action Taken by Historic Preservation Officer: Approved Denied

Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

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

Approved Denied

Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: Yes No

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

Approved Denied

Approved with the following Modifications: _____

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

Project Number: _____
 Only filled out by staff



BILLING CONTACT FORM

Project Name: Woodshed Wolf LLC
 Project Address: 3006 Bee Caves Rd Suite A-330 Austin, TX
 Project Applicant Name: Brandy Wolf 78746

Billing Contact Information

Name: Brandy Wolf
 Mailing Address: 3006 Bee Caves Rd Suite A-330
Austin, TX 78746
 Email: wiedelwolf@gmail.com Phone Number: _____

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

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

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

Brandy Wolf
 Signature of Applicant

05/29/24
 Date

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

The site contains a collection of wood framed structures that served a lumber yard. The buildings are clad in wood and metal panel siding. The site is predominantly paved, except for a grouping of oak trees in the back of the site.

The proposed design seeks to revitalize this corner. The pedestrian experience will be enhanced to promote a walkable scale through the use of stone knee walls, plantings and activated pedestrian zones along San Marcos Street. The front entry canopy provides ample shade for guests and rocking chairs. Landscape zones will be created to provide a buffer between the sidewalk and the street.

The stone knee walls that shield the parking lot also double as a seating area for guests. This zone adjacent to the entry will be shaded using shade trees and other furniture elements to promote flexibility in use.

The architectural design makes use of a rubble limestone texture with heavy mortar smear. This technique is strongly rooted in the local Dripping Springs vernacular and the greater central Texas region. The rustic stone texture is complemented using wood storefront and a wood coffered canopy which gives nod to the site's previous use as a lumber yard. The planters that flank the entry are clad in hand-painted tiles that brand the façade.

Towards the back of the site, an event pavilion takes advantage of the site's natural amenity: a large cluster of oak trees at the back of the property and provides a space for diners to enjoy the natural amenity on the site. The event pavilion is clad in wood and reclaimed corrugated metal panels that again give nod to the site's previous use.

The structure's signature element is the rooftop garden that will provide produce for the restaurant and nourishment for the greater Dripping Springs community. The flat parapet is enhanced by the arched trellis that provides an armature for the rooftop garden and becomes a signature element within the community that connects residents and guests to the local growing seasons.