



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Jon Thompson, J Thompson Professional Consulting

Mailing Address: PO Box 172, Dripping Springs, Texas 78620

Phone Number: (512) 568-2184 **Email Address:** jthompsonconsultingds@gmail.com

Name of Owner (if different than Applicant): Los Olivos Village, LLC

Mailing Address: 222 N. Expressway, Ste # 210, Brownsville, Texas 78521

Phone Number: (512) 415-2265 or (956) 832-3152

Address of Property Where Structure/Site Located: 505 Old Fitzhugh Road,
Dripping Springs, Texas 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 (GR)

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Restaurant and accompanying improvements

Description of Proposed Work: Adaptive reuse of the existing homestead and proposed demolition of the non-contributing historic structures on site (accumulated alterations to the existing homestead and garage). The existing homestead will be converted into an event space with large front porch to socially energize Old Fitzhugh Road. The design intent is to recover the historic character of the existing homestead by restoring the gable roof profile and preserve the original fireplace and stonework. An addition of approximately 500 SF to the existing homestead will provide support services such as ADA compliant restrooms and mechanical space. A new restaurant will be constructed at the back of the site to preserve the existing tree canopy. The existing garage will be demolished to create driveway access to the new restaurant. The existing homestead and new restaurant will be connected by a series of pathways and nature trails to support the communal gathering spaces planned for the mature grove of trees.

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

See previous question on scope of work; both questions were answered in one response.

Estimated Cost of Proposed Work: \$250,000 +/- (subject to engineer/architect/contractor estimates with preparation of plans)

Intended Starting Date of Proposed Work: ASAP (or as soon as approved for site plan)

Intended Completion Date of Proposed Work: six to nine months from commencement of work

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)

Jon Thompson
Signature of Applicant

February 18, 2022
Date

Signature of Property Owner Authorizing the Proposed Work

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.