



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Jon Thompson, J Thompson Professional Consulting, LLC

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): Estates of Charlie N. Haydon

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: _____

519 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: SF-1

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

Mix Used Rehab - OFR

Description of Proposed Work: A proposed Adaptive Re-Use project consisting of a Bookstore with outdoor seating and open air reading area and a new Pre-School approximately 8,000 SF. The Bookstore component will adapt a historically designated structure/house along with a contributing wood shed. The Pre-School will be new construction of two one-story buildings, located behind the existing historic structure. The new design will comply with the requirements of the Historic Preservation Commission and be as sensitive as possible to preserve the existing trees on site.

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

The work proposed on the historic house and wood shed will be mainly cosmetic. The exterior of the house will be restored by repairing damaged trim and siding while maintaining the original detailing. The existing windows will be restored to the extent possible. The wood shed will be restored in similar fashion and converted to an outdoor reading area. The proposed new pre-school structures will remain one-story and as far back on the site as appropriate so as to not compete with existing historic house. The exterior of the buildings will be siding and masonry elements that are in compliance with zoning requirements. Minimal trees will be removed.

Estimated Cost of Proposed Work: \$1,750,750.00

Intended Starting Date of Proposed Work: Winter 2020

Intended Completion Date of Proposed Work: Summer 2021

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

September 14, 2020
Date

DocuSigned by:
Winnie R
B16D7D6FF28C45C...

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.