



DRIPPING SPRINGS
Texas

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Friends of the Pound House Foundation, aka Pound House Farmstead

Mailing Address: PO Box 1150, Dripping Springs, TX 78620

Phone Number: 512-858-2030 Email Address: poundhousefarmstead@gmail.com

Name of Owner (if different than Applicant): _____

Mailing Address: _____

Phone Number: _____

Address of Property Where Structure/Site Located: 419-B Founders Park Road
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: _____

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

Property is used as a museum

Description of Proposed Work: _____

Applicant proposes the construction and installation
of 7 wooden shutters in the farmstead home.

Attached is an Exhibit in support of the proposed work.

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

As shown in the attached exhibit, the proposed work will be in character with the historical aspect of the site

Estimated Cost of Proposed Work: 94,480.00

Intended Starting Date of Proposed Work: Upon approval of Commission

Intended Completion Date of Proposed Work: W less than a month from start date

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)

Jane Hermann, Treasurer
Signature of Applicant

4/22/2024
Date

Betty Meyer, President
Signature of Property Owner Authorizing the Proposed Work

4/22/2024
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.

NECESSITY OF WOODEN SHUTTERS IN THE POUND HOUSE

INTRODUCTION

Friends of the Pound House Foundation, aka Pound House Farmstead submitted a request for wooden shutters as part of its 2023/24 HOT Grant application. The City has not approved the request unless the project is first approved by the Historic Preservation Commission.

After further review of the history of the Pound House, the likelihood of the need for shutters, and for the reasons set forth herein, it is very likely that the original log structure and early additions to the home would have used window shutters.

HISTORY OF POUND HOUSE CONSTRUCTION

The original log home was built circa 1853-54 at a time when Dripping Springs was populated by three families: the Pounds, the Mosses, and the Wallaces. *The Complete History of Dripping Springs, Texas*, Waits, Carl (2003), pp. 11-12. Clearly this was a very rural community. Later additions to the home came as the Pound family grew in size. Early on, the home's first addition [the Rock Room] was added. *The Joseph M. Pound House: From Nineteenth Century Family Farmstead to Historical Museum, University of Texas, 1990*, p72. Shortly thereafter, prior to 1861 the dining room was added (*Id. at 77*) and circa 1865, the indoor kitchen was added. *Id. at 83-84*.

There are a total of 7 windows in these rooms.

UNAVAILABILITY OF GLASS WINDOWS IN MID-1800'S IN RURAL TEXAS

"In 1883, glass windows were a relatively new invention, having only been around for a

EXHIBIT

few decades. While they were quickly growing in popularity, they were still quite expensive and not widely available. As a result, it is unlikely that glass windows were very common in 1883. Most people would have relied on traditional shutters or wooden window frames for their windows. While it is *possible* that some *wealthier households* at the time had access to glass windows as the technology became more affordable.” (Emphasis added). A *Historical Look at Glass Windows: A Journey Through Time* (2023). The Pound family was not amongst the “wealthier households.”

NECESSITY OF WINDOW SHUTTERS

Shutters were an essential tool in protecting the home and the family from the ravages of the severe winds and rains that occurred in Dripping Springs as well as protection from hostile Native Americans that occasionally frequented the area. Shutters would also have been necessary to shield the home and its residents from the hot Texas sun.

As the family continued to live in the Pound House well into the twentieth century, glass windows were undoubtedly installed in the original rooms as they became affordable and available. However, air conditioning was not available, and the hot Texas sun would have made living conditions in the home nearly unbearable if the earlier installed shutters did not remain in place.

While Dr. Pound was not a wealthy man, he was an educated man and would have done his utmost to provide a safe living environment for his family living on the edge of the Texas frontier. Clearly, shutters would have been the earliest window treatment of absolute necessity and would have remained through the decades as the treatment for comfort.

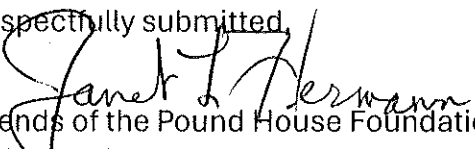
Attached is a copy of the Estimate for the Custom Build & Install Period Style Interior Shutters.

CONCLUSION

For the reasons shown above, it is abundantly clear that the original log structure and the early additions containing 7 windows would necessarily have used shutters as protection from the elements from 1854 through much of the twentieth century.

Friends of the Pound House Foundation, AKA Pound House Farmstead respectfully requests that the Historic Preservation Commission approve of the installation of interior wooded shutters in windows of the rooms identified above.

Respectfully submitted,


Friends of the Pound House Foundation
AKA Round House Farmstead
By Janet L. Hermann, Treasurer

Final Bid / Contract / Modification Proposal

For the: **Friends of the Pound House, LLC**

111 Maple Street, Pound House

10000 Highway 101, Pound House, TN 37089

2017-2018

Pages

Cost	Scope Notes
	Custom Build & Install Period Style Interior Shutters for the Pound House
	<i>There are currently 7 windows in the Pound House without shutters. The log cabin room has 1 window. The Limestone Room has 1 window. The Dining Room with the cistern has 3 windows. The kitchen with the wood burning stove has 2 windows. Custom build and install replica period style shutters with a fine hardwood lumber. Proposal has a line item for squared 1x12 boards for each shuttered side. 1x12 will be 11.25" wide each side and the gap in the middle will vary slightly for each window because the window trims are vary in size slightly. Final wood species to be selected by owner and final amount to be reconciled. Shutters to be banded with wood or metal at the top & bottom to minimize warping. Metal period style hinges to be selected by owner. Allowance for hinges is included. Hinge style to be selected by owner and final amount to be reconciled. Labor cost includes 2 on site design meetings, material ordering and gathering, custom build, installation, site clean up, and refuse disposal.</i>
\$ 2,250	Custom Shutter Build Labor
\$ 150	Materials
\$ 980	MATERIAL ALLOWANCE FOR HARDWOOD TO BUILD SHUTTERS: \$70 per shutter side x 2 sides x 7 windows. Will cover S4S Oak, or S1S2E Cedar smooth on one face and rough cut on the other face at \$50 per side, or knolly pine. Owner to select.
\$ 400	MATERIAL ALLOWANCE FOR SHUTTER HINGES: \$50 per pair X 7 windows = \$350 + shipping. Black antique style meta. Lull & porter style to match the exterior shutter hinges, or strap hinges, or non-mortise wrap around hinges. Owner to select.
\$ 300	LABOR & MATERIAL ALLOWANCE FOR SHUTTER LATCHING SYSTEM. Latching system keeps shutters closed and together. Pound House to select from concealed magnetic stops or face mounted closing latches, or face mounted brackets with matching woods.
\$ 400	Optional clear sealing of shutters. If shutters are to be painted instead of clear stained then we can use less expensive whitewood 1x12 and save \$500 on the wood material allowance.
\$ 4,480	TOTAL

Payment Terms: 1/2 Down. 1/2 Due upon completion and approval by Owner's Rep
 Timeline: Project Duration 4 days on site.

Proposal acceptance by Friends of the Pound House :

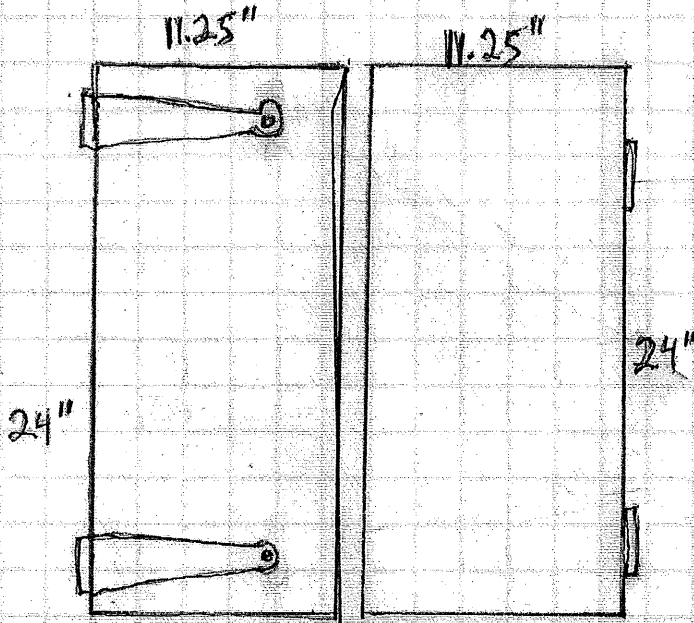
Signature _____

Printed Name & Title _____

Date _____

Categories

Historic Pound House Shutter Design



Hinge Options

1/4" x Porter Black antique style hinge option
(Right shutter)

Black strap hinge option
(Left shutter)

Gap between shutters varies 1/2" - 2" b/c the distance between the vertical window trims varies slightly at each window

- Each shutter side to be a single solid piece of solid oak S4S (sanded all 4 sides & squared edges), or
Rough cut cedar (as selected by Pound House) S1S2E (smooth one side, rough cut other side, squared edges)

□ = 2" x 2"

