



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

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Date: **May 30, 2024**

Project: **419-B Founders Park Rd, Dripping Springs, TX 78620**

Applicant: **Friends of Pound House Foundation**

Historic District: **N/A Individual Landmark**

Base Zoning: **GUI**

Proposed Use: **Museum**

Submittals:  Current Photograph  Concept Plan  Exterior Elevations  
 Color & Materials Samples  Sign Permit Application

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The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

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**Project Type & Description:**

**The applicant is requesting permission to install new shutters.**

**Review Summary, General Findings: "Approved as submitted"**

**General Compliance Determination**  **Compliant**  Non-Compliant  N/A

**Staff Recommendations / Conditions of Approval:**

1. **Approval with conditions**
  - a. **Condition: Staff to verify color before installation.**

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**Case History / Findings of Fact:**

The Pound House is a local, individual landmark located near the entrance to Founders Memorial Park. The original log structure, built in about 1853 by the Pounds, a founding family of Dripping Springs. The original structure would have utilized wooden shutters to protect openings in lieu of glass windows due to cost, material availability, and access to skilled labor for the installation.

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**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**219 Founders Park Road**

**Historic District Contribution Status:** “Contributing.”

**Historic Resource “Priority Rating:” High**

**Project Overview:**

The house has seven windows that will receive shutters, 14 shutters total. The new shutters will be constructed of hardwood with metal caps to prevent water seepage. The shutter boards will measure approximately 24” long and 11.25” wide, with some variation based on each unique window size. The hinges will be “period-style” metal.

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**Design Standards Consistency:**

**Character/Vision:** “Promote revitalization”

**Design Principles:** Not applicable

**Preferred Uses:** “Family-Friendly uses / activities” “Pedestrian orientated” - removal of this structure will allow a new, more aligned use to emerge.

**Site Planning & Building Placement:** Not applicable

**Parking Arrangement:** Not applicable

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**Building Footprint / Massing / Scale:** Not applicable, though new construction should respect the established scale of the windows and structure.

**Street Frontage / Articulation:** Not applicable

**Porches:** Not applicable

**Roofs:** Not applicable

**Materials:** Materials will be similar to original.

**Color Palette:** Not applicable

**Tree Preservation:** Not applicable

**Landscape Features:** Not applicable

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

Compliant                       Non-Compliant                       Not Applicable

(b) **MINIMAL ALTERATION:**  
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant                       Non-Compliant                       Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED:**  
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

Compliant                       Non-Compliant                       Not Applicable

(d) **PERIOD APPROPRIATENESS:**  
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant                       Non-Compliant                       Not Applicable

- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
 Cumulative changes with acquired and contributing significance are recognized and respected.  
 Compliant  Non-Compliant  Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
 Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.  
 Compliant  Non-Compliant  Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**  
 Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.  
 Compliant  Non-Compliant  Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**  
 Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.  
 Compliant  Non-Compliant  Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**  
 Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.  
 Compliant  Non-Compliant  Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
 Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.  
 Compliant  Non-Compliant  Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
 Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.  
 Compliant  Non-Compliant  Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**  
 Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

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Compliant

Non-Compliant

Not Applicable

**(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**

Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant

Non-Compliant

Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

**(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

**Building Footprint Expansion/Reduction?**

Yes

No

**Façade Alterations facing Public Street or ROW?**

Yes

No

**Color Scheme Modifications?**

Yes

No

**Substantive/Harmful Revisions to Historic District?**

Yes

No

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Please contact (512) 659-5062 if you have any questions regarding this review.

**By: Meredith Johnson MSHP**

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*Existing conditions: front porch view of Pound House. Image sourced from Pound House Museum.*

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