



DRIPPING SPRINGS
Texas

Pound House Shutter Replacement

Certificate of Appropriateness
Review
June 6th, 2024

*Existing
Conditions*



Pound House Farmstead Museum would like to replace existing shutters.

Materials



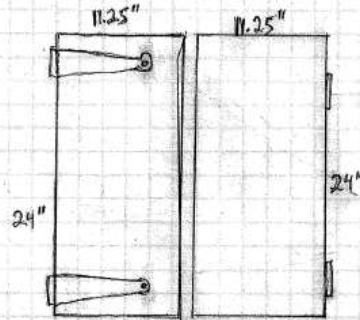
Existing Conditions



Proposed Shutters

Architectural Details

Historic Pound House Shutter Design



Hinge Options

Black strap hinge option
(Left Shutter)

Gap between shutters varies: $\frac{1}{8}'' - 2''$ 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"



Contractor Details

Pages	Cost	Scope Notes
•		Custom Build & Install Period Style Interior Shutters for the Pound House 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. <u>1x12 will be 11.25" wide each side</u> 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. <u>Hinge style to be selected by owner and final amount to be reconciled.</u> Labor cost includes 2 on site design meetings, material ordering and gathering, custom build, installation, site clean up, and refuse disposal.
•	\$ 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 knotty 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



	All Districts	Mercer Street	Old Pittsburg Road	Hayes Street
Character				
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Team Heritage Encourage Rehabilitation Foster & Encourage Outstanding New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Encourage Historic Rehabilitation, Rehab & Adaptive Re-Use / Appropriate Mixed Use Promote Historic Main Street 	<ul style="list-style-type: none"> Historic Small Farmsteads Encourage Rehabilitation / Re-use Adaptive Re-Use / Appropriate Mixed Use Promote Recreation & Landscape Project within 	<ul style="list-style-type: none"> Historic Remnant Neighborhood Rehabilitate / Preserve / Re-use Adaptive Re-Use / Appropriate Mixed Use Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> For Implementation Manual / ODC (existing criteria & requirements) Provide Alternative Design (as new provision, code & process) Create Consistency of Exterior Design: Outcomes (new provisions) 	<ul style="list-style-type: none"> Protect Historic Pedestrian Scale & Main Street Character Provide Walkable Scale & Sidewalk Activity Zone Protect Pedestrian Shading Devices @ Sidewalk / Frontage New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Provide Public Use / Use of ODC, with Gathering Spaces / Parks / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Buildings Allow Commercial Use @ Westward Properties @ Hay 200 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review: Vary Consistency w/O or Identify / Use Change (new requirements) 	<ul style="list-style-type: none"> Pedestrian Oriented Family-Friendly uses / activities Full Mix of Uses Allowed 	<ul style="list-style-type: none"> Wood Use / Parks / ODC Retail / Commercial - RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Remnant / Hay 200 St Retail / Commercial Mixed Use - Hay 200
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Build-to- Monitor St. Heritage @ setback Side: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Setbacks within existing Trees & Landscape Features Front / Rear: 10' setback Side: 0' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets @ Hay 200 Front / Rear: 10' setback Side: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots @ Rear Offsite / Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ / Fronts Desired @ new / existing Trees 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Street Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review ODC / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 5,000 of max contiguous footprint 3,000 of max existing footprints 3.0y to 2-10.0y Height Limit 	<ul style="list-style-type: none"> 5,000 of max contiguous footprint 3,000 of max existing footprints 3.0y to 2-10.0y Height Limit 	<ul style="list-style-type: none"> 5,000 of max contiguous footprint 3,000 of max existing footprints 4-6.0 0y to 3.0y Height Limit
Street Frontage	<ul style="list-style-type: none"> ODC / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max. articulation elements 	<ul style="list-style-type: none"> 40' max. 60' max @ RR 12 40' max. articulation elements 	<ul style="list-style-type: none"> 40' max. 60' max @ Hay 200 40' max. articulation elements
Porches	<ul style="list-style-type: none"> ODC / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street: min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street: min. 50% of frontage
Roofs	<ul style="list-style-type: none"> ODC / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Flat Porches or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> ODC / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Masonry / Historic / Rustic Stone or Wood: all walls: 75% min of Wood Frame Structures & Trim 	<ul style="list-style-type: none"> Masonry / Historic / Rustic Stone or Wood: all walls: 75% min of Wood Frame Structures & Trim 	<ul style="list-style-type: none"> Masonry / Historic / Rustic Stone or Wood: all walls: 75% min of area of Wood Frame Structures & Trim
Color Palette	<ul style="list-style-type: none"> ODC Review (new requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Pauses Entry Doors: full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed - Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Pauses Entry Doors: full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req't) 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees: 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees: 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review ODC / Design Review (new) 	<ul style="list-style-type: none"> Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features 	<ul style="list-style-type: none"> Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features



Review Findings

Approve with conditions:
1. Staff to confirm color prior to installation.

City of Dripping Springs Historic Districts Design & Development Standards

	All Districts
Character	
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (if new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)
Preferred Uses	<ul style="list-style-type: none"> • Zoning Review - Verify Consistency w/HO or Identify / Use Change (new requirement)
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement)
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement)
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement)
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements)
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements)
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req't)
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new)



Commissioner Options

1. Approve as submitted.
2. Approval with conditions.
3. Deny as submitted.
4. Postpone the decision.



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