



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: *****November 1, 2021:**
Revised per amended Application- Standing Seam Metal Roofing Type :

Project: **“Roof Replacement” at the Dr. Pound Historical Farmstead Museum
#418-B Founders Park Road, Dripping Springs, TX 78620**

Applicant: **Friends of the Pound House Foundation / Jenny Pack- (512) 858-2030 / 682-7909 m**

Historic District: **Individual Historic Landmark / Hays CAD Parcel: #N/A**

Base Zoning: **GUI** Proposed Use: **N/A- Roofing: Removal & Replacement only**

Submittals: Current Photograph Concept Site Plan-**N/A** Exterior Elevations **See Photos**
 Color & Materials Samples **See Color Chart- “Corrugated Galvalume” Proposed**
 Sign Permit Application (if applicable) **N/A**
 Building Permit Application

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.”

Project Type & Description:

“Roof Replacement” Proposed roof replacement at “Dr. Pound Historical Farmstead Museum.”

Historic Resource Citations: City of Dripping Springs Individual Historical Landmark. “Dr. Pound Homestead” (ca. 1852-54) Hardy Heck Moore Site #79 “Historic Resources- With the City Limits, not within a Historic District.” HHM- Resources Survey Report (1988 / 2005). Op. Cit.: “National Registry of Historic Places; Texas State Historical Landmark (1965).

Review Summary, General Findings: “Approval as Submitted with Conditions Recommended”

General Compliance Determination- Compliant Non-Compliant Incomplete

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Staff Recommendations / Conditions of Approval:

- 1. Permits:** Obtain any necessary Permits from the City of Dripping Springs.
- 2. Material Specification:** Manufacturer’s Specification Sheet showing proposed roof panel, profile and finish shall be submitted for approval prior to issuance of Building Permit.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Dr. Pound Historical Farmstead – Roof Replacement:

The roof replacement of the “Dr. Pound Historical Farmstead Museum” is needed to preserve this resource by promoting a program of necessary repairs caused by recent water intrusion and damage due to deterioration of the existing cedar shake roof.

The new roof replacement proposes to revert from cedar shakes to a **Standing Seam** metal roof, **consistent with prevalent metal roof types dating** from the 20th C. period of significance. The proposed metal roof will ensure preservation goals, and provide a more durable, weather-tight, and maintainable building envelope, while maintaining an appropriate historical look and feel in keeping with the historic record of this landmark. Scope of work includes new **Standing Seam** metal roofing panels, restoration of cedar lathes in the exposed “Dog Run & Porch” areas, and all necessary flashing, trim, moisture barriers and details matching the “In Kind” existing roof conditions.

Staff Review Summary & Findings:

Because the new roof is essentially a “Replacement In Kind” to the existing roof, albeit referencing a known, documented historic condition, there will be no new impact to the Historic Resource. Therefore, Staff finds the new roof a necessary repair and an appropriate preservation improvement.

Approval is recommended, with conditions as stated above.

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“Historic District Design and Development Standards”

The proposed project is not located in a City of Dripping Springs Historic District. As a Designated City Historical Landmark, the “Criteria for Certificate of Appropriateness” (City of Dripping Springs- Historic Preservation Program: “Implementation Manual” only applies here. Detailed evaluation of the project per those criteria is as follows:

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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.

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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.
 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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Color Scheme Modifications?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

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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: **Keenan E. Smith, AIA**

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