

Design Guidelines for ROUND ROCK HISTORIC RESIDENTIAL PROPERTIES

For purposes of these guidelines, "residential" and "commercial" properties are defined not by their present use (i.e. office/retail v. residences), but by the historic building type as it currently appears. The development of distinctive architectural forms or types for commercial purposes occurred in much of Texas during the mid- to late-19th century. Earlier, places of business almost always existed within buildings that also included residences. By the time Round Rock was developed, distinct commercial and residential building types were commonplace.

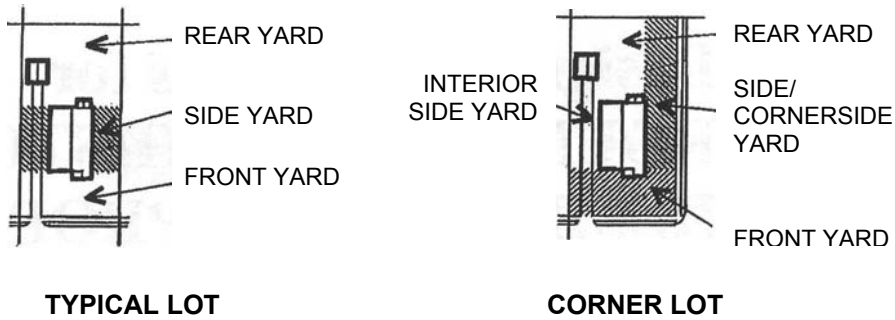
Today, the distinction has once again been blurred somewhat, as historical residential building forms have been adapted for office, retail and restaurant uses.

These guidelines are designed to address the architectural preservation and treatment of each of the building types as they were when built. The inevitable variations that may be discovered in individual cases will be addressed by the Historic Preservation Commission as design review decisions are based on the appropriateness of proposed exterior changes.

SITE CONSIDERATIONS

Each historic property consists of the site, an area or plot of ground that is usually defined by a property boundary, and most often a building or structure placed within the site. The relationship of buildings and structures to their respective sites, and to adjacent sites, is an important character-defining feature of historic properties and areas, and should be an integral part of planning for every work project.

The historic relationships between buildings, sidewalks, landscaping features and open space together create the character of a district or area and should be retained. Avoid rearranging the site by moving or removing buildings and site features such as sidewalks and driveways that help define the district's historic value.

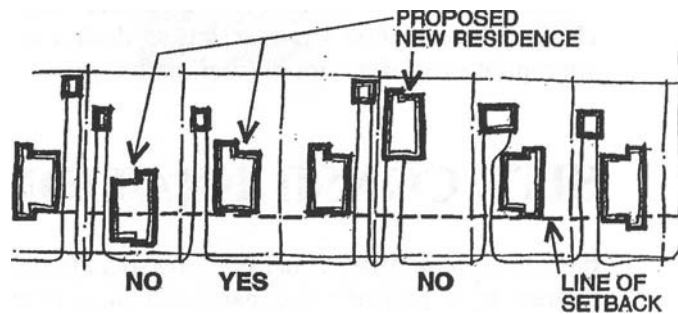


TYPICAL RESIDENTIAL SITES

SETBACKS

Setbacks are an important ingredient in maintaining an authentic streetscape and creating an attractive and successful setting.

Building setbacks should be consistent with adjacent buildings, or with the type, style and period of the building. Buildings should be set back to a line that is consistent with their neighbors and with the prevailing land use pattern (e.g. single family residences), with landscaping along the street right-of-way.



SETBACKS

Maintain building orientation patterns, with front façades facing and parallel to the street.

Maintain spacing patterns between buildings to reinforce the sequence of individual buildings in a landscaped streetscape.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

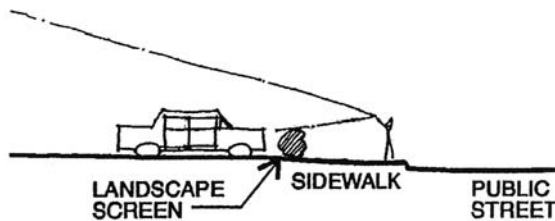
In the downtown neighborhood, residential property driveways should be located perpendicular to the street; circular drives are not recommended in front or corner side yards, so that the character of landscaped yards can be reinforced.

Off-street parking in residential historic areas should not interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district. Screen existing parking from streets and pedestrian areas in the residential districts.



OFF -STREET PARKING

Existing parking located adjacent to streets and sidewalks should be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line. In addition, it will screen unsightly views and it will provide a level of security by allowing views to and from the sidewalks. Removal of existing parking lots adjacent to the street should be encouraged at these locations to reinforce the continuous blockface.



PARKING SCREEN

All vacant sites should be cleared of debris.

SERVICE AND MECHANICAL AREAS

Mechanical equipment at residential properties, including satellite dishes, should not be located in front or corner side yards. Roof mounted equipment should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of buildings.

Service equipment, mechanical areas and trash receptacles should be screened from the street and other pedestrian areas. Loading areas should be located away from primary façades and be well maintained.

Window air-conditioning units should be located in areas not visible from streets.

BUILDING FORM OF NEW CONSTRUCTION

The form of new construction and its integration with existing, residential historic structures is a significant issue to be considered. Form includes the size, shape, massing and materials of new construction. It may be defined as a new, standalone residential building, a new residential building between or adjacent to existing buildings (infill), or an addition to an existing residential building. Particulars for each are provided within this section.

The relationship of a building's form to the historic district in which it is located or to adjacent residential structures is critical to maintaining the character of a historic district or neighborhood.

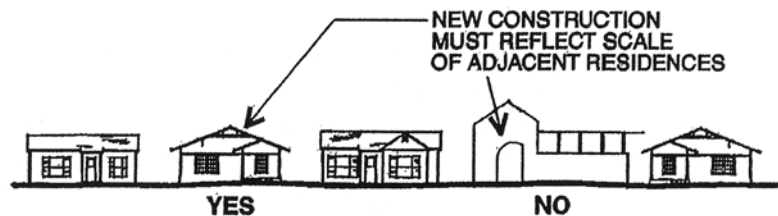
New residential construction and additions should not destroy historic materials or general features that characterize a historic building or property. The new work should be differentiated from existing, historic structures and protect the historic integrity of the property and the historic district.

Whenever possible, new additions or alterations to structures should be done in such a manner that, if removed in the future, the essential form and integrity of the structure and site would be unimpaired.

NEW BUILDING CONSTRUCTION

The way in which old and new residential buildings relate is of importance to all residents and property owners in historic districts. Architectural design directly affects the integrity of the district as a whole. For this reason, new, stand-alone buildings should maintain the continuity of the district's character.

New residential construction should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color, and detail to adjacent or nearby buildings and streetscapes.



NEW CONSTRUCTION MASSING AND SCALE AT RESIDENTIAL BUILDINGS

New residential construction should also respect the architectural integrity and context of surrounding buildings. Existing adjacent residential historic structures and streetscapes need to be taken into consideration before designing new construction. Keep in mind, however, that incorporating existing architectural features with new design elements can contribute added interest and compatibility.

The height of new buildings should relate to the heights of adjacent structures and to those of other buildings on the streetscape. The height of new buildings should conform to the following:

- In streetscapes with uniform building heights, new buildings should match this height. For example, on a streetscape of all one-story residential structures, any new building should also be one story in height.
- In streetscapes with varied building heights, the height of new buildings should align with that of the majority of existing buildings on the streetscape, with particular attention paid to the height of the adjacent structures.
- The floor-to-floor heights of new residential buildings should closely align with the floor-to-floor heights of the adjacent or nearby historic structures.

New buildings should fill the same proportion of lot area as other buildings on the streetscape. The pattern created by spaces between buildings should be continued.

New buildings should follow the historic setback patterns of the street. New buildings should maintain the proportion and overall scale of adjacent and nearby buildings.

Similarity of materials in new residential construction to that of adjacent historic structures is encouraged, but not actual replication. The design of new construction should be compatible with historic styles within the district yet not imitate them.

Similar shapes are repeated in many buildings within a streetscape and are encouraged in the design of a new residential building. Though imitation of historic detailing is discouraged, the repetition of like shapes and elements can help provide continuity between new and old structures.

Though imitation of historic detailing is discouraged, the repetition of like shapes and elements can help provide continuity between new and old structures.

Infill construction should be designed in such a way that the façade's organization closely relates to surrounding buildings. Spacing and size of window and door openings should be similar to their historic counterparts, as should the proportion of window to wall space, without duplicating them.

The sequence created by the placement of doors and windows in the façade of adjacent structures should be maintained in new infill construction. The placement of window and door openings should correspond to that of other buildings on the streetscape or within the district.

New infill construction of buildings between existing historic residential buildings should be similar in setback, roof form, cornice line and materials to that of adjacent buildings.

Façades of new construction facing an alley may be simplified and secondary in design to that of the primary façades. However, the same materials should be utilized at alley façades as that of the primary façade.

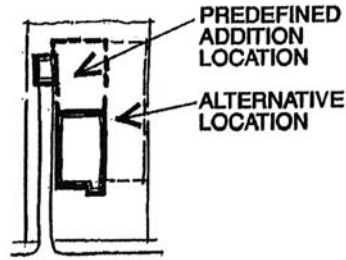
Only when a previously demolished historic Round Rock building can be accurately replicated may a reproduction be considered.

Ramps or other accessibility-related installations should be located on the rear or side elevation of the main residential building and in an unobtrusive location. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.

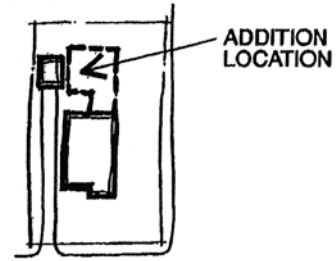
BUILDING ADDITIONS

Additions to existing historic buildings may be horizontal or vertical (for example, an addition to the side or rear of existing buildings is a horizontal addition. If a second story is added to an existing one-story building, this is a vertical addition).

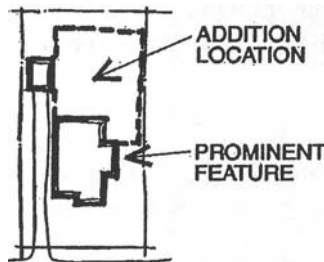
Additions should be compatible in size, texture, color, design, proportion and detail to adjacent residential buildings and streetscapes, and should be appropriate to the architectural styles of the existing building and/or adjacent buildings, or those on the streetscape or within the district. Keep in mind however, that incorporating existing architectural features with new design elements can contribute added interest and compatibility.



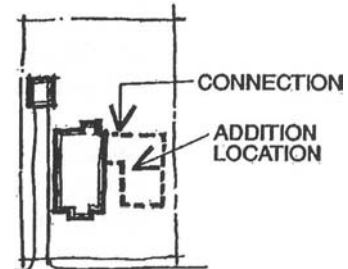
**BUILDING ADDITION ON
STANDARD LOT**



**BUILDING ADDITION ON
CORNER LOT**



**BUILDING ADDITION TO A
BUILDING WITH A PROMINENT
ARCHITECTURAL FEATURE**



**BUILDING ADDITION ON
WIDE LOT**

PLACEMENT OF ADDITIONS TO RESIDENTIAL BUILDINGS

Additions to historic or non-historic buildings should relate to and complement the style of the main building, or relate to the general style of the streetscape if possible. Such additions should relate to the existing buildings with simplified details if possible.

Additions to historic buildings should be designed in such a manner that it is clear that it is an addition and not part of the original structure.

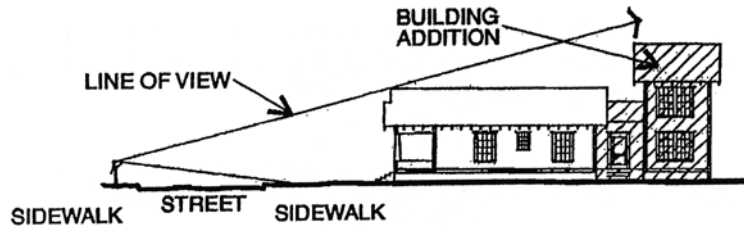
Setback of an addition should conform to the setback of an adjacent residential historic building or buildings.

Additions should be clearly secondary to the original building. This can be accomplished by providing a clear visual break between the historic building and the addition, by setting the façade of the addition back from that of the historic building, or by constructing a recessed area at the point at which the addition and the historic building join together. Use of different but compatible materials or different (simplified) detailing is also appropriate to differentiate new from old. Another way to differentiate the historic building from the addition is to connect the two with a modest connector, designed to be as transparent and unobtrusive as possible.

If possible, new additions should be planned so that they are constructed to the rear of the property or on a non-character defining elevation. Character-defining features of buildings should not be radically changed, obscured, damaged or destroyed by an addition.

New additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

Vertical additions to buildings should be located such that they are not visible to a person standing at ground level on the opposite side of an adjacent right-of-way.



VERTICAL ADDITION TO A RESIDENTIAL BUILDING

New construction and additions should be designed so that connections between new construction and historic structures are clearly discernable. A clear definition of transition between new building and the historic structure should be established and maintained. Historic details in the coping, eaves, and parapet of the historic structure should be maintained at the point where the historic structure abuts new building or additions.

Façades of additions facing an alley may be simplified and secondary in design to that of the primary façades. However, the same materials should be utilized at alley façades as that of the primary façade.

Ramps or other accessibility-related installations should be located on the rear or side elevation of the main building and in an unobtrusive location. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.

ACCESSORY BUILDINGS

Accessory buildings house uses that support the function of the main residential building; as such, the design of accessory buildings should be secondary to that of the historic building features. Accessory buildings can include garages, workshops, gazebos, barns, smaller outbuildings, etc.

New accessory buildings should be compatible in size, scale, proportion, spacing, texture, setbacks, height, materials, color and detail to similar accessory buildings within the neighborhood.

New accessory buildings should follow the historic setback patterns of other accessory buildings in the streetscape or neighborhood.

Materials used at accessory buildings should reflect the use and function of the accessory building, and not that of the primary building. Materials used at exterior façades of accessory buildings were often different than that of the main building.

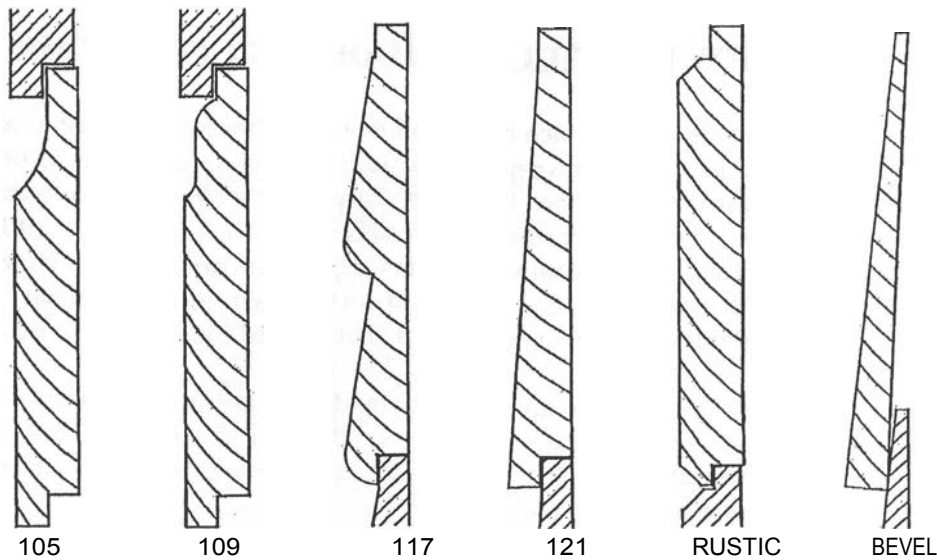
Spacing and size of window and door openings should be similar to their historic counterparts within the streetscape or neighborhood, as should the proportion of window to wall space, without duplicating them.

Existing accessory buildings should be retained in their historic condition, and protected against deterioration and neglect. Repairs to these should be made with historic materials such as stone, brick, wood and other materials as deemed appropriate.

Ramps or other accessibility-related installations should be located on the rear or side elevation of the accessory building and in an unobtrusive location. If locating a ramp on the primary façade is required, it should be installed in a way that does not damage historic fabric and is as unobtrusive as possible.

MATERIALS AT NEW CONSTRUCTION

Materials used in the construction of new buildings, additions and accessory buildings should be typical of common building materials in the district, or typical of structures of this type, age and location: wood siding (either novelty, tongue and groove, shiplap or equivalent), stone (particularly rough-faced limestone indigenous to the Central Texas Hill Country) or brick. Board and batten may be appropriate for use on accessory buildings. Exterior insulation finish systems, curtain wall, concrete block, wood shingles, fake brick or stone or gravel aggregate materials should not be used.



TYPICAL WOOD SIDING PROFILES

Stone patterns, sizes and color of individual stones should be similar to those found in historic residential buildings in the neighborhood or typical of structures of this type, age and location.

Masonry bonding patterns, sizes and color should be similar to those found in historic residential buildings in the historic district, or typical of structures of this type, age and location.

Wood shingles, composition shingles, slate tiles, terra cotta tiles, metal roofs are permitted for use on residential structures. Built-up roofs, single-ply membranes and synthetic wood shingles and synthetic clay tile roofs should not be used.

Historic eaves, copings, cornices, dormers and roof trim should be retained.

Mechanical equipment, skylights and solar panels on the roof should be set back or screened so that they are not visible to a person standing at ground level on the opposite side of any adjacent right-of-way.

BUILDING FABRIC

The materials, finishes, walls, doors, windows, porch and entrance details, embellishments and ornamentation of an historic residential building constitute its exterior fabric, and are the primary features that are visible to the public. Appropriate treatment of this building fabric is essential to preserving the historic character of a district or area.

PRESERVATION

When the existing form, materials and ornament of a property cause it to retain its essential historic character, preservation and maintenance of those features is the preferred treatment. When a building has been subjected to numerous alterations over time, it is important to determine the relative integrity and importance of existing materials and forms. If the alterations are an important part of the building's history or significance, then their preservation may be appropriate, particularly if they are more than 50 years old.

Any missing or severely deteriorated elements may be replaced in-kind to closely match the original feature. Ensure that roof, window, cornice and parapet treatments are preserved, or when preservation is not possible, replace in-kind.

Non-historic alterations should be removed. Often, "modern" renovations conceal the original façade details. If important original materials do not remain, the original form may be recreated. Historic photographs, fire insurance maps, written accounts and other sources may provide information about the earlier appearance of buildings. Sources for historic photographs include the City of Round Rock Planning Department, the Barker Texas History Center at the University of Texas at Austin and the Austin History Center (a division of the Austin Public Library).



REMOVAL OF SYNTHETIC SIDING TO REVEAL ORIGINAL HISTORIC FAÇADE

Where replication of original elements is not possible, a new design consistent with the original form, style and period of the building may be used. In such circumstances, it may be appropriate to design an interim solution that, while

appropriate and consistent, is reversible and can be replaced at a later date when a more appropriate design is possible.

Replication of building elements shall reflect the size, scale, material and level of detail of the original design.

REHABILITATION

Some interior and exterior alterations and additions to historic buildings are often needed to assure their continued use, particularly when adapting a historic residential building for commercial use. When such alterations or additions are made, the project is described as rehabilitation. While rehabilitation projects are frequently appropriate, it is important that alterations and additions do not radically change, obscure or destroy the features of the building that define its historic character. The historic architectural features and materials should be preserved while adapting the building to contemporary use.

ROOFS AT RESIDENTIAL PROPERTIES

By their shape, features, materials and details, roofs can contribute significantly to the historic character of residential buildings. Through variations in line, pitch and overhang, the roof can also reveal changes and additions to historic buildings over time. Chimneys, dormers and other roof features add to the diversity and character of historic residential buildings.

The original shape, line, pitch and overhang of historic roofs should be preserved, as well as architectural features such as dormers, chimneys and turrets. Flat roofs should be hidden from view by parapets. Historic roof materials that are visible from the public right-of-way should be retained and preserved when possible. Replacement materials should be consistent with the original in texture, dimensions, design and color. Flashing should be copper or other metal with a dark finish.

New roof features such as roof vents, antennas, satellite dishes and skylights should be located on rear slopes so they are not visible from the street. New dormers, if necessary to make attic space usable, should be located only on non-primary façades. New features should not be located on front or street elevations.

FINISHES AT RESIDENTIAL PROPERTIES

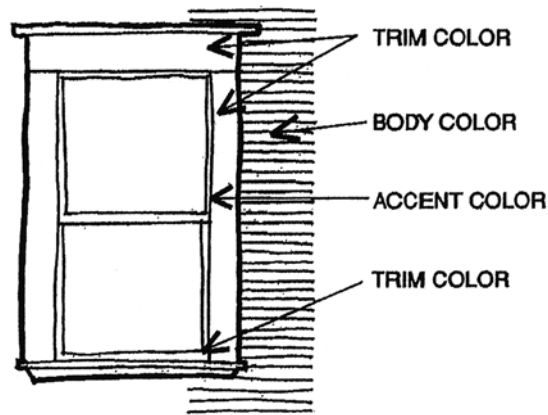
The form, materials and details of exterior walls and embellishments, as well as their scale, texture and variety, contribute to a building's historic character. Brick and clapboard or drop wood siding are the most common exterior wall materials at historic residential buildings in Round Rock, along with some rock or stone' applications. Some exteriors combine materials, such as wood siding with wood shingles, giving buildings a varied and interesting appearance.

Historic materials and architectural features that define the historic character of buildings should be preserved. If replacement is necessary, new materials should match historic materials in composition, size, shape, color, pattern and texture. Consider substitute materials only if original materials are not technically feasible.

In addition to providing protection to wood surfaces, paint provides an opportunity to reinforce the architectural style of a historic building. Select material and paint colors appropriate to the style, period and type of building and its district or area. Selection of paint and stain colors based on research of historic finishes is encouraged. Paint colors should be complementary to each other and used to accentuate the building's significant features; the right colors respect the historic building.

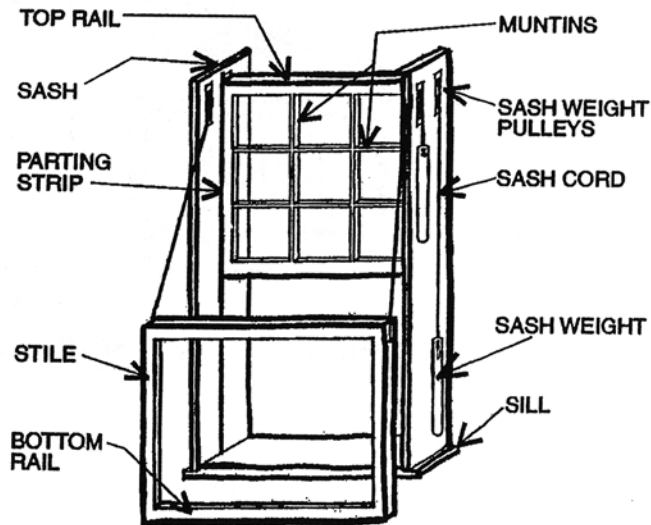


RESIDENTIAL PAINT SCHEME VOCABULARY



PAINT VOCUBULARY AT WINDOWS

Original wood finishes should be maintained and painted or, when necessary, replaced in-kind. Modern synthetic siding materials such as vinyl, metal or asbestos tile bear little resemblance to historic siding materials. The application of such materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. Synthetic siding should not be installed; removal of existing such materials is strongly encouraged, to restore historic patina, finish and appearance.



WINDOW COMPONENTS

The original finish of brick or stone is historically important and should be preserved. Cleaning should only be undertaken to halt masonry deterioration. Any abrasive, strong chemical or high-pressure cleaning method should never be used, as these permanently damage the surface of historic masonry and accelerate its deterioration.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate. If masonry was previously painted, it is often not appropriate or possible to remove paint, and appropriate repainting should be considered. If color or texture of replacement brick or stone cannot be matched with existing masonry material, painting may be an appropriate treatment.

When masonry needs repair, replacement or patching with in-kind or similar material is preferable, and when not possible, new materials matching in texture, color and detail should be used. New mortar used in repointing should match the color and composition of the original.

DOORS AND ENTRY DESIGNS

The proportion, shape, location, pattern and size of doors contribute significantly to the historic character of a building and are particularly important in helping to identify its style and period.

Original or historic doors, openings and architectural features should be preserved. Sidelights, transoms and fanlights surrounding some more formal entries should be preserved and rehabilitated. Openings should not be enlarged or closed down to fit stock door sizes. Avoid creating new door openings; if necessary, they should be compatible with existing doors in proportion, shape, location, pattern, size and material.

When original fabric no longer exists, recreate original designs in appropriate materials whenever possible. The design of replacement doors should reflect the style and period of the building.

Select wooden storm or screen doors when possible and paint to match the building or trim. Full glazed panels in storm doors should be installed to maximize the view of the existing door and should be installed so that the door and frame are not obscured or damaged.

PORCHES

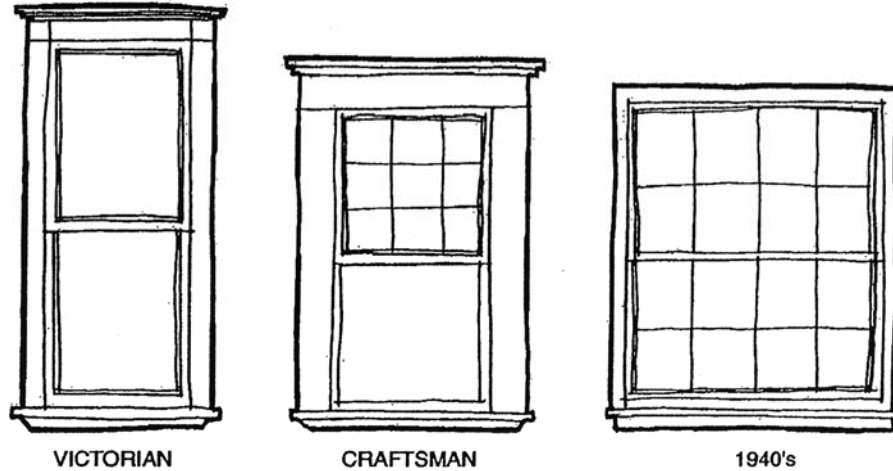
Porches and balconies are historically important features and are often the dominant characteristic of most residential buildings. The various components of porches and balconies, including steps, railings and columns, provide scale and detail to historic buildings and should be preserved.

Because the elimination or enclosure of a front or side porch or balcony alters the character of a building significantly, it is not considered appropriate. Creating a false historical appearance through the application of new elements and details to a porch or balcony is also considered inappropriate, as is adding a porch or balcony to a prominent elevation where none historically existed.

Reconstruction of a missing porch, entrance or balcony should be based on accurate evidence of the original configuration, placement and detail. Otherwise, a new design that is compatible with the historic building in height, proportion, style, roof shape, material, texture, detail and color is appropriate.

WINDOWS

Windows by their proportion, shape; positioning, location, pattern and size can contribute significantly to a building's historic character and, as with doors, are particularly indicative of styles or periods of architecture. Original windows should be retained wherever possible. In most cases it is less expensive to repair the original fabric than to replace the windows.



HISTORIC RESIDENTIAL WINDOW TYPES

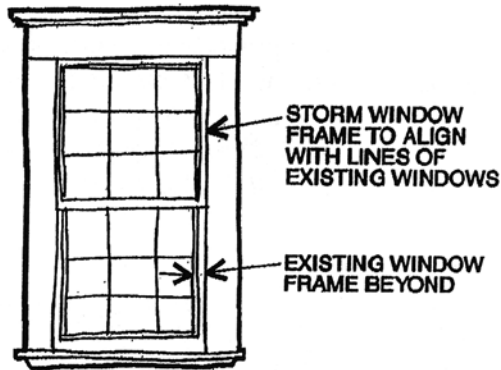
Original window framing and light (individual panes of glass) configurations should be preserved and maintained or, when deteriorated beyond repair, replaced in-kind. When inappropriate replacement windows exist, a return to historically more appropriate materials and light configurations is preferred.

Muntins sandwiched between layers of glass are not appropriate.

When window replacement is necessary, do so within the existing historic opening. Use the same sash size to avoid filling in or enlarging the original opening. If an original opening is presently blocked, consider reopening it. If a drop ceiling is installed in the interior, be sure that it is slanted up at the window so that it will not cut into the window opening.

It is not appropriate to create new window openings if they diminish the original design of the building or damage historic materials and features. New windows should be compatible with existing units in proportion, shape, location, pattern, size, materials and details.

If metal storm windows or screens are installed, paint to blend with surrounding elements to create minimal visual impact. Storm windows or screens should have a narrow perimeter framing that conforms to the primary window opening. Interior storm windows are encouraged.



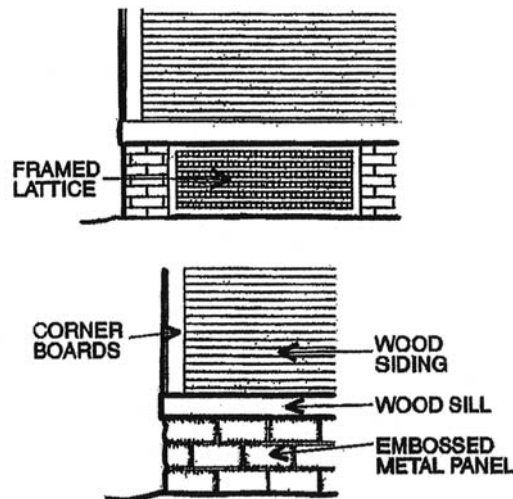
STORM WINDOWS

Clear glass should be used in windows. No reflective, tinted, patterned or sandblasted glass should be used in windows, except that patterned, leaded, or colored glass can be appropriately used in transoms and sidelights when appropriate. Security bars should be installed only on the interior of windows and doors.

FOUNDATIONS

The foundation ties the historic building to its site, and with historic residential properties, usually raises the body of the house well above ground level. The height, materials, features and details of a foundation contribute to the historic character of the building and should be preserved. Significant foundation materials and features such as decorative vents and grilles, lattice panels and steps should be preserved.

Skirting at residential buildings should be appropriate to the structure. Lattice that is 'framed' or pressed metal are examples of appropriate skirting materials.



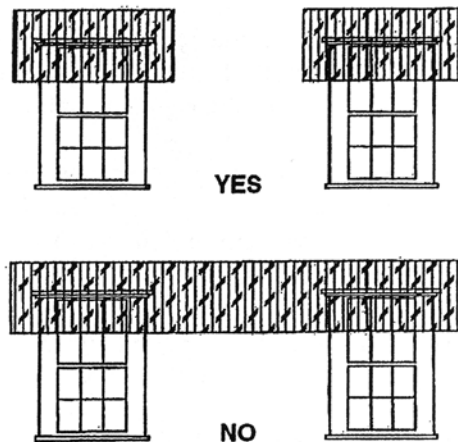
RESIDENTIAL BUILDING SKIRTING

EMBELLISHMENTS

AWNINGS AND CANOPIES

Awnings on residential buildings are rooflike covers extending over a door or window that are intended to provide protection to the interior against sun, as well as rain and wind barriers at entrances. Historically, awnings at residential properties were usually made of soft canvas or other fabric and were fixed or adjustable.

Awnings or canopies should be placed so as to avoid obscuring details of the building façade.



RESIDENTIAL AWNINGS

Awnings should be made of canvas or other fabric material, and may be either fixed or operable. Canvas awnings are typical of historic buildings. Plastic or metal awnings should not be used.

Fabric awnings should be a "drop-front" style, except at arched window openings, and should relate to each window. The modern bubble design, often used on commercial buildings, detracts from historic architectural features and styles and is not appropriate for historic structures.

SIGNS AT RESIDENTIAL PROPERTIES

Sign design and placement must be in accordance with the City of Round Rock Historic Sign Ordinance and must be approved by the staff of the Historic Preservation Commission.

In residential areas, the pedestrian's focus should be directed toward buildings, landscape and the streetscape, not signs. A sign should be visible and legible, but the choice of appropriate details and materials and proper location is more effect-

tive than the size of the sign. Signs that compete for attention detract from historic areas as a whole.

Free-standing, monument-style signs placed in front yard areas where available are the preferred type of sign for historic residential properties. The signs should be appropriately scaled and placed to minimize visual interference with the significant features of the property.

Avoid clutter and limit the number and size of signs.

Signs should not obscure historic building features such as cornices, gables, porches, balconies or other decorative elements.

In general, signs should be small and limited to one per building; this includes buildings with multiple tenants. Where several businesses share a building, content and design of the sign should be coordinated.

Avoid garish colors or patterns, but use the detail and style of the building's architecture to speak for the business. Locate signs so that they relate to and not compete with architectural features of the building. Signs should be aligned with those of neighboring buildings to avoid visual clutter and enhance readability.

No roof signs, off premise signs, flashing signs or plastic backlit signs should be used.

Signs should be constructed of painted wood or metal. Lighting of signs can be done with incandescent bulbs on the sign, or gooseneck front lighting using fixtures appropriate to the style and period of the building. Internal illumination is only appropriate when the letters themselves rather than the background are illuminated.

Sign lettering should be consistent with the style of architecture. Generally, *serif* type styles may be used for late 19th and early 20th century commercial buildings and *sans serif* type styles for Art Deco and buildings from the later modernism movement. Serif indicates a type of typeface (or font) with a fine line projecting from a main stroke of a letter; commonly used 'serif fonts include Times Roman, Baskerville and Bookman.

Serif

Example of a sign w/ 'serif' lettering style

Sans Serif

Example of a sign w/ 'sans serif' lettering style

LIGHTING AND FIXTURES

The design and materials of lighting fixtures should be consistent with the historic character of the area and match the style and period of the building.

Illumination of façades to highlight ornamental detail may be permitted. Fixtures should be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for neighbors or pedestrians. Incandescent white light is encouraged. Exposed conduit is discouraged.

LANDSCAPE

Just as the site and context of a historic structure is critical to the character of a historic building, property and neighborhood, the landscape is also an important character-defining feature of a historic residential property and should be an integral part of the planning for a historic site.

Landscape is considered to be the whole of the exterior environment of a historic site, district or context of a historic property, and can include landforms, trees, plants, site furniture, retention ponds and other bodies of water, outdoor lighting and other elements.

LANDSCAPE ELEMENTS

Outdoor lighting and fixtures should be appropriate and enhance the historic structure.

Landscape elements such as fences, walls, plants and planting should match or complement the design, scale, massing and details of such elements typically found within the residential district.

Retention ponds should not be an intrusion into the landscape. They should be appropriately screened, preferably with landscaping, to minimize their visual impact in historic areas.

Any new mechanical equipment should not be erected in the front or corner side yards. Mechanical equipment may be located in the rear or interior side yard, and should be screened from view from the street, alleys, or other public spaces.

VIEWS AND VISTAS

Landscape elements such as fences, walls, plants and plantings should not obscure the views to and vistas from a historic structure within the district. In addition, these features should be typical for structures of this type, age and location.

FENCES AND WALLS

Fences and walls are permitted in the front, side, cornerside and rear yards.

Fences should not obscure views from the public right-of-way to a historic building.

Fences and walls may be constructed of stone, cast iron, iron, wood, a combination of these materials or other appropriate materials. Stone used in walls should be similar in size, pattern and color to that used elsewhere in the historic district, or be typical of residential structures of this type, age and location.

Low, stone walls are encouraged in side and rear yards.

The side of the fence or wall facing a street or alley should be 'finished.'

PLANTS AND PLANTING

Landscaping should reflect the Historic landscape design appropriate for the residential historic building. Landscaping should be appropriate to the historic building and neighborhood and enhance the building and its surroundings.

Tree spacing should coordinate with existing and proposed lighting installation.

Existing trees should be protected.

MAINTENANCE

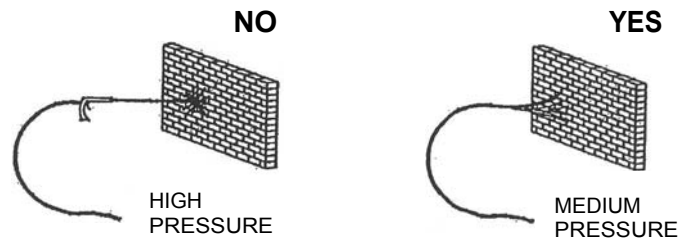
Proper maintenance is critical to the conservation and longevity of residential historic properties. It is a process, which to be effective, should be continued at regular intervals, and should be preventative in nature. Proper maintenance can conserve a site, building, structure or object over time to prevent deterioration; this may eliminate the need for restoration and reconstruction.

The use of inappropriate treatments in maintenance repair and renovation can seriously damage residential historic properties and structures. This portion of the Design Guidelines presents general directions for action. In addition, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* sets out guidelines for repair of historic buildings.

REPAIRING HISTORIC MATERIALS

Use technical procedures recommended in the *Secretary of the Interior's Standards* when cleaning, refinishing and repairing.

Historic stone, brick and wood walls should be carefully cleaned with appropriate methods. Do not use abrasive cleaning methods such as sand blasting and high-pressure water, as they can remove the hard protective surface of old soft stone and brick, shorten the life expectancy of wood, and cause accelerated erosion. Some chemical cleaners that are designed to remove paint from masonry surfaces may be used if caution is exercised.

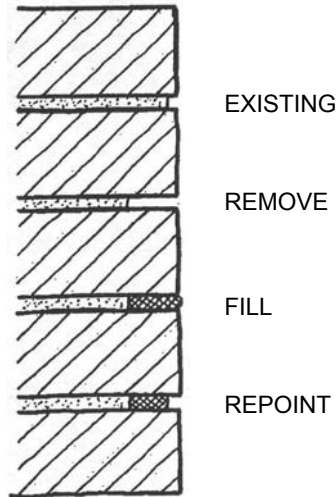


WATER HOSE PRESSURE

Acidic cleaners, even in diluted form, should not be used on stone, marble, limestone, glazed brick, terra cotta, or glass, as they will cause these materials to dissolve. Alkaline paint removers, (ammonia plus potassium hydroxide or trisodium phosphate) are usually safe for acid-sensitive masonry. Organic solvent paint removers (methylene chloride, methanol, acetone, xylene and toluene) may be safe for unglazed brick and terra cotta and harder stones--sandstones, granite, and slate. No paint removal system is entirely safe for historic masonry. All chemicals should be tested before applying to the entire surface. Manufacturer's directions should be followed carefully.

Avoid painting brick or stone when not a historic treatment. Painting historic masonry walls has the effect of destroying them for refurbishing to their original condition because they frequently cannot withstand stripping treatments. If sealing a masonry wall is an issue, then clear sealers or other protective coatings may provide a better alternative, but only on materials that have been damaged by sandblasting.

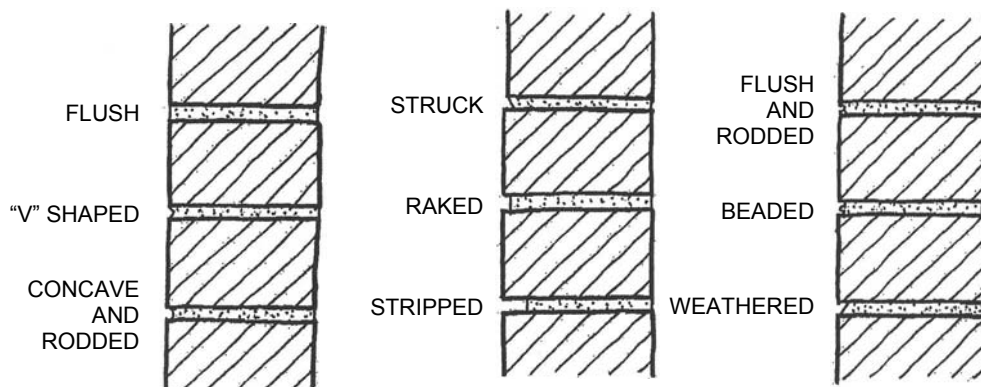
Repoint masonry where mortar has eroded. New mortar should match the historic mortar in strength, color, joint width, and tooling.



BRICK REPOINTING

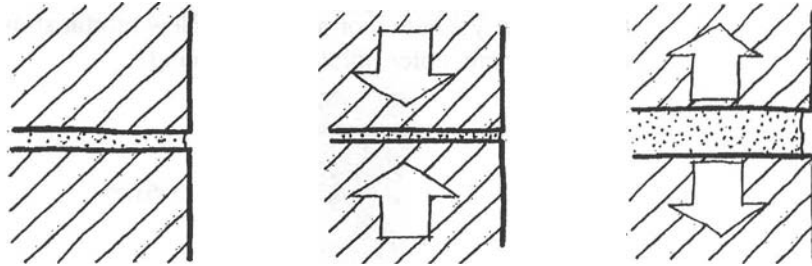
A mortar mix that is too high in Portland cement can cause extreme damage to historic/soft brick or stone; the mortar should contain no more than 20 percent of white Portland cement per the total dry volume.

Mortar color may be matched to a non-weathered sample of historic mortar raked from mortar joints; small amounts should be mixed and allowed to dry on a board before comparison with historic samples.

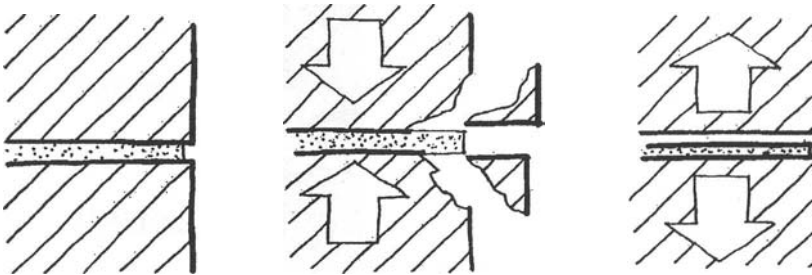


BRICK TOOLING STYLES

Mortar joints should not be overfilled; joint width should not be increased during repointing. They should be tooled to match the historic joints in profile; joints should nearly always be recessed; mortar should never be "feathered" out over the brick face.



LIME MORTAR EXPANDS WITH STONE OR BRICK



CEMENT MORTAR SPALLING AND LEAKS

ELEMENTS NEEDING REGULAR MAINTENANCE

There are many elements and components of historic residential structures to which regular maintenance is critical to their longevity and good condition. Typically, these include those exterior 'skin' elements - roof, windows and doors, exterior wood siding - and those elements, which may be more temporary in nature such as signs.

ROOFS

Repair leaks in roofs to prevent wall and interior damage.

Maintaining a good, sealed, roof is the most important measure for minimizing weather damage to buildings; damage due to roof leaks can be very expensive to repair.

Clean and repair downspouts; poorly maintained downspouts can cause water to damage fascias, soffits and walls.

WINDOWS AND DOORS

Keep windows and doors clean.

Clean windows and doors have a tremendous positive impact on building appearance. Dirty windows and doors detract from the attractiveness of a district.

Keep window and door trim scraped, caulked and painted to avoid rot. Moisture quickly deteriorates wood that is not protected by paint.

SIGNS AND AWNINGS

As a more temporary element with a great variety of material, colors and function, signs and awnings require maintenance and often replacement fairly frequently, to maintain a pleasing appearance and one that is consistent with the character of the neighborhood.

Ensure signs and awnings are solidly secured to building faces or the site.

Repaint worn or faded graphics.

Wash awnings regularly and replace worn awning fabric.

ENERGY CONSERVATION/WINDOWS

As an aid to the operation and maintenance of a historic property, the relative efficiency of the residential structures' energy use can be of great assistance in financial savings and in internal comfort of the home.

Ensure windows and doors are well caulked and weather sealed to avoid air infiltration.

Use interior storm windows. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Appendix

DEFINITIONS

The following terms are used throughout these Guidelines:

ACCESSORY BUILDING means a structure, such as an outhouse, gazebos, barns, stables or other building that supports the function of the principal building on the site and that is subordinate to this principal building.

ADDITION means construction that increases the size of the original structure by building outside of the existing walls and/or roof. Additions can be either horizontal or vertical.

ALLEY: a walkway or roadway between adjacent buildings or rows of buildings leading to the rear, providing secondary access to a building.

ALTERATION means an act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.

Major Alteration means an alteration, which affects the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally includes the kind of work which is normally done with the aid of a professional drafter or professional quality plans.

Minor Alteration means an alteration, which does not significantly affect the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally includes the kind of work, which is normally done without the aid of a professional drafter or professional quality plans.

APPROPRIATE means typical of the historic architectural style, compatible with the character of the historic district, and consistent with these preservation criteria.

ARCHITECTURAL STYLE means a category of architecture of similar buildings distinguished by similar characteristics of construction, design, materials, etc. Typical styles in Round Rock include Vernacular, Classical Revival, Craftsman, Queen Anne, Palladian and Mission.

AWNING means a roof-like cover extending over a window or door, intended to provide the pedestrian protection against sun, rain and wind. Awnings are usually made of soft canvas or other fabric and may be fixed or adjustable.

BOARD AND BATTEN means a type of wall cladding for wood frame houses where applied boards are closely spaced, usually placed vertically, the joints of which are covered by narrow wood strips.

BRIDGE means a structure that spans over a depression or waterway; typically carries a transportation way such as a footpath, road or railway.

CANOPY means a projecting roof structure that shelters an entrance to a building.

CERTIFICATE OF APPROPRIATENESS means a certificate required by Round Rock's Historic Preservation Commission when there is a proposal for any construction, reconstruction, alteration, restoration or relocation.

CHARACTER-DEFINING means those architectural materials and features of a building that define the historic nature or character of the building. Such elements may include the form of the building, exterior cladding, roof materials, door and window design, exterior features such as canopies and porches, exterior and interior trim, etc.

COMMISSION means the Historic Preservation Commission of the City of Round Rock.

COMPATIBLE means a design or use that maintains the historical appearance of a building and does not require irreversible alteration.

CONSTRUCTION means the act or business of building a structure or part of a structure.

CONTRIBUTING BUILDING/STRUCTURE/SITE means a building, structure or site that retains its essential architectural integrity of design or whose architectural style is typical of or integral to a historic district. A contributing building or structure is not necessarily "historic" (50 years old or older).

COPING means a protective cap, top or cover of a wall or parapet, often of stone, terra cotta, concrete, metal or wood. This may be flat, but commonly is sloping to shed water.

CORNERSIDE FAÇADE means a façade facing a side street.

CORNERSIDE FENCE means a fence adjacent to a side street.

CORNERSIDE YARD means a side yard abutting a street.

CORNICE means a horizontal projecting band that caps an architectural composition.

DEMOLITION means an act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its ruin by neglect of necessary maintenance and repairs.

DIRECTOR means the director of the Department of Planning and Community Development or the Director's representative.

DISPLAY WINDOW means a large area of glass within the storefront opening. The display window is used to show merchandise and provide a means of interaction between the public outside and the business inside.

DISTRICT means a historic district within the City of Round Rock.

ENTRANCE AREA means the point of entry into the storefront, traditionally recessed to provide additional window display, weather protection, and protection from the outward swing of a door. Made up of the following components: door, transom window (above the door), sidelights or display windows, floor area.

ENTRY means a door, gate or passage used to enter a building.

ERECT means to attach, build, draw, fasten, fix, hang, maintain, paint, place, suspend, or otherwise construct.

FAÇADE means any exterior faces or elevations of a building.

FASCIA means a flat horizontal member or molding with little projection.

FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

FENESTRATION means the proportion and size of window and door openings and the rhythm and order in which they are arranged.

HEIGHT means the vertical distance from the average grade level to the average level of the roof.

HISTORIC means mentioned, celebrated or having influence in history.

HISTORIC BUILDING means a building famous because of its association with a historic event or with the history of a locality. In these Design Guidelines, particular reference is to a landmark of the City of Round Rock.

HISTORIC DISTRICT means a definable geographic area that contains a number of related historic structures, features, or objects united by past events or aesthetically by plan or physical development and that has been designated on a local, state or National Register of Historic Places. In these Design Guidelines, particular reference is to a historic district of the City of Round Rock.

INFILL CONSTRUCTION means construction on property between or adjacent to existing buildings.

INTEGRITY means a measure of the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period in comparison with its unaltered state.

INTERIOR SIDE FAÇADE means a façade not facing a street or alley.

INTERIOR SIDE FENCE means a fence not adjacent to a street or alley.

INTERIOR SIDE YARD means a side yard not abutting a street or alley.

KICKPLATE means the solid panels (usually wood) below the display window. The kickplate provides the base support for the display window frame.

LANDSCAPE means the whole of the exterior environment of a site, district, or region, including landforms, trees and plants.

LINTEL means a horizontal structural element (usually a steel beam covered by masonry), which spans the storefront opening and supports the upper portion of the façade wall above it. Also defines the upper boundary of the storefront.

LOT means a surveyed parcel of land that fronts on a public street, especially of a size to accommodate an individual building.

MAIN BUILDING means the primary, historic building in an individual historic site.

MODIFY or **MODIFICATION** means to make changes to an existing structure.

MORTAR means the material used to fill the joints of masonry.

MORTAR JOINT means masonry joint between masonry units, such as brick or stone, filled with mortar to transfer the load, provide a bond between the units and keep out the weather.

MORTAR MIX means the chemical composition of the mortar used in masonry.

MOVING means the relocation of a structure on its site or to another site.

NATURAL FEATURES means features or elements of the exterior environment that is substantially unaltered by human activity.

NEW CONSTRUCTION means the act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including but not limited to buildings, extensions, outbuildings, fire escapes and retaining walls.

NON-CONTRIBUTING (BUILDING/STRUCTURE/SITE) means a building, structure or site, which detracts from the visual integrity or interpretability of a historic district.

ORDINARY MAINTENANCE AND REPAIR means work meant to remedy damage to deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

ORNAMENTATION means any decorative objects, which are used to increase the beauty of the façade.

PARAPET means the part of an exterior wall, which extends entirely above the roof.

PARKING LOT means an area on the ground surface used for parking vehicles; this may be paved or unpaved.

PARKING STRUCTURE means a structure (building), which houses parked vehicles.

PORCH means a covered and floored area of a building, especially a house that is open at the front and usually, the sides.

PRESERVATION means the act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property .

PROPORTION means the dimensional relationship between one part of a structure or appurtenance and another. Façade proportions involve relationships such as height to width, the percent of the façade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall), or non-directional (equally tall and wide).

PROTECTED means an architectural or landscaping feature that is significant to the individual structure or site and must be retained in place. Its' historic appearance should be preserved, as near as practical, in all aspects.

REAL ESTATE SIGN means a sign that advertises the sale or lease of an interest in real property.

RECONSTRUCTION means the act or process of duplicating the original structure, building form and materials by means of new construction.

REHABILITATION means the act or process of making possible a compatible use for a property thru repair, alterations and additions while preserving those portions or features, which convey its historical, cultural or architectural values.

RENOVATION means the act or process of repairing and/or changing an existing building for new use, or to make it functional; may involve replacement of minor parts.

REPAIR means fixing a deteriorated part of a building, structure or object, including mechanical or electrical systems or equipment, so that it is functional; may involve replacement of minor parts.

REPLACEMENT means to interchange a deteriorated element of a building, structure or object with a new one that matches the original element.

REPOINTING means repairing existing masonry joints by removing defective mortar and installing new mortar.

RESTORATION means the act or process of accurately depicting the form, features and character of a project as it appeared at a particular period of time.

RIGHT OF WAY means the land used for a transportation corridor, such as a street, alley or railroad; typically owned by the government.

SCALE means the relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.

SERIF means a type of typeface (or font) with a fine line projecting from a main stroke of a letter; commonly used 'serif fonts include Times Roman, Baskerville and Bookman. 'Sans serif means a typeface without such projections.

SETBACK means the horizontal distance between a structure's vertical planes and a reference line, usually the property line.

SIGN means any display of letters, numbers, pictures or other symbols upon a building, structure or other object for the purpose of attracting attention to a building, property or the goods or services offered therein. A sign shall include all parts of which it is composed, including the frame, background and lighting. As used herein, "sign" does not include any sign located inside a building, not intended to be seen from the building's exterior. The sign is one of the most important components on the façade because it is the first perception of the business image.

SILL means the horizontal bottom member of a window frame or other frame.

SITE means the land on which a building or other feature is located.

SOFFIT means the exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, or roof overhang.

STOREFRONT means a ground level façade of a commercial building with display windows with minimal mullions or columns; often this had a recessed entrance. Storefronts were typically provided at retail establishments.

STOREFRONT COLUMN means slender vertical elements within the storefront opening that help support the lintel.

STORY means the space between two floors of a structure, or between a floor and roof.

STREETFRONT means the environment encompassing a street or road within one block, and includes buildings, landscaping, street furniture and signage.

STRUCTURE means anything constructed or erected, which requires permanent or temporary location on the ground or attachment to something having a location on the ground, including but not limited to buildings, gazebos, billboards, outbuildings, and swimming pools.

TRANSOM means a glass panel above a horizontal frame bar (transom bar) atop a display window or door, used to allow greater light into the store interior.

UPPER FAÇADE means the mostly solid part of the wall above the display window. May be a plain surface on a one-story building, or contain rows of windows defining the number and location of floors in a multi-story building. May include decorative bands or patterns. Usually presents the largest surface of color on the building, since the first floor is mostly glass.

VISIBILITY FROM A PUBLIC WAY means able to be seen from any public right-of-way, or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.

WALL means a structure or hedgerow that provides a physical barrier, typically constructed of a solid material such as stone or rock.

SECRETARY OF THE INTERIOR'S *STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, 1995*

These Secretary of the Interior's Standards have been developed to guide work undertaken on historic structures; the intent is to assist with the long-term preservation of a property's significance through the preservation, restoration, rehabilitation or reconstruction of historic materials and features. These Standards apply to approaches, treatments, and techniques that are consistent with the Preservation, Restoration, Rehabilitation and Reconstruction of historic properties, and examples are provided for recommended work. Examples that adversely affect the historic character of a historic property are listed as 'not recommended'. These Standards are reproduced here for use by property owners in determining the appropriate treatment for a historic property.

PRESERVATION is defined as the act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make the properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

RESTORATION is defined as the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials; features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

REHABILITATION is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

RECONSTRUCTION is defined as the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or an object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

BIBLIOGRAPHY

Bucher, Ward ed., *Dictionary of Building Preservation*, Preservation Press, John Wiley & Sons, Inc., New York, NY 1996

Harris, Cyril M. *Illustrated Dictionary of Historic Architecture*. Dover Publications, Inc., New York, 1977.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred A. Knopf, New York, 1986.

Preservation Criteria: Historic Landmarks & Historic Districts, City of Grapevine, Texas, 1998.

Prototype Preservation Criteria, City of Dallas, Texas, 1996.

Weeks, Kay D. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring & Reconstructing Historic Buildings*. United States Department of the Interior, National Park Service, Washington DC 1995