

CITY OF ROUND ROCK, TEXAS

**SURVEY AND INVENTORY OF HISTORIC RESOURCES
IN DOWNTOWN ROUND ROCK**

PHASE II

for use in the implementation of the
Downtown Master Plan

July 2010–September 2011

Prepared for the
Department of Planning and Development Services

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CITY OF ROUND ROCK. TEXAS

SURVEY AND INVENTORY OF HISTORIC RESOURCES IN THE DOWNTOWN MASTER PLAN AREA, PHASE II

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I. HISTORY OF DEVELOPMENT IN THE CITY OF ROUND ROCK'S DOWNTOWN MASTER PLAN AREA

This survey report and documentation, along with the previous Phase I survey, provides a record of the City's built environment that will enable the Department of Planning and Development Services, Historic Preservation Commission, Planning and Zoning Commission, and City Council to take proactive steps to preserve the City's historic built environment as the Downtown Master Plan is implemented.

The reader will note that the information provided on the first several pages of this report also appears in the previous Phase I report. In order for this Phase II report to stand alone, it was necessary to duplicate that background information on the development of the City from its earliest days.

THE ORIGINAL TOWN SITE, 1840–1876

The town site of Round Rock was originally established on Brushy Creek, about a mile to the west of the current downtown area, in the 1840s. The town grew up along a branch of the Chisholm Trail, and was supported economically by stagecoach travelers as well as area farmers. Among the first settlers were Washington Anderson, a hero of the Battle of San Jacinto during the 1836 Texas Revolution, and his wife Mary, who built a log cabin on Brushy Creek in 1843. Others continued to move into the area throughout the 1840s, and built schools, churches, and a stagecoach inn. The first post office opened in 1851.¹

The town, originally called Brushy Creek, became officially known as Round Rock in 1854.² It continued to develop at the Brushy Creek location until 1876, when the International and Great Northern Railroad (I. & G. N.) extended its track to what is present-day downtown Round Rock, and nearly the entire community relocated to be closer to the railroad and the economic advantages that it offered.

INTERNATIONAL & GREAT NORTHERN RAILWAY

The I. & G. N. was established on September 30, 1873, through the merger of the Houston & Great Northern Railroad and the International Railroad Company. At that time, the International Railroad Company operated 177 miles of track (along today's US-79) between Longview, Texas, near the Texas-Louisiana border at what is now Interstate 20, and Hearne, Texas, near Bryan. The Houston & Great Northern owned 252 miles of track between Houston and Palestine, Texas, as well as from Houston south along present-day TX-288 to East Columbia, and north along what is now Interstate 45 to Phelps and

¹ *The Round Rock Collection*, 8–9.

² DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

Huntsville. The expansion of the I. & G. N. continued those lines west along present-day US-79, reaching Rockdale in 1874 and Round Rock and Austin in 1876.³

As part of its charter in 1873, the State of Texas granted the railroad 20 sections (square miles) of land for every mile of track built.⁴ This practice was common and allowed railroad companies to finance further track construction by creating town sites along the railway system, platting and selling town lots.

TEXAS LAND COMPANY

The sale of the land around Round Rock was handled by an I. & G. N. subsidiary, the Texas Land Company. Ira Hobart Evans, a former Civil War soldier and Texas legislator who had served as the general manager for the Texas Land Company of Houston and the Houston & Great Northern Railroad prior to that company's merger with the I. G. & N., was elected in 1874-75 to manage the consolidated railroad and the Texas Land Company.⁵

"New Round Rock" or "New Town" was platted by the Texas Land Company on 127.75 acres of land, part of the Wiley Harris survey, which was purchased from Washington and Mary Anderson for the sum of \$2,335.00 in July 1876.⁶ Anderson had accumulated quite a bit of land in the area by that time, including four patents (or grants) of land from the Republic of Texas: one-fourth league (625,000 squares) in May 1841⁷; 2,083,333 squares in December 1847⁸; and 640 acres⁹ plus one-fourth league¹⁰, both in 1850. Washington Anderson also purchased another one-third of a league from Thomas Anderson in 1850¹¹.

In 1879, more than 3 million acres of land owned by the I. G. & N. was sold to the three owners of the New York & Texas Land Company – John S. Kennedy, Samuel Thorne, and

³ *Handbook of Texas Online*, s.v. "International and Great Northern Railroad," <http://www.tshaonline.org/handbook/online/articles/II/eqi4.html> (accessed May 3, 2010).

⁴ *Ibid.*

⁵ *Handbook of Texas Online*, s.v. "Ira Hobart Evans," <http://www.tshaonline.org/handbook/online/articles/EE/fev4.html> (accessed May 3, 2010).

⁶ Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

⁷ Deed, Williamson County Deed Records, Instrument 184100212DR filed May 5, 1841, volume 1, page 418.

⁸ Deed, Williamson County Deed Records, Instrument 184700850DR filed December 8, 1847, volume 4, page 305.

⁹ Deed, Williamson County Deed Records, Instrument 185000248DR filed November 23, 1850, volume 2, page 47.

¹⁰ Deed, Williamson County Deed Records, Instrument 185000249DR filed November 23, 1850, volume 2, page 48.

¹¹ Deed, Williamson County Deed Records, Instrument 185000221DR filed October 15, 1850, volume 2, page 2.

William Walter Phelps, all of New York State — for \$4,628,400.¹² Evans, already the director of the I. G. & N., became the president of the resulting New York & Texas Land Company in 1880. Evans ran both organizations for nearly 30 years.¹³

NEW TOWN SITE, 1876–1900

The original “New Town” town site was platted with 46 blocks; most of these were square blocks measuring 270 feet on each side, bifurcated with East-West alleys, and divided into as few as six and as many as 20 lots per block. Larger lots were mostly located to the north and east. A map¹⁴ of the new town site was filed at Williamson County on July 17, 1878. The accompanying deed dedicated all streets and alleys contiguous to these blocks to the City of Round Rock, while reserving all other streets and alleys for the Texas Land Company to replat or otherwise use as it wished. The deed also established the right of the International and Great Northern Railroad to exercise control over its right of way and any crossings constructed by the City. (The railroad kept about 68 acres of land along its track as a “Railroad Reservation” to include passenger, freight, and cotton depots and a switching yard.)

The East-West streets were Austin Avenue, Liberty Hill Avenue (now just Liberty Avenue), Georgetown Avenue (now Main Street or Main Avenue), and Bagdad Avenue. North-South streets included San Saba Street, Harris Street, Brown Street, McDonald Street (now Blair Street), Mays Street, Lampasas Street, Sheppard Street, Burnet Street, Lewis Street, Stone Street, and Black Street. (On the original map, an additional street named Blair Street was located parallel to and just west of San Saba. It is unclear when this ceased to exist and McDonald Street was renamed, but maps show McDonald Street as late as 1937.) Round Rock Avenue cut through the town diagonally, starting at the northwest corner and proceeding in a southeasterly direction to Mays Street. The railroad bounded the south side of the city.

Property transactions listing the Texas Land Company as the seller began on July 29, 1876, and 11 lots sold the following month. Through the end of 1878, the Texas Land Company had made 89 sales and sold a total of 139 lots. Those first purchases were concentrated along Round Rock Avenue near Mays Street: Blocks 8-9-10 and 22-23-24 were the most popular during those first 29 months, and while Blocks 33-34-35 had fewer sales, the larger lots (and smaller number of lots per block) meant that as great a percentage of those blocks had been sold by the end of 1878.¹⁵ Sales by the Texas Land Company continued steadily but in decreasing numbers through 1881; only a few sales per year were recorded in the

¹² *Handbook of Texas Online*, s.v. “New York and Texas Land Company,” <http://www.tshaonline.org/handbook/online/articles/NN/ufn2.html> (accessed May 3, 2010).

¹³ *Handbook of Texas Online*, s.v. “Ira Hobart Evans.”

¹⁴ Map, Williamson County Deed Records, volume 20, page 224.

¹⁵ Multiple deeds, Williamson County Deed Records.

1880s and 1890s, and seven additional transactions took place in the 1900s – four in the oughts, two in the 1920s, and one in 1943.¹⁶

The Sanborn Fire Insurance Maps, created by the Sanborn Fire Insurance Company for underwriting purposes, are available for the City of Round Rock starting in 1885. These maps show that, within the space of a few years after the town site was platted, a downtown commercial district was established along what was then Georgetown Avenue, now East Main Street. By 1885, many of the current one- and two-part commercial block buildings in this area had been constructed, mostly of stone from local limestone quarries. A few homes had been built, but most of the dwellings in town were boarding houses and tenant houses. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays. By April 1898, residential buildings had been constructed east of Lampasas as well.

The two-block commercial district along East Main Street between Mays and Sheppard is now listed on the National Register of Historic Places and has been designated as an historic district by the City of Round Rock. Following a survey of the City's historic resources in 1992, additional properties were designated as "Priority 1" and recommended for landmark status. There are 33 designated Local Landmarks in the Phase I area and an additional 16 in the Phase II area.

HIGHWAY DEVELOPMENT, 1900–1970

Round Rock's fortunes have largely been tied to its proximity to transportation. In the 19th century, the railroad drove not only the town's relocation (from Old Town to New Town) but also its commercial success. As the 20th century began, the decline of the railroads and the rise of the automobile resulted in a remaking of Round Rock's built environment.

The changes that the automobile brought to Round Rock are illustrative of those happening all over the United States during the first quarter of the new century. Before 1900, local or state officials were responsible for the construction and maintenance of our nation's roadways. New Jersey became the first state, in 1891, to appropriate funds for the improvement of roads by county governments. Two years later, the federal government created an Office of Road Inquiry, led by General Roy Stone, special agent and engineer for road inquiry, to provide road-improvement advice and information to state and local officials.¹⁷

¹⁶ Multiple deeds, Williamson County Deed Records.

¹⁷ Richard F. Weingroff, "Federal Road Act of 1916: Building the Foundation," article for the Federal Highway Administration's Office of Infrastructure.

Several factors influenced the development of the federal role in road construction over the next 20 years, including:

- the 1908 introduction of the Ford Model T, which made automobile ownership affordable;
- the “Good Roads Movement”, founded in 1880 to advocate for roads for bicyclists, which became increasingly focused on cross-country automotive travel after 1900;
- the introduction of Rural Free Delivery by the U. S. Postal Service in 1896, which engendered the support of farmers for better roads;
- a 1907 U. S. Supreme Court Case, *Wilson v. Shaw*, which found that the federal government had the right to construct interstate highways; and
- the establishment of the American Association of State Highway Officials (AASHO) in 1914, which proposed the bill that would ultimately become the Federal-Aid Road Act of 1916.¹⁸

The Federal-Aid Road Act of 1916 established the cooperative partnership between federal and state governments and federal funding that made possible the construction of interstate and interregional highways.¹⁹

In the early part of the 20th century, the main north-south road in and out of Round Rock was the Meridian Highway, later renamed U.S. Route 81 and now North Mays Street. This road followed the old Chisholm Trail from Laredo, Texas, at the Mexican border, north to Canada.

The Meridian Highway was so named because it traced the 97th meridian (line of longitude). It was one of several major “auto trails” that promoted long-distance travel by automobile in the 1910s; others included the Pacific Highway, along the West Coast; the Dixie Highway, from Michigan to Florida; and the Lincoln Highway, from Atlantic City, New Jersey, west to Oregon.

The International Meridian Road Association (IMRA) was organized in Salinas, Kansas, in 1911 with the goal of building a passable road for both freight and passenger travel, anticipating seasonal migrations both by southerners heading north to cooler climates in the summer and by northerners heading south in the winter. The Meridian Highway was the primary north-south highway in the United States, and by 1928, had extended south to Mexico City; it also intersected many of the east-west cross-country highways being developed, which further increased its importance.

The Meridian Highway became known as U.S. Route 81 when the U.S. Highway Numbering System was introduced in 1926 by the U.S. Department of Agriculture Bureau of Public Roads. The significance of this road was reflected in the number assigned to it at

¹⁸ Weingroff.

¹⁹ Ibid.

that time; north-south roads were odd-numbered, with major roads ending in “1”. North Mays Street bisects downtown Round Rock and serves as the dividing line between East and West avenues.

The other major roadway in Round Rock is U.S. Highway 79, which begins at Round Rock and continues east through the Palm Valley area, extending in a northeasterly direction through Louisiana, Arkansas, and Tennessee before terminating at the Kentucky-Tennessee border. This highway’s route also intersected the major southern roads of the day. Highway 79 is known as Palm Valley Boulevard on the east side of the interstate highway and Sam Bass Road on the west side.

As a result of these roadways and their importance to early American automotive travel, the city of Round Rock became a major stopping point for travelers. By the 1950s, North Mays Street was lined with auto-related businesses, including gas and service stations, auto repair garages, motor courts, and tourist cabins. Round Rock was also home to three car dealerships, including Louis Henna Sr.’s Henna Chevrolet, Louis’ brother Billy Henna’s Henna Motor Company, and Jesse Todd’s Todd Motor Company on McNeil Road at Bagdad Avenue, which later became Leigh Motors.²⁰

Although Round Rock was an established waypoint, it was still a small town, with only a few thousand residents. The routing of Interstate Highway 35 in the early 1960s set in motion a series of events that would change that forever.

After World War II, the federal government realized the importance of a good interstate roads system for national defense. The U.S. Interstate Highway System was established in 1956 as the “National System of Interstate and Defense Highways,” with the goal of linking nearly every major population center in the nation. IH-35 was built to link Mexico with Canada through the middle Western United States, following the route of the Meridian Highway.

In 1956, the first proposed route for IH-35 (then known as State Highway 2) was set to bypass the sleepy small town of Round Rock, instead connecting Austin and Waco through Taylor, which had been a major cotton shipping point on the Missouri-Kansas-Texas Railroad. Through advocacy by downtown businessmen, led by Louis Henna, and members of the Round Rock Historical Association, many of whom had purchased and restored homes in Old Town, the Highway Department was convinced to route the new highway near Round Rock. The only detail left to resolve was the exact route. Henna and other business leaders wanted to put the highway directly through town, replacing Highway 81, but the Historical Association noted that that plan would destroy much of the historic downtown area. In the end, a relative compromise was reached, although the Historical Association’s pleas to route even farther west, around Old Town, were unheeded and the highway resulted in the loss of some of the oldest homesites in the City.²¹

²⁰ Linda Scarborough, dissertation, *A Road and a River: The Remaking of Williamson County, 1948–2000*, 355.

²¹ Ibid, 355-373.

The interstate was built through Williamson County from north to south and reached Round Rock in 1968. As was typical throughout the United States, development along the interstate drew business away from downtown Round Rock. The City recognized in the early 1970s that growth through industrial, commercial, and residential developments would be beneficial and could be managed successfully. As a result of forward-thinking planning, the City of Round Rock has grown at a dramatic rate every year for the past 40 years.

LATE 20TH CENTURY DEVELOPMENT IN THE SURVEY AREA

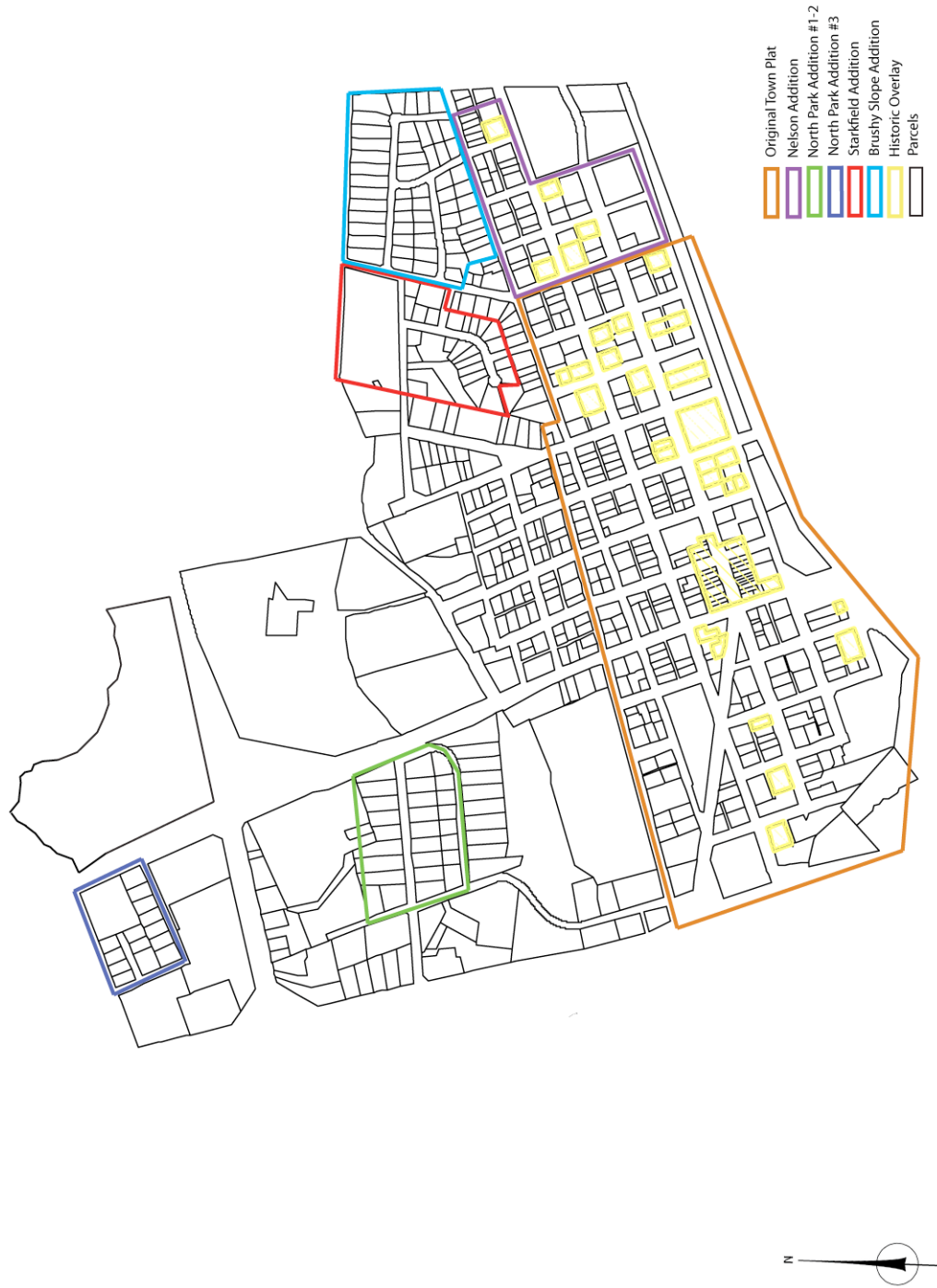
Most of the commercial development in the Downtown Master Plan area has taken place along the City's three historically important major roadways, North Mays Street (south of Brushy Creek) and Highway 79/Palm Valley Boulevard, and the Interstate frontage road that faces IH-35.

In addition, four residential subdivisions were constructed in the survey area between 1950 and 1975. These include:

- North Park Addition, Sections 1 and 2
- North Park Addition, Section 3
- Starkfield Addition
- Brushy Slope Addition

Some individual examples of relatively new (1980s–2000s) commercial and residential construction are evident within the Phase II survey area, but this is sporadic and follows no apparent pattern.

City of Round Rock, Texas - 2010 Historic Resources Survey
 Parcel Map with Original Town Plat and Major Additions Shown



II. PURPOSE, SCOPE, AND METHODOLOGY

The City of Round Rock Downtown Master Plan provides strategies for integrated land use, transportation, and economic development within the Downtown Master Plan area. Developed between 2007 and 2010 with significant public input and the assistance of urban planning consultants, the Downtown Master Plan envisions a thriving town center featuring a viable mix of retail, dining, entertainment, residential and public spaces, in a walkable and historically sensitive environment to enhance the City's sense of place, economy and quality of life. It includes the creation of an urban design vision for the area, land development regulations, public space development, guidance for transportation and utility infrastructure, steps for neighborhood preservation, and economic development strategies necessary to support the desired vision, and will establish a regulatory framework to guide future private investment.

The Downtown Master Plan area, as a whole, is bounded roughly by Interstate Highway 35 to the west, Palm Valley Boulevard/Highway 79 to the north, the east end of Main Street to the east, and the railroad to the south. The mostly commercial southwestern section of the Plan area, comprising approximately 15% of the land area and 20% of the built resources, was surveyed in March 2010. That survey is referred to as Phase I.

This project was managed by Joelle Jordan, Senior Planner, who defined the study area and helped to clarify the objectives for the survey. Will Hampton, Communication Director, leads the Downtown Master Plan process and activities.

PURPOSE

Following the adoption of the Downtown Master Plan by the Round Rock City Council on June 24, 2010, the Department of Planning and Development Services commissioned this Phase II survey to document the built environment within the portion of the Plan area not previously surveyed in Spring 2010.

This study seeks to:

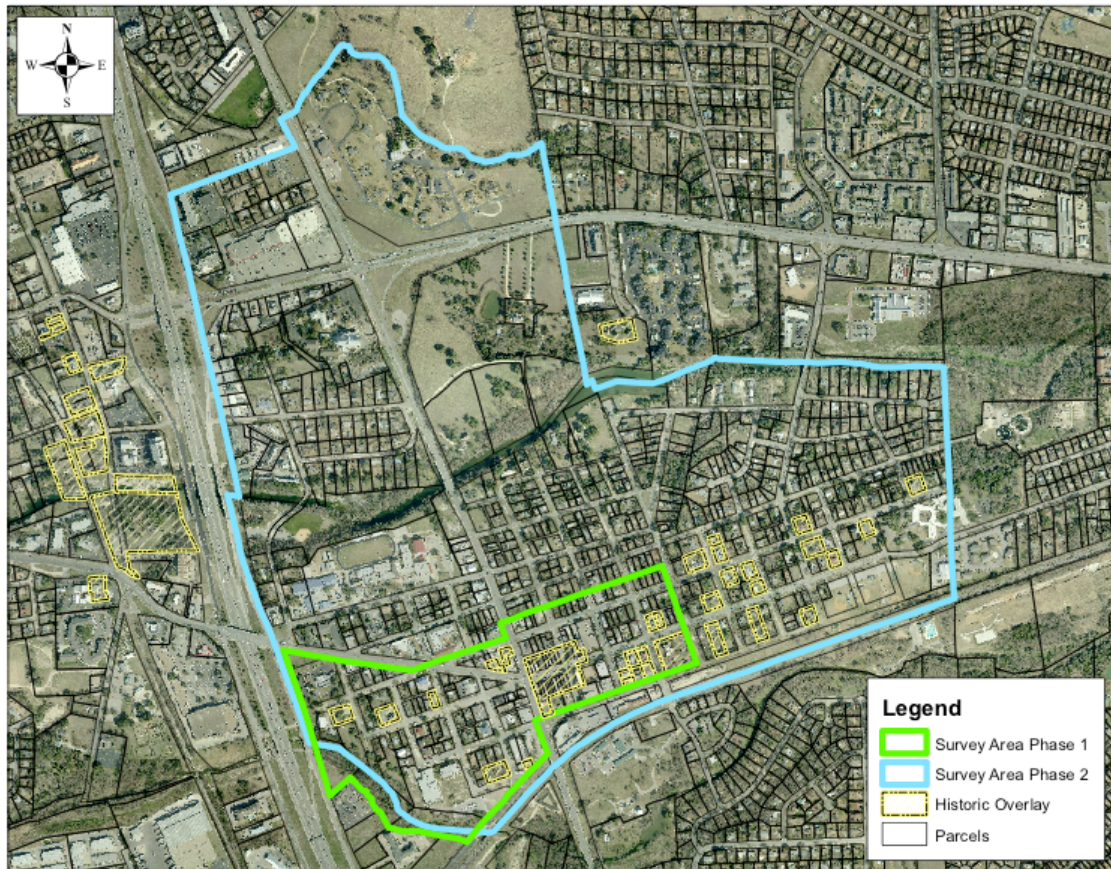
- Identify those structures within the study area worthy of preservation, and
- Recommend and delineate potential new historic districts within the study area.

While this report is primarily informational, future activities by the City are expected to utilize survey data in order to develop recommendations, plans, and guidelines for historic preservation within the entire Downtown Master Plan area.

SCOPE

The Downtown Master Plan area is comprised of 653 parcels. One hundred and fifty-five of those were surveyed during Phase I, leaving 498 to be surveyed during Phase II.

The map below shows the entire Downtown Master Plan area (outlined in blue) as well as the Phase I study area (outlined in green).



The Phase II study area includes everything within the full Downtown Master Plan area (in blue) with the exception of the previously surveyed Phase I area (outlined in green).

The study area is bisected from west to east by Brushy Creek. The boundaries of the Phase II study area north of Brushy Creek include:

- To the north: Onion Creek;
- To the east: the eastern boundary of the Texas Baptist Children's Home and Louis Henna Sr. properties;
- To the south: the north shore of Brushy Creek; and
- To the west: IH-35.

The boundaries of the Phase II study area south of Brushy Creek include:

- To the north: the south shore of Brushy Creek;
- To the east: the termini of East Austin and East Liberty Avenues;
- To the south: Lake Creek between IH-35 and McNeil Road, then the railroad; and
- To the west: IH-35.

The current survey documents the condition of buildings, structures, and sites within the study area through digital color photographs and the completion of the Texas Historical Commission's Historic Resources Survey form. Photographs were taken and survey information collected during August 2010.

The surveyor created maps and obtained existing maps, all of which can be found in Appendix C.

This survey updates, to a certain extent, a 1992 historic resources survey, which identified buildings constructed before or during 1945. The 50-year "period of significance" as defined by the National Register of Historic Places ends in 1960 at the time of this report.

Because almost all of the Phase I properties were pre-1960, that survey included a Historic Resources Survey form for all buildings within the study area, regardless of age. For Phase II, all properties are listed in Appendix D: Inventory of Sites Within the Survey Area, but survey forms were only completed for Significant and Representative Properties (see Appendix E).

All of the buildings in the Phase II study area also were photographically documented for this survey, and a full set of digital photographs is provided on archival gold DVDs. Photographs of Significant and Representative Properties are provided in Appendix F. Where possible, a photographic comparison of the properties from 1992 to 2010 has been included for reference. The index to these photographs is included as Appendix G.

Please note that sites with exclusively post-1960 structures, including the Berkman Elementary School and C. D. Fulkes Middle School campus, Round Rock Memorial Park, and Veterans Park, are not discussed in this report.

METHODOLOGY

For the purposes of this report and the creation of readable site maps, the Phase II study area has been divided into 10 sections, corresponding with the content of this report. The study area maps and sectional maps are provided in Appendix C: Maps.

An historic preservation professional conducting this type of survey uses a variety of tools and resources to gather important information about communities and individual properties. In the case of the 2010 survey of historic resources in downtown Round Rock, some of the information about the development of the town was already available through books and publications such as the *Round Rock Collection*. An examination of maps and deed records in the Williamson County Clerk's Office provided additional information about the development of the study area.

Date of Construction

Part of the survey process involves establishing an actual or estimated date of construction for significant buildings that will be included in the historic sites inventory. While appraisal district records typically include construction dates, these dates prior to 1950 are almost always estimated and are therefore not the most reliable sources. Determining an actual date of construction requires the examination of historical and archival records, where these documents are available.

To some extent, the trained professional also can date a building through visual inspection. The knowledge of American architectural history – including characteristics of various architectural styles, history of building construction technologies, and development and use of various building materials – provide clues to the age of the building.

Reference books such as *A Field Guide to American Houses* by Virginia and Lee McAlester have been adopted by the historic preservation profession to help identify architectural styles and time periods based on the presence or absence of various building forms, shapes, materials, and elements. Most preservation professionals rely on a variety of these reference books in their work.

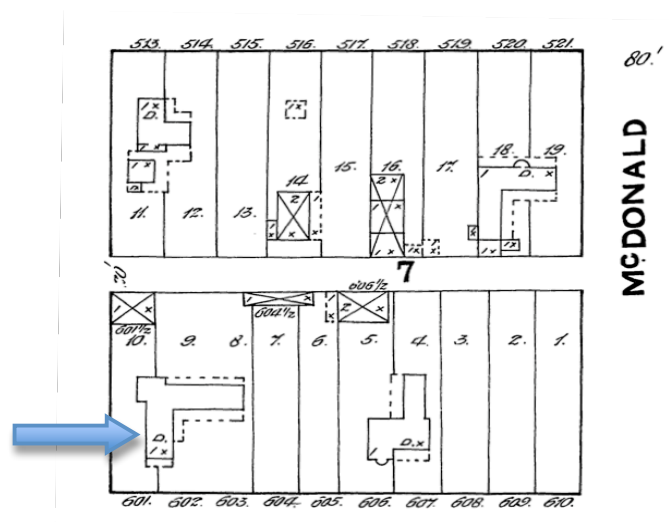
Archival Documents

Deed research, also known as “chain of title”, is another type of archival research that provides valuable information about a property over time. Each transfer of a property is recorded by the county clerk, and an investigation of these transfers (through deed and mortgage records) yields a list or “chain” of owners from the first plat of the town site to the present day. In Williamson County, the County Clerk's office makes public records such as deeds available online, but often this type of research requires the surveyor to trace ownership through handwritten pages in the county deed or mortgage record books. Where available, city directories are an excellent supplement to deed research, in that these precursors to telephone books identify residents and property owners, as well as a building's historical use. Other historical publications may offer additional clues.

The researcher often must construct these histories from many pieces of information, and because this is a time-consuming process, it is usually only undertaken for properties determined to be significant and for which the property owner is seeking a landmark designation of some kind.

One of the most valuable tools in the surveyor's kit is the Sanborn Fire Insurance Map. These maps were produced by the Sanborn Fire Insurance Company, starting in 1860, to determine potential liability in towns and cities. They recorded the footprint of structures, building materials, and current use. For many Texas towns, Sanborn maps provide a fairly complete record of community development. Sanborn maps for Round Rock record the structures extant in the years 1885, 1891, 1896, 1902, 1909, 1916, 1925, and 1937.

These maps can be used to determine the approximate date of construction, when buildings appear on one map but not on the previous version. For example, in the case of 208 West Bagdad within the Phase I study area, the building appears on the 1891 Sanborn map but not on the 1885 version, so it must have been built between 1885 and 1891. In the past, deed research has also shown that the property was sold in 1889 for a price (\$1,275) that indicates both land and improvements (such as a house).



Excerpt from Sanborn Fire Insurance Map, Round Rock, Texas, 1891, page 2 of 2, with arrow at 208 West Bagdad.

Fieldwork

In addition to compiling research data about the properties within the study area, the surveyor completes fieldwork, recording information about each property using Historic Resource Survey forms provided by the Texas Historical Commission and digital photography.

During this survey, the surveyor traveled the study area on foot to take photographs of and make notes about each parcel. The surveyor was able to gather data for 100% of the properties within the study area. This data, along with information available from the Williamson County Appraisal District and County Clerk's Index of Public Records, was used to complete the Historic Resources Survey Form. The data was then compiled and evaluated in order to determine which properties are most historically and architecturally significant and retain their character-defining architectural features. All properties within the study area are listed in the Inventory of Sites Within the Survey Area (Appendix D).

The surveyor presented Phase II findings to the Historic Preservation Commission on September 21, 2010. The findings included a summary of the built environment within the study area as well as identification of individually significant properties and potential historic districts. The surveyor also recommended next steps to be undertaken by the City Department of Planning and Development Services and the Historic Preservation Commission as a result of the Phase I and Phase II survey findings.

The final report and all project deliverables were presented to the Historic Preservation Commission.

III. SURVEY FINDINGS

The City of Round Rock's historic built environment, including commercial and residential buildings dating from 1876 to the present, provides a record of the pattern of community development through the 19th and 20th centuries.

Palm Valley Boulevard west of North Mays is lined with a retail shopping center, banks, restaurants, and similar establishments. Many of the frontage road businesses – gas stations, car repair shops, hotels – serve travelers, but there are also several large bank buildings, as well as operations such as beauty salons and pawn shops in relatively small, lower-end strip-malls. An office park called Summit Plaza offers space for a variety of professional services companies, and there is an adjacent apartment complex on Summit Street overlooking Brushy Creek.

North of Brushy Creek, much of the land in the study area was once owned by Louis M. Henna Sr., who was responsible for platting the residential North Park Additions (Sections 1, 2, and 3) and donating the land for the Texas Baptist Children's Home campus, both in the 1950s. Members of the Henna family still own and live on several hundred acres of mostly native pastureland between North Mays Street, Palm Valley Boulevard, and Brushy Creek.

South of the creek on the west side of Mays, the Round Rock Memorial Park, C.D. Fulkes Middle School, Berkman Elementary School, and the First Baptist Church campus and parking lots cover most of the area. A few older residences are extant on Lee Street and between Austin and Anderson Avenues, but most of the construction in this section of the study area is post-1960.

South of the creek, on the east side of Mays, post-World War II developments include East Austin Avenue, the Brushy Slope Addition on the site of the former Circle R Camp/Nelson Park, and the Starkefield Addition between Georgetown and North Lewis. These are all on or north of Austin Avenue. Older homes are located south of Austin Avenue.

RESIDENTIAL BUILDINGS

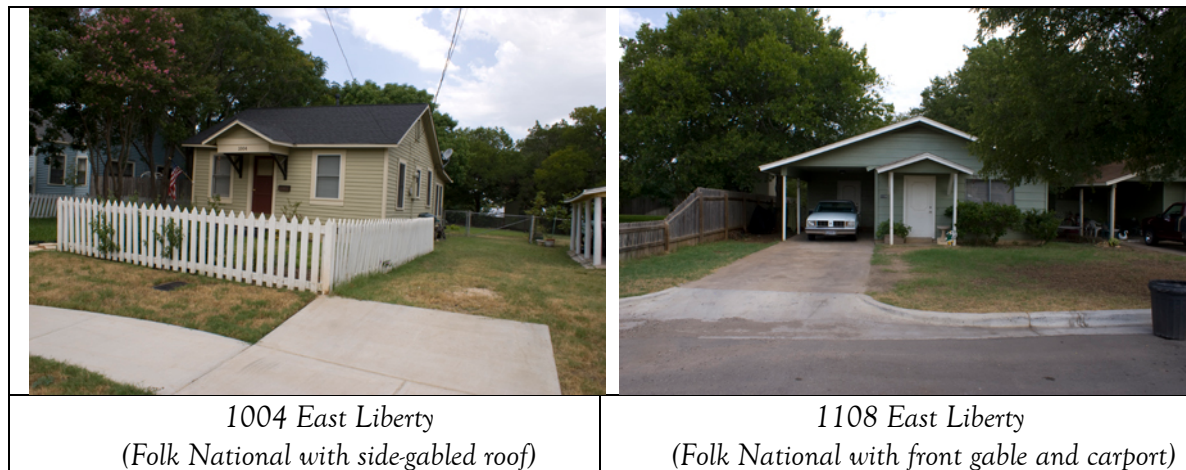
The majority of buildings within the study area are residential, and nearly all of the historic resources are residential as well. In addition to the early residential area originally platted by the Texas Land Company, the study area includes The Flat, an area of early to mid-20th century homes just north of the two-block commercial historic district, and several subdivided developments dating from the 1950s through 1970s.

While domestic buildings in the Phase I survey area have been largely converted to professional offices, those within the Phase II survey area remain primarily residential.

The East End

For the purposes of this report, the surveyor refers to the area bounded by Lewis Street, East Austin Avenue, East Bagdad Avenue, and the eastern boundary of the survey area as “The East End.” This area includes a nine-block section of the original town plat, as well as the Nelson Addition, a 10-block area east of Georgetown Street.

The buildings within this area were constructed from 1904 to 2003 and reflect the styles and trends of the 20th Century. A common architectural style found in this area is the modest Folk National cottage, with two typical variations: one with a side-gabled roof and bracketed porch roof over the centered front door, dating from the 1930s and 1940s, and a 1960s–1980s version with a front gable and integrated, inset carport.



Larger and more opulent architectural styles within this area include Folk Victorian, Craftsman, Colonial Revival, Tudor, several excellent examples of the “free classic” variation on the Queen Anne style, Minimal Traditional, and mid-20th century Ranch homes. The few examples of newer (post-1980) construction generally can be categorized as “neoelectic.” Representative buildings illustrating these styles are shown below.





103 S. Stone (*Folk Victorian*)



603 E. Liberty (*Tudor*)



604 E. Austin (*Minimal Traditional*)



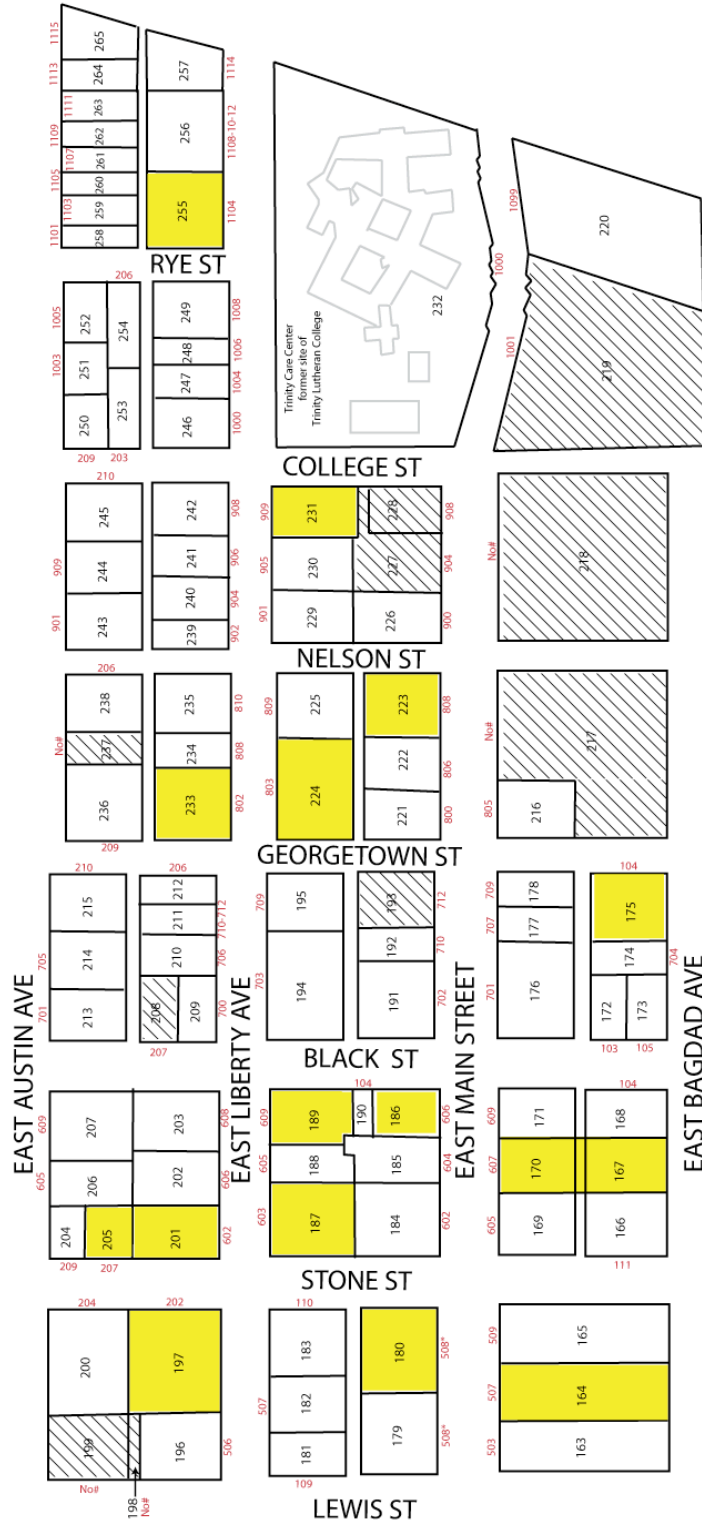
204 N. Stone (*Ranch*)

Most of the buildings in this area appear to retain most of their originally character-defining features, regardless of age. Therefore, the area presents a wide variety of residential architecture built throughout the early and mid-20th century.

Wood siding and windows are common on older homes, generally through the 1920s. Some siding has been replaced or covered, generally with Hardie-type cement board or vinyl. Replacement windows are typically aluminum. Newer homes may be clad with wood or synthetic sidings, or brick or fieldstone veneer. Almost all roofs are covered with composition shingles.

Overall, the buildings within this area are generally well-preserved; although some suffer from deferred maintenance, few have experienced unsympathetic alterations to their overall design. The most common issue is the replacement of wood windows and siding with aluminum or vinyl windows and Hardie-type cement-board siding, and the replacement of shingles with standing seam metal roof panels.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section B, aka the "East End"



The most prominent and historically or architecturally significant buildings in The East End have already been designated as local landmarks. These include:

- 104 South Georgetown
- 602 East Liberty
- 603 East Liberty
- 609 East Liberty
- 802 East Liberty
- 803 East Liberty
- 909 East Liberty
- 1104 East Liberty
- 507 East Main
- 508 East Main
- 606 East Main
- 607 East Main
- 808 East Main
- 202 North Stone
- 207 North Stone

While The East End contains many other contributing buildings, they tend to be smaller, with fewer decorative features.

The district is relatively uniform, with larger lots than in other parts of the downtown area and consistent setbacks. Houses here tend to be larger than in either the Phase I survey area or The Flat, possibly due to the presence of more high-style buildings as well as a generally later period of construction. As a result, density of development is relatively low.

Where present, garages are mostly detached, one-story, one-car structures located to the rear of the property and often accessed from a side street. The area also contains a few two-story carriage houses as well as a variety of accessory buildings, including sheds and several small greenhouses. Very few detached carports are found in this neighborhood.

Sidewalks are present on many (but not all) streets, and East Main features generous curb lawns on both sides of the street. Fences, in a variety of styles and heights, are less common. Most lots contain mature trees, and formal landscaping is minimal.



The Flat

Bounded by North Mays Street, East Liberty, Brushy Creek and North Lewis/Spring Streets, this area contains mostly modest Folk National and vernacular architecture, dotted with some new construction. Along Fannin Avenue on the north side of The Flat, the homes mostly date from the 1960s and 1970s. Several large properties, including the Ben Bustin home, back up to Brushy Creek. Veterans Memorial Park, one of two City parks in the Phase II survey area, is located in this area.

For the most part, this area is consistent in appearance throughout. Parcels and houses are smaller here than in The East End, and density of development is higher with homes sited more closely together. (The exception is along the creek, on the north side of the area, where larger parcels and homes are present.) Setbacks from the street are nearer to the street than in The East End. There are no sidewalks.

Most of the houses in this area would best be described as Folk National or as having no character-defining characteristics that could be used to identify an architectural style. They are generally modest structures, constructed in the 1940s through 1960s. Many are clad with synthetic siding, such as T-111 or Masonite, or faux fieldstone. Vinyl and aluminum siding is also found in this area, along with some Hardie type cement board. Windows are almost all aluminum or vinyl. Enclosed porches or carports, converted garages, and other additions to expand available living space are common. These alterations were often not sympathetic to the original building.

Examples of representative buildings are shown below.

	
<p>209 North Sheppard (Folk National with enclosed porch)</p>	<p>311 East Austin (Craftsman with synthetic siding)</p>

Examples of vernacular buildings are shown below.



206 East Austin



East Austin #342



East Austin #346



402 East Austin



410 North Lampasas



209 Milam

More examples of vernacular buildings:



Some of the original houses have been replaced with new construction in a neoecclectic style; that is, the design combines a range of traditional architectural elements. These homes are larger, sited on larger parcels, and set back further from the street. They are located randomly throughout the area. Examples are shown below.



For the purposes of this report, the surveyor has included in this section the residential buildings on East Liberty Avenue that were previously identified in the Phase I survey as potentially eligible for local landmark status. These include the small house behind 200 East Liberty that faces North Lampasas, 206 East Liberty, 210 East Liberty, 306 East Liberty, 307 East Liberty, and 309 East Liberty. (See photos on next page.)

Having now considered these properties in context with the rest of the Phase II survey area, the surveyor does not recommend any of these properties for designation as local landmarks or as part of the proposed East End historic district.



No# North Lampasas (behind 200 E. Liberty)



206 East Liberty



210 East Liberty



306 East Liberty



307 East Liberty



309 East Liberty

In addition, the surveyor does not recommend the potential designation of any additional local landmarks or historic districts in The Flat. The properties in this area do not meet the criteria for evaluation of significance.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section C, including "The Flat"



-  Vacant Lots
-  Historic Overlay
-  Parcels

* indicates two parcels with same address

Brushy Slope Addition

Built on the former site of the Williamson County Fair, Circle Camp R, and Nelson Park, this development west of Georgetown Avenue, south of Brushy Creek, and north of Austin Avenue consists primarily of 1970s ranch homes. Streets within this development include Brushy Creek Drive, Timberwood Drive, Pecan Lane (not to be confused with Pecan Drive, on the west side of Georgetown Street), and Rye Street.

The Nelson Park was part of a larger 58.6-acre parcel purchased by John A. Nelson in 1904 from the New York and Texas Land Corporation. Nelson developed 21.9 acres into a park in the early 1920s, with a bandstand and bench seats. The Williamson County Fair was held there for many years.²²

The Lutheran Brotherhood League began leasing the land for their Circle R Camp in 1923 and purchased the park in 1949. It was considered “out in the country” at that time. The League built a swimming pool and tabernacle “at the top of the hill,” probably along what is now Austin Avenue. Other buildings and structures included screen-sided cabins, baseball field, horseshoe pits, and basketball, tennis and croquet courts. The park was available for use by any religious denomination and was the site of many retreats and youth camps. It was managed by Rudolph J. and Ethel Warner Berkman, caretaker and manager (respectively), until the camp closed in 1958. The buildings were then moved to the Lutheran Camp in La Grange. When the park was sold for development in 1965, the Swenson-Palm log cabin, originally built in 1850 on the Swenson property southeast of Austin and moved to Circle R Camp in 1943, was relocated once again to Zilker Park in Austin.²³

In 1965, the land was sold for development to the Brushy Slope Investment Corporation. Section 1 was platted in 1967, Section 2 in 1970, and Section 3 in 1971. Representative buildings are shown below.



²² *Historical Round Rock*, 337.

²³ *Historical Round Rock*, 338-9.



1001 Timberwood



1105 Brushy Creek



1106 Brushy Creek



311 Pecan Lane

While the Brushy Slope Addition includes many fine examples of 1970s ranch homes, it will not meet the 50-year period of significance until 2025 and, therefore, is not recommended for designation as an historic district at this time.

Starkfield Addition

This development, bounded by North Georgetown Street, Pecan Drive/Avenue, Spring Street, and East Austin Avenue, includes Circle Avenue, North Black Street, and Parkway Drive. The Starkfield Addition was platted in January 1952 by surveyor Sidney Perrin for Theo and Maudie Zimmerman, and lots were sold between 1952 and 1959.

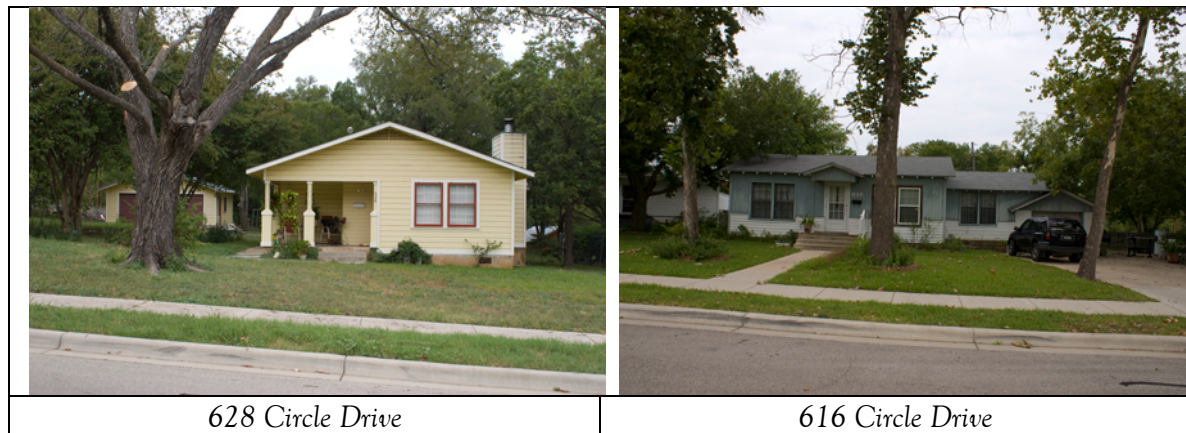
Zimmerman was one of the owners of Zimmerman Plumbing and Sheet Metal, established in Round Rock in 1900 by Emil Zimmerman and O. A. Voight. Theo Zimmerman Sr. took over the business in 1938 and was still involved in 1965. The Zimmermans appear to have done quite a bit of real estate speculation throughout the county during the 1950s and 1960s.

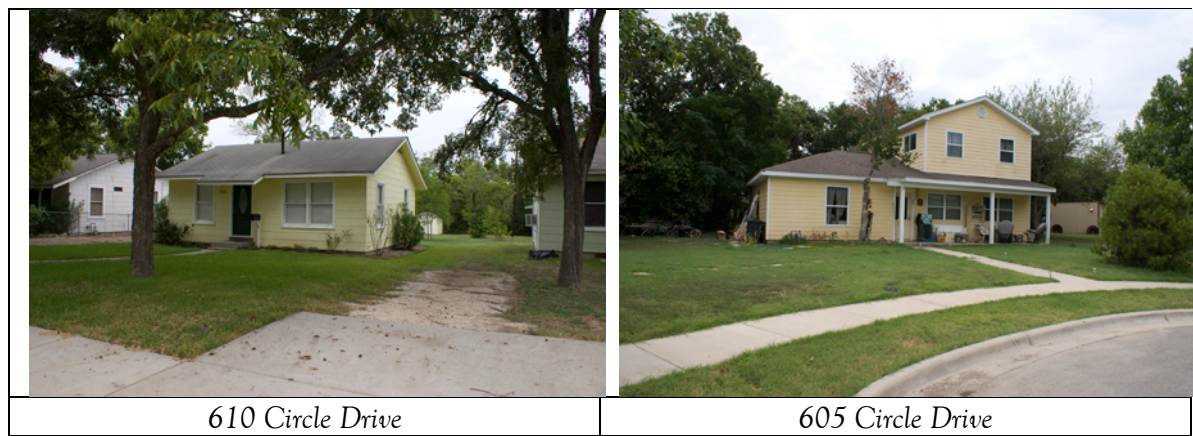
Thirteen of the lots were purchased by E. A. Jones, Warren Jones, and J. L. Ellis in a single transaction in March 1954. The men, who were partners in the Jones Brothers Lumber Company, appear to have built homes on about half of these lots and sold them fairly quickly, with the first sale taking place in April 1954 and five more by the end of that year. The rest were sold to Alva H. Lovvorn in 1956, with the Joneses and Ellis retaining a minority interest in the properties. By 1960, all of the Lovvorn lots had been sold.

The first deeds to properties within the subdivision included the following restrictions, which would terminate on March 18, 1977.

1. No commercial use shall be made of lots and acreage.
2. No person or persons other than those of Caucasian race shall own, use or occupy the property.
3. All main buildings shall be either of “double wall frame” or masonry construction, not less than 700 square feet in size, and with a minimum setback of 30 feet from any property line running with a street. (The deed also noted a three-foot utility easement.)

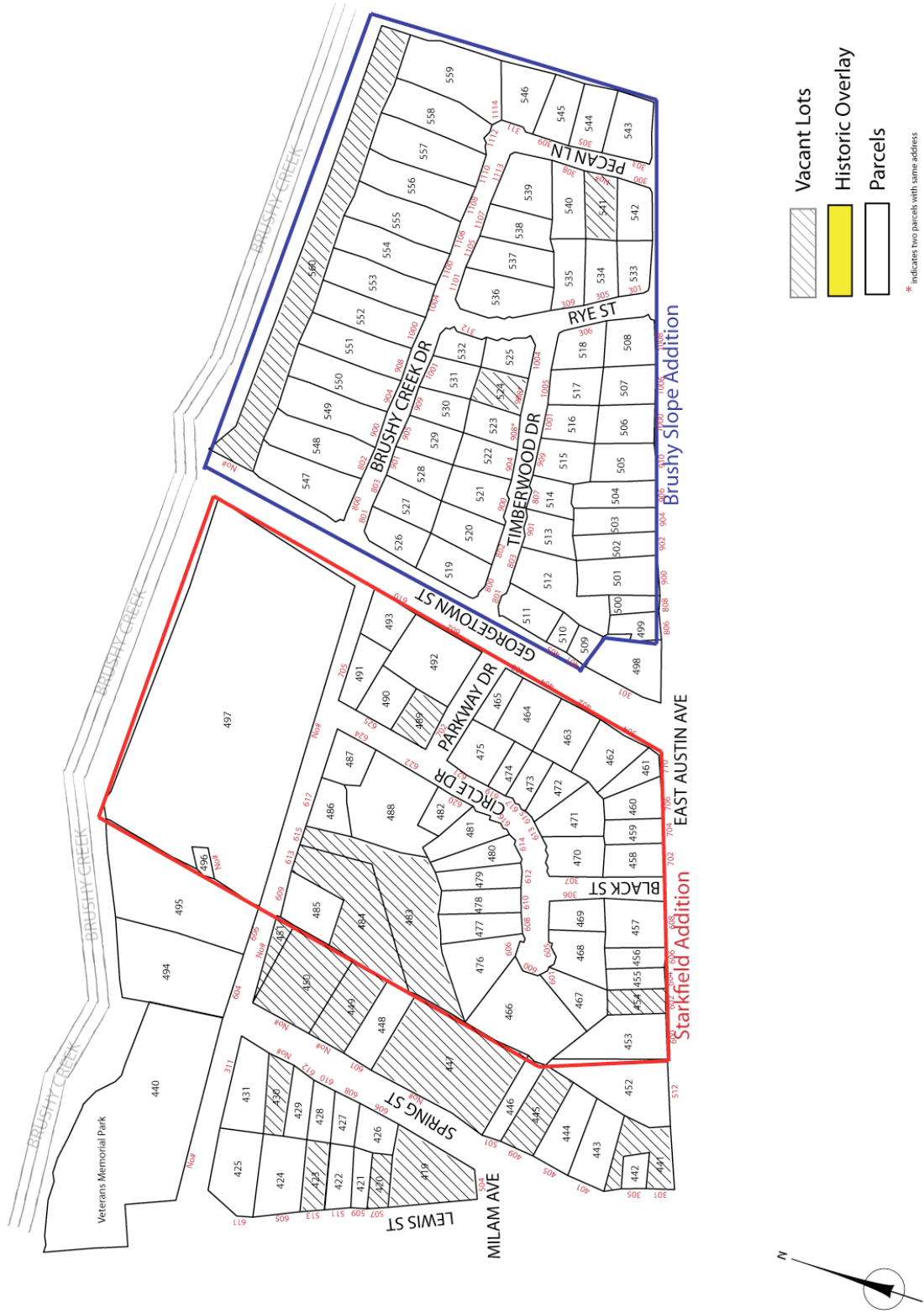
Typical buildings within the subdivision are shown below.





While the age of this subdivision places it within the period of significance, many of the homes have been significantly altered, primarily through large additions that change the scale of and the buildings' relationship to each other. Therefore, the Starkfield Addition is not recommended for designation as an historic district.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section D



North Park Addition #1 and #2

North of Brushy Creek, between IH-35 and North Mays, and south of the First United Methodist Church campus and the commercial development along Highway 79, this early 1960s development of ranch homes includes Summit Street, Sunset Drive, and Vista Avenue. There is also an apartment complex.

The land making up the North Park Additions was purchased by Louis M. Henna Sr. from Tom E. Nelson Sr. in 1950 as one of three tracts out of the Wiley Harris survey.²⁴ (Nelson, a Palm Valley Farmer, had managed the Farmers State Bank. His son, Tom E. Nelson Jr., later purchased the Bank and was instrumental in securing the Westinghouse manufacturing plant location in Round Rock in the 1970s and creating a political environment conducive to industrial and commercial development on land immediately adjacent to the City. As a result, the population of Round Rock grew from 2,811 in 1970 to 61,136 in 2000.²⁵)

This area was platted in several phases. The first North Park Addition was platted by surveyor Sidney Perrin of Georgetown, Texas, in 1950. North Park Addition #2, called “Block Two,” was platted by surveyors Claude F. Bush Sr. and Claude F. Bush Jr. of Austin, Texas, in January 1953. North Park Addition #3 was platted in 1962.

Representative houses in this area are shown below.



²⁴ Deed #195000458DR, vol. 359, page 596. Dated Feb. 27, 1950, filed March 2, 1950.

²⁵ Scarborough, 410-419.



The first houses on Sunset Drive were built in 1955, and construction continued through the 1960s. As a result, the North Park Addition #1 and #2 has not met the requirements for the period of significance, and therefore is not recommended for designation as an historic district at this time. The surveyor does, however, encourage the Historic Preservation Commission to review and possibly consider this subdivision in 2015, if the area has not been redeveloped or heavily altered.

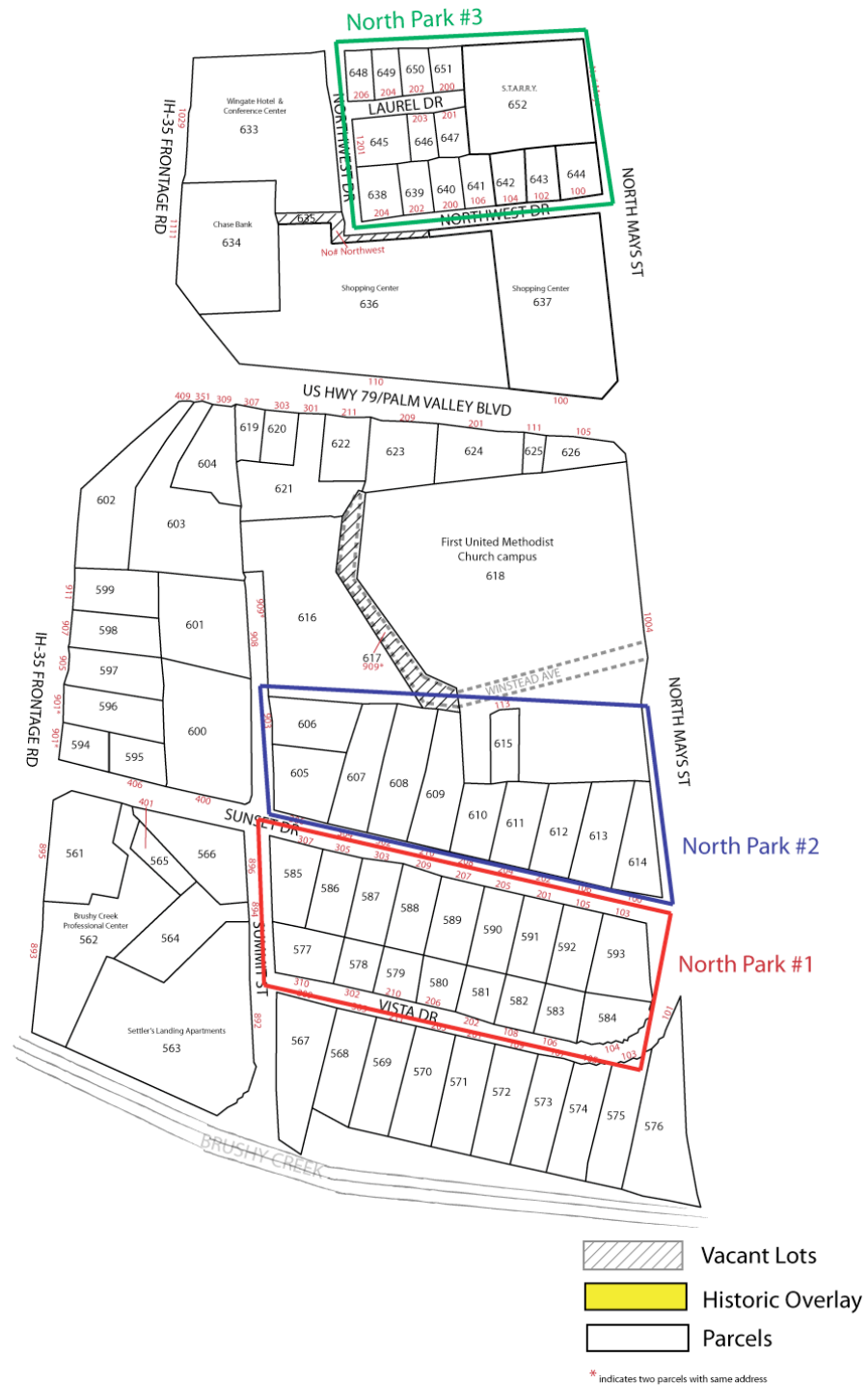
North Park Addition #3

At the very north end of the survey area, North Park Addition #3, a 7.98-acre portion of the Wiley Harris Survey, was platted by surveyor W. F. Forest in March 1962. It includes the site of the Round Rock Orphans' School, now known as STARRY, or 1300 North Mays Street, and part of the Texas Baptist Children's Home campus.

The domestic buildings on Northwest Drive and Laurel Drive have almost all been converted for commercial use. This development also includes several small apartment buildings. This subdivision is not architecturally or historically significant and is not recommended for designation as an historic district.



City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section F



COMMERCIAL BUILDINGS

Most of the commercial structures in the Phase II survey area were built after 1960, as a result of expansion following the construction of the interstate highway system and the City of Round Rock's subsequent growth. The surveyor does not recommend any of the commercial buildings in the Downtown Master Plan area for preservation as local landmarks or within a potential new historic district.

Commercial buildings in the Phase II area can be organized as follows.

North Mays Street

Between Main Street and Brushy Creek, North Mays Street is lined with small businesses and a few vacant buildings and lots. Some new construction is evident. The existing local landmark at 106 North Mays and the recommended new local landmark at 102 North Mays are discussed in the Phase I survey report.

The Larry Perez Printing and Sign Company has adapted a former gas station, with canopy, pumps, and garage bay doors, and incorporated it into a larger building at 304 North Mays Street. Like 102 North Mays, another gas station with large two-story addition, the architectural elements identifying this as a pre-interstate automotive structure are still visible, although in this case they have been altered more significantly than 102 North Mays. The canopy has been replaced with a more modern post-and-beam-style structure, and the support posts have been clad with fieldstone veneer, as has the building façade. As a result of these more extensive alterations, although this building is attractive and an asset to the streetscape, the surveyor does not recommend it for local landmark designation.

The former site of the Adams Garage and Motor Court remains a vacant lot for sale. The service station, restaurant and motor court, which served automobile travelers prior to the development of motor hotels ("motels") along the interstate highway system, was designated as a local landmark in 1993. In 2004, the owner, George Adams, who sought to develop or sell the property, removed the gas station building and canopy without a Certificate of Appropriateness and without applying for a demolition permit, in violation the City Code of Ordinances. Adams then applied for removal of the historic overlay zoning on the remainder of the property and also applied for a demolition permit, arguing that the historic overlay only applied only to the gas station at 504 North Mays and not to the restaurant and motor court, the street address of which was given as 600 North Mays. Under the Historic Preservation Ordinance, the Historic Preservation Commission may disapprove applications for Certificates of Appropriateness and/or demolition for properties designated as local landmarks. After denial of a demolition permit, the owner must wait 120 days to proceed with demolition activities. In June 2005, the Historic Preservation Commission approved rezoning to remove the historic overlay and approved demolition of the remaining buildings on the site. Since then, the property has been cleared, but it has not been purchased or redeveloped.

Highway 79/Palm Valley Boulevard (South Side)

East of IH-35 between the interstate and Highway 81, Highway 79 has been transformed into a boulevard, the esplanade planted with crape myrtle trees. The south side of Highway 79 is lined with relatively small individual commercial buildings, surrounded by surface parking and having a generally uniform setback from the roadway.

Palm Valley Boulevard (North Side, Shopping Center)

The only major shopping center in the Downtown Master Plan area is located at the northwest corner of Highways 79 and 81. It was developed on land purchased from Louis Henna by the Farmers State Bank, which moved its headquarters from downtown Round Rock to the corner of Interstate 35 and State Highway 79 in 1979. The bank paid Louis Henna \$17,500 an acre for his land at that intersection.²⁶ The bank building now houses Chase Bank, and a significant portion of the shopping center is currently vacant, as a result of the H-E-B grocery store moving to a new location.

IH-35 Frontage Road

The frontage road, on the east side of the interstate, features a mix of commercial buildings.

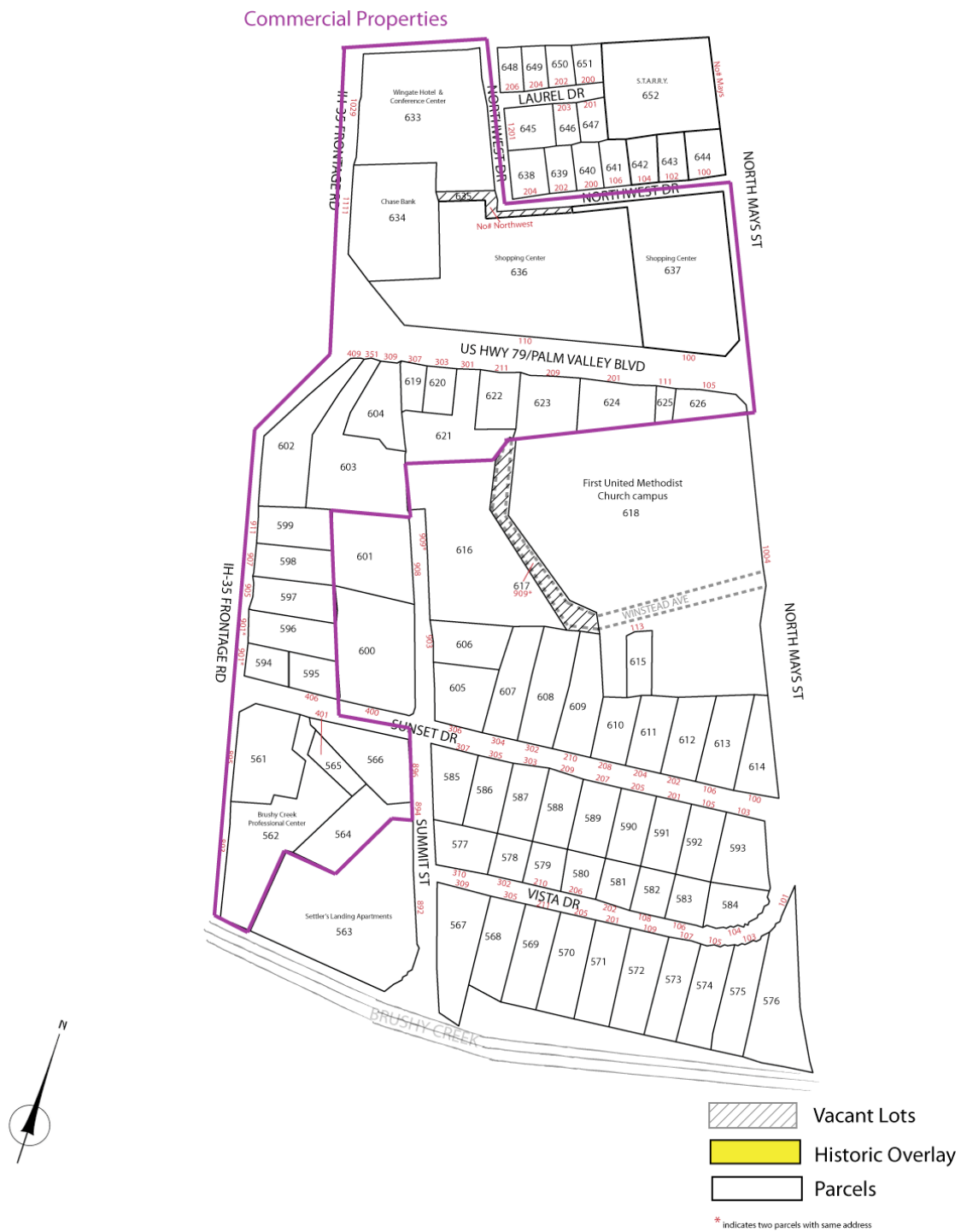
North of Highway 79, the aforementioned Chase Bank building and the relatively new Wingate Hotel and Conference Center occupy large parcels and are accessed from the frontage road.

South of Highway 79, a Shell gas station and the Pacific Star Oyster Bar restaurant occupy the corner where the frontage road exits east to Palm Valley Boulevard. Continuing south (against traffic), a series of small strip mall-type developments, with parking lots between the buildings and the frontage road, extend to Sunset Drive.

Between Sunset Drive and Brushy Creek, the Summit Plaza is an office park made up of two one-story buildings and one two-story building, all of which house mostly professional and medical offices. A Compass Bank branch is located on the site as well, with access to the plaza from Sunset Drive rather than the frontage road.

²⁶ Scarborough, 438.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section F



INSTITUTIONAL/RELIGIOUS BUILDINGS

The study area also contains several campuses of buildings associated with religious institutions: the First Baptist Church on Round Rock Avenue, First Methodist Church on North Mays Street, the Trinity Care Center (former site of the Trinity Lutheran Academy) on East Main Street, and the Texas Baptist Children's Home on Palm Valley Boulevard at North Mays. Each campus contains a mix of old and new buildings, with at least one historic structure on site.

Texas Baptist Children's Home

The 112-acre Texas Baptist Children's Home (TBCH) was donated by Louis Henna Sr. and his wife Billie Sue (Madeley) Henna to the Baptist General Convention of Texas in 1950.

The Hennas had become interested in the idea of a children's home when their son, Louis Jr., began inviting children from the nearby Lutheran Children's Home into the family's yard to play. Mrs. Henna later said that her husband "had to build a children's home to keep (her) from adopting all of (them)." When the Lutheran Home began to refocus its services from children to the elderly, the Hennas recognized the need and opportunity to provide a new children's home. They visited other children's homes across the United States, finding a model in Oklahoma, and decided to give the home to the Baptist General Convention of Texas with the belief that it would be well cared for.²⁷

TBCH is located on the site of a former cotton field,²⁸ at what was then known as the intersection of Highways 81 and 79, now North Mays Street and Palm Valley Boulevard. The property had been part of the Wiley Harris survey and was later owned by Washington Anderson.²⁹ Onion Creek flows through the campus, along the north side of the dirt road known as Leisure Lane. Playing fields and a pasture occupy much of the land between Onion Creek and Bowman Road, which makes up the campus' northern boundary. Other roadways on campus include Henna Drive, TBCH Drive, Chapel Circle, Thompson Circle, Staff Street, and Wright Way. (See map in Appendix C.) The street names honor those who have been instrumental to the TBCH's success, including the Hennas and former administrator Charles Wright.

Prior to their gift of the property, the Hennas had commissioned the construction of five buildings – three cottages for the children to live in a residential setting, as well as a home for the administrator and a small office building – which began on April 1, 1950.³⁰ The buildings were constructed of Austin limestone.³¹ Twenty children could live in each

²⁷ "Founding Texas Baptist Children's Home," article provided by TBCH, 1-2.

²⁸ *Starting Points*.

²⁹ *Historical Round Rock*, 359.

³⁰ *Starting Points*.

³¹ *Historical Round Rock*, 359.

cottage. At the dedication, it was noted that the children could attend a church of their choice and would attend Round Rock public schools.³²

The campus was designed by architect Roger Small of Austin, and built by 30 contractors and subcontractors from Round Rock and the surrounding area.³³ Each cottage contained six bedrooms, two double bathrooms, a living room, dining room, and kitchen, and a separate bedroom with private bath for the house mother.³⁴ Furnishings for the cottages and administration building were donated by 10 different individuals and organizations, including the First Baptist Churches of Bartlett, Texas, and Georgetown, Texas.³⁵

According to *Starting Points*, a TBCH publication, the campus' dedication ceremony at 2:00 p.m. on September 5 of that year was "so big that the members of the Round Rock Chamber of Commerce voted to close their businesses so everyone could attend."³⁶

Cottages 4 and 5 were built in 1951, Cottage 6 in 1952, and Cottage 7 in 1953. By 1955, the campus facilities had expanded to include the 300-seat Hankamer-Fleming chapel, a larger administrative offices building, commissary, laundry, and a total of nine cottages, as well as a Memorial Garden.³⁷

Buildings have been updated, expanded and repurposed as needed to meet the ministry's changing needs over time. Five of the newest buildings include the cottages built in 2001 on Family Lane, off Bowman Road on the north side of the campus. The TBCH campus now includes 26 buildings, eight of which are north of Onion Creek and therefore outside of the Phase II study area.

On the west side of North Mays Street across from the TBCH campus, STARRY is located at 1300 North Mays. Originally named "Services To At-Risk & Runaway Youth", STARRY was an emergency shelter opened in the late 1970s. The building it occupies was originally the Round Rock Orphan's School, an elementary school constructed to help the Round Rock school system accommodate the influx of students then living at TBCH.³⁸ The Texas Baptist Children's Home is now part of a larger non-profit organization called Children At Heart Ministries, inc., which manages seven separate non-profit entities throughout the State of Texas, including TBCH and STARRY.

The TBCH campus is recommended for designation as an historic district (see Section IV. Recommendations).

³² *Dallas Morning News*, "Baptist Children's Home Dedicated," September 6, 1950.

³³ *Round Rock Leader*, front page, August 31, 1950.

³⁴ "Founding Texas Baptist Children's Home," 3.

³⁵ *Round Rock Leader*, front page, August 31, 1950.

³⁶ Children At Heart Ministries, "After Sixty Years: Too Young To Feel Old," *Starting Points*, Special 60th Anniversary Edition, September/August 2010.

³⁷ "Founding Texas Baptist Children's Home," 4.

³⁸ Brinkman, 60.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section G: Texas Baptist Children's Home Campus



First Baptist Church

The first Baptist church in Round Rock was founded in 1848 in Old Town but only lasted for a few years. It was reorganized in 1854 as the Brushy Creek Baptist Church, led by pastor Robert Taliaferro, and originally met in a series of community churches in Old Town that were shared by other denominations. The church was renamed Old Round Rock Baptist in 1858 and continued operating under this name until the 1890s.³⁹

The congregation moved to its present location at the intersection of Austin and Anderson Streets in the 1890s, and built its first sanctuary there in 1897.⁴⁰ The name changed again to Round Rock Baptist Church. It became the Robertson Memorial Church in 1916, in honor of John D. Robertson, who financed the construction of a church building near the water tower on Round Rock Avenue in 1916. Unfortunately, that building was destroyed by a fire in 1921. The congregation then purchased the former Round Rock Cumberland Presbyterian Church at the corner of Brown Street and Round Rock Avenue.⁴¹ That building was constructed sometime prior to 1900 by a congregation that had been declining off and on for several years and finally disbanded for good around 1914.⁴²

Renovations, additions, and improvements were made throughout the 1940s–1970s. The large red brick sanctuary was built in 1977.⁴³

The original Presbyterian Church building is not recommended for consideration as a local landmark due to extensive changes to setting and the encroachment of newer construction.

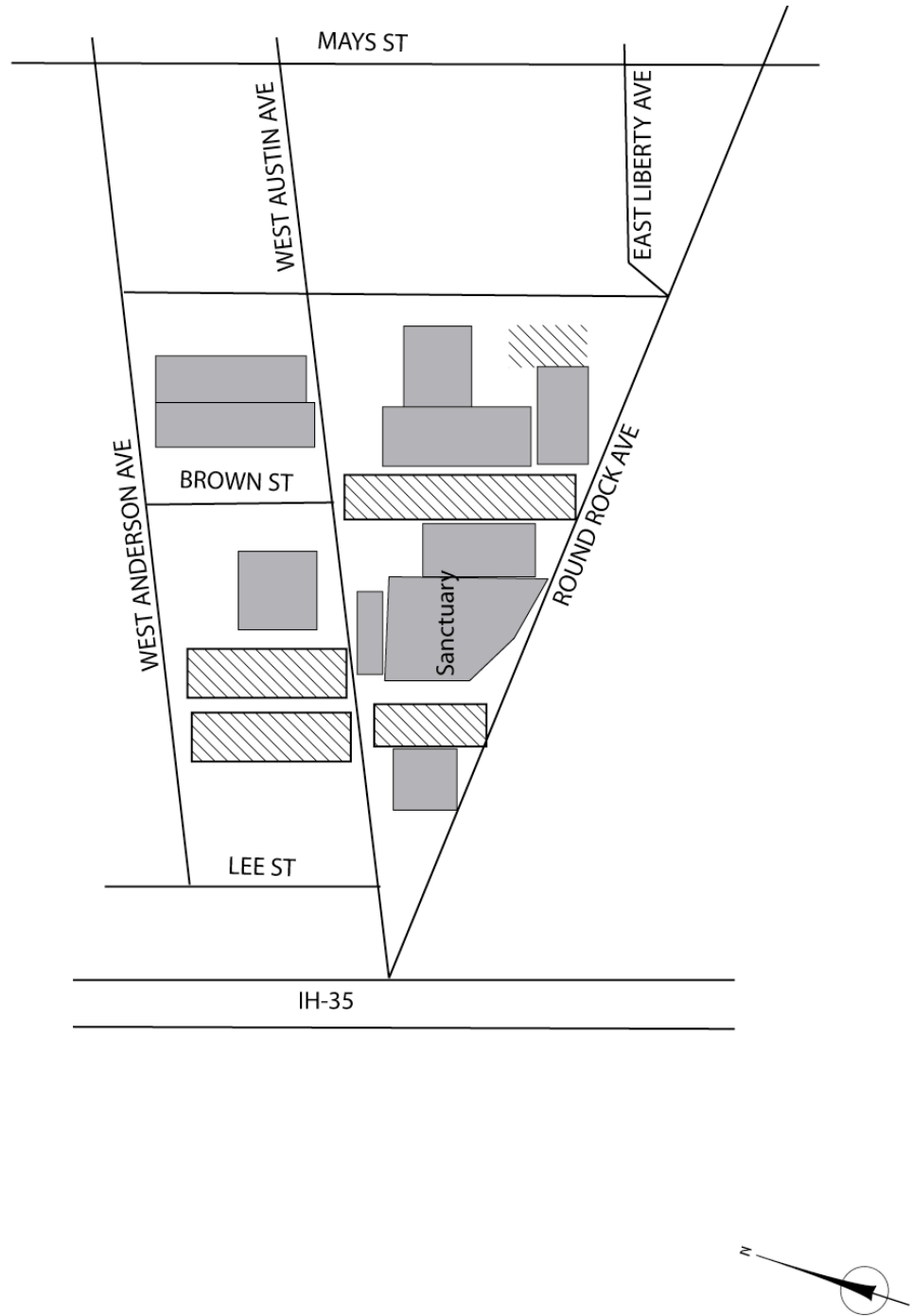
³⁹ *Historical Round Rock*, 369.

⁴⁰ Brinkman, 52.; also *Historical Round Rock*, 369.

⁴¹ *Historical Round Rock*, 369–370, 392.

⁴² *Historical Round Rock*, 392–393.

⁴³ *Historical Round Rock*, 369–370.



First United Methodist Church

The congregation of the First United Methodist Church of Round Rock originally owned property on South Brown Street. The first church building on that site was constructed in March 1879. As the congregation grew, an annex to the church was built in 1949 and rotated to face north when a new sanctuary was constructed, between 1956 and 1958. A new parsonage was built in 1965, and a fellowship hall followed in 1970. Between 1977 and 1979, church membership increased dramatically, and a connector between the sanctuary and fellowship hall was constructed, containing four new church school rooms and a nursery. That property was last used by the Church in 1982, and it recently was demolished to make way for the new City Transit Center.

The Church purchased 6.9 acres of land at the southwest corner of U.S. Highway 79 (Palm Valley Boulevard) and North Mays Street, where the current campus stands today. The property included an historic house, which was preserved and is now named “Payne Cottage” in honor of Dr. Jack Payne, who had been instrumental in finding the property for the new church.⁴⁴ The church property was platted as the First United Methodist Church Addition in June 2001.⁴⁵

The first new church building (the Family Life Center) was consecrated on January 26, 1986. For the next 10 years, that building was used for a wide variety of functions, but it was always intended as a temporary space for worship services. The Church approved a master plan for additional facilities in 1996. The plan included an Education Building with administrative offices, which was built in 1997-98, and a new sanctuary, which was built in 2001-2003.⁴⁶ The sanctuary was constructed by Brath, Inc., general contractors, then located at 600 IH-35 South in Round Rock.⁴⁷

The campus today also includes Pre-school Pods adjacent to the Family Life Center, as well as the “Council Oak Tree,” Trinity Fountain, playground, and gazebo. Winsted Avenue, an undedicated paved roadway, runs from the church entrance on North Mays Street around the south side of the sanctuary, pre-school, and Family Life Center buildings before turning north. Two houses are present on the south side of Winsted Avenue.

While the FUMC campus contains several older buildings, their context and appearance has been altered to the extent that they are no longer architecturally significant. Therefore, no part of the FUMC campus is recommended for designation at this time.

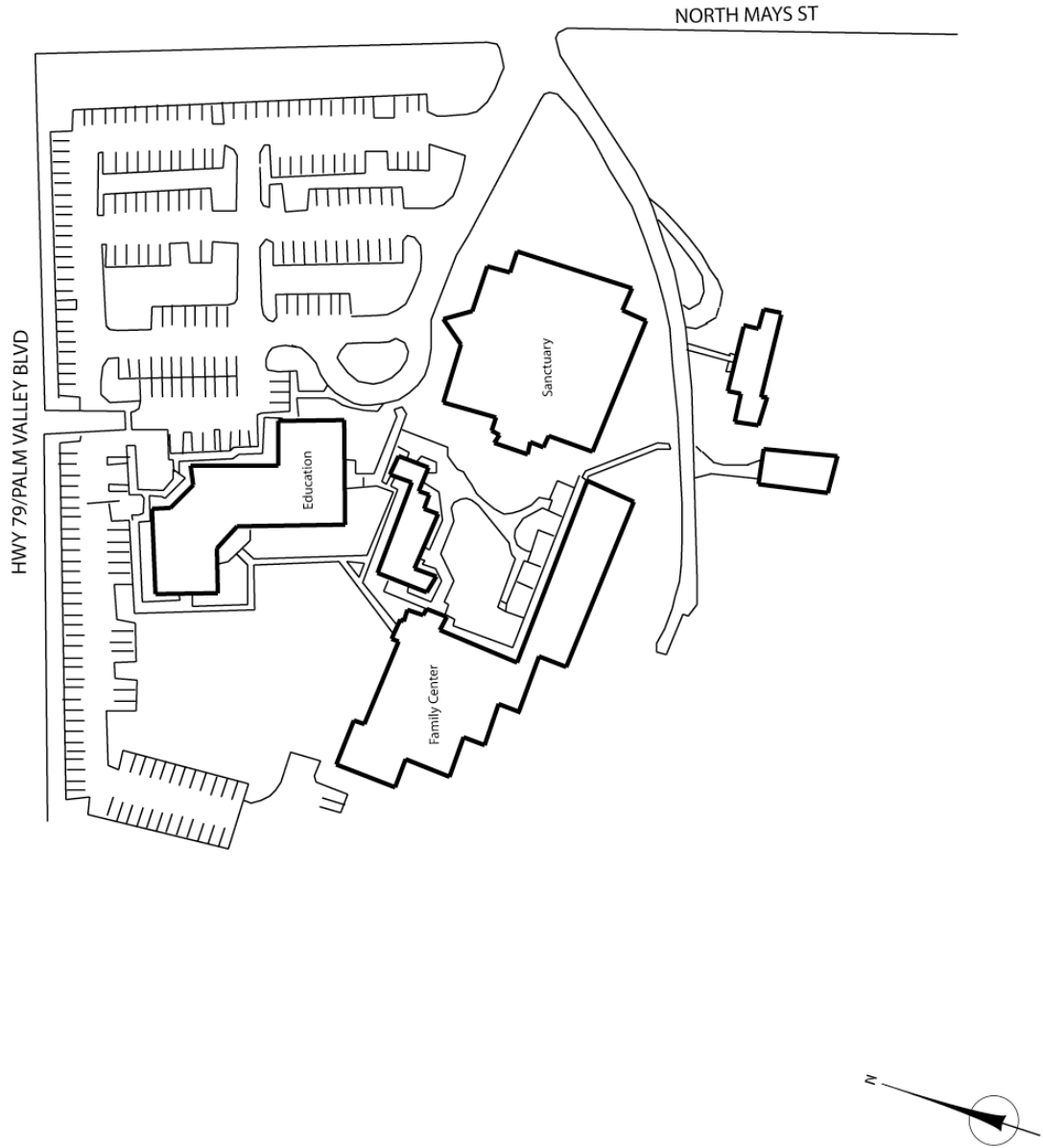
⁴⁴ First United Methodist Church of Round Rock, “History,” <http://www.fumc-rr.org/aboutUs/history/> (accessed August 30, 2010).

⁴⁵ WilCo records, Plat, Inst. #2001051452 Book U, page 339, filed July 18, 2001.

⁴⁶ First United Methodist Church of Round Rock, “History,” <http://www.fumc-rr.org/aboutUs/history/> (accessed August 30, 2010).

⁴⁷ Agreement, WilCo Inst. #2002030098, filed April 22, 2002.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
Site Map for First United Methodist Church Campus



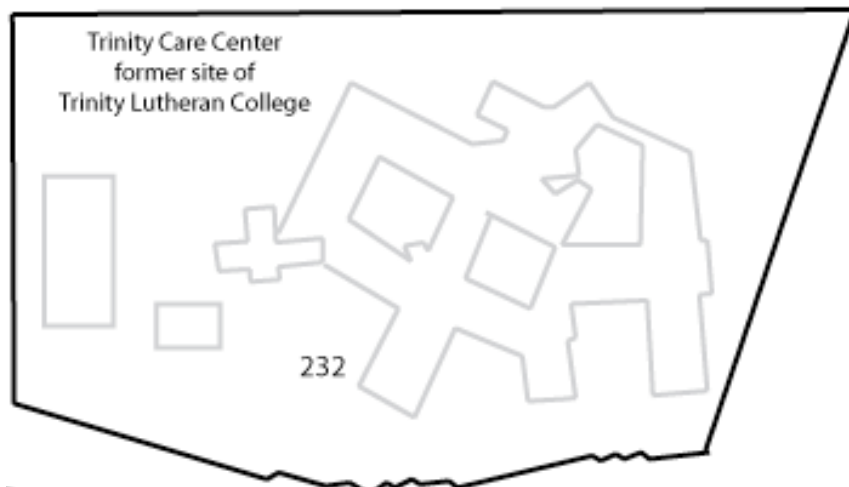
Trinity Care Center

This is the former site of the Evangelical Lutheran Trinity College of Round Rock, Texas, otherwise known as “Trinity College”. The original college building was designed by architect C. H. Page of Austin and opened for classes in 1906.⁴⁸ After 23 years, the college relocated to Seguin, Texas, and the property became the Trinity Lutheran Home, which cared for orphans and the elderly.⁴⁹

The college President’s House, which originally stood one block from the campus on Main Street, was relocated to 104 Georgetown Street. It is a designated local landmark.

The Trinity Care Center campus currently includes four buildings: the Lighthouse at Altenheim in-patient hospice facilities, built in 1982; the 1949 Trinity Home Lutheran Welfare Society building; a mid-century chapel, and what appears to be a 1980s rehabilitation building. A large multi-wing assisted living facility, circa 1980, occupies most of the property.

Due to the predominantly modern buildings that make up most of this property, the Trinity Care Center campus is not recommended for designation at this time.



⁴⁸ Brinkman, 69-71.

⁴⁹ Brinkman, 95.

IV. RECOMMENDATIONS

The Phase II study area contains 15 properties that are currently designated as local landmarks, as well as 1 additional properties that could be considered for designation individually, and 2 potential new historic districts.

On the following pages, each set of recommendations is presented, along with a map of the study area showing the specific properties being discussed and a list of those properties.

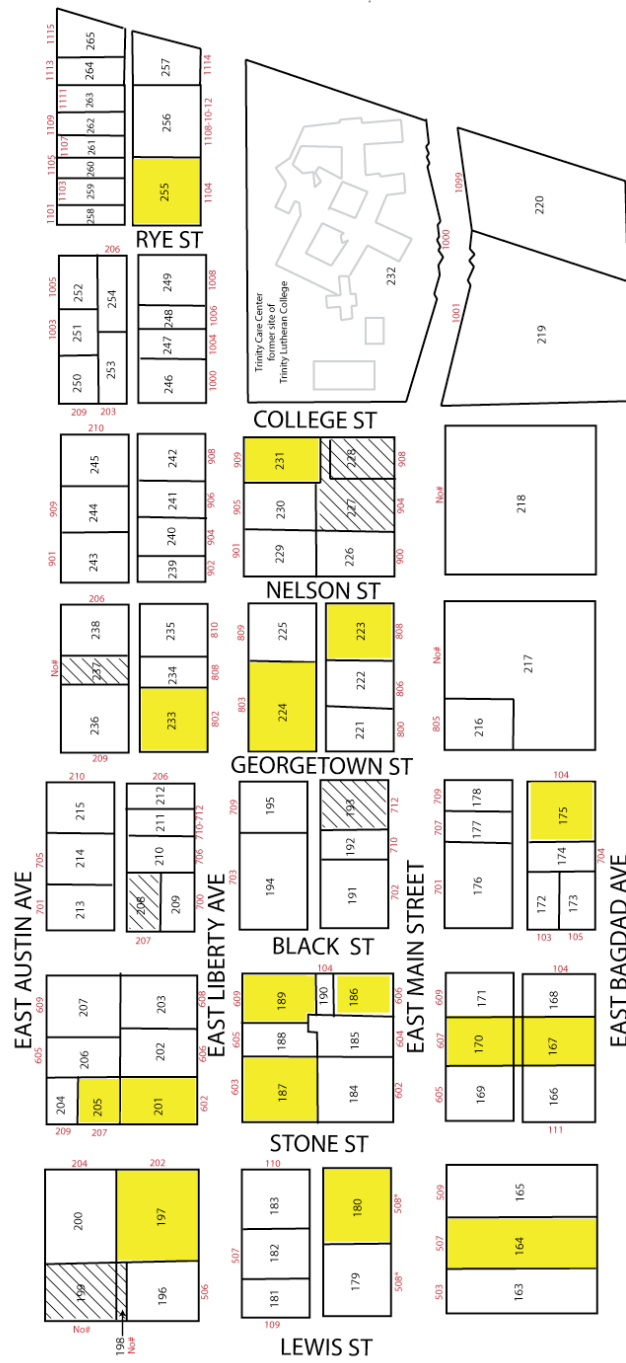
- Site numbers are provided for reference; see the Inventory of Sites Within the Survey Area spreadsheet in Appendix D and the appropriate sectional map in Appendix C.
- A survey form for each significant or representative property is provided in Appendix E.
- Photos of each significant or representative property are presented in Appendix F.
- An index to all photos taken during this survey is provided in Appendix G.

1. EXISTING LOCAL LANDMARKS

The City of Round Rock first surveyed its historic resources in 1992. That survey recommended a number of “Priority 1” properties, including the two-block commercial core that later was listed on the National Register of Historic Places. All of these Priority 1 properties were subsequently designated as local landmarks with Historic Overlay Zoning. The surveyor recommends that all buildings currently so designated should continue to be protected as local landmarks. All of the existing local landmarks are contained within The East End. These include:

Street Address	Site No.
104 Georgetown	175
602 East Liberty	201
603 East Liberty	187
609 East Liberty	189
802 East Liberty	233
803 East Liberty	224
909 East Liberty	231
1104 East Liberty	255
507 East Main	164
508 East Main	180
606 East Main	186
607 East Main	170, 167
808 East Main	223
202 North Stone	197
207 North Stone	201

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section B, aka the "East End"



2. RECOMMENDED FOR DESIGNATION: EAST END HISTORIC DISTRICT

The surveyor proposes that a new historic district be designated, bounded by Burnet Street, East Austin Avenue, East Bagdad Avenue, and College and Rye Streets. This includes two blocks that were surveyed during Phase I, as well as a nine-block section of the original town plat and part of the Nelson Addition, a 10-block area east of Georgetown Street.

The proposed East End historic district includes a total of 103 parcels, 16 of which are previously designated local landmarks. (The surveyor notes 15 existing local landmarks because one property contains two separate parcels.) Six parcels are vacant lots and three are abandoned playing fields.

For the purposes of this report, the surveyor also has included in this section the Craftsman bungalow at 208 North Lewis, which was previously identified in the Phase I survey as potentially eligible for local landmark status, along with several other properties on East Liberty Avenue. Having now considered these properties in context with the rest of the Phase II survey area, the surveyor recommends that 108 North Lewis should be considered for designation as contributing to the proposed East End historic district.

The boundaries of the historic district would also include the existing local landmarks in the Phase I study area, including 400, 402 and 405 East Main.

Including 108 North Lewis and 400, 402, and 405 East Main, the proposed district would contain 54 Contributing parcels and 40 Non-Contributing properties.

The following list indicates which properties are Contributing (C) or Non-Contributing (NC) to the district. Existing local landmarks are indicated with an asterisk.

Street Address	C/NC	Site No.	Photo Page	Survey Form
405 East Main* (Phase I)	C	63	F-1	E-1
410 East Main (Phase I)	NC	64	F-4	E-3
408 East Main (Phase I)	NC	65	F-5	E-5
406 East Main (Phase I)	NC	66	F-6	E-7
402 East Main* (Phase I)	C	67	F-7	E-9
400 East Main* (Phase I)	C	68	F-8	E-11
401 East Liberty (Phase I)	NC	69	F-9	E-13
409 East Liberty (Phase I)	NC	70	F-10	E-15
108 North Lewis (Phase I)	C	71	F-11	E-17
503 East Main	C	163	F-12	E-19
507 East Main*	C	164	F-13	E-21
509 East Main	NC	165	F-14	E-23
111 South Stone	NC	166	F-15	E-25
607 East Main* (rear lot)	C	167	F-16	E-27
104 South Black	NC	168	F-17	E-29
605 East Main	NC	169	F-18	E-31

Street Address	C/NC	Site No.	Photo Page	Survey Form
607 East Main*	C	170	F-19	E-33
609 East Main	NC	171	F-20	E-35
103 South Black	C	172	F-21	E-37
105 South Black	NC	173	F-22	E-39
704 East Bagdad	NC	174	F-23	E-41
104 South Georgetown*	C	175	F-24	E-43
701 East Main	NC	176	F-25	E-45
707 East Main	NC	177	F-26	E-47
709 East Main	C	178	F-27	E-49
508 East Main	C	179	F-28	E-51
508 East Main*	C	180	F-29	E-53
109 North Lewis	NC	181	F-30	E-55
507 East Liberty	C	182	F-31	E-57
110 North Stone	NC	183	F-32	E-59
602 East Main	C	184	F-34	E-61
604 East Main	NC	185	F-35	E-63
606 East Main*	C	186	F-36	E-65
603 East Liberty*	C	187	F-37	E-67
605 East Liberty	C	188	F-38	E-69
609 East Liberty*	C	189	F-39	E-71
104 North Black	NC	190	F-40	E-73
702 East Main	C	191	F-41	E-75
710 East Main	NC	192	F-43	E-77
712 East Main (lot)	NC	193	F-44	E-79
703 East Liberty	C	194	F-45	E-81
709 East Liberty	NC	195	F-46	E-83
506 East Liberty	NC	196	F-47	E-85
202 North Stone	C	197	F-48	E-87
No # North Lewis (vacated alley)	NC	198	F-49	E-89
No # North Lewis (lot)	NC	199	F-50	E-91
204 North Stone	C	200	F-51	E-93
602 East Liberty*	C	201	F-52	E-95
606 East Liberty	NC	202	F-54	E-97
608 East Liberty	C	203	F-55	E-99
209 North Stone	NC	204	F-56	E-101
207 North Stone*	C	205	F-57	E-103
605 East Austin	C	206	F-58	E-105
609 East Austin	C	207	F-59	E-107
207 North Black (lot)	NC	208	F-60	E-109
700 East Liberty	NC	209	F-61	E-111
706 East Liberty	C	210	F-62	E-113
710-712 East Liberty	C	211	F-63	E-115
206 North Georgetown	C	212	F-64	E-117

Street Address	C/NC	Site No.	Photo Page	Survey Form
701 East Austin	NC	213	F-65	E-119
705 East Austin	NC	214	F-66	E-121
210 North Georgetown	NC	215	F-67	E-123
805 East Main	C	216	F-68	E-125
800 East Main	C	221	F-69	E-127
806 East Main	C	222	F-70	E-129
808 East Main*	C	223	F-71	E-131
803 East Liberty*	C	224	F-72	E-133
809 East Liberty	C	225	F-73	E-135
900 East Main	C	226	F-74	E-137
904 East Main (lot)	NC	227	F-75	E-139
908 East Main (lot)	NC	228	F-76	E-141
901 East Liberty	C	229	F-77	E-143
905 East Liberty	NC	230	F-79	E-145
909 East Liberty*	C	231	F-80	E-147
802 East Liberty*	C	233	F-81	E-149
808 East Liberty	C	234	F-82	E-151
810 East Liberty	C	235	F-83	E-153
209 North Georgetown	C	236	F-85	E-155
No # East Austin (lot)	NC	237	F-86	E-157
206 Nelson	NC	238	F-87	E-159
902 East Liberty	NC	239	F-88	E-161
904 East Liberty	C	240	F-89	E-163
906 East Liberty	C	241	F-90	E-165
908 East Liberty	NC	242	F-91	E-167
901 East Austin	NC	243	F-92	E-169
909 East Austin	NC	244	F-93	E-171
210 College	NC	245	F-94	E-173
1000 East Liberty	C	246	F-95	E-175
1004 East Liberty	C	247	F-96	E-177
1006 East Liberty	C	248	F-97	E-179
1008 East Liberty	C	249	F-98	E-181
209 College	NC	250	F-99	E-183
1003 East Austin	C	251	F-100	E-185
1005 East Austin	C	252	F-101	E-187
203 College	C	253	F-102	E-189
206 Rye	NC	254	F-103	E-191
1104 East Liberty*	C	255	F-104	E-193

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section B, aka the "East End"



- Historic Overlay
 - Contributing
 - Vacant Lots
 - Parcels
- * Indicates two parcels with same address

3. RECOMMENDED FOR DESIGNATION: TEXAS BAPTIST CHILDREN'S HOME CAMPUS

The entire TBCH campus is recommended for consideration as a potential historic district under the following Criteria for Evaluation, as stated in the City Code of Ordinances, §11.315 (3). Contributing buildings include those constructed prior to 1960.

Criterion A: "Character, interest or value of the structure, site or area because of its unique role in the development, heritage or cultural characteristics of the City, State of Texas or nation or other society."

TBCH has played an important role in the City of Round Rock for the past 60 years. According to current director Keith Dyer, TBCH has served more than 10,000 children and families in its residential programs since its founding. At one point, the campus was serving so many children that it had to build its own school in order to reduce overcrowding in the Round Rock City Schools. The property where that building, the former Round Rock Orphans School, is located – on the east side of Mays across from TBCH – also was donated by Louis Henna Sr.

Criterion C: "Identification of the structure, site or area with a person or persons who contributed notably to the culture and development of the city, state, nation or society."

Louis Henna Sr. was a native of Round Rock and a graduate of Round Rock High School. He became an automobile dealer as a young man and developed Louis Henna Chevrolet into a major General Motors dealership; it continues today under the direction of Henna's son, Louis Jr. Henna Sr. was highly involved in the Round Rock community, both as a civic leader and as a philanthropist. He also acquired a substantial amount of real estate and was responsible for the North Park Addition plats within the Phase II survey area. Henna and his wife, Billie Sue, lived directly across Palm Valley Boulevard from the TBCH campus and remained strong supporters of TBCH. (See more about Louis Henna in the next section, proposing a New Local Landmark: Henna House.)

Criterion D: "Embodiment of distinctive elements of architectural design, detail material or craftsmanship related to uniqueness to the area or the distinctiveness of a craftsman, master builder or architect, or a style or innovation."

The TBCH campus reflects changing attitudes toward child welfare in the late 1930s and 1940s, a move away from the dormitory-style orphanage to a "residential treatment center" approach that provided a home-like environment.

The TBCH buildings were constructed by local contractors using Austin limestone, establishing a visual connection between downtown Round Rock and the Children's Home. Photographs of contributing buildings are shown in Appendix F starting on page F-98.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
 Site Map for Proposed Historic District: Texas Baptist Children's Home Campus



4. RECOMMENDED FOR DESIGNATION: NEW LOCAL LANDMARK

The surveyor recommends that the following individual property is worthy of consideration for designation as new Local Landmarks.

Henna House

The Louis and Billie Sue Henna home at Palm Valley Boulevard is recommended for designation as a local landmark under Criterion D: association with persons important to the development of the City.

Louis Henna Sr. was born in Round Rock in 1914. He attended Round Rock High School and bought his first gas station in 1931, when he was only 17 years old. He built a small empire of automotive-related businesses, including three automobile dealerships, a chain of gas stations, and a trucking company.

At the relatively young age of 36, Louis and his wife Billie Sue (Madeley) Henna donated the land and first five buildings for the Texas Baptist Children's Home, debt-free, to the Baptist General Convention of Texas. According to a 1951 article in *Texas Parade* magazine, Henna was known in Round Rock for recognizing unmet needs and taking responsibility for making sure those needs were met. The article lists some of his philanthropic endeavors, including:

- Building a modern dentist's office and recruiting a dentist, so that people in Round Rock would have quality dental care without having to travel to another town;
- Buying a new truck for the Lutheran Children's Home to replace an old truck at the end of its service life; and
- Financially supporting the First Baptist Church of Round Rock.⁵⁰

Henna bought and sold large tracts of land in Round Rock, and at one time owned all of the land in the Phase II survey area north of Brushy Creek. The section of that property west of Mays Street was platted and lots sold by Henna in the 1950s and 1960s, while the north east section was given to the TBCH and the southeast section remains in the family's possession.

The Henna property includes a large residence, swimming pool with cabana, and garage. The house is a symmetrical Neoclassical building with a side-gabled roof, full height entry porches across the front and rear façades, and porte cocheres on both sides. The porches are rimmed with balustrades. The buildings are surrounded by approximately 50 acres of native pasture land.

⁵⁰ *Texas Parade*, Volume XI, Number 9, February 1951.

City of Round Rock, Texas – 2010 Historic Resources Survey - Phase II
 Site Map for Parcels in Section E: Henna Property



SUBCOMMITTEE MEETINGS AND RECOMMENDATIONS

A subcommittee of Historic Preservation Commission and City Council members met on September 12, 15, and 19, 2011, with Steph McDougal and Joelle Jordan to discuss these recommendations. Members of the subcommittee included Jerry Hodges and Billy Huggins (Historic Preservation Commission), and Kris Whitfield, George White, and John Moman (City Council).

East End Historic District

All existing local landmarks, proposed Contributing properties, and Non-Contributing properties were presented and discussed. The subcommittee agreed to send this recommendation forward with no changes. They did ask that a poll of property owners be conducted before the designation is presented for consideration, so that Council will know what their constituents' desires and concerns might be.

Henna House

The Henna House is significant for its association with Louis Henna Sr. and Billie Sue Henna, but not for its architecture. The subcommittee recognizes that the Henna family is divided in its plans and desires for this property, and that the family has no plan to do anything while Mrs. Henna is living.

A conceptual plan was developed during the Downtown Master Plan process that proposes mixed-use, high-density construction on the full property; preservation of the house is not part of that plan. Jordan explained how designation and a subsequent demolition permit and rezoning would work. She expressed a desire to not proceed with designation if the property was definitely intended for redevelopment with no preservation of the house.

The subcommittee expressed an interest in both the preservation of the house, due to its association with the Hennas, as well as the potential benefit to the City of the development of this property. They discussed options for either incorporating the house into the development or creating some alternative means of recognizing the family. The subcommittee approved sending this recommendation forward in order to provide an opportunity for public input and for debate with a larger group.

Texas Baptist Children's Home campus

Proposed Contributing and Non-Contributing buildings on this campus were presented and discussed. The subcommittee agreed to send this recommendation forward with one change: that the district boundary be made smaller to follow Henna Drive, Wright Way, and Leisure Lane, which would include the Contributing buildings but not the remainder of the property. The subcommittee also recommended potentially designating the Chapel as an individual local landmark with viewshed restrictions, so that any future development along the frontage of Palm Valley Boulevard would not detrimentally affect that building.

The revised proposed district map for the Texas Baptist Children's Home campus follows.

City of Round Rock, Texas - 2010 Historic Resources Survey - Phase II
Site Map for Proposed Historic District: Texas Baptist Children's Home Campus



V. NEXT STEPS FOR THE PHASE II SURVEY AREA

The survey fieldwork was completed at the close of the City's Fiscal Year 2010. It has been presented to the Historic Preservation Commission (HPC) but has not been formally approved by the HPC, recommended for adoption by the HPC or Planning and Zoning Commission, or adopted by City Council.

During September 2011, a subcommittee of Historic Preservation Commission and City Council members met to review the surveyor's recommendations and approve them for further consideration.

The remaining tasks will complete the Phase II Historic Resources Survey.

1. Present survey findings and subcommittee recommendations to the Historic Preservation Commission for review and potential recommendation for approval.
2. Present survey findings and subcommittee recommendations to the Planning & Zoning Commission for review and potential recommendation for approval.
3. Present survey findings and subcommittee recommendations to the City Council for review and potential approval.

After Phase II is complete, the City might consider undertaking the following activities as it prepares to implement the Downtown Master Plan.

4. Develop an historic preservation plan for the Downtown Master Plan area.
5. Draft ordinance language that would allow buildings to be designated as local landmarks and then relocated within the City, as recommended by the subcommittee during the Phase I Survey, with appropriate restrictions.
6. Review and amend the existing historic preservation ordinance as needed to align with the preservation plan and City's goals for the Downtown Master Plan area.
7. Designate some or all of the proposed new local landmarks and/or historic districts.
8. Conduct public outreach activities to educate property owners within the Downtown Master Plan area on the local landmark and historic district designation process, and the responsibilities and benefits associated with Historic Overlay Zoning.

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