

CITY OF ROUND ROCK, TEXAS

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES



DOWNTOWN MASTER PLAN AREA

HISTORIC RESOURCES SURVEY PROJECT, PHASE IV

FEBRUARY – SEPTEMBER 2013

ACKNOWLEDGMENTS

HISTORIC PRESERVATION COMMISSION

Jerry Hodges, Chair

Pamela Sue Anderson, Vice Chair

Billy Huggins

Susan Johnson

Rae Lynn Tipping

Cathleen Quick, Alternate

CITY OF ROUND ROCK STAFF

Joelle Jordan, Senior Planner

Veronica Chandler, Administrative Associate

Kerstin Harding, Planning Tech

Vickie Moreno, Administrative Assistant

MCDoux PRESERVATION LLC

Steph McDougal, Founder and Principal

Anne Shelton, Associate

This project was funded in part through a Certified Local Government Grant from the National Park Service, U. S. Department of the Interior, as administered by the Texas Historical Commission. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal funds from the National Park Service. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U. S. Department of the Interior, National Park Service, P. O. Box 37127, Washington, DC 20013-7127.

Cover photos © City of Round Rock

INTRODUCTION

The Historic Resources Survey of the Downtown Master Plan Area (Phase IV) project is the latest in a series of initiatives undertaken by the City of Round Rock, Texas, to facilitate the preservation of the community's built heritage, particularly within the town site platted by the Texas Land Company in 1876, when the International and Great Northern Railroad line was extended to the area.



Map of the original Texas Land Company town site.

Round Rock was a small, stable community for its first hundred years. It began to grow dramatically in the 1970s. In 2013, the City is home to more than 102,000 residents — 35 times as many people as lived here in 1970, when the population was 2,811. The annexation and development associated with this rapid growth have resulted in a built environment that is, by and large, relatively new —although a fair amount of Round Rock's architectural heritage remains intact.

PAST PROJECTS RELATED TO HISTORIC PRESERVATION

In 1979, recognizing the value of preserving its historic neighborhoods and building stock, the City adopted an Historic Preservation Ordinance. This ordinance enables the City to manage its historic resources (buildings, structures, objects, and sites) through Historic (H) Overlay zoning. The Historic (H) Overlay does not affect base zoning; it seeks to preserve the historic appearance of a designated property by requiring the property owner to seek approval from the City before making major exterior changes.

The ordinance also establishes Criteria for the Evaluation of Significance, to be used when considering a property or properties for designation as historic landmarks or districts, and requires an application process and approval for such designations by the Historic Preservation Commission, Planning and Zoning Commission, and City Council.

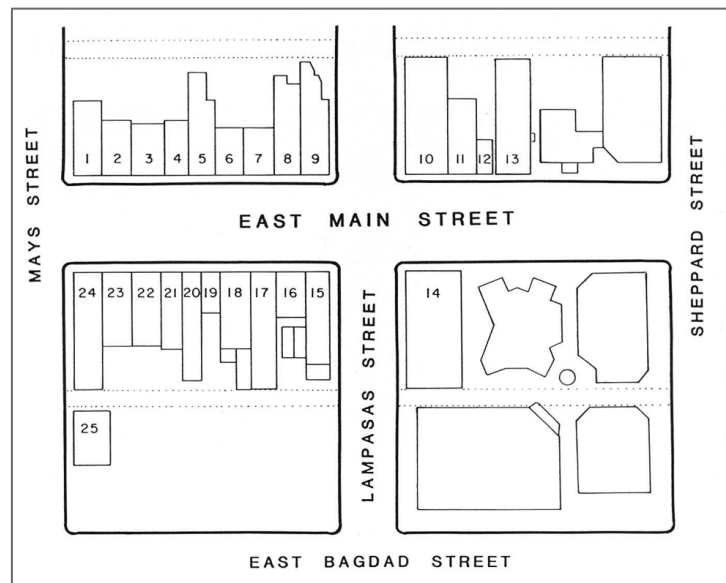
The City created an Historic Property Tax Exemption Program for owners of historic properties in 1982. The program enables participants to receive an exemption of 75% of municipal property tax.

INTRODUCTION

Those properties which are designated with Historic (H) Overlay are automatically eligible to apply to the program; other properties that meet the criteria for participation are also welcome to apply. The exempted funds are intended to offset the costs of maintenance for historic properties.

The two-block Downtown Commercial Historic District was listed on the National Register of Historic Places in 1983. It also is designated as a local Historic District through the application of Historic (H) Overlay zoning. It contains 25 properties built between 1876 and 1949.

Under the Historic Preservation Ordinance, the creation of an historic district or historic landmark requires research and documentation of the property or properties being proposed for designation. The City undertook an Historic Resources Survey in 1992, in order to identify and prioritize historic resources that could or should be protected with Historic (H) Overlay zoning.



Map of the Downtown Commercial Historic District.

An additional 53 individual properties within the City have been designated as historic landmarks and similarly protected with Historic (H) Overlay zoning. Many of those properties were identified as High Priority by the 1992 Historic Resources Survey. Nineteen historic landmarks are located in the residential East End neighborhood adjacent to the downtown commercial area.

In 2000, the City created *Historic Design Guidelines* to guide property owners who want to alter a designated historic property and help those property owners to make sensitive, appropriate changes that do not detrimentally impact the historical integrity or architectural qualities that make the property significant.

Throughout the 1990s and 2000s, Round Rock City officials have agreed that the revitalization of the downtown area is a strategic priority. The City's previous *General Plan* (2000), *Downtown Neighborhood Plan* (1994, revised 2002), and *Southwest Downtown Plan* (2005) recommend, among other things, that new development should be sensitive to existing downtown development.

INTRODUCTION

In 2008, the City began work on its *General Plan 2020*. The General Plan, which documents the City's official policy guiding growth and development, is updated approximately every 10 years. The process of developing an updated plan includes gathering public input through workshops and surveys. Public input to *General Plan 2020* indicated that:

- 90% of respondents said that they agreed or strongly agreed that historic, older properties are a significant benefit to the city.
- 87% agreed or strongly agreed that the city should use ordinances and regulations to encourage historic preservation and maintenance.
- 79% of people disagreed or strongly disagreed with the idea of removing historic properties to redevelop sites with more profitable uses.

Based on this feedback, the *General Plan 2020* specifically addressed several topics that had not been included in previous plans, including community quality, sustainability, support for older neighborhoods, and historic preservation.

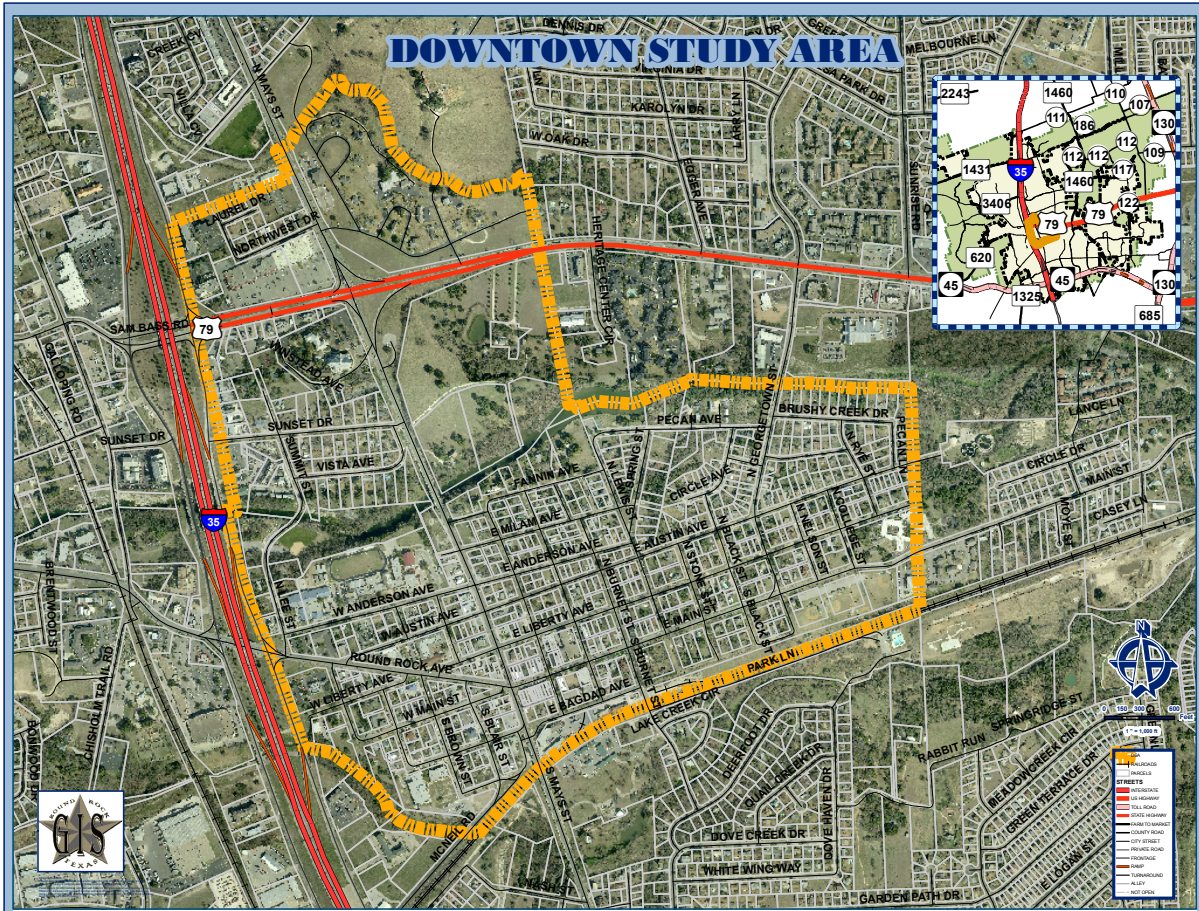
These issues were also included in Round Rock's 2009 *Strategic Plan: Game On 2060*, in which "Places and Spaces" was one of the four strategic theme areas that would make Round Rock "the City of Choice for entrepreneurs, business leaders, researchers, educators, and members of the various creative professions who want to combine professional accomplishment and achievement with a culturally rich, socially diverse, and family-friendly lifestyle."

Although *Game On 2060* has since been superseded, it estimated that Round Rock's population would triple to 300,000 in the next 50 years. In order for Round Rock to be a "viable and preferred community," the plan stated that it must have "distinguishing characteristics and places that keep it from feeling like Anytown, U.S.A.," including "historic areas and buildings." The plan further asserted that the City must also retain its small-town feel, with walkable neighborhoods and a vibrant downtown.

INTRODUCTION

DOWNTOWN MASTER PLAN (2010)

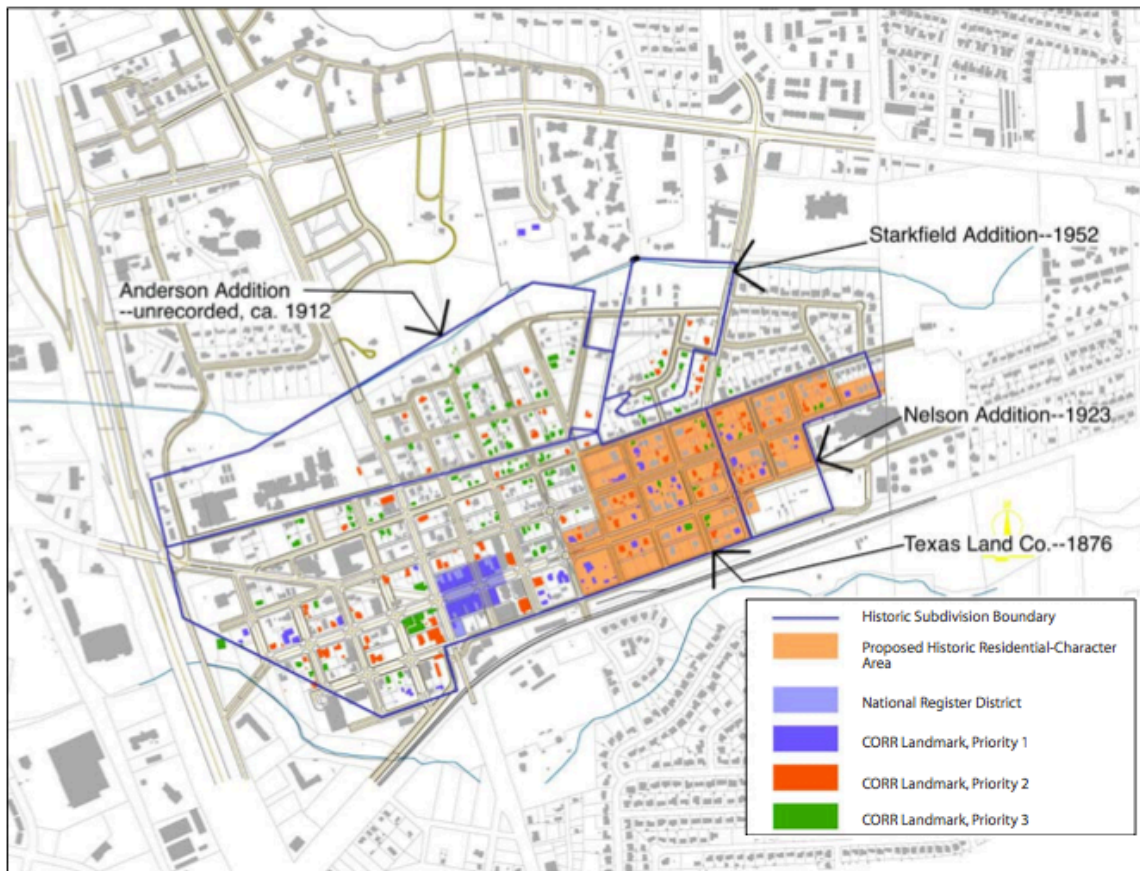
These earlier projects laid the foundation for the Round Rock *Downtown Master Plan*, completed in 2010. The *Plan* notes a national resurgence in urban living, the need for the City to manage redevelopment in the Downtown area, and (once again) the importance of historic preservation.



Map of the Downtown Master Plan study area.

INTRODUCTION

At public meetings during the development of the Downtown Master Plan, stakeholders expressed an interest in preserving the historic context and visual character of the East End neighborhood through the implementation of a Historic Residential-Character (HRC) District. Such a district would preserve and enhance historic character, while protecting single-family uses. The potential East End Historic District identified in this Phase IV report would take the place of that earlier proposed HRC District.



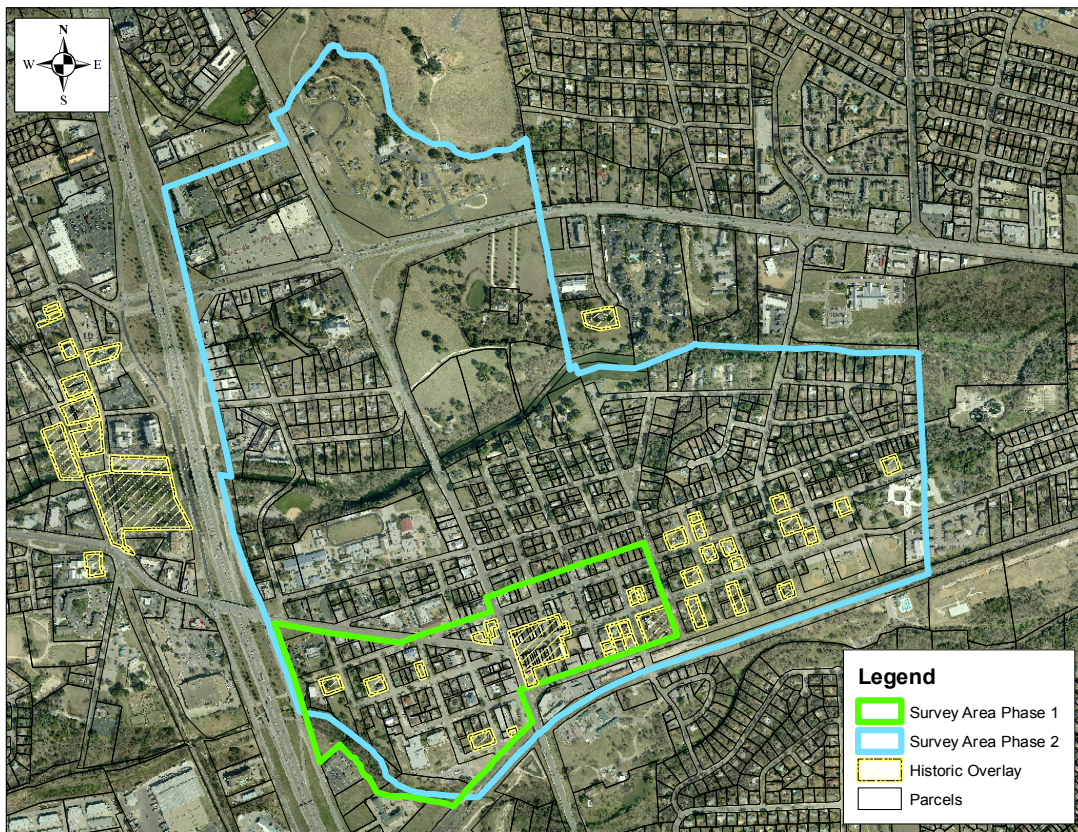
Map showing the proposed Historic Residential-Character District as identified in the Downtown Master Plan.

INTRODUCTION

HISTORIC RESOURCES SURVEY PROJECT

Cities throughout the United States take a measured approach to historic preservation, beginning with an historic resources survey (as Round Rock conducted in 1992) to identify significant properties, which are then designated as historic landmarks or historic districts. That approach, as noted above, had been employed by the City of Round Rock in the past.

In 2009, the City hired preservation consulting firm McDoux Preservation LLC to begin updating its 1992 survey for the Downtown Master Plan area. The survey took place in two phases and was completed in 2011. For each phase, a subcommittee of City Council and Historic Preservation Commission members reviewed, discussed, and helped to shape the final project report and recommendations.



Historic Resources Survey, Phases I (green boundary) and II (blue boundary).

INTRODUCTION

PHASE I

The first Phase of the Historic Resources Survey project focused on the originally residential area to the west of the Downtown Historic District. In recent years, many of the generally small residential buildings in this area have transitioned to mixed-use, particularly as office space for small businesses. Phase I identified 14 properties that could be designated with Historic (H) Overlay zoning, either as individual historic landmarks or, in some cases, grouped into small historic districts. About half of those properties are located along West Main Street, which the Downtown Master Plan had identified as a potential area to be redeveloped. The Phase I final report recommended that the City could amend its Historic Preservation Ordinance to enable the relocation of those landmark-able buildings to infill other historic areas, as an alternative to removal or demolition. The rest of the potential landmark properties were recommended for preservation in place.



The consultant's recommendations were vetted and refined during several meetings of a subcommittee comprised of City Council and Historic Preservation Commission members, which worked with Staff and the consultant. The Phase I Survey Report and the map (above) reflect the consensus recommendations of the subcommittee.

INTRODUCTION

PHASE II

The second Phase of the Historic Resources Survey project identified two potential historic districts — a portion of the Texas Baptist Children's Home campus and the East End neighborhood adjacent to the Downtown Commercial Historic District — and one potential historic landmark, the Louis and Billie Sue Henna House. As in Phase I, these properties were discussed at length with a subcommittee of City Council and Historic Preservation Commission members, who worked with Staff and the consultant to refine and reach consensus on going-forward recommendations.

East End

The East End contains residential properties constructed between 1900 and 1965. The Phase II subcommittee agreed to send forward a recommendation that the potential East End Historic District be considered for designation. They also reviewed, discussed, and approved the classification of Contributing and Non-Contributing properties within the potential historic district. The Phase II report notes that a poll of property owners should be conducted before the designation is presented for consideration, so that Council would know what their constituents' desires and concerns might be. That activity was later conducted during Phase IV.

City of Round Rock — Phase IV (FY 2013) Potential Historic District Designation



Map of the potential East End Historic District.

INTRODUCTION

Texas Baptist Children's Home

The inner core of the Texas Baptist Children's Home (TBCH) campus property was recommended for potential designation as an historic district, with boundaries to follow Henna Drive, Wright Way, and Leisure Lane. The Phase II 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.



Map of the Texas Baptist Children's Home campus showing potential historic district.

Although the proposed TBCH Historic District is located entirely on a single parcel of land and, therefore, might be considered for designation as an *historic landmark*, it is common to use *historic district* designation for properties that contain large numbers of individual resources, particularly when not all of those resources would be considered Contributing.* Since the end of the Phase II project, the TBCH Trustees have informed the City that they would not support an historic designation for the campus.

* The term *Contributing* is used to describe resources within an historic district that have *historical integrity*; in other words, Contributing resources maintain the appearance they had when built or during the period when the district achieved significance.

INTRODUCTION

Henna House

The Henna House was deemed to be significant for its association with Louis Henna Sr. and Billie Sue Henna, although not for its architecture. A conceptual plan, developed during the Downtown Master Plan process, proposed mixed-use, high-density construction on the full property without preservation of the house. The subcommittee expressed an interest in either incorporating the house into a future development or creating some alternative means of recognizing the family. The subcommittee also approved including, in the Phase II Survey Report, a recommendation for possible future action, in order to provide an opportunity for public input and for debate with a larger group. The Henna House was not included in the Phase IV project, although it could be pursued at some time in the future.

Other Recommendations

The Phase I and Phase II Survey Reports were informational documents for use in future decision making. Approval of the Reports as addenda to the Downtown Master Plan did not obligate the City to designate additional local landmarks or historic districts. The Phase II report concluded by suggesting that the City might subsequently:

1. Develop an historic preservation plan for the Downtown Master Plan area.
2. 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.
3. 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.
4. Designate some or all of the proposed new local landmarks and/or historic districts.
5. 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.

PHASE III

Phase III, which took place in 2012, addressed Item #2 in the list above. The City once again convened a subcommittee of City Council and Historic Preservation Commission members, this time joined by the City Attorney, as well as Staff and the consultant.

The consultant conducted and presented research into the relocation of designated historic buildings as an alternative to demolition or removal. Having agreed that relocation was preferable to the loss of an historic resource, the group developed ordinance language that provides for the relocation of designated buildings and structures, while retaining the Historic (H) Overlay on the resource, rather than the parcel of land.

INTRODUCTION

PHASE IV

The current Phase of the Historic Resources Survey of the Downtown Master Plan Area, which is addressed in this report, focused on Items #4 and #5 from the list on the previous list:

4. Designate some or all of the proposed new local landmarks and/or historic districts.
5. 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.

Phase IV was conducted during 2013. This came immediately following a City zoning initiative that rezoned downtown to mixed-use. The East End neighborhood, which previously had been entirely zoned SF-2 (Single Family Standard Lot), was rezoned to “MU-L” (Mixed-Use Limited) and “MU-2” (Mixed-Use Downtown Medium Density). The bulk of Phase IV work was delayed until the mixed-use zoning project was completed, in order to avoid confusion as a result of having two zoning-related projects in the same area at the same time.

Like earlier Phases of the Historic Resources Survey Project, Phase IV was funded by a grant from the National Park Service’s Certified Local Government (CLG) program, as administered by the Texas Historical Commission. This grant program provides funding for historic preservation activities that develop and sustain an effective local preservation program critical to preserving local historic resources. Grant funds are matched on a dollar-for-dollar basis by City funding and/or Staff time. The City’s continuing success in securing CLG grant funding reflects its measured, thoughtful approach to historic preservation and continuing efforts of both Staff and the Historic Preservation Commission to engage the public and to serve as a resource for property owners.

Purpose and Goals of Phase IV

Because the City of Round Rock had not pursued the designation of an historic district since the Downtown Commercial Historic District was established in the 1990s, Staff and the Historic Preservation Commission planned to use the Phase IV project to develop and test new processes and application forms for designating historic districts and landmarks. The grant-funded Phase IV project was not intended to complete the designation of any new historic districts or landmarks, but to examine the potential of adding new designations and to conduct public outreach and determine the extent of support.

In order to determine, in particular, whether a potential district should be brought forward, the City wanted to create models for evaluating both public support for such a measure, as well as the potential impacts to property owners and the City of designation.

INTRODUCTION

Therefore, the objectives of Phase IV included:

- A. Develop forms and processes for designating new historic districts and landmarks.
- B. Evaluate the impact of potential new historic districts and/or landmarks as recommended in Phase I and Phase II of the Historic Resources Survey of the Downtown Master Plan area.
- C. Conduct public outreach to measure support.
- D. Make recommendations for next steps, if any.

The potential historic districts and landmarks identified during the Phases I and II of the Historic Resources Survey were used to pilot-test these processes, forms, and evaluation methods. The remainder of this report describes the work completed to fulfill each of these objectives.

Although no applications for historic designation are being brought forward by the City of Round Rock during the Phase IV project, the work completed during Phase IV prepares the City to bring forward additional designation applications in the future, if desired.

A. FORMS AND PROCESSES

In the City of Round Rock, the Historic Preservation Commission (with support from Staff) is charged with administering the Historic Preservation Ordinance. This includes:

- Rendering decisions on applications for Certificates of Appropriateness.
- Recommending designation of specified areas of the City as historic districts or landmarks.
- Reviewing applications and make recommendations for action to the City Council regarding partial tax exemptions for historic sites.
- Administering the requirements of the Certified Local Government (CLG) program as promulgated by the National Park Service, under the agreement with the state historical commission.
- Reviewing, researching, and reporting on requests to name or rename City facilities in honor of an individual, in accordance with the City's naming and renaming policy for city facilities, park lands or streets.
- Honoring local individuals, groups, businesses, locations, and/or publications that have had a positive and lasting impact on the culture, development, and history of the city, through the "Local Legends Award."

The Phase IV project focused on the first item: the application process for potential new historic districts and landmarks.

BACKGROUND

The City of Round Rock designates historic landmarks and districts through Historic (H) Overlay zoning. The Historic Preservation Commission is charged with first determining whether the property is eligible for the Historic (H) Overlay. Any change in zoning must be recommended by the Planning and Zoning Commission and approved by City Council.

First, the applicant (which may be an individual or the City) prepares an application for historic designation. This includes the Historic Designation Application form and all required supporting material, including a map, photographs, and statement of significance. Planning and Development Services Staff are available to provide guidance, if needed, and property owners are encouraged to contact that department. The City also may prepare an application for an historic landmark or district. By ordinance, the City is not required to obtain the approval of property owners before preparing, considering, or establishing an historic district or landmark, but it is commonplace for the City to seek evidence of support. In addition, adding Historic (H) Overlay zoning requires public hearings, so any decision to designate is made with public input.

Once the application is completed and submitted, it will be considered by the Historic Preservation Commission. Staff includes the item on an upcoming Commission meeting agenda and prepares a packet for the Commission, containing the application and supplemental materials. All applications

A. FORMS AND PROCESSES

for new historic districts and landmarks must be recommended by the Historic Preservation Commission before they can be considered by the Planning and Zoning Commission.

Before being presented to the Planning and Zoning Commission, City Staff must additionally prepare a Zoning Packet with a zoning application, and place the item on the agenda for that Commission's upcoming meeting, which includes a public hearing. If the Planning and Zoning Commission recommends the application for zoning change, it is then sent forward to City Council for an additional public hearing, along with the Council's review, discussion, and possible adoption by ordinance. The zoning change then adds the Historic (H) Overlay to the subject property or properties.


APPLICATION FORMS

During Phase IV, the consultant (McDoux Preservation LLC) developed a new Historic District Designation application form and a new Historic Landmark Designation application form. Both of these include a cover page that identifies both the proposed historic district or landmark and the applicant, followed by several pages of instructions that describe the supplemental information needed to support the application. These forms are provided in Appendix A.

An application for a change in zoning is required in order to designate an historic landmark or historic district by adding the Historic (H) Overlay. The consultant and City Staff considered including the information needed for the zoning application in the Historic Designation Applications, but ultimately decided that keeping the Zoning application separate would enable the City to change that form without having to also keep the Historic Designation Application up-to-date.

PROCESSES

The processes for nominating an historic district or landmark were documented as part of this project. This includes the delineation of historic district boundaries; public outreach activities, including gathering feedback from the community and surveying property owners to determine the extent of support for a potential historic designation; and identifying alternative courses of action based on community response. The results of the public outreach activities during the pilot test are described in more

 **City of Round Rock, Texas**
Planning and Development Services

**HISTORIC DISTRICT
DESIGNATION APPLICATION**

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____
Date accepted as complete: _____ HPO File Number: _____
Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____
Address _____
City _____ State _____ ZIP Code _____
Daytime Phone _____ Email _____
Signature _____ Date _____

PROPOSED HISTORIC DISTRICT NAME

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

1

*New Historic District Designation
Application form.*

A. FORMS AND PROCESSES

detail in Section C: Public Outreach. In general, this project illustrated the need to devote substantial time and energy to educating property owners about the benefits and responsibilities of historic designation.

TESTING AND EVALUATION

The consultant used the potential East End Historic District as a test case for the Historic District Designation Application and Zoning Application. After several rounds of review and revision, Staff approved both the form and the content provided in it, which will serve as a model for future applications.

The consultant then completed an application for the potential Texas Baptist Children's Home Historic District, to double-check the proposed content. (The TBCH campus is not being proposed for further action, so the application was created only as part of the pilot test for the Phase IV project's Historic District Designation Application form.)

Finally, the consultant prepared applications for potential historic districts and landmarks in the Phase I Survey area to ensure that the Historic Landmark Designation form, which was based on the Historic District Designation form, also worked as intended. In some cases, per the project scope of work, additional deed research which may be required for individual landmark designation applications will be performed and added by City staff. Instructions for conducting deed research are provided in Appendix B. The model applications are provided in Appendix C.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

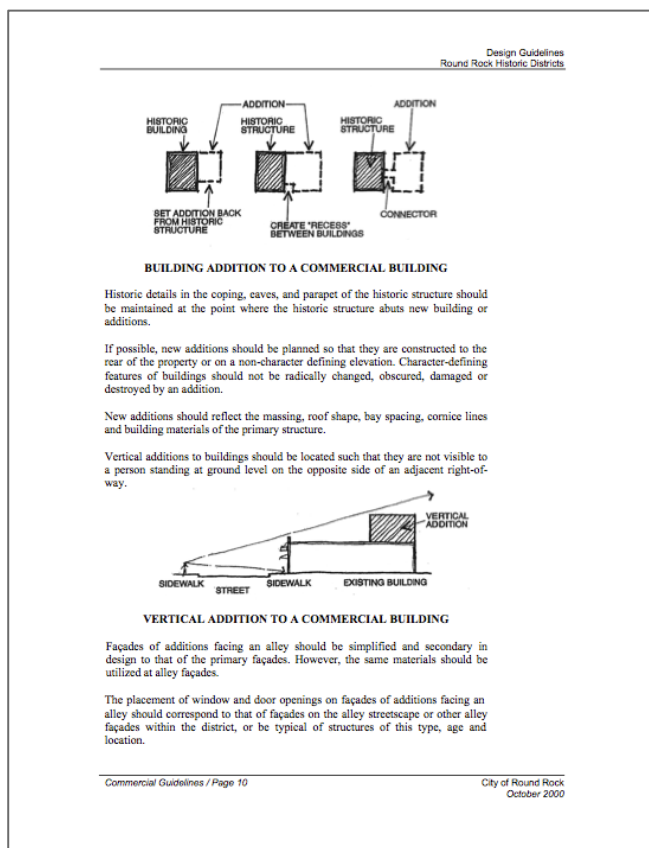
Although the City of Round Rock has designated individual historic landmark properties in the past, it has yet to consider a potential new residential historic district. One of the goals of this project was to identify and anticipate the potential impacts to both the City and property owners of historic designations, particularly for the potential East End Historic District. Potential impacts have been identified in three areas, discussed further in this section: the applicability of the City's existing *Historic Design Guidelines* document; the financial implications of additional participants in the City's Historic Property Tax Exemption Program; and the time required for property owners, City Staff, and the Historic Preservation Commission to process Certificates of Appropriateness.

DESIGN GUIDELINES

The City of Round Rock created *Historic Design Guidelines* in 2000 to explain the types of alterations that are typically made to historic properties (commercial and residential), as well as which alterations are appropriate/compatible with historic designation and which are not. McDoux Preservation used a proprietary process to evaluate these existing historic design guidelines as they would be applied to the potential East End Historic District, and provided the City with a report of the resulting data, analysis, and findings. The complete report is provided in Appendix D.

In summary, the current *Historic Design Guidelines* document was created at a time when color printing and network bandwidth were more expensive than they are today. Although the *Historic Design Guidelines* are adequate and could continue to be used as-is, many opportunities are available to improve this document.

The existing *Guidelines* contain an explanation of the City's Certificate of Appropriateness application and design review process, which is now out of date, as well as a section for Commercial Properties and one for Residential Properties. Some of the information from the Commercial section is simply cut and pasted into the Residential section, with no customization. The document was created for one color, black and white printing, and it contains several hand-drawn illustrations.



Sample page, Round Rock Historic Design Guidelines.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

The City has recognized that the material in the beginning of the original document was outdated, and in response has provided only the two remaining sections of the *Guidelines* on its website. Each section is provided as a separate PDF file, but these sections lack an introduction and other helpful content, since they were originally part of a larger document.

It would be relatively easy to update each of these documents as a separate, standalone *Guidelines* – one for Commercial Properties and one for Residential Properties – each with its own introductory materials, explanation of concepts, property type-specific examples and illustrations, list of additional resources, and glossary. Most *Historic Design Guidelines* today include that level of content, with a large number of color photographs and illustrations. The lower cost of digital color printing, as well as the availability of high-speed Internet connections in many communities, makes it easy to create a visually appealing document that clearly illustrates a wide variety of compatible and incompatible alterations based on the content of a specific community or even an individual historic district.

12 | Design Guidelines

Size

The Germantown Historic District contains one- and two-story houses. No houses in this neighborhood span more than one lot.

Both single-family houses and duplexes are one or two rooms wide; triplexes are 2 ½ rooms wide, with a center staircase making up the additional half room. Some homes have been expanded with rear additions. Additions should not overwhelm the original house. Although lot sizes in the district vary, the typical lot size in Germantown is approximately 5,000 square feet.

Compatible Changes

For one-story houses, rear additions shall be no more than one story taller than the original house. Additions to two-story houses should not exceed the height of the existing house.

Infill construction must be similar in size to Contributing homes in the neighborhood.

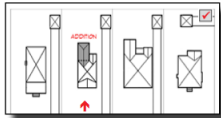
Incompatible Changes

New construction that is taller or wider than Contributing homes in the neighborhood is not allowed. (See **Height** on page 14.)

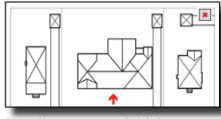
Additions to the front of the house are not allowed.

Additions to the side of the house may not be taller than the original house and should be located toward the rear of the house.


Additions in any location may not visually dominate the original house.



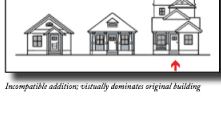
Compatible addition to original building



Incompatible new construction, out of scale for district



Incompatible new construction, out of scale for district



Incompatible addition; visually dominates original building

GERMANTOWN HISTORIC DISTRICT | 19

Porches

Many houses in the Germantown Historic District have a prominent front porch. Some porches wrap around one side of the house.

In some cases, original porch materials have been replaced. Property owners who wish to restore their porches should consult historic photographs of the property and City Planning staff for guidance.


Columns and posts should be appropriately sized for the porch roof they are supporting and for the base on which they rest. Slender posts, with large roofs and massive bases, are visually out of balance. Columns and posts should be an appropriate type for the style of house. For example, slender turned wood columns are typical for Queen Anne houses, while thicker square tapered columns are typical on Craftsman-style houses.

Compatible Changes


Maintain historic porch elements. Keep wooden members painted and repair damage as needed, to avoid replacement. Maintain wooden porch decks.

If a porch element must be replaced and the same design is not available from contemporary sources, have that element (or a matching one) duplicated.


Porch columns/bases may be constructed using brick or cast concrete block (see photo), but not stone or products that give the appearance of stone.



A porch with original Queen Anne features



A porch with original Craftsman features



Cast concrete block porch column/base

Sample pages from another city's recent historic design guidelines.

While such updates certainly would benefit property owners, the existing *Historic Design Guidelines* could continue to be used in their current form.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

The consultant conducted research in 2012 to determine the typical cost of design guidelines and the factors that affect that cost, as the basis for an article published in the National Alliance of Preservation Commissions' newsletter, *The Alliance Review*. The study found that the least expensive design guidelines cost around \$10,000, with the most expensive exceeding \$100,000. However, there was no clear driver for the higher costs, other than the size (and corresponding overhead) of the consulting firm. The City now has an evaluation report that lists the specific changes needed for its *Historic Design Guidelines*, which should facilitate the development of a Request For Proposals, should the City decide to move forward with updating these documents. Based on the earlier research, the consultant expects that such a project should cost about \$10,000.

HISTORIC PROPERTY TAX EXEMPTION PROGRAM

The Round Rock Historic Property Tax Exemption Program was designed to help offset the cost of maintenance and upkeep for historic properties. (It should be noted that those maintenance costs are not necessarily higher or lower for historic buildings than for newer buildings.)

It is important to note that the Historic (H) Overlay (historic designation) program is separate from the Historic Property Tax Exemption Program. Specifically:

- Properties with Historic (H) Overlay are not automatically part of the Historic Property Tax Exemption Program; property owners must apply separately for the tax exemption; and
- Properties that participate in the Historic Property Tax Exemption program are not automatically designated with Historic (H) Overlay; property owners also must apply separately for historic designation.

In the past, some property owners with Historic (H) Overlay have assumed, mistakenly, that if they are required to follow the requirements of the Historic (H) Overlay only if they also participate in the tax exemption program. The City diligently works to prevent and correct such misunderstandings as Staff become aware of them.



©iStockPhoto/Susan Law Cain.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

Historic Property Tax Exemption Program — Qualifying Criteria

Properties with the Historic (H) Overlay are automatically eligible to apply for the Historic Property Tax Exemption Program; others must meet the criteria set forth in the Historic Preservation Ordinance. Specifically:

- The property must be “historically significant” per the City’s Code of Ordinances. A property is historically significant for the purposes of this program if:
 - It has been designated as historic by the National Park Service (National Register of Historic Places), the Texas Historical Commission (Recorded Texas Historic Landmark), or the City of Round Rock Historic (H) Overlay.
 - It was built prior to the year 1900 and the applicant can demonstrate architectural authenticity by documenting the date of construction and proving that no major exterior alteration has occurred to the structure or, if a major exterior alteration has occurred which was out of character with the style of the original structure, that a subsequent restoration has occurred.
 - It is built on or after 1900 but is architecturally authentic, as described above, and is also associated with a person, place, or event that changed, substantially contributed to changing, or was the result of a change to the course of local history, or otherwise substantially contributed to the historical growth and development or to the cultural heritage of the City or to Williamson County.
- The property must include at least one manmade structure (no vacant lots).
- The property owner must re-apply each year.
- The property must be properly maintained according to the criteria in the inspection checklist.

Each year, the Historic Preservation Commission inspects properties whose owners have applied to participate in the Historic Property Tax Exemption Program. Each property owner receives a list of any maintenance items that require attention if he or she wishes to remain eligible for the program. The property owner has the full year to address those issues, using the money saved by the tax exemption. As long as the maintenance items have been addressed by the next annual inspection, the property owner can continue to participate in the program.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

Projected Impacts of Additional Designations to the Historic Property Tax Exemption Program

Not all eligible property owners choose to or are able to participate. In 2013, 78 properties were eligible, and of those, 11 were already tax-exempt and 14 did not participate in the program. The resulting participation rate for taxable properties was 80%. In 2013, the average annual savings for participating properties was \$1,023.

The potential East End Historic District contains 98 properties, but 19 are already eligible for the program. According to the Williamson County Appraisal District, the total valuation of the 19 East End properties already in the program is \$5,482,826.

An additional 67 properties would become automatically eligible if an Historic District were created. The total valuation of those 67 properties is \$12,701,430. The potential cost to the City if 80% of eligible properties choose to participate is \$28,884, or an average of \$431 per property. If 100% of the eligible properties participated in the program, the cost to the City would be \$36,105 (an average of \$539 each). Obviously, the specific properties that did or did not choose to participate would determine the ultimate cost to the City and average savings to property owners.

CERTIFICATES OF APPROPRIATENESS

The final impact to the City and property owners is the time required for Certificates of Appropriateness. These are the design review application and approval documents that are used to manage the appearance of historic landmarks and properties within historic districts.

No Financial Impact

The City does not charge a fee for Certificate of Appropriateness applications. Any regular building permit fees would still apply.

Minimal Additional Time Required

The City currently contains 71 designated Historic (H) Overlay properties and reviews about 20 Certificates of Appropriateness each year. Some of those are relatively minor projects that can be reviewed administratively by Staff; other projects are reviewed by the Historic Preservation Commission.

The potential East End Historic District contains 97 properties, of which 19 properties are already designated with the Historic (H) Overlay. Designating the East End as an historic district would add the (H) Overlay to 78 more properties, which then would be subject to design review. Those property owners would need to obtain a Certificate of Appropriateness before undertaking major exterior alterations.

B. IMPACTS OF POTENTIAL NEW DESIGNATIONS

An additional 14 individual properties have been identified as potential historic landmarks. Several property owners have already indicated that they are not interested in pursuing historic designation, and only one has indicated a potential interest. Few of those property owners are expected to seek historic designation, so their numbers would likely have little effect on the number of Certificates of Appropriateness or the time required to process those.

Since 71 properties are already designated with Historic (H) Overlay, and an additional 78 properties could be designated as part of the East End Historic District, the number of properties subject to design review would basically double. It is likely that the number of Certificates of Appropriateness applications would similarly increase.

Based on the consultant's previous research (also for an article in *The Alliance Review*), some Certificates of Appropriateness require as little as one hour of Staff time to review; others can take several days. The average Staff time required to review a Certificate of Appropriateness, nationally, is about 3.5 hours. Therefore, a very loose estimate of the Staff time needed to review Certificates of Appropriateness for these potential additional Historic (H) Overlay properties might be about 70 hours a year, or less than 1.5 hours per week. Since some of these would be reviewed administratively, the Historic Preservation Commission would likely hear fewer than 20 additional cases per year.

The property owner's time required for the design review process will depend on the complexity and scope of his or her project. Property owners are encouraged to contact Staff in the early planning stages of their project for guidance that can reduce the time needed for Commission review and help to secure a successful outcome.

C. PUBLIC OUTREACH

One of the most important elements of this project was the pilot test of the public outreach process, primarily using the potential East End Historic District.

The previous zoning change that created “MU-L” (Mixed Use Limited) and “MU-2” (Mixed Use Downtown Medium Density) zoning in the East End neighborhood, which previously had been entirely zoned SF-2 (Single Family Standard Lot), was not adopted until late July. The Certified Local Government program funding this project requires that all grant-funded work must be completed by September 30, 2013. As a result, the time available for public outreach to that area was necessarily compressed to about one month. In the future, a much longer public awareness, education, and feedback-gathering process is recommended.

COMPONENTS

The various components used for public outreach in this project included:

- Letters to property owners, including a description of the project, map of the potential Historic (H) Overlay, answers to Frequently Asked Questions, invitation to the September 17 meeting, and postage-paid response card for expressing support for or opposition to the potential zoning change

The City of Round Rock is measuring public support for a possible new historic district in the East End neighborhood. Would you be in favor of having your property included in an historic district? Please circle Yes or No, then mail this card to the City of Round Rock by September 20, 2013.

YES NO

Signature

Comments:

Thank you for your response!

Response card included in letters to property owners.

- Letters to nearby residents (within 300 feet of a potential zoning change, as required by Texas law)
- Letters to the 136 real estate agencies with local addresses
- Press release
- Information on the City of Round Rock website
- Outreach with “Heart of Round Rock” neighborhood association
- Two public notices in the *Round Rock Leader* newspaper
- Postcard to property owners, inviting them to the September 30 meeting

C. PUBLIC OUTREACH

- A map and flyer published in the *Community Impact* newspaper, which reaches 89,902 households in the Round Rock, Pflugerville, and Hutto area
- Public information meeting on September 17, 2013, following the consultant's presentation on the project to the Historic Preservation Commission
- Final project presentation at a special-called meeting of the Historic Preservation Commission on September 30, 2013

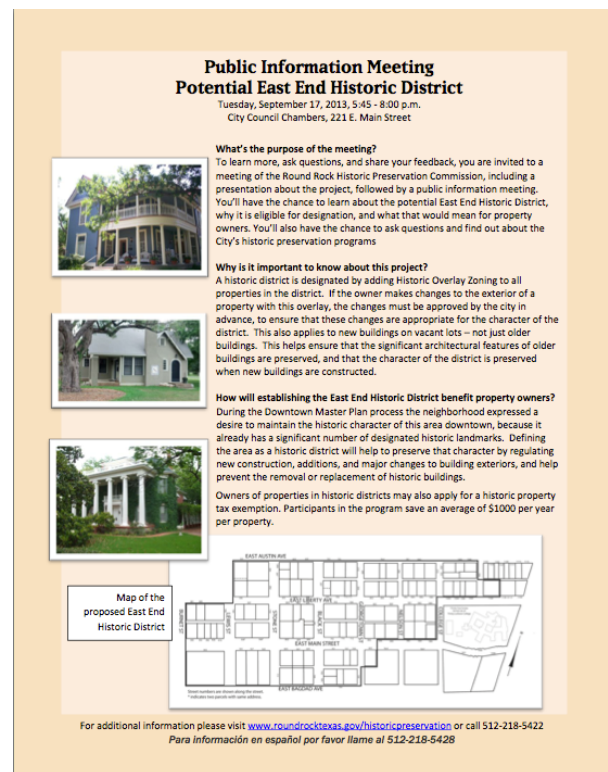
RESULTS

Prior to the beginning of this project, City Staff had discussed the possibility of historic designation with the Executive Director and Trustees of the Texas Baptist Children's Home, who had indicated that they would not support historic designation for the TBCH campus. Therefore, the completed historic designation application for the potential TBCH Historic District is included in this Phase IV Report only as a sample historic district application.

The public comment period closed on September 30, 2013. The City received response cards, as well as telephone calls and email messages from property owners during the project period.

Although only about 40% of property owners made their feelings known, about two-thirds of those responding were in favor of the creation of the East End Historic District. Out of 97 properties in the East End, 25 were in favor, 13 were not, and two were undecided. No response was received from the rest. Those who were not in favor were located throughout the potential district, so it was not possible to exclude them by re-drawing the district boundaries.

There are 14 potential historic landmark properties in the Phase I area. Three are owned by the City. Of the remaining 11 properties, three property owners returned response cards, with two not in favor of historic designation and one undecided. A few property owners in the East End included comments with their responses. The negative comments mostly mentioned property rights. One person also said that "Downtown [Round Rock] is not a Georgetown, Texas, or any other historical district in Texas." Positive comments remarked on the ongoing revitalization of the Downtown Commercial Historic District and expressed support for the project.



Meeting flyer with map.

D. RECOMMENDATIONS

Phase IV of the Historic Resources Survey project provides the City of Round Rock with a strong foundation for pursuing additional historic designations in the Downtown Master Plan Area, should that be desired. Going forward, the City may wish to consider the following recommendations.

THE TIME IS NOW

If the City is going to move forward with any historic designations, the time to do so is now, when public outreach has already begun. Round Rock citizens have been telling the City for more than a decade that they value their built heritage. The East End neighborhood in particular has been identified as having strong historic character, and most of the respondents to the City's letter campaign are in favor of the district's designation. Further, as time goes on without measures to preserve the character-defining features of the East End neighborhood, those features could be lost. Finally, if much more time passes, the City will likely have to re-examine and/or update the Historic Resources Survey data (which is already three years old), which would require additional time and expense.

VALUE OF CONTINUED PUBLIC OUTREACH

During the Phase IV project, the amount of time available for public outreach was relatively short due to the limited schedule of the grant. However, the public will have additional opportunities to provide feedback on this project if any historic designations go forward, because changes in zoning to add the Historic (H) Overlay would require public hearings. Heart of Round Rock Neighborhood Association Vice President Brian Cave and other residents who have expressed a strong interest in an East End Historic District may wish to engage their neighbors, and the City could support them by providing informational materials and helping to answer questions about the regulatory aspects or benefits of its historic preservation programs.

ONLY ONE POSSIBLE RESIDENTIAL HISTORIC DISTRICT

The previous Phase I and Phase II Surveys have identified only one eligible residential historic district within the City of Round Rock: the potential East End Historic District.

The Phase I area contains a few clusters of buildings that, theoretically, could be designated as mini-historic districts, but because of the ongoing planned redevelopment of that area, it is unlikely that any of those properties will be designated — much less a group of them.

Although The Flats also contains older buildings, redevelopment and historically inappropriate alterations are pervasive. As a result, the consultant was unable to identify the meaningful boundary that is required in order to create an historic district.

The potential East End Historic District represents the City of Round Rock as a small town. In concert with the adjacent Downtown Commercial Historic District, it illustrates the City's history

D. RECOMMENDATIONS

from 1876 to the 1970s, when its current period of exponential growth began. If this neighborhood is not preserved as an historic district, it will almost certainly fall victim to redevelopment. Once this happens, Round Rock's only remaining historic downtown residential neighborhood will be gone forever, and the City will be poorer for having lost it. On the other hand, an East End Historic District could become a destination in its own right, as downtown revitalization continues.

OPTIONS FOR NEXT STEPS

At the conclusion of Phase IV of the Historic Resources Survey of the Downtown Master Plan Area, the City of Round Rock has several options for next steps or future action.

- **Do nothing.** As the City continues to grow and redevelopment takes place on the west side of the Downtown Commercial Historic District, the historic character of the East End neighborhood is likely to be threatened. The addition of Historic (H) Overlay in the East End would still allow redevelopment under MU-L. However, without the Historic (H) Overlay and its required review of exterior alterations, inappropriate changes could remove or damage character-defining features and adversely impact the historical integrity of the district.
- **Bring forward Historic District nomination with current boundaries.** This would preserve the area identified in the Downtown Master Plan as a potential Historic Residential-Character District, thereby implementing that recommendation. It would further allow the City to manage development in the only residential neighborhood that still represents Round Rock's first hundred years of history as a small town.
- **Bring forward Historic District nomination with modified boundaries.** Since property owners not in favor of East End Historic District are scattered throughout the neighborhood, it would be difficult to exclude all of them. However, the district's boundaries might be changed to exclude the single block within the current proposed district boundaries which has been zoned MU-2.
- **Bring forward Historic Landmark nominations for some individual properties, instead of an Historic District.** The consultant has identified properties within the East End neighborhood that could be designated on the basis of their architecture alone, because they embody "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 City would have to confirm that a property had maintained its historical integrity at the time of application for designation.

D. RECOMMENDATIONS

Properties within the East End neighborhood that could be designated as individual historic landmarks on the basis of their architecture include:

605 E. Austin
103 S. Black
209 N. Georgetown
108 N. Lewis
703 E. Liberty
901 E. Liberty
503 E. Main
508 E. Main
702 E. Main
800 E. Main
806 E. Main
204 N. Stone

Other properties within the East End are could be eligible for designation if they are architecturally authentic and otherwise meet City's criteria for designation, per the City's Code of Ordinances, as follows:

1. 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 or nation or other society.
2. Occurrence of a notable historical event at the structure, site or area.
3. 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.
4. 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.
5. Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
6. Other unique historical value.

D. RECOMMENDATIONS

CONCLUSION

The City of Round Rock and its citizens repeatedly, and over many years, have expressed an interest in preserving the historical character and small-town ambiance found in the Downtown Master Plan area. The City's best hope for accomplishing that goal is to create an historic district in the East End neighborhood. Public feedback received during this Phase of the Historic Resources Survey project indicates that a solid majority of respondents are in favor of designating an East End Historic District. The City might also designate a few additional historic landmarks to the west of the Downtown Commercial Historic District. However, with redevelopment ongoing throughout the Downtown Master Plan area and its recent investment in public outreach still current and top-of-mind for residents, the City should proceed if it plans to move forward with historic designations in the downtown area.

CONSULTANT

McDoux Preservation LLC is an historic preservation consulting firm specializing in creating tools, technology, and training that helps preservation professionals and enthusiasts become more effective in their stewardship of our built heritage. McDoux began working with the City of Round Rock in 2009, developing the City's Preservation Education and Awareness Program, and has subsequently conducted all four Phases of the Historic Resources Survey Project for the Downtown Master Plan Area. McDoux is headquartered in the Houston, Texas, area.

STEPH MCDOUGAL
FOUNDER/PRINCIPAL



McDoux Preservation LLC
P. O. Box 1556
Kemah, Texas 77565
Tel 281-755-2144
Fax 281-667-3384
www.mcdoux.com



APPENDIX A

HISTORIC DISTRICT DESIGNATION APPLICATION FORM

HISTORIC LANDMARK DESIGNATION APPLICATION FORM



City of Round Rock, Texas Planning and Development Services

HISTORIC DISTRICT DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____

Address _____

City _____ State _____ ZIP Code _____

Daytime Phone _____ Email _____

Signature _____ Date _____

PROPOSED HISTORIC DISTRICT NAME

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic District Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include an original copy of a petition signed by owners of properties in the proposed historic district. Please note that one “property” or street address may contain more than one parcel. If a parcel is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

On the map, clearly identify:

- Street numbers for all properties within the proposed historic district
- Site numbers, if applicable (for example, to correspond with a previous historic resources survey)
- Any properties that were previously designated with Historic Overlay zoning
- Contributing properties
- Non-Contributing properties

Clearly indicate the boundaries of the proposed historic district. Select boundaries that encompass a single area of land containing the significant concentration of buildings, sites, structures, or objects that will make up the proposed historic district. Boundaries should reflect such factors as:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.

City of Round Rock Historic District Designation Application, continued

2. Map, continued

The district's significance and historic integrity should help determine the boundaries. **Historic integrity** refers to the survival of physical characteristics that existed during the property's prehistoric or historic period. The seven qualities that together create historic integrity are location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.

3. Statement of Significance

The Statement of Significance must include the following sections.

3.a. Criteria for the Evaluation of Significance

A general description of the proposed historic district should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the district to be considered for designation.

City of Round Rock Historic District Designation Application, continued

3. Statement of Significance, continued

3.b. Character of the District

A statement indicating whether the proposed historic district designation is to be made based on the general character of the historic district, or based on the character of a limited number of buildings within the proposed district. If the designation is to be based on a limited number of buildings, please identify those buildings by street address and indicate them on the Map.

3.c. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area
- Historical development
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the area
- Local patterns of history that the area represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the area

4. Inventory

Please provide an electronic file (in a database or spreadsheet format) that lists all properties within the proposed historic district with a description of each property that includes its street address, legal description, date of construction, style of architecture, and Contributing/Non-Contributing status (see below). Please contact Planning and Development Services staff for assistance with the description and classification of properties.

Each building, structure, object, or site should be identified as either Contributing or Non-Contributing, according to the following definitions:

- *Contributing (C)*: a building, structure, object, or site that adds to the overall cultural, architectural, or historical significance for which the historic district is to be designated.
- *Non-Contributing (N)*: a building, structure, object, or site that does not add to the cultural, architectural or historical significance of the historic district.

City of Round Rock Historic District Designation Application, continued

4. Inventory, continued

When classifying resources as Contributing or Non-Contributing, please note that:

- Extensive alterations to the exterior of a building, structure, or object may render it Non-Contributing if those alterations damage or remove the character-defining features of the resource.
- Some alterations, which render a resource Non-Contributing now, may be reversible. If those changes are reversed, the resource may qualify to be re-classified as Contributing.
- A lack of maintenance does not, in and of itself, determine significance or the ability of the resource to be Contributing.

5. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____

Address _____

City _____ State _____ ZIP Code _____

Daytime Phone _____ Email _____

Signature _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.

City of Round Rock Historic Landmark Designation Application, continued

- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

APPENDIX B

DEED RESEARCH INSTRUCTIONS



City of Round Rock, Texas

Instructions for Chain of Title/Deed Research August 2013

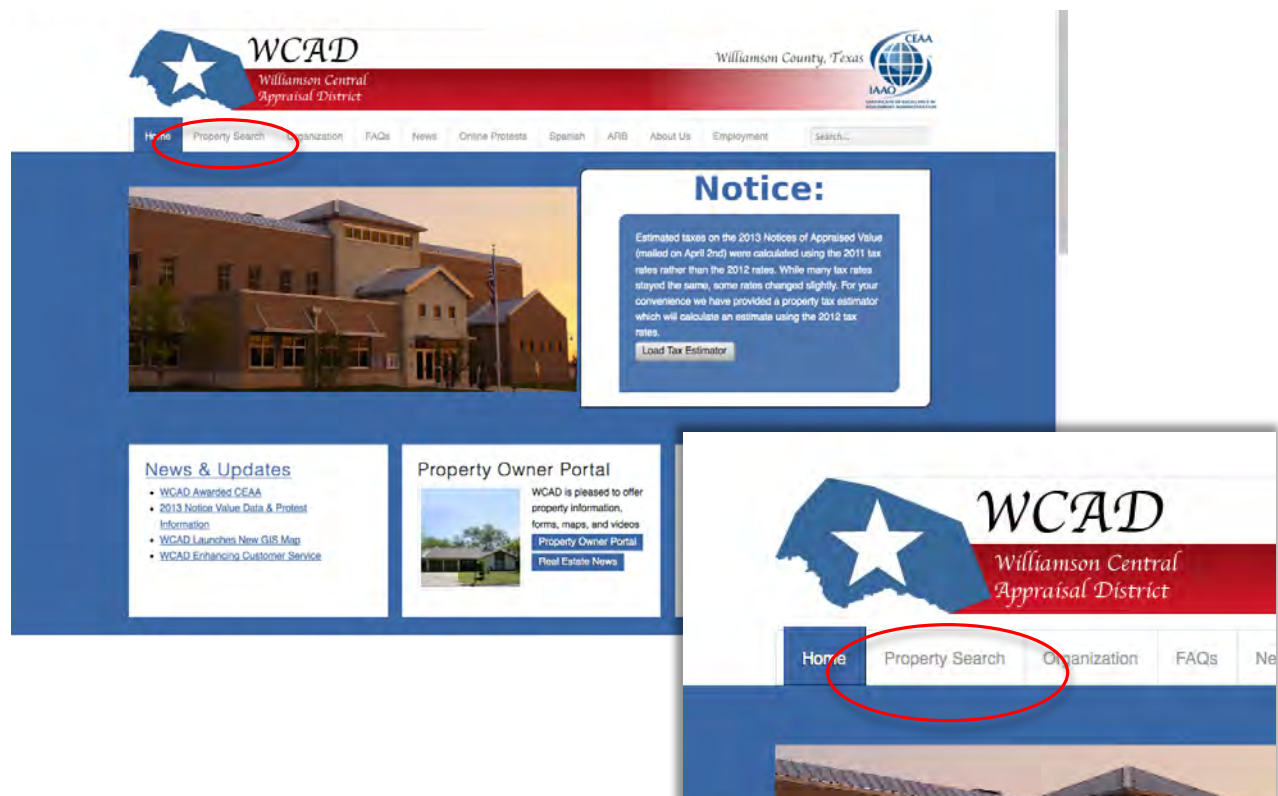
Historical and archival research in historic preservation often involves the identification of the original builder and past property owners. This process can determine the age of the buildings on the property and whether the property is historically significant, based on its association with any previous owners/occupants who were important to the development of the City of Round Rock or the State of Texas.

Deed research typically involves creating a list of past owners; this is also known as a *chain of title* for the property.

Most of this information can be found in County records, including deed records, tax records, and sometimes mortgage records or contractors' lien records. Williamson County has digitized all of its public real estate records, making research very easy.

Instructions

1. Start by going online and navigating to the Williamson County Appraisal District website at www.wcad.org. Click on Property Search.



- Look up the property by its current street address. Do not use directions (East, West, etc.) or the words Street, Road, etc. in the search fields.

Keep in mind that the street address for a property may have changed over time – both street numbers and names changed often as communities grew.

Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626-8050
Austin Metro: (512) 930-3787 Taylor Metro: (888) 331-7807

Property Search

Street Number	100	
Street Name	main	<input type="checkbox"/> Exact

☐ Include Inactive Properties

For better search results avoid using prefixes or suffixes such as N, S, ST, RD, or BLVD. For example, search for N. Windhaven Rd by using only "Windhaven" as the street name.

Search

Home
General Information
News
FAQ
Searches

- Property ID Search
- Account Search
- Owner Search
- Address Search
- Advanced Search

- Click on the Property ID for the property you want. The ID number starts with an R.

Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626-8050
Austin Metro: (512) 930-3787 Taylor Metro: (888) 331-7807

Your search returned 7 matches [Show Legal Description](#)

Property Search Results

Property ID	Owner Name	Situs Address	Value
P472154	ENERGY SYSTEMS ASSOC INC	100 E MAIN ST #101 ROUND ROCK, TX 78664	In Progress
P088938	UNION INSURANCE AGENCY	100 E MAIN ST FLORENCE, TX 76527	In Progress
P087130	UNION STATE BANK	100 E MAIN ST FLORENCE, TX 76527	In Progress
R071439	MC [REDACTED] INVESTMENTS	100 MAIN AVE E ROUND ROCK, TX 78664	In Progress
R010839	CARMICHAEL, RICHARD & MARGARET	100 MAIN ST FLORENCE, TX 76527	In Progress
R005818	CARLSON, BILLY G & CONNIE R	100 MAIN ST THRALL, TX 76578	In Progress
P322908	TWO J GRAIN CO	100 MAIN ST THRALL, TX 76578	In Progress

Home
General Information
News
FAQ
Searches

- Property ID Search
- Account Search
- Owner Search
- Address Search
- Advanced Search

4. Write down the legal description, which includes the name of the original surveyor and/or subdivision, plus a lot number and block number.
5. Note the name and address of the current owner.

Williamson Central Appraisal District
625 FM 1460, Georgetown, TX 78626-8050
Austin Metro: (512) 930-3787 Taylor Metro: (888) 331-7807

Property Detail Sheet (R071435)

[History](#) [GIS Map](#) [Datasheet](#)
[File HS Exemption](#)

Owner Information

Owner ID: 00318591
Owner Name: MORRIS & BROWN INVESTMENTS
Owner Address: 100 E MAIN AVE #201
ROUND ROCK, TX 78664-5243
Property Address: 100 MAIN AVE E
ROUND ROCK, TX 78664

Parcel Information

Legal Description: ROUND ROCK CITY OF, BLOCK 22, LOT 9
Neighborhood: R20MH(R20MH - Historical Cbd Retail-e Round Rock)
Acreage:
Cross Reference: R-16-5120-0022-0009
Undivided Interest:
Exemption Codes: HT (Historical)
Entity Codes: CRR (City of Round Rock)
GWI (Williamson CO)
J01 (Aus Comm Coll)
RFM (Wmsn CO FM/RD)
SRR (Round Rock ISD)
W09 (Upper Brshy Cr WC&ID # 1A)
Deed Type: Special Warranty Deed
Deed Book:
Deed Page: 2003122371
Map Page: 3-5927
Links:

[Click here](#) to view your 2013 certified values and prior history.

6. Close the WCAD.org website. Now, navigate to the Williamson County Clerk's website at www.wilco.org and click on Official Public Records.

Williamson County
1848

Home Online Explore Government Justice Environment Transparency Ask

COUNTY CLERK

Records
[Forms & Documents](#)
[Official Public Records](#)
[Probate/Civil/Criminal](#)

Public Alerts
[Homestead Exemptions](#)
[Certified Copy of your Deed](#)
[Fraud Alert System Sign up](#)
[News](#)

Williamson County Justice Center
County Clerk
405 Martin Luther King St
Georgetown, TX 78626-4901

FORECLOSURES **WET/DRY MAP** **FAQS** **2012 FEES** **HOLIDAYS**

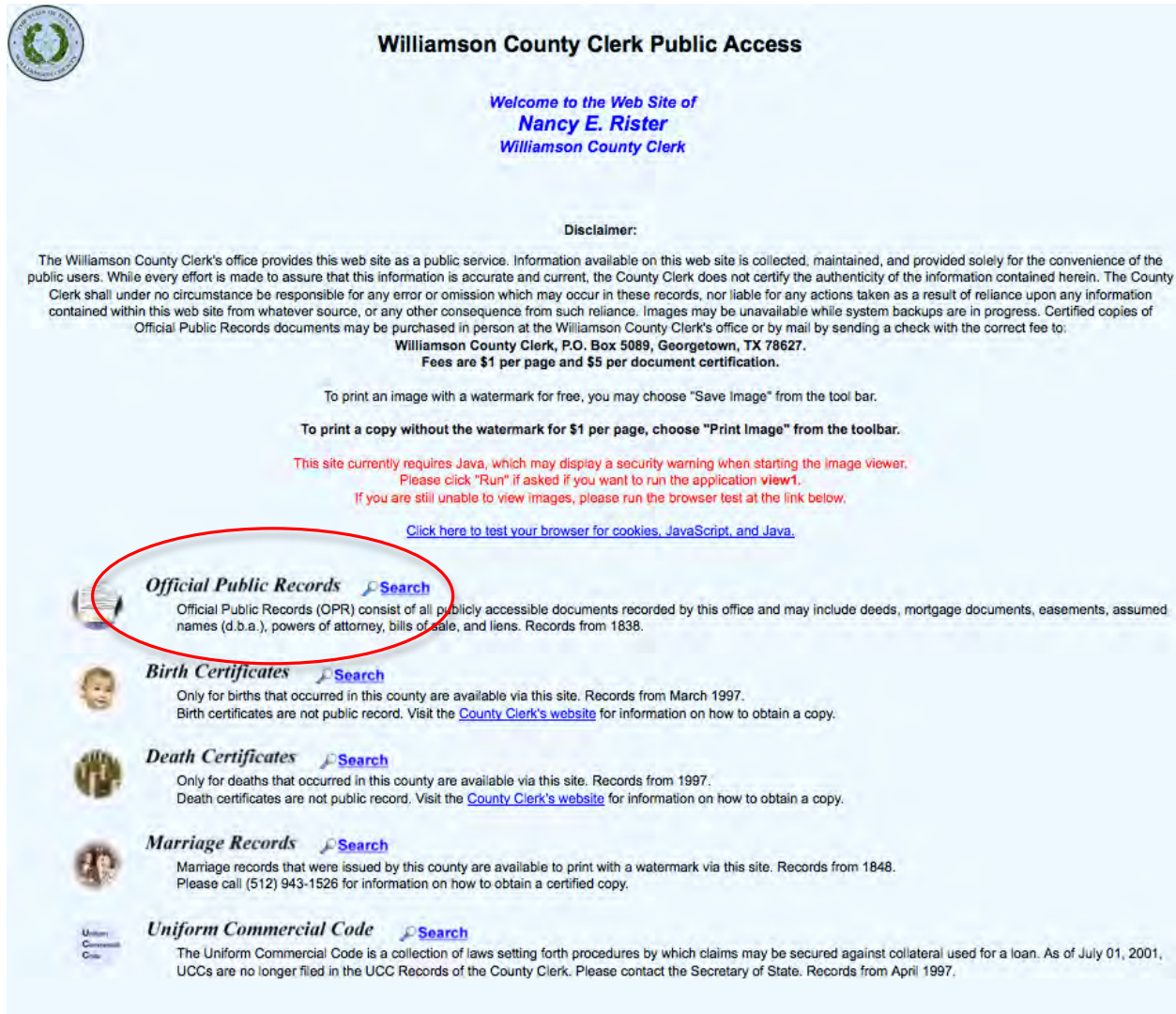
County Clerk, Nancy E. Rister

Nancy E. Rister was appointed County Clerk on June 5, 1998 and won election to the office with 81.7% of the vote in the general election of November, 1998. She received her Bachelor of Business Administration degree with a major in Accountancy and Information Systems from the University of Texas of the Permian Basin in Odessa. Her management career in several businesses has given her extensive experience in the supervision of employees, preparation of operational and capital budgets and financial statements, formulation of policies and procedures, and hands-on experience in running an office efficiently.

[Click here to read more...](#)

7. Once on the Public Records page, notice the options for printing official, watermarked copies of documents or saving unofficial copies as images.

Then click on “Search” after Official Public Records.



The screenshot shows the Williamson County Clerk's Public Access website. At the top left is the Williamson County seal. The header reads "Williamson County Clerk Public Access" and "Welcome to the Web Site of Nancy E. Rister, Williamson County Clerk". A disclaimer states that the website is a public service and that the County Clerk does not certify the authenticity of the information. It also provides contact information for the County Clerk's office and fees for document certification (\$1 per page and \$5 per document). Below the disclaimer, instructions are given for printing images with or without watermarks. A red circle highlights the "Official Public Records" section, which includes a "Search" button. Other sections include "Birth Certificates", "Death Certificates", "Marriage Records", and "Uniform Commercial Code", each with a "Search" button and a brief description of the records available.

Williamson County Clerk Public Access

Welcome to the Web Site of
Nancy E. Rister
Williamson County Clerk

Disclaimer:

The Williamson County Clerk's office provides this web site as a public service. Information available on this web site is collected, maintained, and provided solely for the convenience of the public users. While every effort is made to assure that this information is accurate and current, the County Clerk does not certify the authenticity of the information contained herein. The County Clerk shall under no circumstance be responsible for any error or omission which may occur in these records, nor liable for any actions taken as a result of reliance upon any information contained within this web site from whatever source, or any other consequence from such reliance. Images may be unavailable while system backups are in progress. Certified copies of Official Public Records documents may be purchased in person at the Williamson County Clerk's office or by mail by sending a check with the correct fee to:
Williamson County Clerk, P.O. Box 5089, Georgetown, TX 78627.
Fees are \$1 per page and \$5 per document certification.

To print an image with a watermark for free, you may choose "Save Image" from the tool bar.

To print a copy without the watermark for \$1 per page, choose "Print Image" from the toolbar.

This site currently requires Java, which may display a security warning when starting the image viewer.
Please click "Run" if asked if you want to run the application **view1**.
If you are still unable to view images, please run the browser test at the link below.

[Click here to test your browser for cookies, JavaScript, and Java.](#)

Official Public Records [Search](#)

Official Public Records (OPR) consist of all publicly accessible documents recorded by this office and may include deeds, mortgage documents, easements, assumed names (d.b.a.), powers of attorney, bills of sale, and liens. Records from 1838.

Birth Certificates [Search](#)

Only for births that occurred in this county are available via this site. Records from March 1997.
Birth certificates are not public record. Visit the [County Clerk's website](#) for information on how to obtain a copy.

Death Certificates [Search](#)

Only for deaths that occurred in this county are available via this site. Records from 1997.
Death certificates are not public record. Visit the [County Clerk's website](#) for information on how to obtain a copy.

Marriage Records [Search](#)

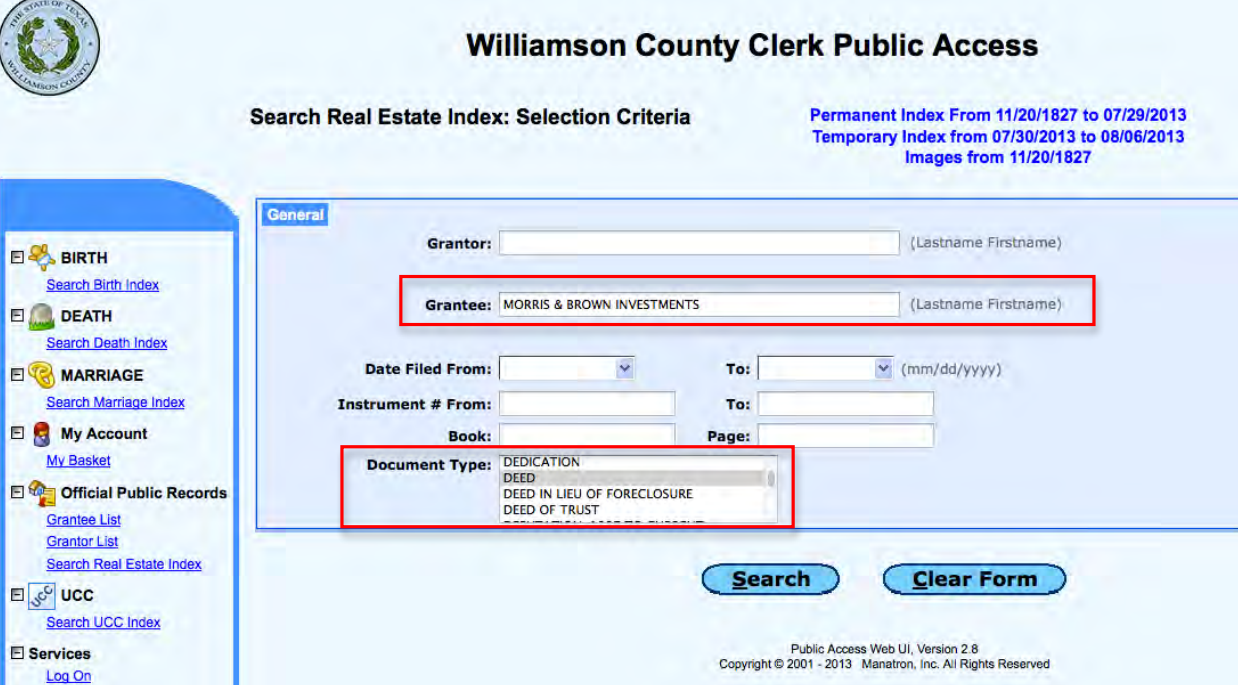
Marriage records that were issued by this county are available to print with a watermark via this site. Records from 1848.
Please call (512) 943-1526 for information on how to obtain a certified copy.

Uniform Commercial Code [Search](#)

The Uniform Commercial Code is a collection of laws setting forth procedures by which claims may be secured against collateral used for a loan. As of July 01, 2001, UCCs are no longer filed in the UCC Records of the County Clerk. Please contact the Secretary of State. Records from April 1997.

8. Enter the current owner's name in the "Grantee Index" and select "DEED" in the Document Type menu.

"Grantees" are buyers and "Grantors" are sellers. If you know the name of a previous owner of the property, you can also work forward in time by searching for their name in the Grantor field.



The screenshot shows the Williamson County Clerk Public Access website. The main heading is "Williamson County Clerk Public Access". Below it, the section is "Search Real Estate Index: Selection Criteria". On the right, there are links for "Permanent Index From 11/20/1827 to 07/29/2013", "Temporary Index from 07/30/2013 to 08/06/2013", and "Images from 11/20/1827".

On the left side, there is a navigation menu with the following items:

- BIRTH (with a link to Search Birth Index)
- DEATH (with a link to Search Death Index)
- MARRIAGE (with a link to Search Marriage Index)
- My Account (with a link to My Basket)
- Official Public Records (with links to Grantee List, Grantor List, and Search Real Estate Index)
- UCC (with a link to Search UCC Index)
- Services (with a link to Log On)

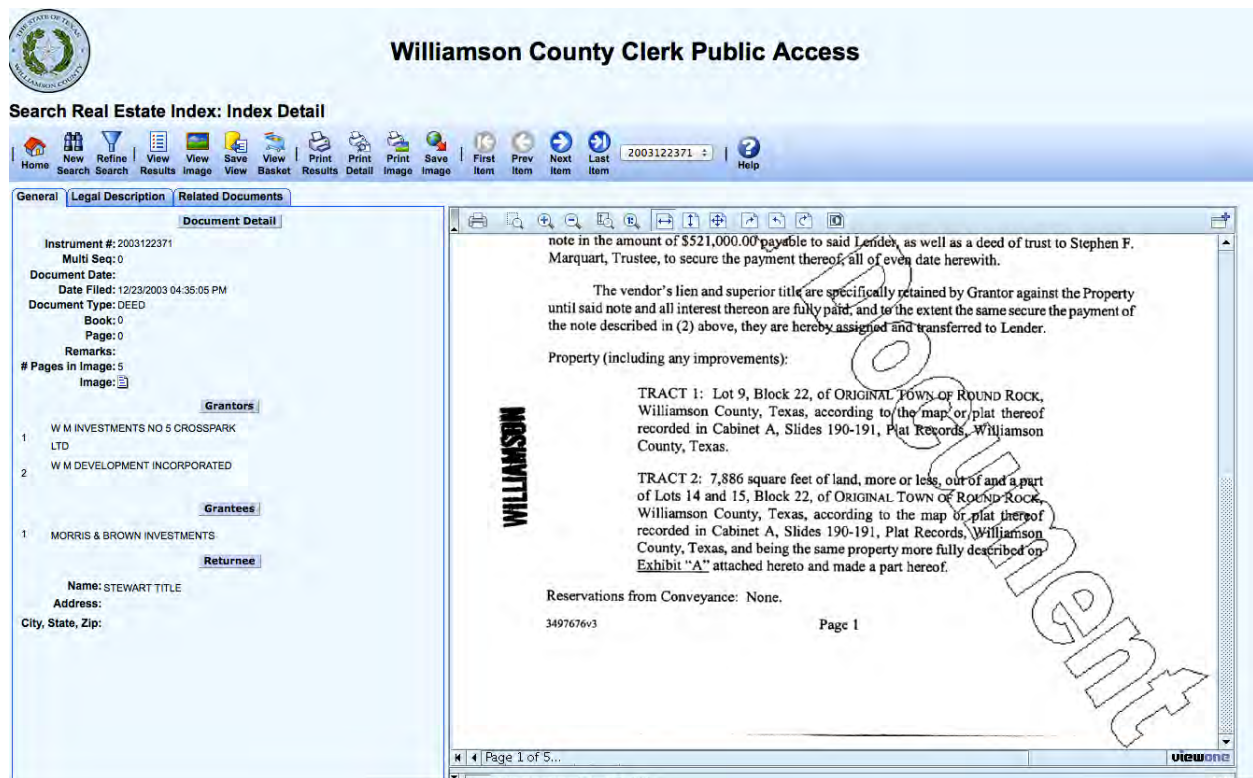
The main search area is titled "General" and contains the following fields:

- Grantor: (text input field)
- Grantee: MORRIS & BROWN INVESTMENTS (text input field)
- Date Filed From: (dropdown menu)
- To: (dropdown menu, labeled (mm/dd/yyyy))
- Instrument # From: (text input field)
- To: (text input field)
- Book: (text input field)
- Page: (text input field)
- Document Type: (dropdown menu with options: DEDICATION, DEED, DEED IN LIEU OF FORECLOSURE, DEED OF TRUST)

At the bottom right, there are two buttons: "Search" and "Clear Form".

At the bottom center, there is a footer: "Public Access Web UI, Version 2.8 Copyright © 2001 - 2013 Manatron, Inc. All Rights Reserved".

9. The search may return multiple results for the Grantee. Use the legal description that you noted earlier to determine which transaction is pertinent to the property of interest.



10. Make a note of the Instrument Number, Date Filed, and Grantor(s) and Grantee(s) for the transaction. If you can save a copy of the deed image (all pages), do that as well. If you cannot save the image, make note of the deed number and all pertinent information from the deed. Deed records will tell you who bought and sold the property, the amount paid, and sometimes the previous deed number. Be sure to keep track of all of the people involved in each transaction.

The deed number will look something like “124–543,” where the first number refers to the volume in which the deed was recorded and the second number refers to the page of that volume where the deed appears. (When you cite your sources, be sure to include all of these deed numbers.)

11. Repeat this process, going backward (with Grantees) or forward (with Grantors), one owner at a time. In other words, the Grantor (seller) in this transaction would become the next Grantee (buyer) that you look up. Be sure that the legal description of the property matches every time!
12. If you find a plat map that includes your property, or any other type of graphic image (survey, map, etc.) do save a copy and include it in the building's history.

13. From this chain-of-title research, you may discover that the property was once part of a large parcel that was subdivided into smaller lots, sometimes more than once, over the years. If this happens, you probably do not need to find out who bought the other subdivided lots.
14. When you have completed your research, compile all of your notes into a single document, in chronological order.

APPENDIX C

HISTORIC DISTRICT DESIGNATION APPLICATIONS

- East End Historic District
- Texas Baptist Children's Home Campus

HISTORIC LANDMARK DESIGNATION APPLICATIONS

- 210 Round Rock Ave
- 102 N Mays St
- 107 N Lampasas
- 208 W Bagdad

POSSIBLE WEST MAIN INDIVIDUAL LANDMARKS

(could also be presented as a small historic district)

- 211 W Main
- 304 W Main
- 306 W Main
- 308 W Main
- 403 W Main

POSSIBLE WEST BAGDAD HISTORIC DISTRICT

(with existing historic landmark at 208 S Blair and potential historic landmark at 208 W Bagdad)

- 208 W Bagdad
 - 201 W Bagdad
 - 207 W Bagdad
 - 209 W Bagdad
 - 209 S Brown
 - 211 S Brown
-



City of Round Rock, Texas Planning and Development Services

HISTORIC DISTRICT DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock _____

Address _____ 301 W. Bagdad Ave., Suite 210 _____

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664 _____

Daytime Phone _____ N/A _____ Email _____ N/A _____

Signature _____ N/A _____ Date _____

PROPOSED HISTORIC DISTRICT NAME: _____ East End Historic District _____

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ 1. Evidence of Support
- ☐ 2. Map
- ☐ 3. Statement of Significance
- ☐ 4. Inventory
- ☐ 5. Photos

City of Round Rock Historic District Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include an original copy of a petition signed by owners of properties in the proposed historic district. Please note that one “property” or street address may contain more than one parcel. If a parcel is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

On the map, clearly identify:

- Street numbers for all properties within the proposed historic district
- Site numbers, if applicable (for example, to correspond with a previous historic resources survey)
- Any properties that were previously designated with Historic Overlay zoning
- Contributing properties
- Non-Contributing properties

Clearly indicate the boundaries of the proposed historic district. Select boundaries that encompass a single area of land containing the significant concentration of buildings, sites, structures, or objects that will make up the proposed historic district. Boundaries should reflect such factors as:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.

City of Round Rock Historic District Designation Application, continued

2. Map, continued

The district's significance and historic integrity should help determine the boundaries. **Historic integrity** refers to the survival of physical characteristics that existed during the property's prehistoric or historic period. The seven qualities that together create historic integrity are location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.

3. Statement of Significance

The Statement of Significance must include the following sections.

3.a. Criteria for the Evaluation of Significance

A general description of the proposed historic district should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the district to be considered for designation.

City of Round Rock Historic District Designation Application, continued

3. Statement of Significance, continued

3.b. Character of the District

A statement indicating whether the proposed historic district designation is to be made based on the general character of the historic district, or based on the character of a limited number of buildings within the proposed district. If the designation is to be based on a limited number of buildings, please identify those buildings by street address and indicate them on the Map.

3.c. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area
- Historical development
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the area
- Local patterns of history that the area represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the area

4. Inventory

Please provide an electronic file (in a database or spreadsheet format) that lists all properties within the proposed historic district with a description of each property that includes its street address, legal description, date of construction, style of architecture, and Contributing/Non-Contributing status (see below). Please contact Planning and Development Services staff for assistance with the description and classification of properties.

Each building, structure, object, or site should be identified as either Contributing or Non-Contributing, according to the following definitions:

- *Contributing (C)*: a building, structure, object, or site that adds to the overall cultural, architectural, or historical significance for which the historic district is to be designated.
- *Non-Contributing (N)*: a building, structure, object, or site that does not add to the cultural, architectural or historical significance of the historic district.

City of Round Rock Historic District Designation Application, continued

4. Inventory, continued

When classifying resources as Contributing or Non-Contributing, please note that:

- Extensive alterations to the exterior of a building, structure, or object may render it Non-Contributing if those alterations damage or remove the character-defining features of the resource.
- Some alterations, which render a resource Non-Contributing now, may be reversible. If those changes are reversed, the resource may qualify to be re-classified as Contributing.
- A lack of maintenance does not, in and of itself, determine significance or the ability of the resource to be Contributing.

5. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

1. EVIDENCE OF SUPPORT

On August 29, 2013, the City of Round Rock mailed a letter to the owners of 97 properties within the proposed East End Historic District, inviting them to attend an informational meeting to learn more about the historic district. The letter also asked the recipients to indicate whether or not they were in favor of the designation of the district by returning an enclosed, pre-stamped response card addressed to the City. Each response card was labeled with the property owner's name and address, and asked the property owner to circle Yes or No, then sign and return the card.

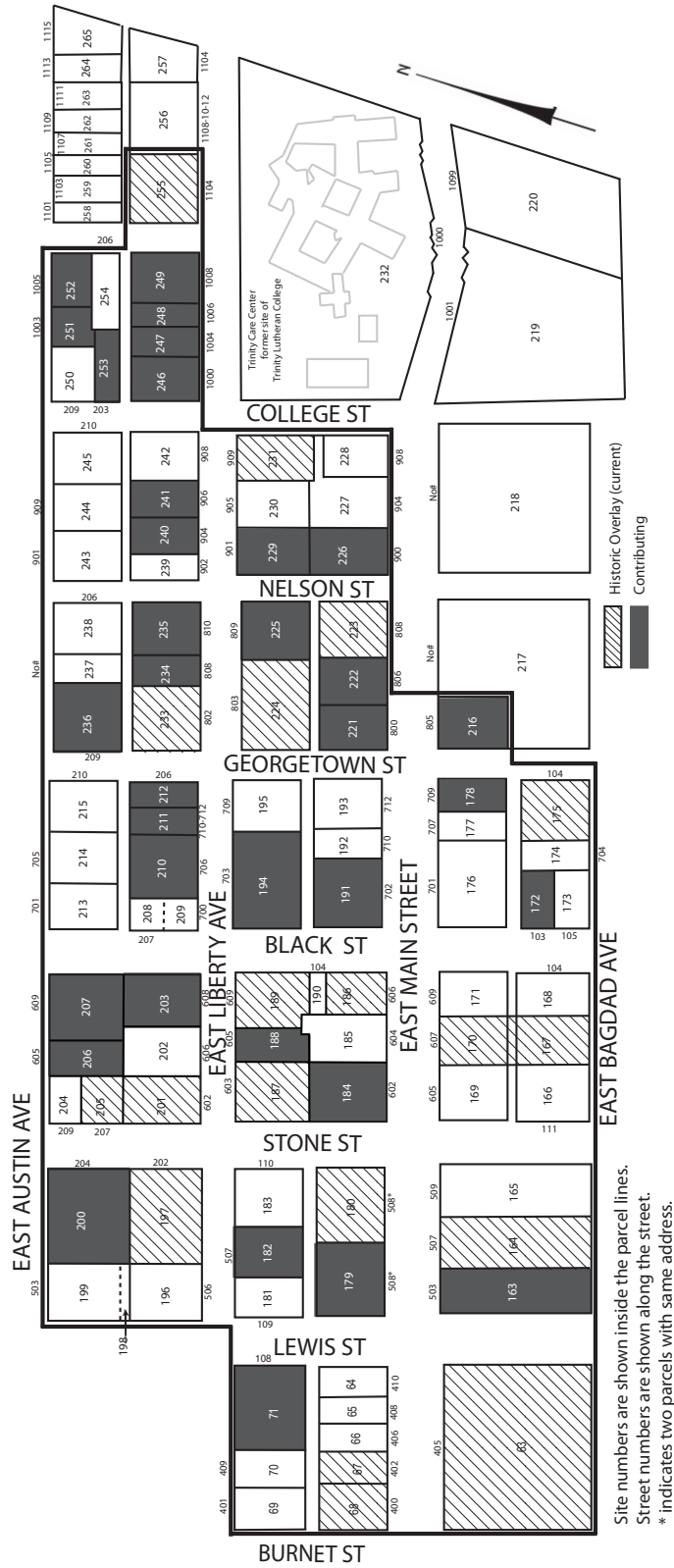
On September 17, 2013, at the Historic Preservation Commission meeting, consultant Steph McDougal of McDoux Preservation made a presentation about the potential East End Historic District. Following the Commission meeting, Ms. McDougal, Commission members, and City staff held the informational meeting to answer questions and gather citizens' feedback.

A total of 39 response cards were returned to the City by September 27, 2013. Of those cards returned, 24 (61.5%) were in favor of the historic designation and 13 (33.3%) were not. Two property owners (5.2%) were undecided.

A list of property owners and their responses (if received) is attached.

2. MAP

City of Round Rock — Phase IV (FY 2013) Potential Historic Landmark Designations



3. STATEMENT OF SIGNIFICANCE

3.a. Criteria for the Evaluation of Significance

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The East End Historic District qualifies for designation under two of these Criteria:

- (1) 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 or nation or other society; and
- (4) 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.

3.b. Character of the District

An Historic District may be proposed for designation based on either the general character of the district or a limited number of properties within the district.

The East End Historic District is proposed for designation based on the general character of the district. It is significant as a collection of residential properties that together illustrate the development of the city of Round Rock during the 20th century, from the early 1900s to the mid-1960s. The proposed East End Historic District contains excellent representative examples of the architectural styles that were popular at various points throughout that time period.

3.c. Historic Context Narrative

Origin and Founding of the Area

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 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

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.

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.*

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 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

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.

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.

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 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

¹⁵ Multiple deeds, Williamson County Deed Records.

¹⁶ Multiple deeds, Williamson County Deed Records.

recommended for landmark status. There are 33 designated Local Landmarks in the Phase I area and an additional 16 in the Phase II area.

Historical 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

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

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

¹⁸ Weingroff.

¹⁹ Ibid.

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 Salina, 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 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.

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

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 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

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.

General Trends in Building Practice in the Proposed East End Historic District

The proposed East End Historic District includes a nine-block section of the original town plat, as well as part of 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, with both high-style and vernacular dwellings. Architectural styles found in this district include Folk National, Folk Victorian, Craftsman, Queen Anne, Colonial Revival, Tudor Revival, Minimal Traditional, and Ranch.

These homes also reflect the changing availability of construction materials and technologies, including standardized, milled dimensional lumber, which could be delivered by railroad; construction using that lightweight lumber instead of heavy timbers, including balloon framing and later platform framing; the development of concrete masonry blocks and Portland cement; and mail-order plans and pattern books,

²¹ Ibid, 355-373.

which helped to spread the popular stylistic trends of the day throughout the United States.

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.

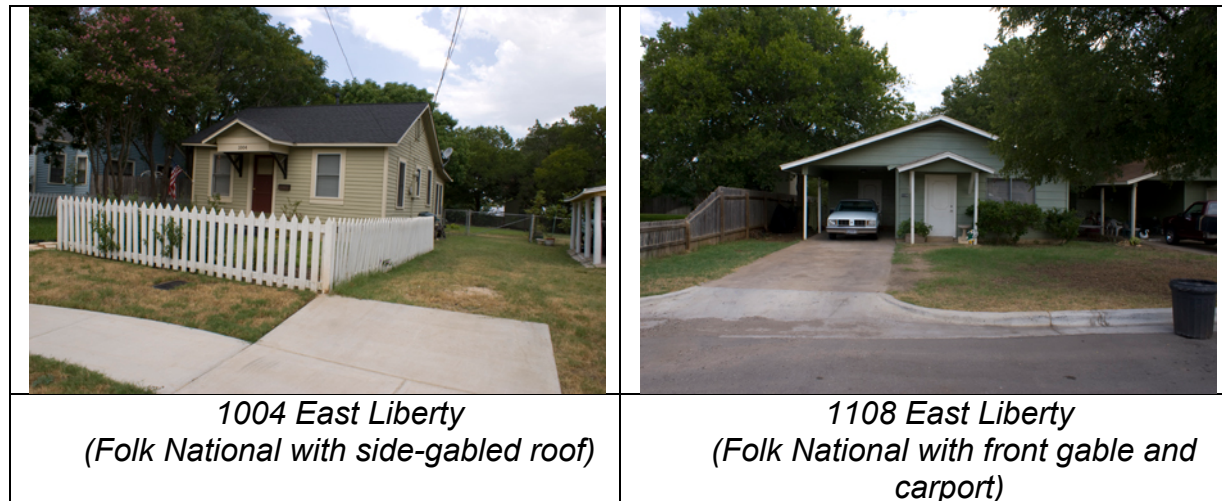
Wood siding and windows are common on older homes, generally through the 1920s. Some siding has been replaced or covered, generally with Hardie-type cement board or vinyl. Replacement windows are typically aluminum. Newer homes may be clad with wood or synthetic sidings, or brick or fieldstone veneer.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

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.

Styles/Influences of Architecture, Workmanship, Materials, and Design in the Proposed East End Historic District

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.



	
<i>103 S. Stone (Folk Victorian)</i>	<i>603 E. Liberty (Tudor)</i>
	
<i>604 E. Austin (Minimal Traditional)</i>	<i>204 N. Stone (Ranch)</i>

Many 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.

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.

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.

5. PHOTOGRAPHS

Photographs of properties in the East End Historic District are provided on the enclosed CD.

Inventory – Proposed East End Historic District

The proposed district is roughly bounded by Burnet Street, East Bagdad Avenue, College Street, and East Austin Avenue. It includes 11 full blocks within the original town site (Blocks 12–19 and 39–41) as well as five full blocks within the Nelson Addition (Blocks 3–7) and additional lots in Blocks 1 and 8.

Site No.	Street Address				Est. Yr. Constr.	Current Use	Style	L/C/NC
	No.	Dir	Street	Rdway				
63	405	E	Main	St	1900	Domestic	Neoclassical	L
64	410	E	Main	St	1983	Domestic	Minimal Traditional	N
65	408	E	Main	St	1983	Domestic	Minimal Traditional	N
66	406	E	Main	St	1983	Domestic	Minimal Traditional	N
67	402	E	Main	St	1930	Domestic	Tudor Revival	L
68	400	E	Main	St	1930	Domestic	Eclectic	L
69	401	E	Liberty	St	N/A	Vacant Lot	N/A	N
70	409	E	Liberty	St	N/A	Vacant Lot	N/A	N
71	108	N	Lewis	St	1905	Domestic	Craftsman	C
163	503	E	Main	Ave	1904	Domestic	Queen Anne	C
164	507	E	Main	Ave	1916	Domestic	Greek Revival	L
165	509	E	Main	Ave	1916	Domestic	Tudor Revival	N
166	111	S	Stone	St	1970	Domestic	Ranch	N
167	607	E	Main (rear lot)	Ave	N/A	Vacant lot	N/A	L
168	104	S	Black	St	1930	Domestic	Folk National	N
169	605	E	Main	Ave	1991	Domestic	Neoeclectic	N
170	607	E	Main	Ave	1915	Domestic	Queen Anne	L
171	609	E	Main	Ave	1994	Domestic	Neoeclectic	N
172	103	S	Black	St	1920	Domestic	Folk Victorian	C
173	105	S	Black	St	1965	Domestic	Folk National	N
174	704	E	Bagdad	Ave	1965	Domestic	Ranch	N
175	104	S	Georgetown	St	1904	Domestic	Colonial Revival	L
176	701	E	Main	Ave	1930	Domestic	Folk National	N
177	707	E	Main	Ave	1984	Domestic	Folk National	N
178	709	E	Main	Ave	1940	Domestic	Folk National	C
179	508	E	Main	Ave	1935	Domestic	Craftsman	C
180	508	E	Main	Ave	1924	Domestic	Craftsman	L
181	109	N	Lewis	St	1960	Domestic	Ranch	N

Site No.	Street Address				Est. Yr. Constr.	Current Use	Style	L/C/NC
	No.	Dir	Street	Rdway				
182	507	E	Liberty	Ave	1920	Domestic	Folk National	C
183	110	N	Stone	St	1975	Domestic	No Style	N
184	602	E	Main	Ave	1960	Domestic	Ranch	C
185	604	E	Main	Ave	1955	Domestic	Ranch	N
186	606	E	Main	Ave	1920	Domestic	Queen Anne	L
187	603	E	Liberty	Ave	1910	Domestic	Tudor Revival	L
188	605	E	Liberty	Ave	1930	Domestic	Folk National	C
189	609	E	Liberty	Ave	1930	Domestic	Folk National	L
190	104	N	Black	St	1940	Domestic	Folk National	N
191	702	E	Main	Ave	1920	Domestic	Queen Anne	C
192	710	E	Main	Ave	1946	Domestic	Ranch	N
193	712	E	Main	Ave	N/A	Vacant lot	N/A	N
194	703	E	Liberty	Ave	1920	Domestic	Craftsman	C
195	709	E	Liberty	Ave	1920	Domestic	Folk National	N
196	506	E	Liberty	Ave	1940	Domestic	Folk National	N
197	202	N	Stone	St	1930	Domestic	Craftsman	L
198	No#	N	Lewis	St	N/A	Vacated Alley	N/A	N
199	No#	N	Lewis	St	N/A	Vacant lot	N/A	N
200	204	N	Stone	St	1960	Domestic	Ranch	C
201	602	E	Liberty	Ave	1908	Domestic	Queen Anne	L
202	606	E	Liberty	Ave	1966	Domestic	Ranch	N
203	608	E	Liberty	Ave	1910	Domestic	Queen Anne	C
204	209	N	Stone	St	1935	Domestic	Folk National	N
205	207	N	Stone	St	1910	Domestic	Queen Anne	L
206	605	E	Austin	Ave	1960	Domestic	Ranch	C
207	609	E	Austin	Ave	1958	Domestic	Ranch	C
208	207	N	Black	St	N/A	Vacant lot	N/A	N
209	700	E	Liberty	Ave	2001	Domestic	Ranch	N
210	706	E	Liberty	Ave	1920	Domestic	Folk Victorian	C
211	710-712	E	Liberty	Ave	1940	Domestic	Folk National	C
212	206	N	Georgetown	St	1935	Domestic	Folk National	C
213	701	E	Austin	Ave	1976	Domestic	Ranch	N
214	705	E	Austin	Ave	1930	Domestic	Folk National	N
215	210	N	Georgetown	St	1945	Domestic	Folk National	N
216	805	E	Main	Ave	1950	Domestic	Folk National	C

Site No.	Street Address				Est. Yr. Constr.	Current Use	Style	L/C/NC
	No.	Dir	Street	Rdway				
221	800	E	Main	Ave	1907	Domestic	Queen Anne	C
222	806	E	Main	Ave	1926	Domestic	Craftsman	C
223	808	E	Main	Ave	1908	Domestic	Queen Anne	L
224	803	E	Liberty	Ave	1920	Domestic	Exotic Revival	L
225	809	E	Liberty	Ave	1962	Domestic	Ranch	C
226	900	E	Main	Ave	1960	Domestic	Ranch	C
227	904	E	Main	Ave	N/A	Vacant Lot	N/A	N
228	908	E	Main	Ave	N/A	Vacant Lot	N/A	N
229	901	E	Liberty	Ave	1925	Domestic	Folk National	C
230	905	E	Liberty	Ave	2003	Domestic	Queen Anne	N
231	909	E	Liberty	Ave	1935	Domestic	Minimal Traditional	L
233	802	E	Liberty	Ave	1904	Domestic	Folk Victorian	L
234	808	E	Liberty	Ave	1955	Domestic	Folk National	C
235	810	E	Liberty	Ave	1950	Domestic	Folk National	C
236	209	N	Georgetown	St	1930	Domestic	Craftsman	C
237	No#	E	Austin	Ave	N/A	Vacant lot	N/A	N
238	206		Nelson	St	1945	Domestic	Folk National	N
239	902	E	Liberty	Ave	1940	Domestic	Folk National	N
240	904	E	Liberty	Ave	1950	Domestic	Ranch	C
241	906	E	Liberty	Ave	1945	Domestic	Folk National	C
242	908	E	Liberty	Ave	1945	Domestic	Folk National	N
243	901	E	Austin	Ave	1965	Domestic	No Style	N
244	909	E	Austin	Ave	1965	Domestic	Folk National	N
245	210		College	St	1965	Domestic	Ranch	N
246	1000	E	Liberty	Ave	1950	Domestic	Minimal Traditional	C
247	1004	E	Liberty	Ave	1946	Domestic	Folk National	C
248	1006	E	Liberty	Ave	1945	Domestic	Folk National	C
249	1008	E	Liberty	Ave	1945	Domestic	Minimal Traditional	C
250	209		College	St	1950	Domestic	No Style	N
251	1003	E	Austin	Ave	1950	Domestic	Folk National	C
252	1005	E	Austin	Ave	1955	Domestic	Folk National	C
253	203		College	St	1950	Domestic	Folk National	C
254	206		Rye	Ave	1940	Domestic	Folk National	N
255	1104	E	Liberty	Ave	1910	Domestic	Colonial Revival	L

Legal Description for Zoning Application

Original Town Plat Block 12, Lots 1–12 and vacated alley; Block 13, Lots 1–12 and vacated alley; Block 14, Lots 1–10; Block 15, Lots 1–10; Block 16, Lots 1–6; Block 17, Lots 1–15 and vacated alley; Block 18, Lots 1–15; Block 19, Lots 1–12; Block 39, Lots 1–10 and vacated alley; Block 40, Lots 1–6 and vacated alley; and Block 41, Lots 1, 2, 3A, 3B, 4, 5, 6;
Nelson Addition Block 1, Lots 11–12; Block 3, Lots 1–12; Block 4, 1–12; Block 5, Lots 1–12; Block 6, Lots 1–12; Block 7, Lots 1–12, 12A; and Block 8, Lots 4–6.

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
63	405 E MAIN ST	R071368	CITY OF ROUND ROCK, BLOCK 12, LOT 1-12	MU-L
64	410 E MAIN ST	R071401	CITY OF ROUND ROCK, BLOCK 19, LOT 1	SF-2
65	408 E MAIN ST	R071402	CITY OF ROUND ROCK, BLOCK 19, LOT 2, ACRES .13	SF-2
66	406 E MAIN ST	4071403	CITY OF ROUND ROCK, BLOCK 19, LOT 3, ACRES .13	SF-2
67	402 E MAIN ST	R071404	CITY OF ROUND ROCK, BLOCK 19, LOT 4 & E 10 FT 5	SF-2
68	400 E MAIN ST.	R071406	CITY OF ROUND ROCK, BLOCK 19, LOT 5 W 35' OF & ALL 6,	SF-2
69	401 E LIBERTY ST	R071405	CITY OF ROUND ROCK, BLOCK 19, LOT 7, W/PT 8	SF-2
70	409 E LIBERTY ST	R071407	CITY OF ROUND ROCK, BLOCK 19, LOT 9, E/PT 8	SF-2
71	108 LEWIS ST	R053687	CITY OF ROUND ROCK, BLOCK 19, LOT 10-12	SF-2
163	503 E MAIN ST	R071371	CITY OF ROUND ROCK, BLOCK 13, LOT 5-8	MU-L
164	507 E MAIN ST	R071370	CITY OF ROUND ROCK, BLOCK 13, LOT 3-4, 9-10	MU-L
165	509 E MAIN ST	R071369	CITY OF ROUND ROCK, BLOCK 13, LOT 1, 2, 11 & 12	MU-L
166	111 S STONE ST	R071374	CITY OF ROUND ROCK , BLOCK 14, LOT 4-5	MU-L
167	607E MAIN ST	R071373	CITY OF ROUND ROCK , BLOCK 14, LOT 2(W/PT) & 3	MU-L
168	104 S BLACK ST	R071372	CITY OF ROUND ROCK, BLOCK 14, LOT 1 & 2(E/PT)	MU-L
169	605 E MAIN ST	R071375	CITY OF ROUND ROCK, BLOCK 14, LOT 6-7	MU-L
170	607 E MAIN ST	R403839	CITY OF ROUND ROCK, BLOCK 14, LOT 8 & 9(PT)	MU-L
171	609 E MAIN ST	R071376	CITY OF ROUND ROCK, BLOCK 14, LOT 10, 9(PT)	MU-L
172	103 S BLACK ST	R071379	CITY OF ROUND ROCK, BLOCK 15, LOT 4 PT & 5 PT	MU-L
173	105 S BLACK ST	R071380	CITY OF ROUND ROCK, BLOCK 15, LOT 4 PT & 5 PT	MU-L

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
174	704 E BAGDAD AVE	R071378	CITY OF ROUND ROCK, BLOCK 15, LOT 3	MU-L
175	104 GEORGETOWN ST	R071377	CITY OF ROUND ROCK, BLOCK 15, LOT 1-2	MU-L
176	701 E MAIN ST	R071381	CITY OF ROUND ROCK, BLOCK 15, LOT 6-8	MU-L
177	708 E MAIN ST	R071382	CITY OF ROUND ROCK, BLOCK 15, LOT 9	MU-L
178	709 E MAIN ST	R071383	CITY OF ROUND ROCK, BLOCK 15, LOT 10	MU-L
179	508 E MAIN ST	R053709	CITY OF ROUND ROCK, BLOCK 18, LOT 5 PT & 6-9	MU-L
180	508 E MAIN ST	R071396	CITY OF ROUND ROCK, BLOCK 18, LOT 1-4 & 5 PT	MU-L
181	109 LEWIS ST	R071398	CITY OF ROUND ROCK, BLOCK 18, LOT 10 & 11 W 20' OF	MU-L
182	507 E LIBERTY ST	R071399	CITY OF ROUND ROCK, BLOCK 18, LOT 11 PT, 12 & 13 PT	MU-L
183	110 N STONE ST	R071400	CITY OF ROUND ROCK, BLOCK 18, LOT 13 (18' OF) & 14-15	MU-L
184	602 E MAIN ST	R071392	CITY OF ROUND ROCK, BLOCK 17, LOT 6(PT) & 7-9	MU-L
185	604 E MAIN ST	R071391	CITY OF ROUND ROCK, BLOCK 17, LOT 4-5 & 6(PT), & PT OF VACATED ALLEY	MU-L
186	606 E MAIN ST	R071389	CITY OF ROUND ROCK, BLOCK 17, LOT 1-3(S PTS)	MU-L
187	603 E LIBERTY ST	R071393	CITY OF ROUND ROCK, BLOCK 17, LOT 10-11 & 12(PT), & N 10' OF ALLEY	MU-L
188	605 E LIBERTY ST	R071394	CITY OF ROUND ROCK, BLOCK 17, LOT 12-13(PTS), & PT OF VACATED ALLEY	MU-L
189	609 E LIBERTY ST	R071395	CITY OF ROUND ROCK, LOT 13(PT) & 14-15, & PT OF VACATED ALLEY	MU-L
190	104 N BLACK ST	R071390	CITY OF ROUND ROCK, BLOCK 17, LOT 1-3(N/PTS), & PT OF VACATED ALLEY	MU-L
191	702 E MAIN ST	R071386	CITY OF ROUND ROCK, BLOCK 16, LOT 2 PT & 3	MU-L
192	710 E MAIN ST	R071385	CITY OF ROUND ROCK, BLOCK 16, LOT 2 PT	MU-L
193	712 E MAIN ST	R319137	CITY OF ROUND ROCK, BLOCK 16, LOT 1	MU-L
194	703 E LIBERTY ST	R071387	CITY OF ROUND ROCK, BLOCK 16, LOT 4 & 5	MU-L
195	709 E LIBERTY ST	R071388	CITY OF ROUND ROCK, BLOCK 16, LOT 6	MU-L
196	506 E LIBERY ST	R071523	CITY OF ROUND ROCK, BLOCK 39, LOT 4 & 5	MU-L

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
197	202 N STONE ST	R071522	CITY OF ROUND ROCK, BLOCK 39, LOT 1-3	MU-L
198	503 E AUSTIN AVE		Now part of site 199	SF-2
199	503 E AUSTIN AVE	R071524	CITY OF ROUND ROCK, BLOCK 39, Lot 6-7, ACRES 0.388, & W/PT OF ALLEY	SF-2
200	204 N STONE ST	R336175	CITY OF ROUND ROCK, BLOCK 39, LOT 8-10 & E PT OF ALLEY	SF-2
201	602 E LIBERTY ST	R071527	CITY OF ROUND ROCK, BLOCK 40, LOT 3, & 906 SFT ABANDON ALLEY	MU-L
202	606 E LIBERTY ST	R071526	CITY OF ROUND ROCK, BLOCK 40, LOT 2, & 922 SFT ABANDON ALLEY	MU-L
203	608 E LIBERTY ST	R071525	CITY OF ROUND ROCK, BLOCK 40, LOT 1, & 890 SFT ABANDON ALLEY	MU-L
204	209 N STONE ST	R071528	CITY OF ROUND ROCK, BLOCK 40, LOT 4 N/PT	SF-2
205	207 N STONE ST	R071529	CITY OF ROUND ROCK, BLOCK 40, LOT 4 S/PT, & 906 SFT ABANDON ALLEY	SF-2
206	605 E AUSTIN AVE	R071530	CITY OF ROUND ROCK, BLOCK 40, LOT 5 PT, & 522 SFT ABANDON ALLEY	SF-2
207	609 E AUSTIN AVE	R071531	CITY OF ROUND ROCK, BLOCK 40, LOT 6, PT 5, & 1290 SFT ABANDON ALLEY	SF-2
208	207 N BLACK ST	R347828	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 3A	MU-L
209	700 E LIBERTY ST	R347829	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 3B	MU-L
210	706 E LIBERTY ST	R347827	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 2A	MU-L
211	710-712 E LIBERTY ST	R071533	CITY OF ROUND ROCK, BLOCK 41, LOT 1 PT	MU-L
212	206 GEORGETOWN AVE	R071532	CITY OF ROUND ROCK, BLOCK 41, LOT 1 PT	MU-L
213	701 E AUSTIN AVE	R071536	CITY OF ROUND ROCK, BLOCK 41, LOT 4	SF-2
214	705 E AUSTIN AVE	R071537	CITY OF ROUND ROCK, BLOCK 41, LOT 5	SF-2
215	210 GEORGETOWN ST	R052958	CITY OF ROUND ROCK, BLOCK 41, LOT 6	MU-L
216	805 E MAIN ST	R06826	NELSON ADDITION, BLOCK 1, LOT 11 & 12	SF-2
221	800 E MAIN ST	R068631	NELSON ADDITION, BLOCK 4, LOT 5 & 6	MU-L
222	806 E MAIN ST	R068630	NELSON ADDITION, BLOCK 4, LOT 3-4	MU-L

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
223	808 E MAIN ST	R068629	NELSON ADDITION, BLOCK 4, LOT 1-2	MU-L
224	803 E LIBERTY ST	R068633	NELSON ADDITION, BLOCK 4, LOT 9-12	MU-L
225	809 E MAIN ST	R068632	NELSON ADDITION, BLOCK 4, LOT 7 & 8	SF-2
226	900 E MAIN ST	R430335	NELSON ADDITION, BLOCK 3, LOT 5-6, ACRES .30	MU-L
227	904 E MAIN ST	R497301	NELSON ADDITION, BLOCK 3, Lot 3-4 & ALLEY (PT), ACRES 0.312	MU-L
228	908 E MAIN ST	R430333	NELSON ADDITION, BLOCK 3, Lot 1-2, ACRES 0.258	MU-L
229	901 E LIBERTY ST	R068628	NELSON ADDITION, BLOCK 3, LOT 11 & 12	SF-2
230	905 E LIBERTY ST	R433206	NELSON ADDITION, BLOCK 3, LOT 9-10, ACRES .26	SF-2
231	909 E LIBERTY ST	R068627	NELSON ADDITION, BLOCK 3, LOT 7-8, ACRES .27	SF-2
233	802 E LIBERTY ST	R054019	NELSON ADDITION, BLOCK 5, LOT 4 W 40', 5 & 6	MU-L
234	808 E LIBERTY ST	R068635	NELSON ADDITION, BLOCK 5, LOT 3, PT 4	SF-2
235	810 E LIBERTY ST	R054025	NELSON ADDITION, BLOCK 5, LOT 1-2	SF-2
236	209 GEORGETOWN ST	R068639	NELSON ADDITION, BLOCK 5, LOT 10-12	MU-L
237	NO # E AUSTIN AVE	R068638	NELSON ADDITION, BLOCK 5, LOT 9	SF-2
238	206 NELSON ST	R068637	NELSON ADDITION, BLOCK 5, LOT 7 & 8	SF-2
239	902 E LIBERTY ST	R068643	NELSON ADDITION, BLOCK 6, LOT 6	SF-2
240	904 E LIBERTY ST	R068642	NELSON ADDITION, BLOCK 6, LOT 4 PT & 5	SF-2
241	906 E LIBERTY ST	R068641	NELSON ADDITION, BLOCK 6, LOT 3 & 4 PT	SF-2
242	908 E LIBERTY ST	R068640	NELSON ADDITION, BLOCK 6, LOT 1 & 2	SF-2
243	901 E AUSTIN AVE	R068646	NELSON ADDITION, BLOCK 6, LOT 11 & 12	SF-2
244	909 E AUSTIN AVE	R068645	NELSON ADDITION, BLOCK 6, LOT 9 & 10	SF-2
245	210 COLLEGE ST	R068644	NELSON ADDITION, BLOCK 6, LOT 7 & 8	SF-2
246	1000 E LIBERTY ST	R068649	NELSON ADDITION, BLOCK 7, LOT 5 & 6	SF-2
247	1004 E LIBERTY ST	R086409	NELSON ADDITION, BLOCK 7, LOT 4	SF-2
248	1006 E LIBERTY ST	R068648	NELSON ADDITION, BLOCK 7, LOT 3	SF-2
249	1008 E LIBERTY ST	R068647	NELSON ADDITION, BLOCK 7, LOT 1 & 2	SF-2
250	206 COLLEGE ST	R068654	NELSON ADDITION, BLOCK 7, LOT 11 N 70', 12 N 70' & 10 W 10' OF N 70'	SF-2
251	1003 E AUSTIN AVE	R068652	NELSON ADDITION, BLOCK 7, LOT 9-10 PTS & 7 SFT ADJ, ACRES 0.112	SF-2
252	1005 E AUSTIN AVE	R068651	NELSON ADDITION, BLOCK 7, LOT 7-9 S PT OF	SF-2
253	203 COLLEGE ST	R489041	S9452 - NELSON ADDITION (BLK 7 PT LTS 10-12	SF-2

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
			REPLAT), BLOCK 7, Lot 12A, ACRES 0.17	
254	206 RYE AVE	R068650	NELSON ADDITION, BLOCK 7, LOT 7 S1/2, 8 S1/2 & 9 S1/2	SF-2
255	1105 E LIBERTY ST	R068656	NELSON ADDITION, BLOCK 8, LOT 4-6	SF-2

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Site #	Street #	Street Name	Legal Description	Property Owner Name	Mailing Address	City	State	ZIPCode	Response
64	410	E MAIN ST	CITY OF ROUND ROCK, BLOCK 19, LOT 1	DAVID LEPPIN	508 E MAIN ST	ROUND ROCK	TX	78664-5352	
65	408	E MAIN ST	CITY OF ROUND ROCK, BLOCK 19, LOT 2, ACRES .13	VERONICA ASENCIO	47 FAIRVIEW DR	ROUND ROCK	TX	78665-9428	
66	406	E MAIN ST	CITY OF ROUND ROCK, BLOCK 19, LOT 3, ACRES .13	JEAN & ROGER COLEMAN	406 E MAIN ST	ROUND ROCK	TX	78664	
69	401	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 19, LOT 7, W/PT 8	JOHN AVERY, SR.	400 E MAIN ST	ROUND ROCK	TX	78664	
70	409	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 19, LOT 9, E/PT 8	E. J. WALSH, JR.	405 ROUND ROCK AVE	ROUND ROCK	TX	78664-5143	
71	108	LEWIS ST	CITY OF ROUND ROCK, BLOCK 19, LOT 10-12	BRUCE JONES	2602 CORABELLA PL	CEDAR PARK	TX	78613-4319	
163	503	E MAIN ST	CITY OF ROUND ROCK, BLOCK 13, LOT 5-8	KENDELL BRENT CAMPBELL	503 E MAIN ST	ROUND ROCK	TX	78664-5351	
165	509	E MAIN ST	CITY OF ROUND ROCK, BLOCK 13, LOT 1, 2, 11 & 12	JUDITH CONROY	509 E MAIN ST	ROUND ROCK	TX	78664	
166	111	S STONE ST	CITY OF ROUND ROCK, BLOCK 14, LOT 4-5	DON BINGHAM	111 S STONE ST	ROUND ROCK	TX	78664-5371	
168	104	S BLACK ST	CITY OF ROUND ROCK, BLOCK 14, LOT 1 & 2(E/PT)	MARIA AWAD	104 S BLACK ST	ROUND ROCK	TX	78664-5369	
169	605	E MAIN ST	CITY OF ROUND ROCK, BLOCK 14, LOT 6-7	DENNIS & JENNIFER WINTERS	605 E MAIN ST	ROUND ROCK	TX	78664	

171	609	E MAIN ST	CITY OF ROUND ROCK, BLOCK 14, LOT 10, 9(PT)	ELIZABETH & GERALD LEE	609 E MAIN ST	ROUND ROCK	TX	78664	
172	103	S BLACK ST	CITY OF ROUND ROCK, BLOCK 15, LOT 4 PT & 5 PT	JOHN COLLINS	103 S BLACK ST	ROUND ROCK	TX	78664-5368	
173	105	S BLACK ST	CITY OF ROUND ROCK, BLOCK 15, LOT 4 PT & 5 PT	JOHNNY GARCIA	105 S BLACK ST	ROUND ROCK	TX	78664-5368	
174	704	E BAGDAD AVE	CITY OF ROUND ROCK, BLOCK 15, LOT 3	LEONARD & NORMA DOMINGUEZ	704 E BAGDAD AVE	ROUND ROCK	TX	78664-4411	
176	701	E MAIN ST	CITY OF ROUND ROCK, BLOCK 15, LOT 6-8	VIDAL ALMAZAN	701 E MAIN ST	ROUND ROCK	TX	78664-4438	
177	707	E MAIN ST	CITY OF ROUND ROCK, BLOCK 15, LOT 9	STEPHAN SHEETS	309 E MAIN ST	ROUND ROCK	TX	78664-5246	
178	709	E MAIN ST	CITY OF ROUND ROCK, BLOCK 15, LOT 10	MICHAEL JAMES HEMENES	709 E MAIN ST	ROUND ROCK	TX	78664-4438	
179	508	E MAIN ST	CITY OF ROUND ROCK, BLOCK 18, LOT 5 PT & 6-9	DAVID & ALICE LEPPIN	508 E MAIN ST	ROUND ROCK	TX	78664	
181	109	LEWIS ST	CITY OF ROUND ROCK, BLOCK 18, LOT 10 & 11 W 20' OF	DAVID LEPPIN	508 E MAIN ST	ROUND ROCK	TX	78664-5352	
182	507	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 18, LOT 11 PT, 12 & 13 PT	BERNARDO SALAZAR	14 LAKE DR	ROUND ROCK	TX	78665-9415	
183	110	N STONE ST	CITY OF ROUND ROCK, BLOCK 18, LOT 13 (18' OF) & 14-15	ALAN ALLOWAY	110 N STONE ST	ROUND ROCK	TX	78664-5364	
184	602	E MAIN ST	CITY OF ROUND ROCK, BLOCK 17,	PETER DAUGHTREY	602 E MAIN ST	ROUND ROCK	TX	78664-5354	

			LOT 6(PT) & 7-9						
185	604	E MAIN ST	CITY OF ROUND ROCK, BLOCK 17, LOT 4-5 & 6(PT), & PT OF VACATED ALLEY	ROY RITTHALER	2725 CEDAR SPRINGS PL	ROUND ROCK	TX	78681-2197	
188	605	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 17, LOT 12-13(PTS), & PT OF VACATED ALLEY	ERIC & MARIA WHITFIELD	2124 AARON ROSS WAY	ROUND ROCK	TX	78665-4641	
190	104	N BLACK ST	CITY OF ROUND ROCK, BLOCK 17, LOT 1-3(N/PTS), & PT OF VACATED ALLEY	JOSEPH & LISA ADAMS	702 E MAIN ST	ROUND ROCK	TX	78664-4439	
191	702	E MAIN ST	CITY OF ROUND ROCK, BLOCK 16, LOT 2 PT & 3	JOSEPH & LISA ADAMS	702 E MAIN ST	ROUND ROCK	TX	78664-4439	
192	710	E MAIN ST	CITY OF ROUND ROCK, BLOCK 16, LOT 2 PT	RAMIRO RAMIREZ	710 E MAIN ST	ROUND ROCK	TX	78664-4439	
193	712	E MAIN ST	CITY OF ROUND ROCK, BLOCK 16, LOT 1	CITY OF ROUND ROCK	221 E MAIN ST	ROUND ROCK	TX	78664-5299	
194	703	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 16, LOT 4 & 5	DAVID LEPPIN	508 E MAIN ST	ROUND ROCK	TX	78664-5352	
195	709	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 16, LOT 6	LAURA & JOHN YORK	709 E LIBERTY ST	ROUND ROCK	TX	78664-4430	
196	506	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 39, LOT 4 & 5	BROOKS CLARK PROPERTIES LTD	1209 S MAYS	ROUND ROCK	TX	78664	
198	503	E AUSTIN AVE	Now part of site 199						
199	503	E AUSTIN AVE	CITY OF ROUND ROCK, BLOCK 39, Lot 6-7, ACRES	ALAN FELDER	9111 JOLLYVILLE RD STE #201	AUSTIN	TX	78759	

			0.388, & W/PT OF ALLEY						
200	204	N STONE ST	CITY OF ROUND ROCK, BLOCK 39, LOT 8-10 & E PT OF ALLEY	BENJAMIN SHEPPARD	204 STONE ST N	ROUND ROCK	TX	78664	
202	606	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 40, LOT 2, & 922 SFT ABANDON ALLEY	JENNIE BERKMAN-BOATMAN	606 E LIBERTY ST	ROUND ROCK	TX	78664-5349	
203	608	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 40, LOT 1, & 890 SFT ABANDON ALLEY	ISABELLE & DANNY SUMMERS	608 E LIBERTY ST	ROUND ROCK	TX	78664	
204	209	N STONE ST	CITY OF ROUND ROCK, BLOCK 40, LOT 4 N/PT	GARY & KATHRYN KISTNER	209 N STONE ST	ROUND ROCK	TX	78664	
206	605	E AUSTIN AVE	CITY OF ROUND ROCK, BLOCK 40, LOT 5 PT, & 522 SFT ABANDON ALLEY	LAWRENCE HESTER	605 E AUSTIN AVE	ROUND ROCK	TX	78664-5307	
207	609	E AUSTIN AVE	CITY OF ROUND ROCK, BLOCK 40, LOT 6, PT 5, & 1290 SFT ABANDON ALLEY	BURNAM & SUSAN BARNETT	609 E AUSTIN AVE	ROUND ROCK	TX	78664-5307	
208	207	N BLACK ST	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 3A	MILFORD ANDERSON, JR.	PO BOX 1392	BISBEE	AZ	85603-2392	
209	700	E LIBERTY ST	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 3B	MILFORD ANDERSON, JR.	PO BOX 1392	BISBEE	AZ	85603-2392	

210	706	E LIBERTY ST	CITY OF ROUND ROCK, REPLAT OF LOTS 2 AND 3 BLK 41, BLOCK 41, LOT 2A	PATRICK & JENNIFER LAFFERTY	706 E LIBERTY AVE	ROUND ROCK	TX	78664	
211	710-712	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 41, LOT 1 PT	EVON DEE MCCONICO	7311 ADDICKS CLODINE RD	HOUSTON	TX	77083-3901	
212	206	GEORGETOWN ST	CITY OF ROUND ROCK, BLOCK 41, LOT 1 PT	EVON DEE MCCONICO	7311 ADDICKS CLODINE RD	HOUSTON	TX	77083-3901	
213	701	E AUSTIN AVE	CITY OF ROUND ROCK, BLOCK 9, LOT 17	CRYSTAL MOUNT,	701 E AUSTIN AVE	ROUND ROCK	TX	78664	
214	705	E AUSTIN AVE	CITY OF ROUND ROCK, BLOCK 9, LOT 18	MICHELLE & KEITH TISCHLER	705 E AUSTIN AVE	ROUND ROCK	TX	78664-4401	
215	210	GEORGETOWN ST	CITY OF ROUND ROCK, BLOCK 41, LOT 6	OSCAR THEODORE BENGTSON, JR.	210 N GEORGETOWN ST	ROUND ROCK	TX	78664	
216	805	E MAIN ST	NELSON ADDITION, BLOCK 1, LOT 11 & 12	JOHN BERGSTROM III	PO BOX 243	TAYLOR	TX	76574-0243	
221	800	E MAIN ST	NELSON ADDITION, BLOCK 4, LOT 5 & 6	TERVOR BOON MAJORS	800 E MAIN ST	ROUND ROCK	TX	78664	
222	806	E MAIN ST	NELSON ADDITION, BLOCK 4, LOT 3-4	ROBERT & SARAH COX	806 E MAIN ST	ROUND ROCK,	TX	78664-4440	
225	809	E LIBERTY ST	NELSON ADDITION, BLOCK 4, LOT 7 & 8	JOHN & BARBARA KEESE	809 E LIBERTY ST	ROUND ROCK	TX	78664-4432	
226	900	E MAIN ST	NELSON ADDITION, BLOCK 3, LOT 5-6, ACRES .30	CHARLES & KATHLEEN VENEZIO	900 E MAIN ST	ROUND ROCK	TX	78664-4441	
227	904	E MAIN ST	NELSON ADDITION, BLOCK 3, Lot 3-4 & ALLEY (PT),	RONALD SCHARFE	2710 CARLTON RD	AUSTIN	TX	78703-1112	

			ACRES 0.312						
228	908	E MAIN ST	NELSON ADDITION, BLOCK 3, Lot 1-2, ACRES 0.258	WALTER KRUEGER	4402 CRESTRIDGE DR	ROUND ROCK	TX	78681	
229	901	E LIBERTY ST	NELSON ADDITION, BLOCK 3, LOT 11 & 12	ANTONIO MUNOZ	901 E LIBERTY ST	ROUND ROCK	TX	78664- 4434	
230	905	E LIBERTY ST	NELSON ADDITION, BLOCK 3, LOT 9-10, ACRES .26	BLANE & WENDY CONKLIN	905 E LIBERTY ST	ROUND ROCK	TX	78664	
234	808	E LIBERTY ST	NELSON ADDITION, BLOCK 5, LOT 3, PT 4	JOHN & GINA RICHARDSON	808 E LIBERTY ST	ROUND ROCK	TX	78664- 4433	
235	810	E LIBERTY ST	NELSON ADDITION, BLOCK 5, LOT 1-2	HELEN CHAPA	810 E LIBERTY ST	ROUND ROCK	TX	78664- 4433	
236	209	GEORGETO WN ST	NELSON ADDITION, BLOCK 5, LOT 10-12	HENRY & MARY TORRES AND MICHAEL TORRES	209 N GEORGETOWN ST	ROUND ROCK	TX	78664- 4420	
237	No#	E AUSTIN AVE	NELSON ADDITION, BLOCK 5, LOT 9	JONAS MARTINEZ	608 MISTY MORNING WAY #A	ROUND ROCK	TX	78664	
238	206	NELSON ST	NELSON ADDITION, BLOCK 5, LOT 7 & 8	RICHARD WARD, Jr.	206 NELSON ST	ROUND ROCK	TX	78664	
239	902	E LIBERTY ST	NELSON ADDITION, BLOCK 6, LOT 6	JOHN BONE	3006 GREAT VALLEY DR	CEDAR PARK	TX	78613	
240	904	E LIBERTY ST	NELSON ADDITION, BLOCK 6, LOT 4 PT & 5	BILLIE NORTHAM	904 E LIBERTY ST	ROUND ROCK	TX	78664- 4435	
241	906	E LIBERTY ST	NELSON ADDITION, BLOCK 6, LOT 3 & 4 PT	WCK INVESTMENTS, LLC	624 CELESTE LN	BURLESON	TX	76028- 0315	

242	908	E LIBERTY ST	NELSON ADDITION, BLOCK 6, LOT 1 & 2	DEWAYNE & CAMILLE DAHL	908 E LIBERTY ST	ROUND ROCK	TX	78664-4435	
243	901	E AUSTIN AVE	NELSON ADDITION, BLOCK 6, LOT 11 & 12	PATRICK PILLE	901 E AUSTIN AVE	ROUND ROCK	TX	78664	
244	909	E AUSTIN AVE	NELSON ADDITION, BLOCK 6, LOT 9 & 10	CHRIS ONSTOT	909 AUSTIN AVE E	ROUND ROCK	TX	78664	
245	210	COLLEGE ST	NELSON ADDITION, BLOCK 6, LOT 7 & 8	JOSH & CANDICE RHOTON	210 COLLEGE ST	ROUND ROCK	TX	78664	
246	1000	E LIBERTY ST	NELSON ADDITION, BLOCK 7, LOT 5 & 6	TODD GREENBERG	1000 E LIBERTY AVE	ROUND ROCK	TX	78664	
247	1004	E LIBERTY ST	NELSON ADDITION, BLOCK 7, LOT 4	RONALD & SHIRLEY BALES	609 KAROLYN DR	ROUND ROCK	TX	78664-3246	
248	1006	E LIBERTY ST	NELSON ADDITION, BLOCK 7, LOT 3	RAMIRO & JUSTINA CERVANTEZ TREVINO	1006 E LIBERTY ST	ROUND ROCK	TX	78664-4436	
249	1008	E LIBERTY ST	NELSON ADDITION, BLOCK 7, LOT 1 & 2	AUGUSTIN & MARIA TREVINO	1008 E LIBERTY ST	ROUND ROCK	TX	78664-4436	
250	209	COLLEGE ST	NELSON ADDITION, BLOCK 7, LOT 11 N 70', 12 N 70' & 10 W 10' OF N 70'	GARY CONNELL	1505 E MAIN AVE	ROUND ROCK	TX	78664	
251	1003	E AUSTIN AVE	NELSON ADDITION, BLOCK 7, LOT 9-10 PTS & 7 SFT ADJ, ACRES 0.112	ROLANDO BALLI	2213 WILSON ST	AUSTIN	TX	78704	
252	1005	E AUSTIN AVE	NELSON ADDITION, BLOCK	JAMES BRIAN, JAMES M., &	1005 E AUSTIN AVE	ROUND ROCK	TX	78664	

			7, LOT 7-9 S PT OF	LINDA CAVE					
253	203	COLLEGE ST	S9452 - NELSON ADDITION (BLK 7 PT LTS 10-12 REPLAT), BLOCK 7, Lot 12A, ACRES 0.17	WILLIAM & ELIZABETH KLEIN	203 COLLEGE ST	ROUND ROCK	TX	78664- 4416	
254	206	RYE AVE	NELSON ADDITION, BLOCK 7, LOT 7 S1/2, 8 S1/2 & 9 S1/2	SALLY JO SCOTT- WEBSTER	206 RYE ST N	ROUND ROCK	TX	78664- 4531	

Property Owner Information for Zoning Application: Previously Designated with Historic Overlay Zoning

Site #	Street #	Street Name	Legal Description	Property Owner Name	Mailing Address	City	State	ZIPCode	Response
63	405	E MAIN ST	CITY OF ROUND ROCK, BLOCK 12, LOT 1-12	BILLIE JEAN GOODRICH, WILLIAM CRIER & JACK CRIER, TRUSTEES OF GOODRICH REVOCABLE TRUST	405 E MAIN ST	ROUND ROCK	TX	78664	
67	402	E MAIN ST	CITY OF ROUND ROCK, BLOCK 19, LOT 4 & E 10 FT 5	SARAH ROBERTS	402 E MAIN ST	ROUND ROCK	TX	78664-5350	
68	400	E MAIN ST	CITY OF ROUND ROCK, BLOCK 19, LOT 5 W 35' OF & ALL 6,	JOHN AVERY, SR.	2803 PECOS ST	AUSTIN	TX	78703-1144	
164	507	E MAIN ST	CITY OF ROUND ROCK, BLOCK 13, LOT 3-4, 9-10	DARREN & REBECCA QUICK	507 E MAIN ST	ROUND ROCK	TX	78664-5351	
167	607	E MAIN ST	CITY OF ROUND ROCK , BLOCK 14, LOT 2(W/PT) & 3	DANIEL CAMACHO & THE ESTATE OF MARGARET CAMACHO	1505 HASKELL ST	AUSTIN	TX	78702	
170	607	E MAIN ST	CITY OF ROUND ROCK, BLOCK 14, LOT 8 & 9(PT)	DANIEL CAMACHO & THE ESTATE OF MARGARET CAMACHO	1505 HASKELL ST	AUSTIN	TX	78702	
175	104	GEORGETOWN ST	CITY OF ROUND ROCK, BLOCK 15, LOT 1-2	MATTHEW BOGUE	104 S GEORGETOWN ST	ROUND ROCK	TX	78664	
180	508	E MAIN ST	CITY OF ROUND ROCK, BLOCK 18, LOT 1-4 & 5 PT	DAVID LEPPIN	508 E MAIN ST	ROUND ROCK	TX	78664-5352	

Site #	Street #	Street Name	Legal Description	Property Owner Name	Mailing Address	City	State	ZIPCode	Response
186	606	E MAIN ST	CITY OF ROUND ROCK, BLOCK 17, LOT 1-3(S PTS)	ROBERT & DEBORAH DAVIDSON	7837 NE 112TH ST	KIRKLAND	WA	98034-3404	
187	603	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 17, LOT 10-11 & 12(PT), & N 10' OF ALLEY	CAREN WRIGHT	603 E LIBERTY AVE	ROUND ROCK	TX	78664	
189	609	E LIBERTY ST	CITY OF ROUND ROCK, LOT 13(PT) & 14-15, & PT OF VACATED ALLEY	CHARLIE SLIVA	609 E LIBERTY ST	ROUND ROCK	TX	78664-5348	
197	202	N STONE ST	CITY OF ROUND ROCK, BLOCK 39, LOT 1-3	BRENDA BARRETT	202 N STONE ST	ROUND ROCK	TX	78664	
201	602	E LIBERTY ST	CITY OF ROUND ROCK, BLOCK 40, LOT 3, & 906 SFT ABANDON ALLEY	KENT MACAULAY, TRUSTEE OF THE KENT MACAULAY LIVING TRUST	602 E LIBERTY AVE	ROUND ROCK	TX	78664-5349	
205	207	N STONE ST	CITY OF ROUND ROCK, BLOCK 40, LOT 4 S/PT, & 906 SFT ABANDON ALLEY	THOMAS & PATRICIA JORDAN	207 N STONE ST	ROUND ROCK	TX	78664	
223	808	E MAIN ST	NELSON ADDITION, BLOCK 4, LOT 1-2	WILLIAM & KELLIE WENDT	808 E MAIN ST	ROUND ROCK	TX	78664-4440	

Site #	Street #	Street Name	Legal Description	Property Owner Name	Mailing Address	City	State	ZIPCode	Response
224	803	E LIBERTY ST	NELSON ADDITION, BLOCK 4, LOT 9-12	KURT & SONDR APELT	803 E LIBERTY ST	ROUND ROCK	TX	78664-4432	
231	909	E LIBERTY ST	NELSON ADDITION, BLOCK 3, LOT 7-8, ACRES .27	DONALD HOUSE	1008 SHADY DR	COLLEGE STATION	TX	77840-2324	
233	802	E LIBERTY ST	NELSON ADDITION, BLOCK 5, LOT 4 W 40', 5 & 6	BRIAN AUST	802 E LIBERTY ST	ROUND ROCK	TX	78664-4433	
255	1104	E LIBERTY ST	NELSON ADDITION, BLOCK 8, LOT 4-6	TREY BRADER	1104 E LIBERTY AVE	ROUND ROCK	TX	78664	



City of Round Rock, Texas Planning and Development Services

HISTORIC DISTRICT DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock _____

Address _____ 301 W. Bagdad Ave., Suite 210 _____

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664 _____

Daytime Phone _____ N/A _____ Email _____ N/A _____

Signature _____ N/A _____ Date _____

PROPOSED HISTORIC DISTRICT NAME: _____ Texas Baptist Children's Home H.D. _____

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ 1. Evidence of Support
- ☐ 2. Map
- ☐ 3. Statement of Significance
- ☐ 4. Inventory
- ☐ 5. Photos

City of Round Rock Historic District Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include an original copy of a petition signed by owners of properties in the proposed historic district. Please note that one “property” or street address may contain more than one parcel. If a parcel is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

On the map, clearly identify:

- Street numbers for all properties within the proposed historic district
- Site numbers, if applicable (for example, to correspond with a previous historic resources survey)
- Any properties that were previously designated with Historic Overlay zoning
- Contributing properties
- Non-Contributing properties

Clearly indicate the boundaries of the proposed historic district. Select boundaries that encompass a single area of land containing the significant concentration of buildings, sites, structures, or objects that will make up the proposed historic district. Boundaries should reflect such factors as:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.

City of Round Rock Historic District Designation Application, continued

2. Map, continued

The district's significance and historic integrity should help determine the boundaries. **Historic integrity** refers to the survival of physical characteristics that existed during the property's prehistoric or historic period. The seven qualities that together create historic integrity are location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.

3. Statement of Significance

The Statement of Significance must include the following sections.

3.a. Criteria for the Evaluation of Significance

A general description of the proposed historic district should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the district to be considered for designation.

City of Round Rock Historic District Designation Application, continued

3. Statement of Significance, continued

3.b. Character of the District

A statement indicating whether the proposed historic district designation is to be made based on the general character of the historic district, or based on the character of a limited number of buildings within the proposed district. If the designation is to be based on a limited number of buildings, please identify those buildings by street address and indicate them on the Map.

3.c. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area
- Historical development
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the area
- Local patterns of history that the area represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the area

4. Inventory

Please provide an electronic file (in a database or spreadsheet format) that lists all properties within the proposed historic district with a description of each property that includes its street address, legal description, date of construction, style of architecture, and Contributing/Non-Contributing status (see below). Please contact Planning and Development Services staff for assistance with the description and classification of properties.

Each building, structure, object, or site should be identified as either Contributing or Non-Contributing, according to the following definitions:

- *Contributing (C)*: a building, structure, object, or site that adds to the overall cultural, architectural, or historical significance for which the historic district is to be designated.
- *Non-Contributing (N)*: a building, structure, object, or site that does not add to the cultural, architectural or historical significance of the historic district.

City of Round Rock Historic District Designation Application, continued

4. Inventory, continued

When classifying resources as Contributing or Non-Contributing, please note that:

- Extensive alterations to the exterior of a building, structure, or object may render it Non-Contributing if those alterations damage or remove the character-defining features of the resource.
- Some alterations, which render a resource Non-Contributing now, may be reversible. If those changes are reversed, the resource may qualify to be re-classified as Contributing.
- A lack of maintenance does not, in and of itself, determine significance or the ability of the resource to be Contributing.

5. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

1. EVIDENCE OF SUPPORT

The Board of Trustees of the Texas Baptist Children's Home has notified the City of Round Rock by letter (see attached) that it does not support the designation of a portion of its campus as an historic district.

2. MAP

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



3. STATEMENT OF SIGNIFICANCE

3.a. Criteria for the Evaluation of Significance

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation.

The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The Texas Baptist Children's Home Historic District qualifies for designation under three of these Criteria:

- (1) 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 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 executive 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.

- 3) 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.

- (4) 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. In addition, the TBCH buildings were constructed by local contractors using Austin limestone, establishing a visual connection between downtown Round Rock and the Children’s Home.

3.b. Character of the District

An Historic District may be proposed for designation based on either the general character of the district or a limited number of properties within the district.

The Texas Baptist Children’s Home Historic District is proposed for designation based on the general character of the district.

3.c. Historic Context Narrative

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.

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 access to 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.¹

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 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.²

TBCH is located on the site of a former cotton field,³ 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.⁴ 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, 1950.⁵ The buildings were constructed of Austin limestone.⁶ Twenty children could live in each cottage. At the dedication, it was noted that the children could attend a church of their choice and would attend Round Rock public schools.⁷

¹ *Texas Parade*, Volume XI, Number 9, February 1951.

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

³ *Starting Points*.

⁴ *Historical Round Rock*, 359.

⁵ *Starting Points*.

⁶ *Historical Round Rock*, 359.

⁷ *Dallas Morning News*, "Baptist Children's Home Dedicated," September 6, 1950.

The campus was designed by architect Roger Small of Austin, and built by 30 contractors and subcontractors from Round Rock and the surrounding area.⁸ 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.⁹ 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.¹⁰

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."¹¹

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.¹²



Hankamer-Fleming Chapel.



A typical TBCH cottage.

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

⁸ *Round Rock Leader*, front page, August 31, 1950.

⁹ "Founding Texas Baptist Children's Home," 3.

¹⁰ *Round Rock Leader*, front page, August 31, 1950.

¹¹ Children At Heart Ministries, "After Sixty Years: Too Young To Feel Old," *Starting Points*, Special 60th Anniversary Edition, September/August 2010.

¹² "Founding Texas Baptist Children's Home," 4.

help the Round Rock school system accommodate the influx of students then living at TBCH.¹³ 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.

5. PHOTOGRAPHS

Photographs of properties in the Texas Baptist Children's Home Historic District are provided on the enclosed CD.

¹³ Brinkman, 60.

Inventory – Proposed TBCH Historic District

The proposed district is roughly bounded by Henna Drive, Wright Way, and Leisure Lane. It encloses 16 Contributing buildings, five Non-Contributing Buildings, and several surface parking lots at the core of the 112-acre TBCH campus, which is located at the corner of North Mays Street and Palm Valley Boulevard.

Site No.	Street Address			Rdway	Est. Yr. Constr.	Current Use	Style	L/C/NC
	No.	Dir	Street					
653	1101	N	Mays	St	1950	Cottage C-1	Minimal Traditional	C
653	1101	N	Mays	St	1950	Cottage C-2	Minimal Traditional	C
653	1101	N	Mays	St	1955	Cottage C-3	Minimal Traditional	C
653	1101	N	Mays	St	1951	Cottage C-4	Minimal Traditional	C
653	1101	N	Mays	St	1951	Cottage C-5	Minimal Traditional	C
653	1101	N	Mays	St	1953	Cottage C-6	Minimal Traditional	C
653	1101	N	Mays	St	1953	Cottage C-7	Minimal Traditional	C
653	1101	N	Mays	St	1954	Cottage C-8	Minimal Traditional	C
653	1101	N	Mays	St	1955	Cottage C-9	Minimal Traditional	C
653	1101	N	Mays	St	1960	Cottage C-10	Minimal Traditional	C
653	1101	N	Mays	St	1950	"Moon Manor"	N/A	C
653	1101	N	Mays	St	1955	Hankamer-Fleming Chapel	N/A	C
653	1101	N	Mays	St	1950	Campus Services	N/A	C
653	1101	N	Mays	St	1950	Administration Building	N/A	C
653	1101	N	Mays	St	1960	Staff House	N/A	C
653	1101	N	Mays	St	1960	Garage Apartment	N/A	C
653	1101	N	Mays	St		Activity Center	N/A	N
653	1101	N	Mays	St		Maintenance Building	N/A	N
653	1101	N	Mays	St		Storage Shed	N/A	N
653	1101	N	Mays	St		Commissary	N/A	N
653	1101	N	Mays	St		"Gospel Suites"	N/A	N
653	1101	N	Mays	St		"Streetman Building"	N/A	N

Legal Description for Zoning Application

Project Address: PALM VALLEY BLVD ROUND ROCK, TX 78664

Legal Description: AW0298 HARRIS, W. SUR., ACRES 112.40

Tax ID No.: R055908

Current Zoning: Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner: TEXAS BAPTIST CHILDRENS HOME, P.O. BOX 7, ROUND ROCK, TX 78680-000



City of Round Rock, Texas Planning and Development Services

HISTORIC DISTRICT DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock _____

Address _____ 301 W. Bagdad Ave., Suite 210 _____

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664 _____

Daytime Phone _____ N/A _____ Email _____ N/A _____

Signature _____ N/A _____ Date _____

PROPOSED HISTORIC DISTRICT NAME: _____ West Bagdad Historic District _____

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ 1. Evidence of Support
- ☐ 2. Map
- ☐ 3. Statement of Significance
- ☐ 4. Inventory
- ☐ 5. Photos

City of Round Rock Historic District Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include an original copy of a petition signed by owners of properties in the proposed historic district. Please note that one “property” or street address may contain more than one parcel. If a parcel is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

On the map, clearly identify:

- Street numbers for all properties within the proposed historic district
- Site numbers, if applicable (for example, to correspond with a previous historic resources survey)
- Any properties that were previously designated with Historic Overlay zoning
- Contributing properties
- Non-Contributing properties

Clearly indicate the boundaries of the proposed historic district. Select boundaries that encompass a single area of land containing the significant concentration of buildings, sites, structures, or objects that will make up the proposed historic district. Boundaries should reflect such factors as:

- **Visual barriers** that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character.
- **Visual changes** in the character of the area due to different architectural styles, types or periods, or to a decline in the concentration of contributing resources.
- **Boundaries at a specific time** in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch.
- **Clearly differentiated patterns** of historic development, such as commercial versus residential or industrial.

City of Round Rock Historic District Designation Application, continued

2. Map, continued

The district's significance and historic integrity should help determine the boundaries. **Historic integrity** refers to the survival of physical characteristics that existed during the property's prehistoric or historic period. The seven qualities that together create historic integrity are location, design, setting, materials, workmanship, feeling, and association. Historic integrity enables a property to illustrate significant aspects of its past. Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance. The integrity of archeological resources is generally based on the degree to which remaining evidence can provide important information. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident.

3. Statement of Significance

The Statement of Significance must include the following sections.

3.a. Criteria for the Evaluation of Significance

A general description of the proposed historic district should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the district to be considered for designation.

City of Round Rock Historic District Designation Application, continued

3. Statement of Significance, continued

3.b. Character of the District

A statement indicating whether the proposed historic district designation is to be made based on the general character of the historic district, or based on the character of a limited number of buildings within the proposed district. If the designation is to be based on a limited number of buildings, please identify those buildings by street address and indicate them on the Map.

3.c. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area
- Historical development
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the area
- Local patterns of history that the area represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the area

4. Inventory

Please provide an electronic file (in a database or spreadsheet format) that lists all properties within the proposed historic district with a description of each property that includes its street address, legal description, date of construction, style of architecture, and Contributing/Non-Contributing status (see below). Please contact Planning and Development Services staff for assistance with the description and classification of properties.

Each building, structure, object, or site should be identified as either Contributing or Non-Contributing, according to the following definitions:

- *Contributing (C)*: a building, structure, object, or site that adds to the overall cultural, architectural, or historical significance for which the historic district is to be designated.
- *Non-Contributing (N)*: a building, structure, object, or site that does not add to the cultural, architectural or historical significance of the historic district.

City of Round Rock Historic District Designation Application, continued

4. Inventory, continued

When classifying resources as Contributing or Non-Contributing, please note that:

- Extensive alterations to the exterior of a building, structure, or object may render it Non-Contributing if those alterations damage or remove the character-defining features of the resource.
- Some alterations, which render a resource Non-Contributing now, may be reversible. If those changes are reversed, the resource may qualify to be re-classified as Contributing.
- A lack of maintenance does not, in and of itself, determine significance or the ability of the resource to be Contributing.

5. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

1. EVIDENCE OF SUPPORT

Letters of support from property owners are attached.

2. MAP



The map above shows the West Bagdad Historic District encompassing all of Block 2, with Contributing properties shaded in gray. The house at 208 West Bagdad, which is eligible for designation as an historic landmark, is shown outside the district boundaries on this map but could be added to the district, if desired.

3. STATEMENT OF SIGNIFICANCE

3.a. Criteria for the Evaluation of Significance

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation.

The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The West Bagdad Historic District qualifies for designation under three of these Criteria:

- (1) 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 or nation or other society.
- (4) 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.
- (6) Other unique historical value.

3.b. Character of the District

An Historic District may be proposed for designation based on either the general character of the district or a limited number of properties within the district.

The West Bagdad Historic District is proposed for designation based on the general character of the district.

3.c. Historic Context Narrative

The West Bagdad houses represent three separate periods of building in the city. Like its neighbor at 208 West Bagdad, the original structure at 209 West Bagdad appeared on Sanborn maps in 1891. It was the only house on the northern half of Block 2 until 1902-9, when a larger house was built to the east. By 1916, 209 occupied a full quarter of the block and the parcel on which the second house was built had been subdivided into two properties. The Queen Anne-style cottage at 207 West Bagdad was built on the lot closest to 209. 209 West Bagdad was enlarged slightly at that time, with the main living area expanded to its current size and shape; its top-heavy front porch is the result of that alteration. The house at 201 West Bagdad, a typical mid-century Minimal Traditional structure, was built around 1940.

All three of these buildings, while somewhat altered over time, retain most of their architectural integrity. The changes made to 207 West Bagdad, in particular, primarily affect the porch and appear to be reversible, while structural and decorative elements typical of Queen Anne style remain intact. The additions to the rear of 201 West Bagdad do not affect the front façade and are not incompatible with the original structure.

Unlike many of the other domestic buildings in this part of the study area, the West Bagdad properties retain full front yards, undiminished by the widespread expansion of on-street parking or commercial-scale sidewalks and hardscape found elsewhere in the Downtown area. While only 209 West Bagdad is still used primarily as a residence, these are the only houses in the western half of the study area that retain their original domestic setting. Their individual value makes them eligible for designation as local landmarks.

However, along with a newer building at 211 West Bagdad, the properties at 201, 207, and 209 West Bagdad make up the northern half of Block 2; 208 South Blair and the two vacant lots on South Brown Street make up the southern half of the block.

Unlike most blocks in Round Rock, in which all buildings faced north or south away from the alleys that originally bifurcated each block from east to west, 208 South Blair faces east and, in its original state, encompassed fully half of a city block. Because the South Blair property is kept primarily in gardens, the West Bagdad homes with their deep lots and — in the case of 207 and 209 West Bagdad — mature trees, and collectively help to preserve the residential setting of 208 South Blair. Dense redevelopment of the West Bagdad properties, with tall buildings looming over 208 South Blair, would destroy the visual character and setting that give that property as a whole a distinctive quality within downtown Round Rock.

The 209 and 211 South Brown Street properties are particularly important because of their location relative to 208 South Blair (already a local landmark). Like 106 North San Saba, 208 South Blair is a house on a large lot that includes gardens and outbuildings. The two vacant lots to the west of 208 South Blair, known as 209 and 211 South Brown

Street, were originally part of the 208 South Blair property until being subdivided and sold in the 1950s.

5. PHOTOGRAPHS

Photographs of properties in the West Bagdad Historic District are provided on the enclosed CD.

Inventory – Proposed West Bagdad Historic District

The proposed district is bounded by South Brown Street, West Bagdad Avenue, South Blair Street, and Florence Avenue. It contains four Contributing buildings, one Non-Contributing Building, and two vacant lots.

Site No.	Street Address				Est. Yr. Constr.	Current Use	Style	L/C/NC
	No.	Dir	Street	Rdway				
5	208	S	Blair	St	1950	Domestic	Greek Revival	C
6	211	S	Brown	St	N/A	Vacant Lot	N/A	N
7	209	S	Brown	St	N/A	Vacant Lot	N/A	N
8	211	W	Bagdad	Ave	1999	Commercial	Contemporary	N
9	209	W	Bagdad	Ave	1891	Commercial	Folk National	C
10	207	W	Bagdad	Ave	1905	Commercial	Queen Anne	C
11	201	W	Bagdad	Ave	1940	Commercial	Minimal Traditional	C

Legal Description for Zoning Application

Site No.	Project Address	Tax ID No.	Legal Description	Current Zoning
5	208 S BLAIR ST	R071310	ROUND ROCK CITY OF, BLOCK 2, LOT 1-7, ACRES .542	A1 RESIDENTIAL
6	211 S BROWN ST	R071311	ROUND ROCK CITY OF, BLOCK 2, LOT 8-10 S 1/2 OF	COMMERCIAL
7	209 S BROWN ST	R071312	ROUND ROCK CITY OF, BLOCK 2, LOT N/PT 8-10	COMMERCIAL
8	211 W BAGDAD AVE	R071313	ROUND ROCK CITY OF, BLOCK 2, LOT 11, 12 & 13 (12' OF)	F1 COMMERCIAL
9	209 W BAGDAD AVE	R071314	ROUND ROCK CITY OF, BLOCK 2, LOT 14-15, 13 (E 15 FT) & PT VACATED ALLEY	F1 COMMERCIAL
10	207 W BAGDAD AVE	R071315	ROUND ROCK CITY OF, BLOCK 2, LOT 16-18	COMMERCIAL
11	201 W BAGDAD AVE	R071316	ROUND ROCK CITY OF, BLOCK 2, LOT 19 & 20	F1 COMMERCIAL

**Property Owner Information for Zoning Application:
To Be Designated with Historic Overlay Zoning**

208 S BLAIR ST
FRANCO, EMILIA IRENE CANTU (O520201)
208 S BLAIR ST
ROUND ROCK, TX 78664-5810

211 S BROWN STREET/209 S BROWN STREET
CITY OF ROUND ROCK
221 E MAIN ST
ROUND ROCK, TX 78664-5299

211 W BAGDAD AVE
FBBC INVESTMENTS LLC (O0438295)
211 W BAGDAD AVE
ROUND ROCK, TX 78664

209 W BAGDAD AVE
LAND FUND I INC
PO BOX 759
ROUND ROCK, TX 78680

207 W BAGDAD AVE
MOENCH, KENNETH R (O0361174)
207 W BAGDAD AVE
ROUND ROCK, TX 78664

201 W BAGDAD AVE
FINK, MARGARET RAY (O445930)
5206 RAMBLING RANGE
AUSTIN, TX 78727-6640



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ **102 North Mays** _____

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

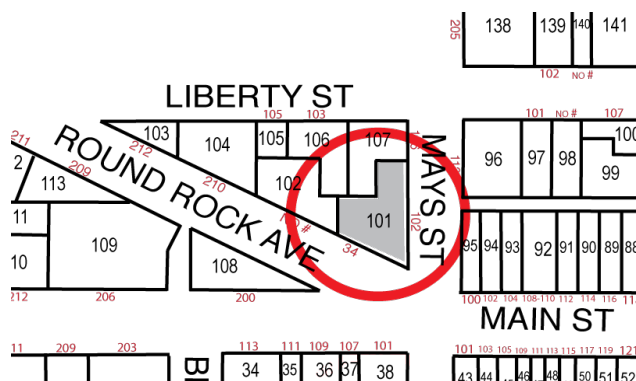
Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

102 North Mays**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 102 North Mays qualifies for designation under one of these Criteria:

- (1) 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 or nation or other society.

This property includes a former filling station that, while somewhat altered, retains its canopy, general architectural forms, signage, and gas pumps. It is significant due to its extant character-defining features and its location at the intersection of Main and Mays Streets, in an area where many previous automotive garages and filling stations had been located in the past.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

historic district by the City of Round Rock. As a result, many downtown commercial buildings have retained their architectural integrity.

Association with Pre-WWII Automobile Culture

The 1992 survey of historic resources noted that “the old Austin-Georgetown highway (called State Highway No. 2) once ran down Main Street to Georgetown Avenue during the 1920s and 1930s, then turned north to Palm Valley Boulevard. Many older buildings along Georgetown Avenue have some connection to the old highway, as gas stations or other uses. One house on Main Street was also a Texaco service station during the 1930s. These buildings may be worthy of documentation given their thematic context.”

Today, only a few buildings remain to mark the importance of this road as a thoroughfare, and of the City of Round Rock as a waypoint or destination, prior to the construction of the United States interstate highway system. The Adams Garage and motor court at 504 North Mays was demolished in the 1990s. 101 West Main, also a filling station, has been highly altered, and only its much-remodeled canopy belies its previous function. The parcel where 200 West Main is currently located was the site of a blacksmith and wagon shop in the 1880s and an automotive garage in the early to mid-1900s. It is possible that that building originally might have been an automotive shop; its current multi-pane, floor-to-ceiling front windows are of an appropriate size and shape to have been garage bay doors. Automotive repair shops at 110 McNeil (currently Lee’s Body Shop) and 108 South Mays (Madsen Tire & Auto) are extant, but Madsen’s in particular has been significantly altered with a cover of corrugated metal siding.

102 North Mays retains its setting, association, and a majority of the architectural elements that identify it as having been associated with the United States’ pre-war automotive culture.

Association with the Domino Players

102 North Mays is also associated with the Domino Players, a group who began meeting at what was then the Mobil gas station in the 1970s. During the oil crisis of 1973–74, the Mobil station began closing early each afternoon, in response to gasoline shortages caused when the Organization of the Petroleum Exporting Countries (OPEC) began an oil embargo in retaliation for the United States’ support of Israel during that country’s 1973 war with a coalition of Arab states. The Domino Players began meeting to play dominos in the afternoons under a tree in front of the closed Mobil station, and soon became a regular sight.



The original Domino Players, shown above, included Mercer Archer, Mr. Kelley, Moody Mayfield, C. J. Miller, L.P. “Doc” Parker, and Garland Walsh. They became fixtures at the 102 North Mays location.

The Domino Players were named Local Legends by the City of Round Rock Historic Preservation Commission in 1991. The Local Legends award honors Round Rock citizens who have had a “positive and lasting impact on the culture, development, and history of our community and who exemplify the essence of Round Rock.”

4. Photos

Photographs of the subject property are provided on the enclosed CD.

Legal Description for Zoning Application

Project Address: 102 N. Mays Street, Round Rock, TX 78664

Legal Description: JOHNSON'S ADDITION, LOT 1, ACRES 0.2364

Tax ID No.: R363932

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

JOHNSON OUTDOOR ADVERTISING (O0431374)
102 N MAYS ST
ROUND ROCK, TX 78664-5105



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 107 North Lampasas

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

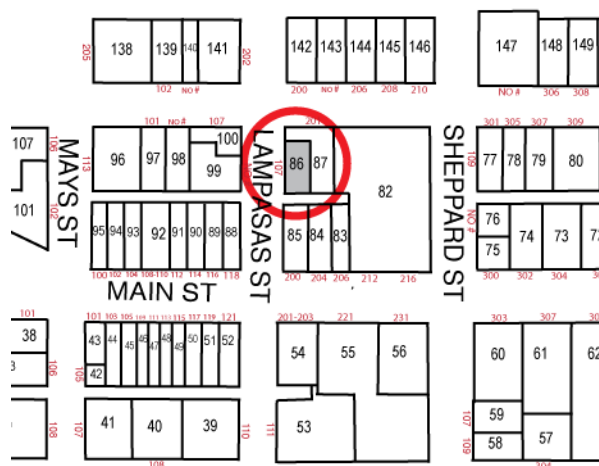
Example: Round Rock_2013_404East9thAvenue_01.jpg

107 North Lampasas

1. Evidence of Support

A letter from the property owner is attached.

2. Map



- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 107 North Lampasas qualifies for designation under two of these Criteria:

- (3) 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.

The property at 107 North Lampasas was owned for 39 years by Thomas E. Nelson's Anderson Nelson Company and for an additional 26 years by building contractor and early preservation advocate Harriet Rutland.

- (4) 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.

This mid-sized stone building is located just off the downtown commercial historic district. While modest in appearance, it is an excellent example of solid stone construction from the City's earliest days. It appears to be largely unaltered, with the exception of the front façade, which has been covered in stucco. (No historical photographs of the building are known to exist.) Due to its location, the preservation of this building as a local landmark would be of value to the downtown historic district.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

"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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

and Mary Anderson for the sum of \$2,335.00 in July 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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.

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. As a result, many downtown commercial buildings have retained their architectural integrity.

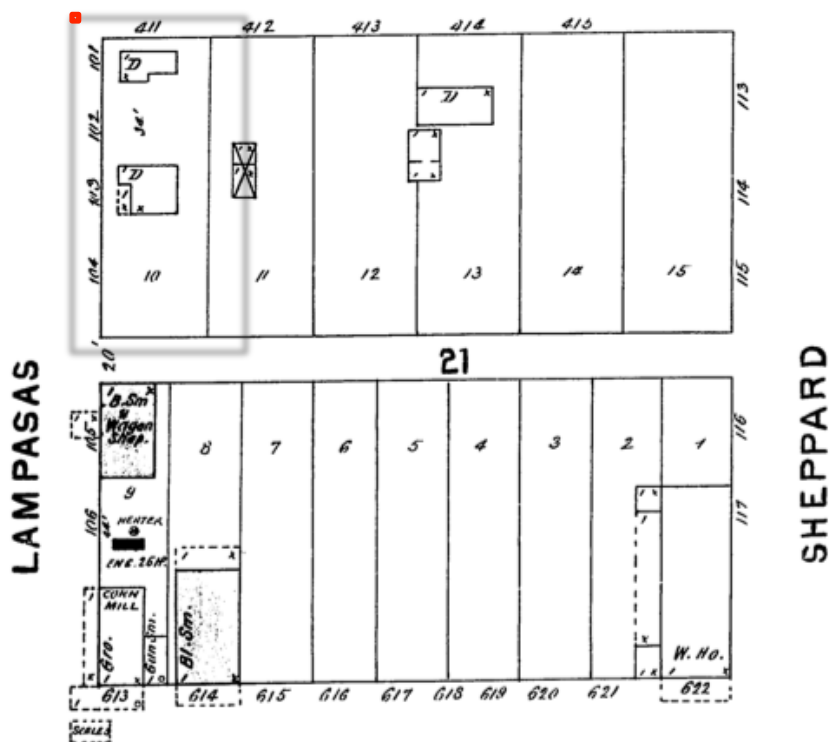
Association with Famous Persons

The property at 107 North Lampasas — Lot 10, Block 21 of the original town plat — was purchased around 1882 by H. H. Hauffman. In 1892–1893, part of the lot was bought and sold in a flurry of transactions by a series of buyers, the final purchaser being George Schilling.

Two small houses had been constructed on the lot by 1895, when the first Sanborn Fire Insurance map documented the city’s development. Street addresses for those houses were 103 North Lampasas and either 101 North Lampasas or 411 Liberty Hill Avenue (see map on next page). The northern 24.9 feet of the lot, where the small house at 101 North Lampasas was located, was split off as a separate parcel at some point. This historic designation application only concerns the southern section of the lot.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

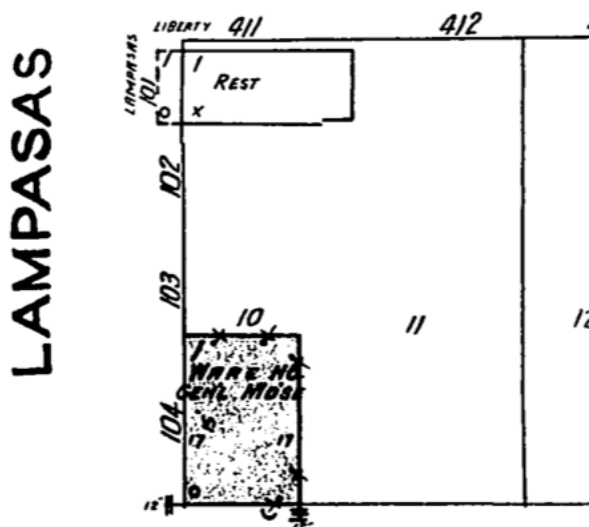


Excerpt from Sanborn Fire Insurance Map, 1895.

The two houses remained on the property when George and Anna Schilling bought the remainder of it at sheriff's sale for delinquent taxes in 1902. The 1909 Sanborn Fire Insurance Map shows two different buildings on the property at that time: a one-story stone building with a side porch, and a one-story wood-frame building with a shingle roof that is identified as a restaurant (see map on next page).



The Schillings sold the property to Luke Robertson in 1911, and Robertson re-sold it to the Anderson Nelson Company the same year. Andrew J. Nelson and his wife Hedvig Nelson, both Swedish immigrants, settled in Round Rock in the late 1800s. Their son, Thomas E. Nelson, and other members of the Nelson family were prominent merchants and business owners in Round Rock for much of the 20th century. Prominent buildings associated with the family include the Anderson Nelson Company at 202 East Main, the 1900 J.A. Nelson Hardware building at 201–203 East Main, and the Nelson-Crier House at 400 East Main. According to the 1925 Sanborn map, the building at what was then 104 North Lampasas was used as a warehouse for the adjacent Anderson Nelson Mercantile company.



Excerpt from Sanborn Fire Insurance Map, 1925.

The property remained in the Nelson family's hands until 1940, when it was sold by Thomas E. Nelson's heirs to Harriet Irvin Rutland, a building contractor who was responsible for rehabilitating several historic buildings in the Old Town area and helping to create the Chisholm Trail Historic Overlay Zoning District. Mrs. Rutland, who was recognized as a Round Rock *Local Legend* in 1994, sold the building in 1976. It changed hands several times until being purchased by its current owners, Ryan and Tyler Deck, in 1988. Today, 107 North Lampasas is used as office space.

4. Photos

Photographs of the subject property are provided on the enclosed CD.

Legal Description for Zoning Application

Project Address: 107 N. Lampasas Street, Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 21, LOT 10 S 100 FT OF

Tax ID No.: R071423

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

DECK, RYAN & TYLER DECK (O0461037)
1601 OXFORD BLVD
ROUND ROCK, TX 78664



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 208 West Bagdad Avenue

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

208 West Bagdad**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.

- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 208 West Bagdad qualifies for designation under one of these Criteria:

- (6) Other unique historical value

Deed research and Sanborn Maps indicate that this is one of the oldest residential buildings in the downtown area, probably built around 1891.

While it has been expanded with several additions over the years, the result is a symmetrical and pleasing U-shaped plan. In 1992, this property was identified as worthy of further investigation, although it appears that no other action was taken on this or any other property so identified.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

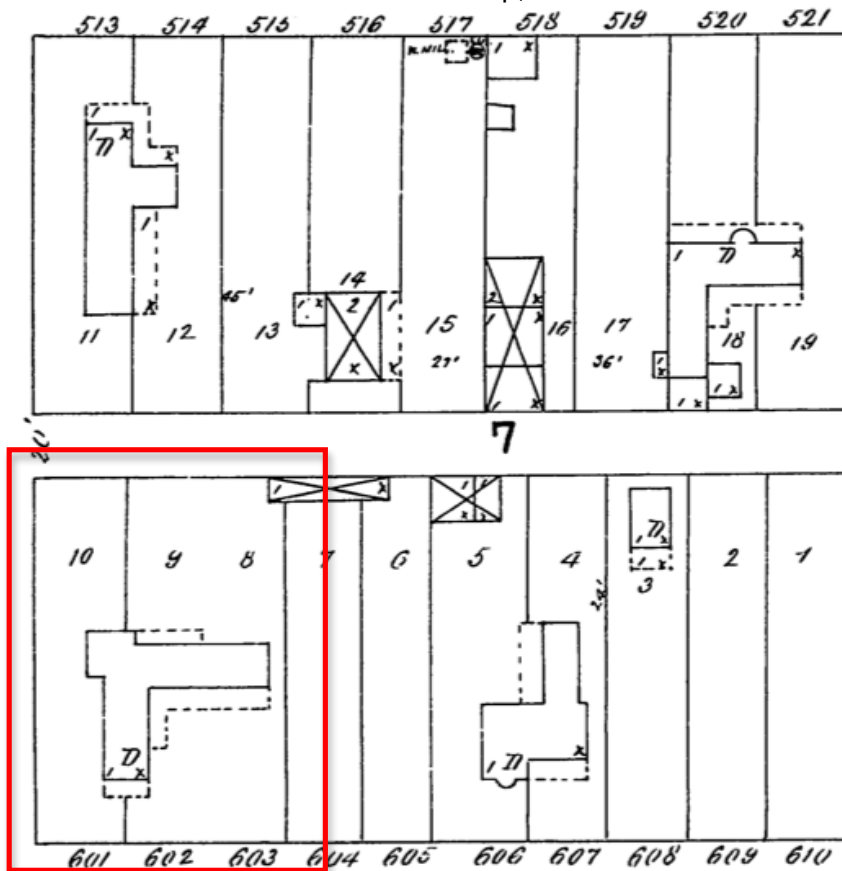
² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

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 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

The earliest known purchase of the property at what is now 208 West Bagdad took place in 1890, when W. A. Taliaferro bought it from F. F. and Para Rowe. The existing house appears on the 1891 Sanborn Fire Insurance map, below.



Excerpt from Sanborn Fire Insurance Map, 1891.

⁴ Multiple deeds, Williamson County Deed Records.

4. Photos

Photographs of the subject property are provided on the enclosed CD.

Legal Description for Zoning Application

Project Address: 208 W. Bagdad Ave., Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 7, LOTS 6–10

Tax ID No.: R071332

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

Ellen M. Stevens
1005 Blue Bird Ct.
Round Rock, TX 78681-2743



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 210 Round Rock Ave

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

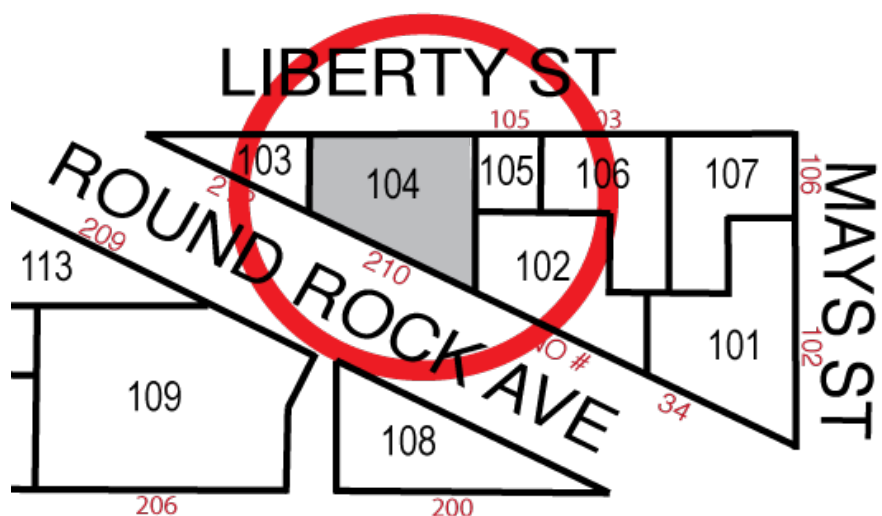
Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

210 Round Rock Ave.**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 210 Round Rock Avenue qualifies for designation under one of these Criteria:

- (4) 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 house at 210 Round Rock Avenue is one of only a few Queen Anne-style cottages in the downtown area. Although it has been altered with the addition of a greenhouse-type room to the west, a large plate-glass bay window on the front façade, and prefabricated metal porch supports, these changes appear to be reversible and the majority of the building and its stylistic and decorative elements are extant. This building could be considered for relocation, if it is structurally stable enough to be moved.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

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 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 210 Round Rock Avenue, Round Rock, TX 78664

Legal Description: S4493 - Round Rock City Of, BLOCK 23, Lot 8 & 9

Tax ID No.: R071445

Current Zoning: Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

CITY OF ROUND ROCK
221 E MAIN ST
ROUND ROCK, TX 78664-5299



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 211 West Main Street

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

211 West Main

1. Evidence of Support

A letter from the property owner is attached.

2. Map



3. Statement of Significance

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.

(6) Other unique historical value

The property at 211 West Main qualifies for designation under one of these Criteria:

- (4) 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.

This building is an excellent example of the Craftsman bungalow architecture popular from 1900–1930, and it retains its character-defining features.

The 200–308 West Main properties are contiguous and ideally would be preserved in place (potentially as a new local historic district). If moved, however, they should be located near one another or buildings of a similar age and style.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

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 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 211 W. Main St., Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 7, LOT 11, 12 & 13 1/2 OF

Tax ID No.: R071333

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

MCKENNON REALTY LLC
211 W MAIN ST
ROUND ROCK, TX 78664



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 304 West Main Street

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

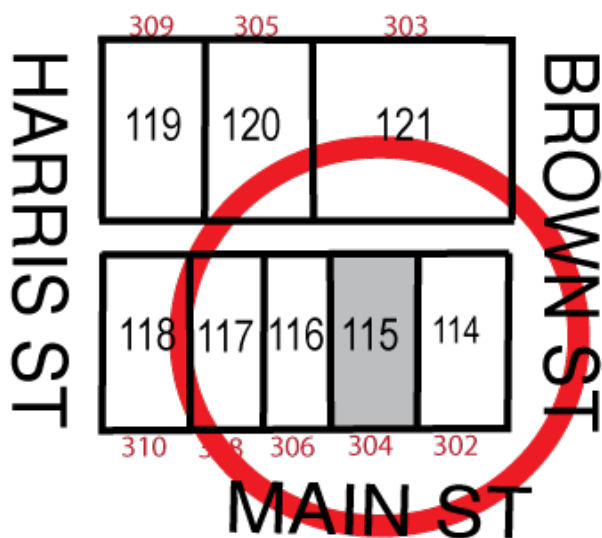
Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

304 West Main**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 304 West Main qualifies for designation under one of these Criteria:

- (4) 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.

This building is an excellent example of the Craftsman bungalow architecture popular from 1900–1930, and it retains its character-defining features.

The 200–308 West Main properties are contiguous and ideally would be preserved in place (potentially as a new local historic district). If moved, however, they should be located near one another or buildings of a similar age and style.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

lots (and smaller number of lots per block) meant that as great a percentage of those blocks had been sold by the end of 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 304 W. Main St., Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 25, LOT 3 & 4

Tax ID No.: R071454

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

CECO MANAGEMENT SERVICES LLC
Attn: JACOB SHULER
304 W MAIN AVE
ROUND ROCK, TX 78664



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 306 West Main Street

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

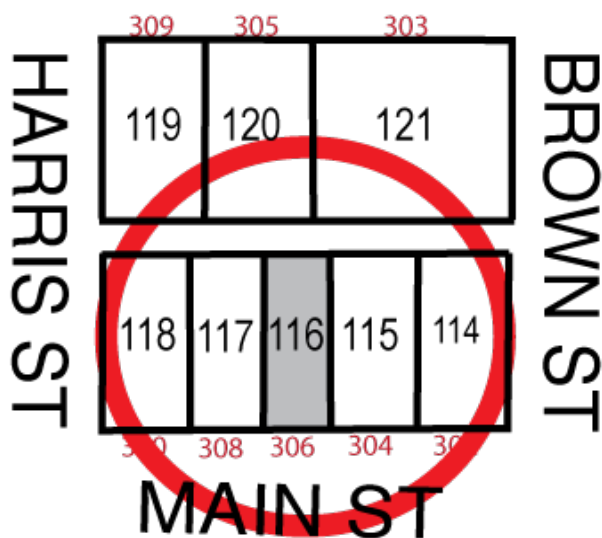
Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

306 West Main**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 306 West Main qualifies for designation under one of these Criteria:

- (4) 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.

This building is an excellent example of the Craftsman bungalow architecture popular from 1900–1930, and it retains its character-defining features.

The 200–308 West Main properties are contiguous and ideally would be preserved in place (potentially as a new local historic district). If moved, however, they should be located near one another or buildings of a similar age and style.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

lots (and smaller number of lots per block) meant that as great a percentage of those blocks had been sold by the end of 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 306 W. Main St., Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 25, LOT 5 & 6 E 1/2 OF

Tax ID No.: R071455

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

KRESSER, KELLY JEAN & STEPHEN JAMES KRESSER
275 SHELL STONE TRL
GEORGETOWN, TX 78628-4687



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 308 West Main Street

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

308 West Main**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 308 West Main qualifies for designation under one of these Criteria:

- (4) 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.

This building is an excellent example of the Craftsman bungalow architecture popular from 1900–1930, and it retains its character-defining features.

The 200–308 West Main properties are contiguous and ideally would be preserved in place (potentially as a new local historic district). If moved, however, they should be located near one another or buildings of a similar age and style.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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 map³ of the new town site was filed at Williamson County on July 17, 1878.

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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

³ Map, Williamson County Deed Records, volume 20, page 224.

lots (and smaller number of lots per block) meant that as great a percentage of those blocks had been sold by the end of 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 308 W. Main St., Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF, BLOCK 25, LOT 7, 6(W/PT)

Tax ID No.: R071456

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

James Ledbetter
919 ANGELA DR
LEWISVILLE, TX 75067-5702



City of Round Rock, Texas Planning and Development Services

HISTORIC LANDMARK DESIGNATION APPLICATION

Please complete all information. Incomplete applications or those that have inadequate support after the filing deadline will be deemed to have not met the filing requirements and the application will not be processed. Applications must be made using this form. If you have questions or need help, please call Planning and Development Services at 512-218-5428.

To be completed by Planning and Development Services Staff

CORR Case Planner: _____

Date accepted as complete: _____ HPO File Number: _____

Accepted by: _____

APPLICANT INFORMATION (please print)

Name of person submitting application _____ City of Round Rock

Address _____ 301 W. Bagdad Ave., Suite 210

City _____ Round Rock _____ State _____ TX _____ ZIP Code _____ 78664

Daytime Phone _____ N/A _____ Email _____ N/A

Signature _____ N/A _____ Date _____

ADDRESS OF PROPOSED HISTORIC LANDMARK

_____ 403 West Main Street

ATTACH REQUIRED DOCUMENTATION (see next page for more information)

- ☐ Evidence of Support
- ☐ Map
- ☐ Statement of Significance
- ☐ Inventory
- ☐ Photos

City of Round Rock Historic Landmark Designation Application

REQUIRED DOCUMENTATION

The applicant is encouraged to keep a copy of all documentation for his/her records.

1. Evidence of Support

Written evidence of support should include a letter signed by the owner(s) of the property that makes up the proposed historic landmark. If the property is owned by more than one person, only the signature of one owner is required.

2. Map

Electronic file format standards may change over time. Please contact Planning and Development Services the current required format for the map.

Clearly indicate the boundaries of the proposed historic landmark. Please select boundaries to encompass but not exceed the extent of the significant resources and land areas comprising the property.

- Include all historic features of the property, but do not include buffer zones or acreage not directly contributing to the significance of the property.
- Exclude peripheral areas that no longer retain integrity due to alterations in physical conditions or setting caused by human forces, such as development, or natural forces, such as erosion.
- Include small areas that are disturbed or lack significance when they are completely surrounded by eligible resources. "Donut holes" are not allowed.
- Define a discontinuous property when large areas lacking eligible resources separate portions of the eligible resource.

3. Statement of Significance

The Statement of Significance must include the following sections.

- 3.a. A general description of the proposed historic landmark should explain its historical, architectural, or cultural significance and address one or more of the criteria for the evaluation of significance as described in the *City of Round Rock Historic Preservation Ordinance*, Section 46-107, Historic (H) Overlay Designation.

The criteria for the evaluation of significance are:

- (1) 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 or nation or other society.

City of Round Rock Historic Landmark Designation Application, continued

- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.
- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value.

Guidance for the application of these criteria may be found in the National Register of Historic Places Bulletin No. 15, *How to Apply the National Register Criteria for Evaluation*, available online from the National Park Service.

Please list all six criteria, then indicate which criteria apply to the landmark to be considered for designation.

3.b. Historic Context Narrative

A narrative that supports the criteria for the evaluation of significance as identified in Section 3.a. The narrative should include information such as:

- The origin/founding of the area in which the landmark is located
- Historical development of the area
- General trends in building practice
- Styles/influences of architecture, workmanship, materials, design
- Known architects/builders associated with the property
- Local patterns of history that the property represents
- Architectural, cultural or historical context
- Biographical details and significant contributions of individuals associated with the property

It is appropriate to include a general statement of historic context and to place the proposed historic landmark, and the people and/or events with whom it is associated, or its method of construction or architectural style, within that context.

4. Photos

Provide digital images of each building, structure, or object on the property that makes up the proposed historic landmark. Digital photographs must be taken with a camera of at least 2 megapixels of resolution. Please use the highest resolution setting available.

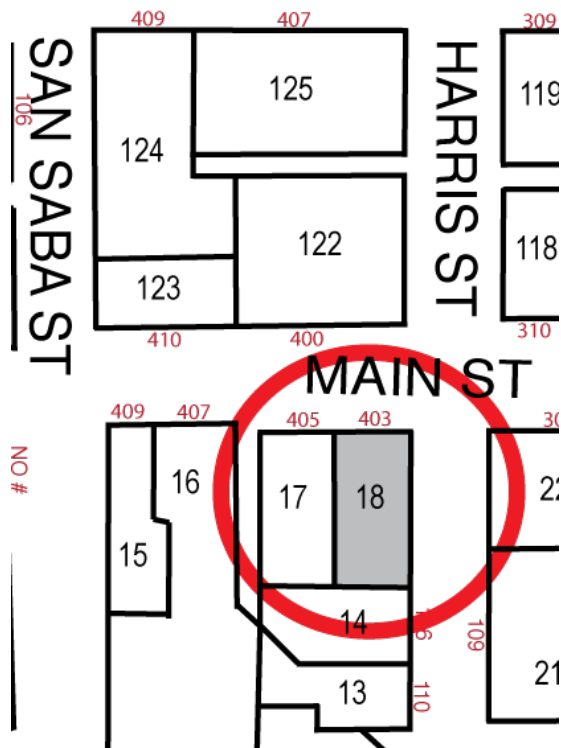
Rename each photograph using the following file-naming format. Use zeros as needed to create two-digit image numbers, as shown below.

Format: Round Rock_(Year)_(Street Address)_(Image Number).jpg (or .tiff)

Example: Round Rock_2013_404East9thAvenue_01.jpg

403 West Main St.**1. Evidence of Support**

A letter from the property owner is attached.

2. Map**3. Statement of Significance**

In order to qualify for historic designation, an historic district must meet at least one of the following Criteria for the Evaluation of Significance as described in the *City of Round Rock Historic Preservation Ordinance*, Historic (H) Overlay Designation. The Criteria are:

- (1) 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 or nation or other society.
- (2) Occurrence of a notable historical event at the structure, site or area.
- (3) 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.
- (4) 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.

- (5) Archaeological value in the sense that the structure, site or area has produced or can be expected to yield, based on physical evidence, information affecting knowledge of history or prehistory.
- (6) Other unique historical value

The property at 403 West Main Street qualifies for designation under one of these Criteria:

- (4) 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.

403 West Main is a Folk National house, but of the gable-wing-and-front form rather than hall-and-parlor. (The gable-front-and-wing variety is essentially a hall-and-parlor form with a gabled wing added to the front of the house.) This building type was prevalent in the Southern United States and spread west with the expansion of the railroads in the 1800s. Another, slightly different example of this building style is 106 North Mays, which is already a local landmark.

3.b. Historic Context Narrative

Development of the Area

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. The town, originally called Brushy Creek, became officially known as Round Rock in 1854.¹ 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.

“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 1876.² 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

¹ DiGuesaldo, Jane H. and Karen R. Thompson, *Historical Round Rock* (Austin, Texas: Eakin Publications, Inc., 1985) 226.

² Deed, Williamson County Deed Records, Instrument 187607539DR filed July 28, 1876, volume 17 page 407. Wiley Harris survey recorded on Abstract No. 298.

map³ of the new town site was filed at Williamson County on July 17, 1878.

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 1878.⁴

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 downtown commercial buildings had been constructed. Residential building followed in short order, and the Sanborn map dated August 1891 shows several dozen residences, primarily west of Mays.

[City Staff may add information from deed research here.]

4. Photos

Photographs of the subject property are provided on the enclosed CD.

³ Map, Williamson County Deed Records, volume 20, page 224.

⁴ Multiple deeds, Williamson County Deed Records.

Legal Description for Zoning Application

Project Address: 403 West Main Street, Round Rock, TX 78664

Legal Description: ROUND ROCK CITY OF (REPLAT OF LT 4-6, BLK 5), BLOCK 5, LOT 1A, ACRES .1921

Tax ID No.: R071321

Current Zoning: F1 Commercial

Property Owner Information for Zoning Application: To Be Designated with Historic Overlay Zoning

Current Owner:

HUMPHRIES, KYLE R & DEBRA R SPELLINGS
405 W MAIN AVE
ROUND ROCK, TX 78664

APPENDIX D

EVALUATION REPORT ON THE APPLICABILITY OF EXISTING “CITY OF ROUND ROCK HISTORIC DESIGN GUIDELINES” FOR POTENTIAL NEW HISTORIC (H) OVERLAY PROPERTIES



CITY OF ROUND ROCK, TEXAS

**Evaluation of the City's Residential Historic Design Guidelines
and their Applicability to the Potential East End Historic District**

McDoux Preservation LLC
July 2013

Executive Summary

McDoux Preservation evaluated the City of Round Rock's existing historic design standards in advance of the City considering a proposed new historic district. We found that the design guidelines, which were written in 2000, contain good information that applies to historic resources within the East End neighborhood, which may be considered for designation as an historic district at some point in the future.

The current design guidelines could be improved by re-organizing information for ease of use and by expanding the current content to cover additional conditions and possible exterior alterations that apply to the East End neighborhood. In addition, the existing guidelines document is not in line with current best practices, in terms of the amount and type of visual information included. The current document also places far more emphasis on new construction, when its focus should be on exterior alterations to existing buildings.

We recommend that the residential section should be updated to include information relevant to the proposed district. (The guidelines as revised would still pertain to the existing landmark properties, many of which are located within the proposed district, so only one set of residential design guidelines would be needed for the City.)

Because the current design guidelines now adequately provide information that can be used by property owners to assist them in planning projects and making appropriate decisions about alterations to historic properties, these proposed updates are not urgently required. A proposed district designation could certainly proceed without them, and in fact, that is common practice for most cities that do eventually adopt design guidelines. The proposed updates would provide a clear benefit to property owners, however, and so we recommend that the City of Round Rock to undertake such a project as soon as it is feasible.

Introduction

This analysis is being conducted as part of Phase IV of a multi-year project to update historic-preservation-related data, programs, and processes in the City of Round Rock, Texas. Previous components of this project included a Preservation Education and Awareness Program (2008–2009); a Downtown Master Plan Historic Resources Survey (Phases I and II, 2010–2011); and the development of revised ordinance language, including a provision for relocating designated historic buildings while retaining the designation (Phase III, 2012).

The Phase IV project includes developing processes, tools, and templates for designating future historic landmarks and historic districts, and for evaluating the City's existing Design Guidelines for historic properties (originally published in 2000) to determine if they are applicable to a potential new historic district or if they will need to be revised. This report documents the portion of the Phase IV project related to the evaluation of existing Design Guidelines as applied to the potential East End Historic District.

Background

The National Park Service first published versions of the *Secretary of the Interior's Standards for Historic Preservation Projects*, later renamed the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, in 1978. The *Secretary's Standards* are frequently used by local governments as the bases for design guidelines documents, which are then applied to specific local historic districts and resources.

Although the *Secretary's Standards* serve as a primary source of information for property owners, design professionals, and historic preservation commissions as they consider proposed projects affecting historic resources, design guidelines provide customized guidance for the specific types of resources found in the local community. Design guidelines directly address locally relevant materials, construction technologies, architectural styles, patterns of community development, and (as appropriate) site, setting, and landscape considerations. Although each design guidelines document is specific to the city or historic district for which it was created, over the past 35 years, the content and organization of design guidelines have become somewhat standardized throughout the United States.

Prior to this project, McDoux Preservation analyzed dozens of design guidelines documents from the National Alliance of Preservation Commissions resource library. These design guidelines are currently being used in communities nationwide; some are relatively recent, while others date to the mid-1980s. As one might expect, the availability of online publishing and inexpensive color printing has made possible the inclusion of far more illustrations and color photographs than was possible several decades ago. Today, typical design guidelines include images on nearly every page to illustrate concepts and provide examples of compatible and incompatible alterations.

Our summary of the information and images commonly found in modern design guidelines was used to develop a Design Guidelines Evaluation form and process, which is provided to

the City of Round Rock in this document. The Design Guidelines Evaluation form enables a reviewer to efficiently determine the extent to which key elements of a design guidelines document are addressed, if at all, and to identify those sections which need further clarification or are missing entirely.

A list of content topics typically included in design guidelines documents are provided in Appendix A.

Methodology

McDoux employed our Design Guidelines Evaluation process to assess the complete as-printed version of the City of Round Rock's *Design Guidelines for Historic Commercial and Residential Districts and Properties – Round Rock Texas* created in 2000 by Quimby and Emrich. The residential and commercial sections of this document have been published separately on the City's website, but for this project, we evaluated the full document as it was originally published in 2000. [This will be referred to as *Design Guidelines (2000)*.]

Additional reference materials included photographs and information from the City's 2010–2011 Downtown Master Plan Historic Resources Survey. The Downtown Master Plan Historic Resources Survey identified two potential historic districts: the Texas Baptist Children's Home (TBCH) campus and the East End residential neighborhood. Following a written request by the TBCH Board of Directors, the City has agreed that it will not pursue an historic district designation for the TBCH campus. Therefore, during this project, only the East End was evaluated against the existing design guidelines.

Properties in the East End neighborhood include a few vacant lots; the rest contain houses, some with accessory buildings or structures. Although some of these properties have come to be used (and zoned) for a mixed use, historically they were used as residences, and the building type found throughout the district remains entirely residential. As a result, we reviewed the Introduction and Residential sections of *Design Guidelines (2000)*, but not the Commercial section, as that is not applicable to the East End.

Each content topic in the evaluation form has been evaluated against four criteria: Applies to Historic District, Described in Design Guidelines, Illustrated in Design Guidelines, and Needs Revision. During the evaluation process, each criterion is marked "Yes" or "No" to indicate whether the content topic is relevant to the East End, if it is covered within *Design Guidelines (2000)*, and if any change is needed to clarify or update the existing content.

We indicated where specific content topics are located within *Design Guidelines (2000)*. That document uses sequential page numbers, starting at Page 1 for each new section. Several unnumbered pages, between the Introduction and Residential sections, contain procedural information or City forms relating to Certificates of Appropriateness (COA). In this report, for clarity, we have indicated the section with an I (Introduction), R (Residential), or A (Appendix), followed by the printed page number (e.g., I-4, R-7), as shown below. The unnumbered pages are indicated as "Forms." If the content topic needs to be added or revised, we provided a note of explanation.

A. Section

A.1. Guideline <i>Pg. R-1</i>	Applies to HD? <input type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input type="checkbox"/> No
--------------------------------------	---

The completed evaluation form is appended to this report.

Findings

After completing the evaluation process, McDoux analyzed the data gathered, in order to determine whether *Design Guidelines (2000)* can be used in its current form for the potential East End historic district. Our analysis focused on four key areas:

- *Content (general).* *Design Guidelines (2000)* gives greater space and attention to new construction, when exterior alterations should be the primary focus of the document. Overall, 55% of the topics and concepts applicable to the preservation of the historic East End neighborhood were missing from, or not fully articulated in, *Design Guidelines (2000)*.
- *Relevance.* Ninety-five percent of the content topics commonly found in other cities' design guidelines are relevant to the historic East End neighborhood. Those not found in the East End neighborhood include garden structures (such as follies, trellises, etc.) and public improvements (such as public furniture and bus stop shelters).
- *Descriptions.* The majority of content topics (76%) are included as textual descriptions in the Residential section of *Design Guidelines (2000)*. Some of this content is informational (rather than directional), such as maps, historical narratives, descriptions of City procedures for obtaining approval to make exterior alterations, and additional resources for technical information. More prescriptive content topics, which are relevant to the East End neighborhood but not described in *Design Guidelines (2000)*, include the treatment of walkways, decks and terraces, and pools. Some content topics need further explanation, such as steps to take when planning a project and communicating with the City, or suitable construction materials for additions and alterations.

In addition, sections such as Energy Conservation/Windows are simply copied from the Commercial section of *Design Guidelines (2000)* to the Residential section, rather than customized for each section. While the information provided is fairly general and could be applied to residential projects, a more detailed and specific approach to these topics would benefit both the Commercial and Residential sections of the document.

- *Images.* Twenty-eight percent of the content topics are illustrated in *Design Guidelines (2000)*. All of those images are black-and-white pen-and-ink drawings. In some cases, drawings provide the best visual depiction of a concept, material, or construction method; however, color photographs often provide a better illustration of architectural styles or representative building elements in context.

Recommendations

Based on our analysis, McDoux recommends that the Residential section of *Design Guidelines (2000)* should be updated to more fully describe and illustrate conditions in the East End neighborhood. However, the document in its current condition includes most of the essential information typically found in design guidelines.

In common practice, and for practical reasons, design guidelines documents are not typically required to be completed and in-hand at the time of an historic district's designation. Most cities that create design guidelines, either for city-wide application or for individual districts, do so well after those districts have been designated. Because the existing guidelines document is adequate for the City of Round Rock's needs at this time, it could be used until an update is completed at some point in the future.

The primary change that we have recommended is to add many more images to illustrate the concepts described and to provide examples of compatible and incompatible alterations relative to the specific types of historic resources found in the East End neighborhood.

In addition, *Design Guidelines (2000)* includes references to City forms, processes, and procedures that may be updated from time to time. All of these should be reviewed to ensure that they are up-to-date. The City may wish to make this information available separately from the Design Guidelines going forward, so that this document does not have to be revised as changes are adopted.

In order to bring *Design Guidelines (2000)* into line with current best practices, the following content should be added.

Introduction

- Role of the Historic Preservation Commission
- Considerations/steps when planning a project
- Procedures to address non-compliance (enforcement)

Background

- History and description of each designated district
- Map of each designated district
- Architectural styles found in each designated district
- District inventory

Guidelines

- Easements
- Walkways
- Decks and terraces
- Swimming pools
- Replacement materials (general)
- Sunrooms
- Fire escape staircases
- Mothballing vacant buildings
- Images of appropriate massing, scale, exterior paint colors, porches and decks, placement of mechanical items, fencing and walls, exterior lighting, and landscaping

Resources for more information

- National Park Service
- Texas Historical Commission

Recommendations for topics that should be revised are provided in Appendix B. Existing illustrations are effective and should be retained when possible. In some cases, such as mortar joint examples, existing illustrations are quite small and should be enlarged or replaced with more detailed drawings.

APPENDIX A

Typical Design Guidelines Contents

I. Introduction

Purpose of the Guidelines

Planning a Project

The Design Review Process

- What is the HPC

- How to Obtain a COA

- List of Activities and Levels of Review

- Application Requirements

- Supporting Materials

- Application Procedures

- Public Hearing Procedure

- Determination and Appeals

- Enforcement and Non-Compliance

II. Background

History of Round Rock, Growth and Development, and the District

District Description (including period of significance)

District Map

District Inventory

Architectural Styles Found in the District

III. Guidelines

General Guidelines vs. Design Standards

Secretary's Standards

Historic vs. Non-Historic Buildings

Streetscapes

- Size/Height
- Setbacks
- Massing
- Scale
- Rhythm/Spacing
- Orientation

Site and Setting

- Alleys
- Easements
- Service Areas
- Fences, Walls
- Walkways, Drives, Parking
- Garages, Carriage Houses, Carports, Accessory Structures (mass/scale, form, proportion, materials, architectural character)
- Decks, Terraces
- Exterior Lighting
- Signage
- Landscaping, Trees

Changes to Building's Exterior

- Treatment of Original Materials vs. New Materials
- Exterior Wall Cladding (masonry, wood, metal)
- Painting and Exterior Colors
- Windows, Storm Windows, Shutters
- Doors, Storm Doors, Screen Doors
- Shutters, Awnings and Canopies
- Roofs and Gutters (form, materials, dormers, skylights, solar)
- Ornamentation
- Porches, Decks, Balconies (railings)
- Sunrooms
- Chimneys
- Mechanical/Electrical/Solar Equipment
- Foundations, Screening, Skirting
- Fire Escape Staircases
- Accessibility/ADA Compliance/Life Safety Modifications
- Satellite Dishes
- Security Systems
- Garden Structures
- Public Improvements

Demolition, Relocation, and Mothballing

- Demolition
- Relocation
- Mothballing

New Construction

- Protection of Historic Structures and Sites
- Distinction from Historic Structures
- Compatibility with Historic Structures
- Compatibility with Historic Site and Setting
- Key Building Elements
- Additions
- Second Stories
- Appropriate and Inappropriate Site Layout
- Height and Setbacks

IV. Appendices

- Design Review Checklist
- Architectural Terms and Definitions
- Secretary's Standards
- Resources for Technical Information
- Bibliography

APPENDIX B

Legend	
<i>Applies to Historic District:</i>	Topic reflects the content/condition of the potential East End Historic District.
<i>Described in Design Guidelines:</i>	Topic is included in current Design Guidelines.
<i>Illustrated in Design Guidelines:</i>	Topic is illustrated in current Design Guidelines.
<i>Needs Revision:</i>	Topic is not described or illustrated in current Design Guidelines in a way that will address content/condition of the potential East End Historic District.

A. Introduction

<p>A.1. Purpose of the guidelines</p> <p><i>This topic is addressed briefly on page R-1 but needs additional clarification.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>A.2. Planning a project</p> <p><i>This topic is not fully addressed in the Design Guidelines. The document Introduction encourages residents to contact City staff prior to beginning a project; however, readers would benefit from guidance for planning a successful project.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>A.3. The design review process</p> <p><i>This topic is addressed on page I-7, and needs to be updated to include administrative review.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>A.3.a. What is the Historic Preservation Commission (HPC)?</p> <p><i>While the term “Commission” is defined on page A-2 and generally mentioned on the unnumbered pages in the front matter, readers would benefit from a more detailed description of the HPC, its members, and its role within the Residential section of the Design Guidelines.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>A.3.b. How to obtain a Certificate of Appropriateness (CoA)</p> <p><i>This topic is addressed on page I-7 and illustrated in Forms. Review and update as needed.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>A.3.c. List of activities and levels of review</p> <p><i>This topic appears on page I-7 and needs to be updated to include administrative review.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>A.3.d. Application requirements</p> <p><i>This topic is addressed on page I-7 and in Forms.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>A.3.e. Public hearing procedure</p> <p><i>This topic is addressed on page I-7 and in Forms.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>A.3.f. Determination and appeals</p> <p><i>This topic is addressed on page I-7.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>A.3.g. Enforcement and non-compliance</p> <p><i>This topic is important to the review process, but not included in the current document. Add description of enforcement and penalties.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

Additional Recommendations:

Review document for consistent use of fonts and type size, as well as typographical errors.

B. Background

<p>B.1. History of the municipality, growth and development, and the local district</p> <p><i>The general development of the City is described on pages I-3 and I-4. The document does not include information about the development of the East End neighborhood or define the potential historic district's boundaries.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B.2. Description of local district (including period of significance)</p> <p><i>This information is not included in the current document. Describe the development of the district and relationship to commercial core and other spaces.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B.3. District map</p> <p><i>No maps are included in the current document. Include a current map of the neighborhood and any relevant historic maps.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B.4. District inventory</p> <p><i>Include the East End inventory in the document.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B.5. Architectural styles found in the district</p> <p><i>Architectural styles found in the City are listed on page I-5. Three photographs of commercial and residential buildings are provided; the residential buildings pictured are located in the East End but not identified as such. No detailed descriptions of the architectural styles or images illustrating each style are provided.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>B.6. Historic vs. non-historic buildings</p> <p><i>This topic is addressed on page R-11.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

No additional recommendations.

C. Guidelines

<p>C.1 General guidelines vs. design standards</p> <p><i>General design principles are provided on page I-1. Explain the differences/links between different types of guidelines and standards.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C.2. Secretary of the Interior's Standards</p> <p><i>The Standards are provided on page A-8–A-12 but are not up to date.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>C.3. Streetscapes</p> <p><i>The topic is addressed on pages R-4–R-6.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C.3.a. Size and height requirements</p> <p><i>The topic is addressed on pages R-4–R-6.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C.3.b. Setback requirements</p> <p><i>The topic is addressed on page R-2 specifically and on R-9 for a new accessory building.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C.3.c. Massing</p> <p><i>The topic is addressed on pages R-5 and R-8.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C.3.d. Scale</p> <p><i>The topic is addressed on pages R-5 (residential), R-9 (new accessory buildings), and R-12; it is also mentioned on R-13.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>C.3.e. Rhythm and spacing patterns between buildings</p> <p><i>The topic is addressed on page R-4 under new construction.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

<p>C.3.f. Orientation</p> <p><i>Topic is addressed on page R-2.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
---	--

No additional recommendations.

D. Site Elements

<p>D.1. Alleys</p> <p><i>Three alleys run east to west in the East End neighborhood. This is mentioned in relationship to facades on pages R-6 and R-8 and to mechanical equipment on R-22. The topic's significance to the East End and the role of alleys in a residential environment should be explained.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.2 Easements</p> <p><i>This topic is not included in the current document. The concept should be described and references provided for locating more detailed information.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.3. Service areas</p> <p><i>The topic is addressed on pages R-3 and R-4. It would help to include an image that illustrates where service areas are typically located.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.4. Fences and walls</p> <p><i>The topic is addressed on pages R-22 and R-23. Images illustrating placement, viewshed, materials, and scale will further clarify these guidelines.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.5. Walkways</p> <p><i>This is mentioned in relation to parking only on pages R-1 and R-3. Include a description of use and the importance of walkability within the neighborhood. Illustrate and record contractor stamps, if existing.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>D.6. Drives</p> <p><i>Placement of driveways is addressed on page R-3, but appropriate materials are not identified. Images should illustrate the appropriate location of driveways and materials that are suitable for the neighborhood.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.7. Parking</p> <p><i>The topic is addressed on page R-3.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>D.8. Garages, carriage houses, carports, and accessory structures (mass/scale, form, proportion, materials, architectural character)</p> <p><i>The topic is addressed on page R-9. Add images and information as needed to illustrate appropriate placement, scale, and materials.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.9. Decks and terraces</p> <p><i>Describe and illustrate appropriate deck and terrace placement and materials.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.10. Exterior lighting</p> <p><i>The topic is addressed on pages R-21–R-22. Images are needed to illustrate the appropriate size, style, and placement of exterior lighting.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.11. Signage</p> <p><i>Topic is addressed on pages R-20–R-21; update to reflect current sign ordinance.</i></p>	<p>Applies to HD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.12. Landscaping</p> <p><i>This topic is generally addressed on pages R-22–R-23. Add images to clarify appropriate and inappropriate landscaping practices.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>D.13. Trees</p> <p><i>The topic is addressed on pages R-22–R-23.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

<p>D.14. Pools</p> <p><i>This topic is not included in the current document. Address and illustrate appropriate types and placement of pools in the neighborhood.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
--	--

No additional recommendations.

E. Exterior Alterations

<p>E.1. Acceptable replacement materials when replacement is necessary</p> <p><i>This topic is not included in the current document.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.2. Exterior Wall Cladding (Masonry, Wood, Metal)</p> <p><i>The topic is addressed on pages R-10–R-11. Existing illustrations of siding types and original vs. synthetic materials should be updated with full-color, detailed images.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.3. Painting and Exterior Colors</p> <p><i>Topic is addressed on pages R-24–R-25 and R-13. Include images of appropriate and inappropriate color schemes for this neighborhood.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.4. Windows, Storm Windows, Shutters</p> <p><i>The topic is addressed on pages R-11, R-13–R-14, R-17–R-18, and R-27–R-28. Existing illustrations should be updated and augmented with images of appropriate windows, storm windows, and shutters from the East End.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.5 Doors, Storm Doors, Screen Doors</p> <p><i>The topic is addressed on pages R-6, R-9, R-11, R-16, and R-27. Add images of appropriate doors, storm doors, and screen doors.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>E.6. Shutters, Awnings and Canopies</p> <p><i>The topic is addressed on pages R-19 and R-28.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>E.7. Roofs and Gutters (form, materials, dormers, skylights, solar)</p> <p><i>The topic is addressed specifically on pages R-12 and mentioned on pages R-3, R-6, R-8, R-10, R-11, R-16, R-20, and R-27. Include images of appropriate roof materials and placement of solar panels and skylights.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.9. Porches, Decks, Balconies (railings)</p> <p><i>This topic is addressed on pages R-16 and R-11, but decks are not mentioned. Illustrate appropriate height/use of railings and placement of porches, decks, and balconies.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.10. Sunrooms</p> <p><i>This topic is not included in the current document. Describe sunrooms, placement, and appropriate materials used in construction.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.11. Chimneys</p> <p><i>The topic is addressed on page R-12. Add detailed information about size, placement, and materials historically used for chimney construction in the neighborhood.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.12. Mechanical/Electrical/Solar Equipment</p> <p><i>This topic is addressed on pages R-4, R-3, R-10, and R-22. Add images illustrating the placement of solar, mechanical, and electrical equipment.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.13. Foundations, Screening, Skirting</p> <p><i>This topic is addressed on page R-18.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

<p>E.14. Fire Escape Staircases</p> <p><i>This topic is not included in the current document. Describe appropriate style, materials, and placement of fire escape staircases.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.15. Accessibility/ADA Compliance/Life Safety Modifications</p> <p><i>The topic is addressed on page R-6, R-8, and R-9.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>E.16. Satellite Dishes</p> <p><i>This topic is addressed on page R-3. Add an image illustrating appropriate placement of a satellite dish.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>E.17. Security Systems</p> <p><i>Security bars are addressed on page R-18.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>E.18. Garden Structures (follies, faux ruins, temples, etc.)</p> <p><i>This topic is not included in the current document and does not currently apply to the East End neighborhood.</i></p>	<p>Applies to HD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>E.19. Public Improvements (including public furniture, bus stops, etc.)</p> <p><i>This topic is not included in the current document and does not currently apply to the East End neighborhood.</i></p>	<p>Applies to HD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

Recommendations:

The line drawings included in the original design guidelines are clear and illustrative, but photographs of actual examples would provide more information.

F. Demolition, relocation, and mothballing

<p>F.1. Demolition</p> <p><i>This topic is mentioned in the pre-Table of Contents section, the Forms section, and page R-6. Include more information.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>F.2. Relocation</p> <p><i>The topic is addressed in the pre-Table of Contents section. Include more information.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>F.3. Mothballing</p> <p><i>This topic is not included in the current document. Mothballing is a preferred method for preserving significant buildings during long periods of vacancy. If the City decides that this is relevant, information should be provided.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

No additional recommendations.

G. New Construction

<p>G.1. Protection of Historic Structures and Sites (Do no harm)</p> <p><i>The topic is addressed on pages R-11–R-12.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.2. Distinction from Historic Structures</p> <p><i>The topic is addressed on page R-4.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.3. Compatibility with Historic Structures</p> <p><i>The topic is addressed on page R-4.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.4. Compatibility with Historic Site and Setting</p> <p><i>This topic is addressed on page R-4. Provide example images of compatible new construction in a historic neighborhood like the East End.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

<p>G.5. Key Building Elements</p> <p><i>The topic is addressed on pages R-4–R-5. Illustrate the concept with an image of repeating front porches or uniform setback.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>G.6. Additions</p> <p><i>This topic is addressed on pages R-6–R-18. Scale illustrations are effective, but this section should be expanded to include more images of examples of appropriate and inappropriate additions.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>G.7. Second Stories</p> <p><i>This topic is addressed on page R-8.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.8. Appropriate and Inappropriate Site Layout</p> <p><i>The topic is addressed on page R-7. The existing illustrations are effective. Add images of appropriate and inappropriate site layouts.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>G.9. Height</p> <p><i>The topic is addressed on page R-5, as well as on pages R-4, R-9, and R-16.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.9. Setbacks</p> <p><i>The topic is addressed on pages R-7 and R-2 but not listed in the New Construction section. See also pages R-5, R-7, and R-9. Use larger illustrations; add plan view and axon view.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>G.9. General building size requirements</p> <p><i>The topic is addressed on pages R-4–R-6.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>G.9. Fenestrations and spacing</p> <p><i>The topic is addressed on page R-6.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>

No additional recommendations.

H. Appendices

<p>H.1. Design Review Checklist</p> <p><i>The Review Process, CoA Form, Information Checklist, and Flowchart are located in the Introduction. Include a procedures checklist for applicants.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>H.2. Architectural Terms and Definitions</p> <p><i>The topic is addressed on pages A-1–A-7, but additional definitions may be needed after the document is updated.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>H.3. Secretary's Standards</p> <p><i>This information appears on pages A-8–A-12. The standards have recently been updated.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>H.4. Resources for Technical Information</p> <p><i>Provide sources (print and electronic) for additional technical information.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>H.5. Bibliography</p> <p><i>A bibliography is provided on pages A-13.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>H.6. District inventory</p> <p><i>Include in the document an inventory of historic resources in the neighborhood.</i></p>	<p>Applies to HD? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Described in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Illustrated in DG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Needs revision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

Recommendations:

All CoA-related documents should be updated if procedures have changed since 2000.