

CITY OF ROUND ROCK, TEXAS

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

**PHASE I: IN AND ADJACENT TO THE HISTORIC
COMMERCIAL CORE AND SOUTHWEST DOWNTOWN**

for use in the implementation of the
Downtown Master Plan

February—May 2010

Prepared for the
Departments of Communication and
Planning and Community Development

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CITY OF ROUND ROCK. TEXAS

SURVEY AND INVENTORY OF HISTORIC RESOURCES IN THE SOUTHWEST DOWNTOWN AREA

TABLE OF CONTENTS

I. History of Development in Downtown Round Rock	1
II. Purpose, Objectives, and Methodology	5
III. Survey Findings	14
IV. Recommendations	22

Appendix A: Inventory of Historic Sites

Appendix B: Maps

Appendix C: Photos Comparing Properties in 1992 and 2010

Appendix D: Survey Forms

I. HISTORY OF DEVELOPMENT IN DOWNTOWN ROUND ROCK

The built environment within the City of Round Rock has evolved over time, reflecting the many changes in American society – and, in particular, transportation – since the City’s founding. Round Rock’s original town site location was established in the 1840s along a stagecoach and cattle drive route. The City moved in the late 1800s, in nearly its entirety, to meet the railroad tracks advancing west across Texas. During the advent of automobile travel in the early 1900s, Round Rock’s downtown was further defined by its location on U.S. Route 79, which runs northeast from Round Rock through Louisiana, Arkansas, and Tennessee before terminating at Russellville, Kentucky. Today, the ongoing growth of the City is driven largely by its proximity to Interstate 35, which connects Round Rock to Austin, Texas, about 20 miles to the south, and development along the highway extending north from that city.

THE ORIGINAL TOWN SITE

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

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.

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 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

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

⁴ *Ibid.*

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

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

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

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

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

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

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

Walter Phelps, all of New York State – for \$4,628,400.¹² Ira H. Evans (1844–1923), 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

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

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

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

Sales by the Texas Land Company continued steadily but in decreasing numbers through 1881; only a few sales per year were recorded in the 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

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

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

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

¹⁵ Multiple deeds, Williamson County Deed Records.

¹⁶ *Ibid.*

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.

Many of the historic buildings extant today in the study area appear to have been built between 1900 and 1925. Most of these were modest cottages and bungalows in the Folk Victorian and Craftsman styles, which were prevalent throughout Round Rock. The few larger, grander homes tended to be located to the east of the commercial core. Additional commercial development took place primarily along Mays Street and Round Rock Avenue.

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, 28 additional properties in the current study area were designated as "Priority 1" and recommended for landmark status.

II. PURPOSE, OBJECTIVES, AND METHODOLOGY

This historic resources survey was conducted as part of the City's Downtown Master Plan process. The City of Round Rock has developed a Downtown Master Plan to guide its redevelopment efforts. The plan envisions a dense, walkable urban core centered in the study area, with the construction of mixed-use multi-story buildings that complement the massing and scale of the existing downtown commercial historic district. Green space and additional parking areas are planned, with the most dramatic recommendation being the creation of a new Town Green on Lots 24 and 25, around the historic watertower. In order to create this new park, Round Rock Avenue will terminate at Brown Street rather than Mays Street.

PURPOSE

Redevelopment undoubtedly will have the potential to adversely affect historically significant buildings in the study area. In order to identify those structures that could be potentially threatened and consider strategies for preservation and/or mitigation of adverse effects to these properties, the City in 2009 elected to conduct an intensive survey of historic resources.

This survey includes a portion of the entire Downtown Master Plan area, which is bounded by Interstate 35 on the west, the Union Pacific railway line on the south, and Brushy Creek on the north and east, although a portion of the area extends north of the creek along Mays Street to just north of Palm Valley Boulevard (Highway 79).

A second "Phase II" survey is being planned for the remainder of the Plan area; therefore, the survey documented in this report will be referred to as "Phase I." A "Phase II" survey area would include that portion of the Downtown Master Plan area which was not included in the current survey.

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



The current survey area (outlined in green) is a subset of the full Downtown Master Plan area (in blue).

OBJECTIVES

This study seeks to:

- Identify those structures within the study area worthy of preservation
- Identify those structures potentially threatened by redevelopment of the study area as illustrated by the Downtown Master Plan
- Recommend measures to mitigate the adverse effects that potentially could be caused by redevelopment, including preservation in place and relocation

METHODOLOGY

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

The study area is comprised of 155 parcels. Boundaries include:

- To the north: Round Rock Avenue, West Liberty between Brown and Mays, and the historic alleyway north of Liberty, between Mays and Lewis;
- To the east: North Lewis Street and the east side of 405 East Main;
- To the south: East Bagdad Avenue east of Mays and Blair Street south of Florence; and
- To the west: IH-35.

This survey updates a 1992 historic resources survey, which identified buildings constructed before or during 1945. The City originally planned to extend the period of significance to 1960 with this survey; however, because such a small number of buildings in the current study area were constructed after 1960, this survey includes them for future reference.

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

Where possible, a photographic comparison of the properties from 1992 to 2010 has been included for reference on the photo sheets in Appendix C.

The project began with publication of a press release notifying the public of the survey and its objectives. The surveyor then conducted a reconnaissance or "windshield" survey to become familiar with the study area and to make an initial assessment of the study area.

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

Date of Construction

Part of the general survey process involves establishing an actual or estimated date of construction for significant buildings that will be included in the historic sites inventory. While appraisal district records typically include construction dates, these are almost always estimated and are

therefore not the most reliable sources. Determining an actual date of construction requires the examination of historical and archival records, where these documents are available.

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

For example, American masons first used lime-sand mortar to build stone or brick walls. Portland cement was invented in England in 1824 but was not shipped to the United States until 1868. While the first patent for manufacturing Portland cement was issued in America in 1871, it was not produced commercially until 1890 and did not gain widespread use until the rotary kiln was developed in the early 1900s. Therefore, a brick building with Portland cement mortar is almost always a 20th century structure.

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

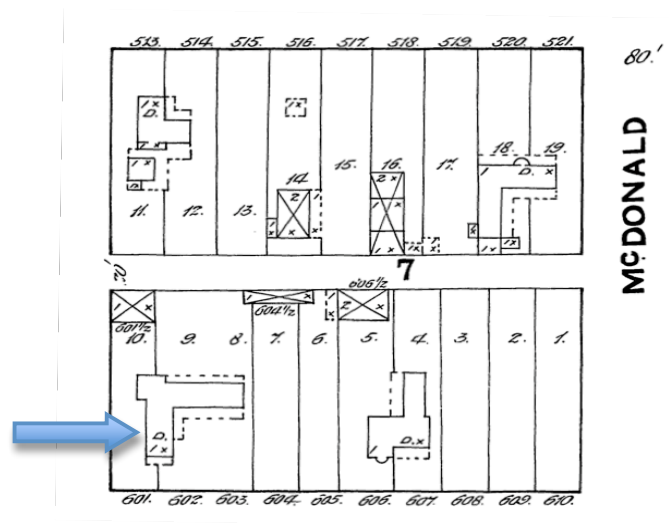
Archival Documents

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

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

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

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



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

Fieldwork

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

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

The surveyor made an initial presentation to the Historic Preservation Commission on March 16 and then met in three worksessions with a subcommittee (made up of two members of the Historic Preservation Commission and three members of City Council) on April 6, 8, and 15. The subcommittee reviewed the survey findings and provided input to this report.

During Worksession A on April 6, the surveyor primarily provided information about the survey process to establish a common foundation of knowledge among subcommittee members, including:

- How historic preservation is managed across the United States
- Historic preservation activities and programs in Round Rock
- How historic resources surveys are conducted
- How the data gathered during historic resources surveys are used
- Findings from the 1992 survey
- Actions taken following that survey
- Results
- Findings from the 2010 survey.

Worksession B, on April 8, included discussion on the following topics:

- Downtown Master Plan sections relating to historic preservation (chapters 2, 3, and 4)
- Survey findings in relation to the Downtown Master Plan: what properties could be impacted and how
- General recommendations for historic properties in study area.

During Worksession B, the surveyor presented several recommendations for specific properties.

The remainder of the surveyor's property-specific recommendations were discussed during Worksession C on April 15. The subcommittee came to consensus on some, but not all, of the surveyor's recommendations. (See "Section IV. Recommendations" for details.)

The surveyor worked with Will Hampton, Communication Director, and Joelle Jordan, Senior Planner, to further refine this report. The final report and all project deliverables will be presented to the Historic Preservation Commission, and the surveyor will make an additional presentation of findings to the Planning and Zoning Commission and to City Council.

DEFINITION OF TERMS

This report includes several terms that are commonly used in historic preservation, but which may not be known to or understood by the reader.

National Register of Historic Places

(From the National Park Service technical bulletin, “How to Apply the National Register Criteria for Evaluation”.)

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The *National Register of Historic Places* is the official list of these properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.

Adverse Effect

(This definition was taken from the Advisory Council on Historic Preservation website: <http://www.achp.gov/106summary.html>, accessed online on May 13, 2010.)

Under Section 106 of the National Historic Preservation Act of 1966, a project *adversely affects* an historic property if it alters the characteristics that qualify the property for inclusion in the National Register of Historic Places in a manner that would diminish the integrity of the property. *Integrity* is the ability of a property to convey its significance, based on its location, design, setting, materials, workmanship, feeling, and association. Adverse effects can be direct or indirect. They include reasonably foreseeable impacts that may occur later in time, be farther removed in distance, or be cumulative.

Examples of adverse effects include:

- physical destruction or damage;
- alteration inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- relocation of the property;
- change in the character of the property's use or setting;
- introduction of incompatible visual, atmospheric, or audible elements;
- neglect and deterioration;
- transfer, lease, or sale out of federal control without adequate preservation restrictions

Significance

(This definition appears the National Park Service technical bulletin “How to Apply the National Register Criteria for Evaluation”, as well as many other NPS publications.)

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of person significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historic figure of outstanding importance if there is no appropriate site or building directly associated with his or productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historical events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

The City of Round Rock considers properties for local landmark status based on the following criteria, outlined in the City Code of Ordinances, section 11.315 (3):

- (a) Character, interest or value of the structure, site or area because of its unique role in the development, heritage or cultural characteristics of the City, State of Texas or nation or other society.
- (b) Occurrence of a notable historical event at the structure, site or area.
- (c) Identification of the structure, site or area with a person or persons who contributed notably to the culture and development of the city, state, nation or society.
- (d) Embodiment of distinctive elements of architectural design, detail material or craftsmanship related to uniqueness to the area or the distinctiveness of a craftsman, master builder or architect, or a style or innovation.
- (e) 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.
- (f) Other unique historical value.

III. SURVEY FINDINGS

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

COMMERCIAL BUILDINGS

The historic commercial downtown districts in many Texas cities and towns were established in conjunction with the arrival of the railroads. In not a few cases, the railroad company or one of its subsidiaries purchased land and platted the town site, selling lots to finance additional track building down the line.

The first commercial buildings constructed in these new towns were generally wood-framed structures, which could be built quickly and easily. Fires were common in the late 1800s, however, and, without firewalls to block the spread of flames, these disasters sometimes wiped out entire downtowns. As a result, most of the early wooden structures were replaced by stone and brick buildings as merchants and property owners became more prosperous.

Downtown commercial buildings around the United States were typically constructed in the “two-part commercial block” configuration, which expressed a clear visual distinction between the ground floor functions (such as retail) and upper-floor functions (often office or meeting spaces, opera houses or theaters, or living quarters for shopkeepers). One-part commercial blocks are buildings in which the façade is uniform from top to bottom; these are generally one-story buildings.



Two-part commercial block buildings include 201 East Main, which features an elaborately ornamented façade as was popular during the High Victorian period (1870-1890).

The downtown commercial buildings extant in Round Rock today are those that were able to adapt to the changing needs of the community over time. For example, wagon yards and blacksmith shops became unnecessary as modes of transportation evolved. Passenger depots along the nation's railroads were abandoned as the automobile developed and car-friendly roads were constructed.



309 East Main, built around 1910 and shown here in 1992, was once a hotel and boarding house. Often located near railroad depots, such establishments were common until around 1925, when passenger rail travel declined in conjunction with the rise of affordable automobiles and passable roads. The building now houses professional offices. (Left: front elevation; right: east elevation.)

Similarly, filling stations, automobile repair shops and roadside motor courts were put out of business by the Interstate Highway System and America's changing car culture. Many of the buildings in downtown Round Rock that originally housed shops are now being used as offices.



Former filling station at 102 North Mays, now offices.



Former icehouse at 107 North Lampasas, now offices.

Commercial buildings on primary thoroughfares have traditionally housed a variety of shops on the ground level. Prior to the development of the shopping mall and supermarket, the consolidation of small retail establishments in a central area enabled people to conveniently conduct all of their business with a single trip downtown. Today, the Main Street Approach developed by the National Trust for Historic Preservation similarly emphasizes the need for a mix of consumer-friendly businesses that attract foot traffic to downtown commercial districts.

RESIDENTIAL BUILDINGS

Buildings in the study area that originally served a domestic function have, in large part, been converted for office use by professionals such as attorneys, accountants, and therapists. Whether homes or offices, these are almost all one-story bungalows or cottages. The most prevalent architectural styles embodied in these small domestic structures are Folk National and Craftsman.

The following descriptions of architectural styles are derived from *A Field Guide to American Houses* by Virginia and Lee McAlester and *Architectural Details* by Marcia Reiss.

Greek Revival

The oldest homes in the study area (302 West Main and 208 South Blair) were constructed in the Greek Revival style, which was the dominant building style between 1825 and 1860 throughout the United States. After America won its independence in 1776, the new nation expressed its identification with democratic ideals by incorporating architectural elements from ancient Greece. Archaeological excavations in the early 1800s and the Greek War of Independence (1821–29) helped to sustain American interest in ancient Greece for many decades. In addition, popular pattern books used by builders were highly influential; Asher Benjamin's *The American Builder's Companion* was one of the most influential of these, and its sixth edition, published in 1827, featured "Grecian architecture." The popularity of Greek Revival continued slightly later in Texas, as American settlements pushed west.

The Greek Revival style was commonly used in monumental public and commercial buildings, such as banks, as a way to express the stability of the institution. Elements such as front-facing gable roofs are also found in small homes of the era. Greek Revival features elements designed to mimic ancient temples, including:

- Symmetrical facades
- Elaborate front doors, often with sidelights and transom lights
- Full-height porches with classical columns
- Wide bands of trim in entablature-style cornices below main roofs and porch roofs



208 South Blair has a front-gabled roof, porches with classical columns, and entablature-style trim.



The cottage at 302 West Main is an excellent example of small-scale Greek Revival architecture.

Folk National

Folk National buildings were constructed from the 1850s through the mid-1900s. The development of this style is almost always locally linked to the arrival of railroads, which made possible the shipment of building materials, particularly milled lumber from sawmills, across great distances. Where earlier homes would have been built by stacking logs or timbers hewn on-site, these lighter wood-framed buildings were generally covered with milled wooden siding. Although generally modest and unassuming, Folk National houses often incorporated early advancements in construction technology, such as balloon framing.

The arrangement of rooms and placement of front doors and porches create several families of building forms within the Folk National style, including gable-front, gable-front-and-wing, hall-and-parlor, I-house, and pyramidal shapes. Regional variations were common; one of the best-known of these is the shotgun house of New Orleans, but other house-forms are particularly common in the Midwest or Northeast or Tidewater South.



Two examples of typical Folk National cottages: (left) 106 North Mays is a gable-front-and-wing version; (right) 305 West Liberty has a hall-and-parlor plan.

Neoclassical

The Neoclassical style was based on the classical buildings constructed for the much-publicized 1893 World's Fair Columbian Exposition in Chicago. This style, characterized by a full-height porch with classical columns against a symmetrical façade with centered front door, first became popular around 1900 and remained so, on and off, through 1950.

While the columns found on porches in the Greek Revival style typically featured lower-order (less elaborate) Tuscan or Doric capitals, Neoclassical columns tended to be monumental and topped with Ionic, Corinthian or Composite capitals.



The Neoclassical Nelson-Crier House at 405 East Main features a porch with full-height columns and Ionic capitals.

Tudor

Most popular during the 1920s and early 1930s, the Tudor style was a fanciful interpretation of late Medieval English houses. The characteristics of this architectural style include:

- Steeply pitched, front-facing gables
- Decorative half-timbering
- Patterned brick, stone, or wooden wall surfaces (sometimes stuccoed)
- Large, prominent chimneys
- Arched doorways
- Casement or sash windows, often in groups of two or three



A Tudor cottage at 402 East Main.

Queen Anne

Between 1880 and 1900, this was the most popular style of residential architecture in the United States. The style featured irregular rooflines and asymmetrical facades; bay windows and textured siding or masonry walls were common, and two-story versions often featured towers and turrets. The style is also characterized by decorative details such as turned wooden porch supports and wooden spindlework, which was used above or below the porch roof, inside roof gables, and below the overhang created by cutaway bay windows.



Two Queen Anne cottages: (left) 210 Round Rock Avenue; (right) 207 West Bagdad.

Folk Victorian

The Folk Victorian style merges the building forms of the Folk National style with the decorative details found on Victorian-era buildings such as Queen Anne cottages. These decorative elements were most frequently applied to porches; rooflines might have featured boxed and bracketed eaves. Folk Victorian houses differ from Queen Anne styles in two specific ways: the Folk Victorian façade is symmetrical, and its wall surfaces are flat and plain, without the bay windows and varying material textures found in Queen Anne buildings.



The addition of decorative Victorian spindlework and turned posts to a Folk National form identifies 210 Florence/McNeil as a cottage in the Folk Victorian style.

Craftsman

Craftsman bungalows date from 1905 to the 1930s; they are often one-story and typically feature a low-pitched gabled roof with wide, bracketed eaves, and a porch. The Craftsman style was based on the work of the architect brothers Charles and Henry Greene of California, and their designs and ideas were disseminated widely in magazines, as well as through builder's pattern books and prefabricated house "kits". Round Rock has several excellent examples of Craftsman bungalows, as well as a two-story version at 106 North San Saba.



Two typical Craftsman homes: 107 South Sheppard and 106 North San Saba.

Minimal Traditional

The Minimal Traditional style was common from 1935 to about 1950. During the Great Depression, architectural styles became stripped of ornament and decoration. The Tudor and Craftsman styles especially were adapted in this way for post-World War II suburban tract housing.



Echoes of the Craftsman style are evident in these Minimal Traditional houses: (left) front gable with inset porch at 201 West Bagdad; (right) board and batten siding with bracketed eaves at 410 West Liberty.

EVALUATION OF ARCHITECTURAL INTEGRITY WITHIN THE STUDY AREA

For the purpose of discussion, the study area can be divided into three sections.

A. Commercial Core

The two-block commercial historic district along East Main Street between Mays and Sheppard has been a designated landmark district for many years and, as a result, has retained much of its architectural integrity.

B. North/East Residential Area

The buildings along East Liberty Avenue and east of Burnet Street have largely remained residential. This area retains a great deal of architectural integrity, although several houses in the 400 block of East Liberty have been moved or demolished, in one case to make way for a parking lot. Some of the buildings in this area also suffer from deferred maintenance, although it is important to note that a lack of maintenance *does not* affect historical or architectural significance.

Several newer houses in the 400 block of East Main were constructed in the 1980s, but they are highly compatible with older houses on the block, due to comparable massing and setback and the incorporation of traditional architectural elements.

C. South/West Residential Conversion to Commercial Area

Most of the most substantial changes in the study area have taken place West of Mays Street. Over time, this area has experienced infill and replacement of earlier buildings with more modern ranch-style homes, as well as commercial and civic structures. Many of the residential buildings in this part of the study area have been converted for commercial use, primarily as small offices for attorneys, accountants, and other professionals.

Some of these conversions have retained their character-defining features, while others have been altered dramatically. Unsympathetic changes include the removal of porches; addition of oversized, out-of-scale, or stylistically incompatible architectural elements; replacement of shingle roofs with commercial-style standing-seam metal panels; and encasement with stucco. Overall, the area has lost nearly all of its residential association, feeling, and setting, due to the creation of on-site parking areas within what were originally front yards, and the replacement of landscaping and residential-scale sidewalks with wide sidewalks and hardscape more appropriate to a commercial district with very little setback from the street.

Many of the properties that do retain character-defining architectural features are located along West Main Street, in the area targeted for much of the redevelopment envisioned in the Downtown Master Plan. These include 302 West Main, which (along with 208 South Blair and 208 West Bagdad) is one of the oldest buildings in the study area.

IV. RECOMMENDATIONS

The surveyor identified 21 individual properties that might be considered for preservation, in addition to the 39 properties in the study area that are already local landmarks. These properties were discussed during the subcommittee worksessions, and consensus for future action was reached on many, but not all, of them.

The surveyor also identified 8 properties that might be considered for preservation as part of the predominantly residential area that will be surveyed during Phase II in Summer 2010.

Recommendations for specific properties are divided into four groups:

1. Properties that are currently local landmarks
2. Properties that should be preserved in their current locations and considered for local landmark status
3. Buildings that should be preserved as local landmarks, either in their current locations or moved to vacant lots in other parts of the downtown area
4. Properties on the northeast edge of the study area that have local landmark potential but should be re-evaluated in the general context of the greater residential portion of the Downtown Master Plan area, after that has been surveyed

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

- Site numbers are provided for reference; see “Historic Sites Inventory” spreadsheet in Appendix A and “2010 Study Area” map in Appendix B.
- Photos of each property are presented in Appendix C, on the page number shown.
- A survey form for each property is provided in Appendix D, on the page number shown.

Finally, this report presents recommendations for further action.

1. EXISTING LOCAL LANDMARKS

The City of Round Rock first surveyed its historic resources in 1992. That survey recommended a number of “Priority 1” properties, including the two-block commercial core that was later designated as an historic district by the National Register of Historic Places. All of these Priority 1 properties were subsequently designated as local landmarks with Historic Overlay Zoning. The surveyor recommended that all buildings currently designated with historic overlay zoning should continue to be protected as local landmarks.

The local landmarks contained within the current study area are listed below.

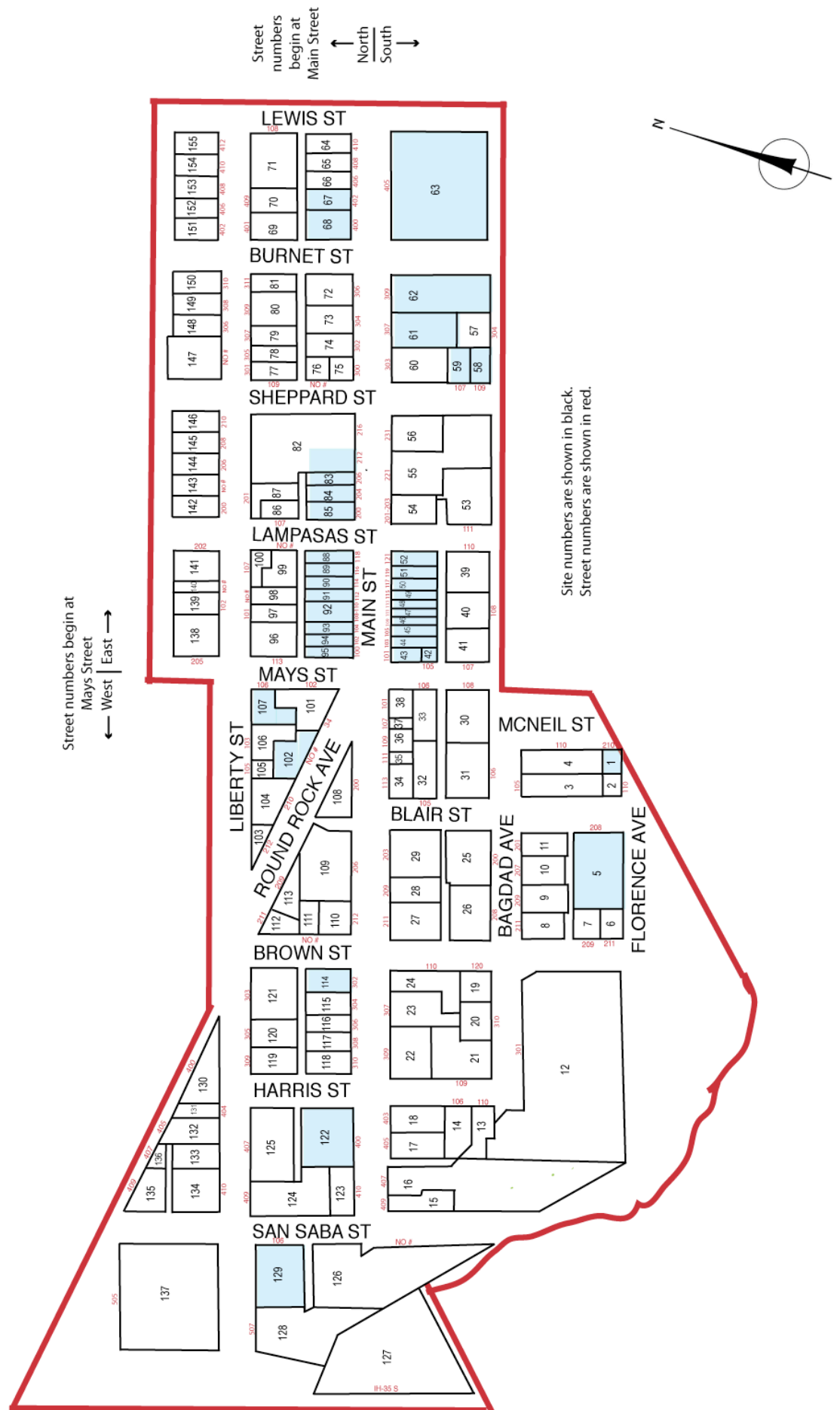
Street Address	Site No.	Photo Page	Survey Form
208 South Blair	5	C-17	D-15
100 East Main	95	C-73	D-69
101 East Main	43	C-74	D-70
102 East Main	94	C-75	D-71
103 East Main	44	C-76	D-72
104 East Main	93	C-77	D-73
105 East Main	45	C-78	D-74
108–110 East Main	92	C-79	D-75
109 East Main	46	C-80	D-76
111 East Main	47	C-81	D-77
112 East Main	91	C-82	D-78
113 East Main	48	C-83	D-79
114 East Main	90	C-84	D-80
115 East Main	49	C-85	D-81
116 East Main	89	C-86	D-82
117 East Main	50	C-87	D-83
118 East Main	88	C-88	D-84
119 East Main	51	C-90	D-85
121 East Main	52	C-91	D-86
200 East Main	85	C-92	D-87
201–203 East Main	54	C-94	D-88
204 East Main	84	C-96	D-89
206 East Main	83	C-98	D-90
212 East Main	82	C-99	D-91
307 East Main	61	C-110	D-100
309 East Main	62	C-111	D-101
400 East Main	68	C-113	D-102
402 East Main	67	C-114	D-103
405 East Main	63	C-115	D-104
302 West Main	114	C-133	D-119
400 West Main	122	C-142	D-126
106 North Mays	107	C-150	D-133
105 South Mays	42	C-154	D-136

Street Address	Site No.	Photo Page	Survey Form
107 South Mays	41	C-156	D-138
210 South McNeil/Florence	1	C-159	D-141
106 North San Saba	129	C-173	D-154
107 South Sheppard	59	C-178	D-158
109 South Sheppard	58	C-179	D-159
Watertower on Round Rock Ave.	102	C-162	D-143

Within this category, the subcommittee discussed three properties at length:

- 106 North San Saba
- 400 West Main
- 302 West Main

City of Round Rock Historic Resources Survey 2010 Study Area — Current Local Landmarks



106 North San Saba

106 North San Saba is a house on a large lot that includes gardens and outbuildings. The surveyor asserted that the setting and relationship of the house to the rest of the lot is historically significant, and that therefore, this property should continue to be preserved, with grounds intact, as the last remaining examples of the earliest types of residential development within the City.

The surveyor has subsequently found a photo of the house circa 1908 when it was the William Walsh home. At that time, the house featured distinctive Queen Anne architectural elements and a two-story front porch. Those elements have been removed and were replaced, probably during the 1920s, with a then-popular Craftsman-style one-story porch. The roof was also replaced with a lower-pitched hipped roof.



Photo found on the Round Rock Impact News website.



The house as it appears today.

These alterations reflect changing architectural trends and are themselves now historically significant. The primary criterion for the preservation of this property remains its association with William Walsh, founder of the Round Rock White Lime Company.

The surveyor recommended that 106 North San Saba should be preserved in its entirety; that it should be surrounded by a stone fence or similar hard boundary; and that any sidewalk constructed between that barrier and the street should be appropriately scaled to the property (rather than a wide commercial-scale sidewalk such as those recently installed on Brown Street).

Recognizing that 106 North San Saba presents an opportunity for redevelopment at the proposed new West Main “gateway” to downtown, the surveyor recommended that alternative uses should be explored that would preserve the house, outbuildings, trees, and as much of the field as possible, and that any adaptive use of the property should be income-producing, meet a need not currently being met in the community, and result in the daily use of the property. A new use that would complement other potential changes to the immediate area (such as the construction of a boutique hotel across the street, where Garcia’s Restaurant is now) is preferred, should the owners decide to sell the property in the future.

302 West Main

The subcommittee further discussed 302 West Main, including the building’s architectural style, structural issues, age, ownership history, and rear carport addition. Members of the subcommittee were surprised to learn that the building was likely constructed around 1880 and had been owned by only two families since 1938.

400 West Main

The subcommittee also discussed the buildings at 400 West Main, the older of which was altered after a fire destroyed what was probably an attic or second story, by lowering the roof to the one-story level, and later modified further with the addition of two oversized dormers. As a result, this building retains a lower degree of architectural integrity than other local landmarks.

106 North Mays

This is one of several properties located on the proposed site of a new Town Green, to be created around the watertower. Some of the buildings located on this site will be removed or relocated. However, both the surveyor and the subcommittee recommended preserving both 102 North Mays (see below) and 106 North Mays in their present locations.

The subcommittee discussed these properties and came to consensus on the following items:

- Agreed to preserve all existing local landmarks.
- 106 North San Saba (Munson's): Continue to preserve as a local landmark but talk to the owner and owner's family, in order to determine what they intend to do with the property.
- 302 East Main: Continue to preserve as a local landmark in its present location.
- 400 West Main (Nagle's): Continue to preserve as a local landmark, but consider for redevelopment in the future if owner desires.
- 106 North Mays (currently a local landmark): Continue to preserve as local landmark in its present location.

2. NEW LOCAL LANDMARKS TO BE PRESERVED IN PLACE

The surveyor recommended that the following buildings should be considered for local landmark status and preserved in their current locations.

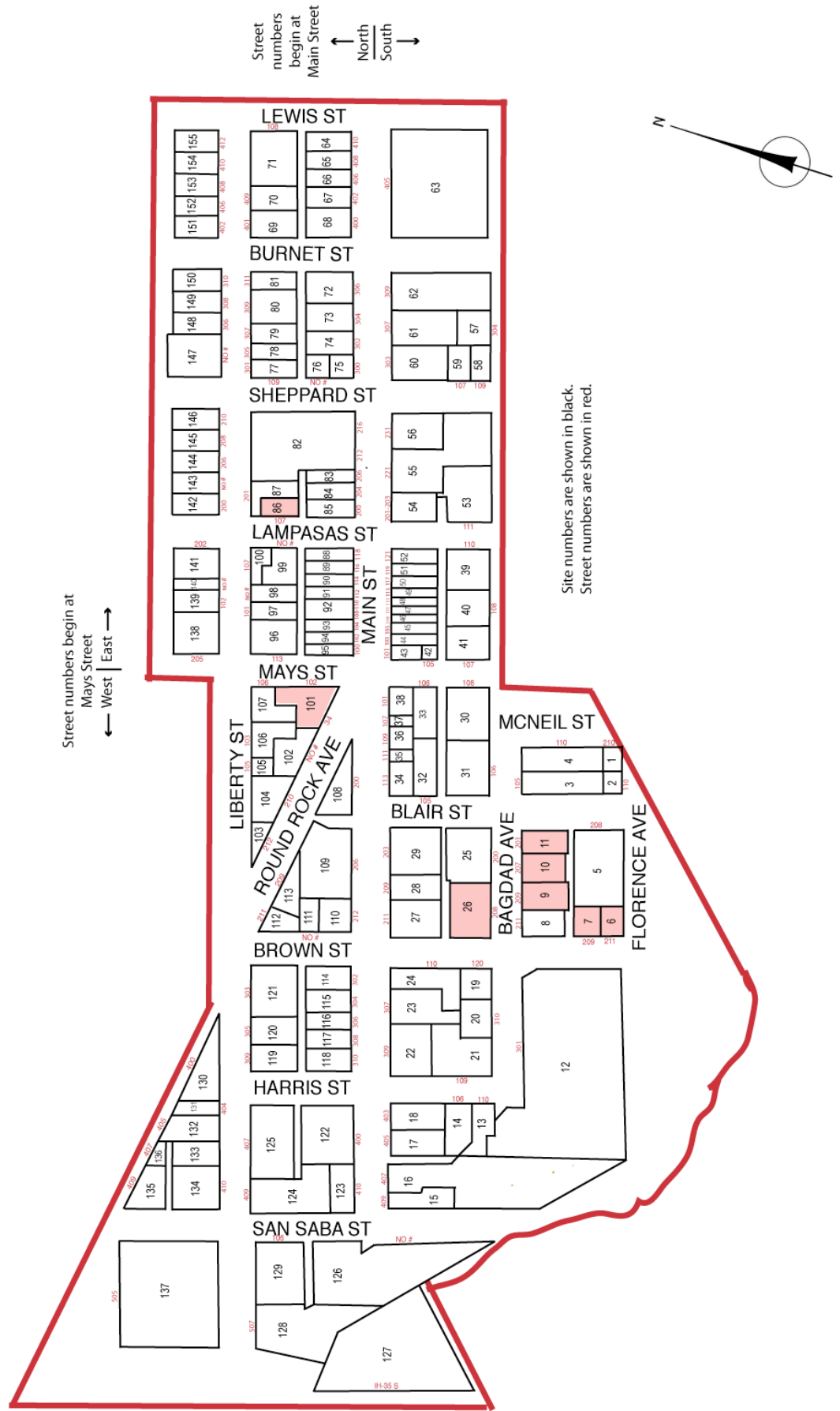
Street Address	Site No.	Photo Page	Survey Form
201 West Bagdad	11	C-7	D-6
207 West Bagdad	10	C-8	D-7
208 West Bagdad	26	C-9	D-8
209 West Bagdad	9	C-10	D-9
209 South Brown	7	C-22	D-19
211 South Brown	6	C-23	D-20
107 North Lampasas	86	C-30	D-27
102 North Mays	101	C-149	D-132

107 North Lampasas

The surveyor recommended 107 North Lampasas for designation as a local landmark under Criterion D of the City of Round Rock Code of Ordinances, §11.315: “(3)(d) Embodiment of distinctive elements of architectural design, detail, material, or craftsmanship related to uniqueness to the area,” and in particular, “(4)(b)(i) Scale of buildings and structures typical of the area; (iv) Building materials typical to the area; and (ix) Typical relationships of buildings in the area to the street.” (See Appendix E for the complete text of §11.315.)

This former ice house is a mid-sized stone building just off the downtown commercial historic district. Many people assume that it is part of the historic district, although it is outside of the district’s boundaries. This building, while modest in appearance, 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.

City of Round Rock Historic Resources Survey 2010 Study Area — Proposed New Local Landmarks (to preserve in place)



102 North Mays

The 102 North Mays property is recommended for designation as a local landmark under Criterion A: “(3)(a) Character, interest, or value of the structure because of its unique role in the development, heritage or cultural characteristics of the City, State of Texas or nation.”

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.

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.

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.”

208 West Bagdad

The surveyor recommended 208 West Bagdad for designation as a local landmark under Criterion F: “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.

Block 2: 209 and 211 South Brown

These 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.

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. Preserving 209 and 211 South Brown Street as vacant lots preserves the original appearance and setting of 208 South Blair. For that reason, the surveyor recommended that the vacant lots at 209 and 211 South Brown should be preserved as local landmarks under Criterion A: “(3)(a) Value of the site because of its unique role in the development of the City.”

Block 2: 201, 207, and 209 West Bagdad

201, 207, and 209 West Bagdad are recommended for designation as local landmarks under Criterion D: “(3)(d) Embodiment of distinctive elements of architectural design,” and in particular, “(4)(b)(ii) Architectural style typical of the area; (viii) Typical relationships of buildings to the landscapes in the area; (ix) Typical relationships of buildings in the area to the street; and (x) Setbacks and other physical patterns of building in the area.”

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.

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.

The preservation of these properties has additional value. 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 subcommittee discussed these properties and came to consensus on the following items:

- 107 North Lampasas: Preserve in place and consider for local landmark designation, possibly as an addition to the existing downtown historic district.
- 102 North Mays (Texaco): Preserve at least the one-story section with signage, gas pumps and canopy, perhaps to serve some community function related to the Town Green; two story addition could be removed.
- 208 West Bagdad: Preserve in place and consider for local landmark designation.
- 209 and 211 South Brown: Preserve these two vacant lots behind (to the west of) 208 South Blair.
- 201, 207, 209 West Bagdad: Preserve and consider for local landmark designation; consider designating the entire block as an historic district along with 208 West Bagdad.

3. NEW LOCAL LANDMARKS TO BE EITHER PRESERVED IN PLACE OR RELOCATED

The surveyor has identified 13 buildings – some still used as houses, others converted to offices – and recommended that these should be preserved, either in place or moved to vacant lots elsewhere in downtown Round Rock, such as the eastern residential section. The Historic Preservation Commission should consider designating just these buildings – not the entire property – as local landmarks in their current locations, with the special provision that they could be moved at a later date.

Street Address	Site No.	Photo Page	Survey Form Page
103 West Liberty	106	C-63	D-59
305 West Liberty	120	C-66	D-62
409 West Liberty	124	C-70	D-66
101 West Main	38	C-121	D-108
200 West Main	108	C-126	D-113
211 West Main	27	C-131	D-117
212 West Main	110	C-132	D-118
304 West Main	115	C-135	D-120
306 West Main	116	C-136	D-121
307 West Main	23	C-137	D-122
308 West Main	117	C-138	D-123
403 West Main	18	C-144	D-127
210 Round Rock Avenue	104	C-164	D-145

Note: Between the time that the fieldwork for this survey was completed and this report was written, 307 West Main was relocated to make way for a new transit center on Brown Street, between Main and Bagdad. Therefore, it will not be discussed further in this report.

In clearing the site for the transit center, 110 Brown Street (a former church/Salvation Army/day care center) and 120 Brown Street (a brick ranch home) were demolished.

City of Round Rock Historic Resources Survey 2010 Study Area — Proposed New Local Landmarks (may be relocated)



In general, moving historic buildings is discouraged. If redevelopment is inevitable, however, sometimes the best solution is to move the building to a new location. Small pier-and-beam bungalows and cottages are relatively easy to relocate, and the wide streets and lack of overhead utility lines in much of downtown Round Rock would make house-moving a relatively easy task for an experienced contractor.

The cost to move a house is based on the difficulty and distance of the move, with the size of the building and presence of bridges and overhead utility lines as major factors. The non-profit organization Historic Houston has a long history of successfully relocating similar houses and could potentially provide expertise or assistance. In Houston, houses are generally moved at night in order to minimize disruption to traffic. Security for buildings about to be moved is very important, since thieves will often target historic homes and strip them of copper wiring, decorative moldings, and anything else perceived to be of value.

The surveyor noted that many of these properties are ideally sized for professionals and small-business owners whose offices would not be appropriate for Main Street retail storefronts, so the City might consider consolidating these in an attractive just-off-Main-Street location.

The subcommittee indicated their interest in preserving 8 of the 12 properties (excluding 307 West Main). They did not agree that the other four properties were worthy of preservation in either their current location or on another site.

Craftsman Bungalows

The surveyor recommended the following buildings for designation as local landmarks under Criterion D: “(3)(d) Embodiment of distinctive elements of architectural design, detail material, or craftsmanship related to the distinctiveness of a style”:

- 103 West Liberty
- 200 West Main
- 211 West Main
- 212 West Main
- 304 West Main
- 306 West Main
- 308 West Main

These buildings are all excellent examples of the Craftsman bungalow architecture popular from 1900–1930, and all retain their 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.

The subcommittee particularly discussed 103 West Liberty, which has been converted into a hair salon and is located on the site of the proposed Town Green, and 200 West Main, the Kanda Kropp insurance agency offices located on the triangular lot between Main and Round Rock

Avenue at Mays. The subcommittee indicated that they did not feel 103 West Liberty was worthy of preservation, and the surveyor agreed that it was not the one of the best examples of Craftsman architecture in the city. The subcommittee was also less interested in 200 West Main, particularly since it appears to have been expanded many times and could be difficult to move.

200 West Main currently occupies Lots 1–5 of Block 24, as designated in the original City plat. The surveyor has subsequently completed additional research on this property and concluded that the current building was constructed on Lots 4 and 5. Lot 1 appears to have been taken for the left and right turn lanes from West Main to Round Rock Ave and Mays Street, while Lots 2 and 3 are utilized as a parking lot. The historically significant structures on this property were the blacksmith shop and auto garage extant on Lots 1 and 2 from around 1885 to around 1940, now lost.

The building currently at this property was likely built on or around 1940. As mentioned above, it may have been an automotive repair shop, based on the appearance of the two infilled front window walls, which appear to be the approximate size of garage doors. Deed research has yielded no clues regarding the use of the property between 1940 and 1985. The surveyor recommends that further research on this property, beyond the scope of this survey, is warranted and should be undertaken to determine whether this building has any historical or architectural significance, prior to any action regarding preservation or redevelopment.

210 Round Rock Avenue

Also recommended for local landmark status under Criterion D, 210 Round Rock Avenue is one of only a few Queen Anne-style cottages in the study 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 should be considered for relocation, if it is structurally stable enough to be moved, due to potential adverse effect from the creation of the proposed Town Green.

305 West Liberty

The surveyor recommended this board-and-batten Folk National hall-and-parlor cottage for local landmark status under Criterion D, as an excellent example of hall-and-parlor folk houses. The hall-and-parlor form, typically consisting (as this building does) of two rooms wide by one room deep, with a front porch and rear addition, is a traditional style of building and was the most popular house form in the Southern United States for more than 150 years. The Folk Victorian cottage at 210 McNeil/Florence is a similar building but has the “Victorian” decorative details that distinguish it from this plain version.

403 West Main

403 West Main also was recommended for designation as a local landmark under Criterion D; like 305 West Liberty, 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.

409 West Liberty

This property was recommended for local landmark status under Criterion D as a late example of eclectic Craftsman architecture with a distinctive large fieldstone veneer found on houses of a similar period (post-World War II and the 1950s) in Round Rock. It occupies parts of Lots 6–9, all of Lot 10, and part of Lot 11 in Block 26; this property was sold to Edward J. Walsh Sr. in 1927 and subsequently to his son, Edward J. Walsh Jr. (the present owner) in 1941. Its proximity to the original Walsh family home, across the street at 106 North San Saba, is notable.

Because this house has an irregular floor plan and has been expanded over time, likely making it difficult to move, and because the lot on which it is located is expected to be under a great deal of pressure for redevelopment, this property was not prioritized for preservation by the subcommittee.

101 West Main

The surveyor originally recommended both 102 North Mays and 101 West Main for designation as local landmarks under Criterion A, due to their value as the only remaining filling stations at an intersection that was once a hub for automotive service. (See discussion of 102 North Mays in the previous section.) However, 101 West Main has been significantly altered, to the point that only the canopy reflects the building's original use. After discussion, the subcommittee and surveyor agreed that 101 West Main had been altered to such a great extent, and had lost so many character defining features, that they would choose to preserve 102 North Mays but not 101 West Main.

The subcommittee discussed these properties and came to consensus on the following items:

- 103 West Liberty (Jorge's Hair Salon, by the watertower): Consider for redevelopment.
- 305 West Liberty (Karen Price office and Professional Massage Associates, next to Reid's Dry Cleaners): Consider for redevelopment.
- 409 West Liberty (Walsh's, adjacent to Garcia's restaurant, potential site for hotel): Consider for redevelopment.

- 101 West Main (other former gas station): Consider for redevelopment.
- 200 West Main (Kanda Kropp/State Farm Insurance): Consider for redevelopment.
- 211, 212, 304, 306, and 308 West Main: Preserve these as local landmarks and consider for relocation, potentially to vacant lots on East Liberty or in other parts of the residential area.
- 403 West Main: Landmark the building (not necessarily the entire lot) but consider for relocation if necessary.
- 210 Round Rock Ave. (formerly Snapdragons): Move to a new location, if structurally sound enough.

4. NORTH/EAST RESIDENTIAL PROPERTIES

Most of the properties in the current study area, whether originally built for commercial or domestic use, are presently being occupied and used for commercial purposes. Along the north side of Liberty Avenue, and on Liberty and Main east of Burnet Street, however, most of the buildings are still functioning residences.

The surveyor has tentatively identified several properties in this area as potential local landmarks.

Street Address	Site No.	Photo Page	Survey Form Page
108 North Lewis	71	C-34	D-31
Small house behind 200 East Liberty (faces North Lampasas)	142	C-40	D-37
206 East Liberty	144	C-44	D-40
210 East Liberty	146	C-46	D-42
305 East Liberty	78	C-49	D-45
306 East Liberty	148	C-50	D-46
307 East Liberty	79	C-51	D-47
309 East Liberty	80	C-53	D-49

The remainder of the Downtown Master Plan area, which includes the predominantly residential section of downtown, has not yet been surveyed. The surveyor recommended that any decisions about the preservation or potential redevelopment of the residential properties listed in Section 4, above (and shown in the map immediately above this paragraph), should be deferred until the City has surveyed the rest of the Downtown Master Plan area, as these could be identified as contributing properties to one or more new City historic landmark districts. The nomination of a new historic district to the National Register of Historic Places also may be appropriate.

Because this would result in the entire Downtown Master Plan area being surveyed in two phases, the current survey is being referred to as “Phase I”, with the second survey as “Phase II”. The Department of Planning and Community Development will complete the Phase II survey in Summer 2010.

City of Round Rock Historic Resources Survey 2010 Study Area — Potential New Local Landmarks (North/East Residential Area)



With the exception of 108 North Lewis, a Craftsman bungalow, these are all Folk National cottages representing a wide period of construction, from circa 1900 to around 1940. These were the predominant building forms in the late 1800s and for much of the 1900s, and were once prevalent throughout the city. Without the data to be obtained during the Phase II survey of the rest of the New Town/Downtown Master Plan area, the surveyor is unable to determine whether any of these are the last remaining examples of this type of architecture in the city. The oldest and smallest of these buildings, such as the small house on North Lampasas behind the Cozy Corner bar, are particularly rare in 2010. Therefore, the surveyor recommends that no action be taken to redevelop these properties until the Phase II survey has been completed and these properties can be re-examined in context with the rest of the residential buildings in the area.

The surveyor presented her recommendation for the additional survey of the remainder of the Downtown Master Plan area, and the subcommittee discussed the need for such a survey at some point in the future. However, the subcommittee did not come to a consensus regarding the additional survey, nor did they come to consensus on the surveyor's recommendation to defer redevelopment of current residential properties in the northeast portion of the study area prior to completing a "Phase II" survey.

5. RECOMMENDATIONS FOR FURTHER ACTION

The subcommittee determined that a public outreach process should be undertaken to educate property owners who might be affected by redevelopment in the study area and to inform them of the recommendations and potential action items being considered by the City Council and Historic Preservation Commission.

The subcommittee further recommended that a presentation of the survey findings and recommendations should be made to the Planning and Zoning Commission and City Council, as well as to the Historic Preservation Commission.

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