



Historic Preservation

Planning and Development Services Department

April 9, 2019



Overview

- In July 2018, when Historic Property Tax Exemption applications were presented, Council had several questions about how the City's Historic Preservation Program works.
- Planning and Development Services staff is presenting findings on research about other cities' programs and overview on the City's tax exemption program.



An Architectural History of Round Rock in 5 Slides



I. Pioneer Era

- Native Americans used area as seasonal hunting grounds but didn't settle.
- 1840 Col. Cooke tasked with establishing road between Austin & Fort Inglish (Bonham).
- 1840s Jacob Harrell, Dr. Kenney, Capt. Merrell, Washington Anderson and others claim headrights.
- Buildings are self-built structures intended to be temporary: log cabins, Kenney Fort. Almost none survive.



LL: map of Col. Cooke's Road
L: Cabin in Old Settlers Park

ROUND ROCK TEXAS



II. Pre-Railroad Settlement

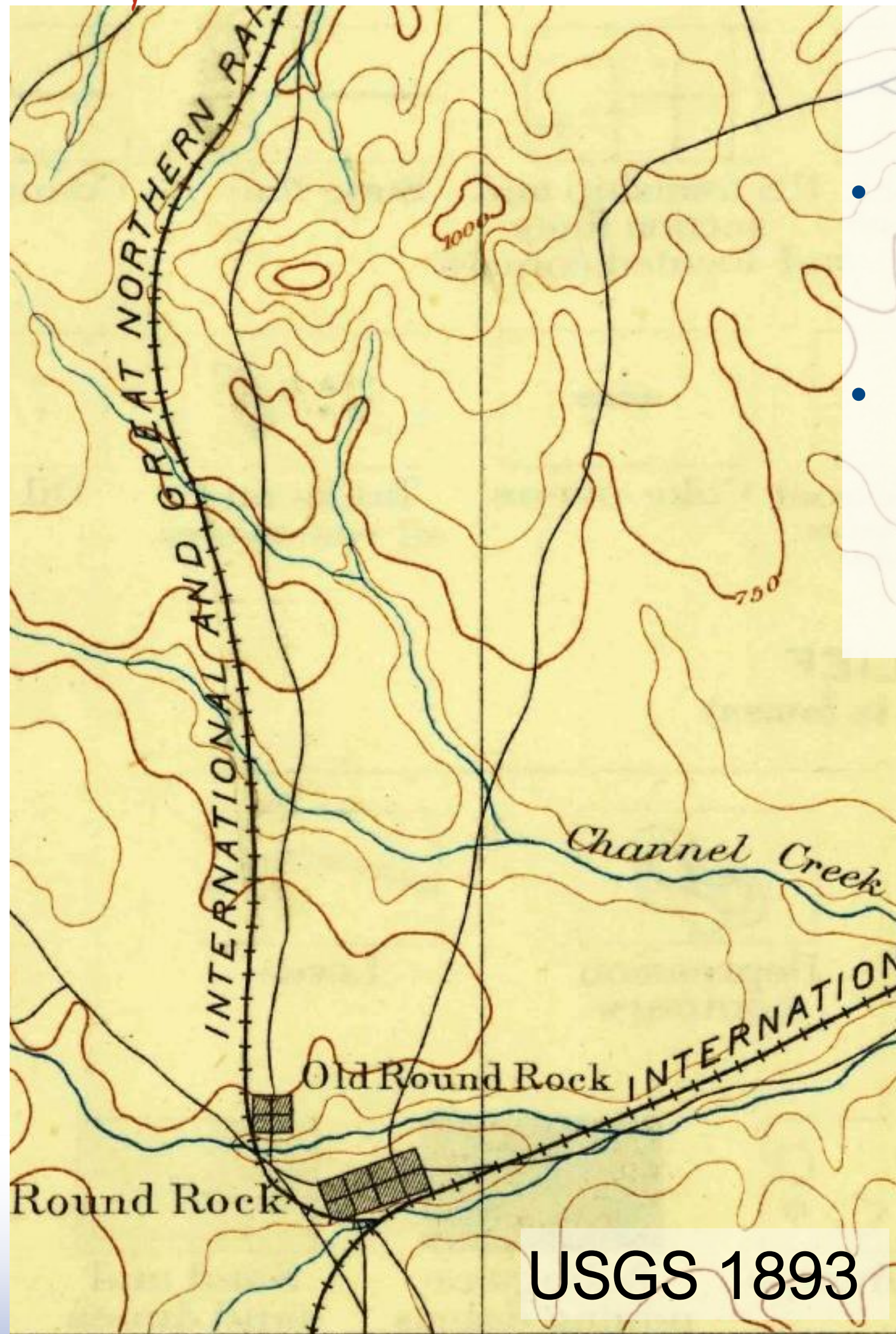


- 1845 Texas joins United States.
1848 Williamson Co. established.
Swedish farmers begin settling Palm Valley.
Cattle drives begin after the Civil War.
- Regular stagecoach service begins. Jacob Harrell begins selling parts of his property along Brushy Creek. Commercial services (general stores, blacksmiths, liveries) become established.
- Permanent structures are built by skilled traditional craftsmen. Materials are simple hand-cut stone and peeled or split logs. Sawn wood and manufactured hardware is used sparingly.

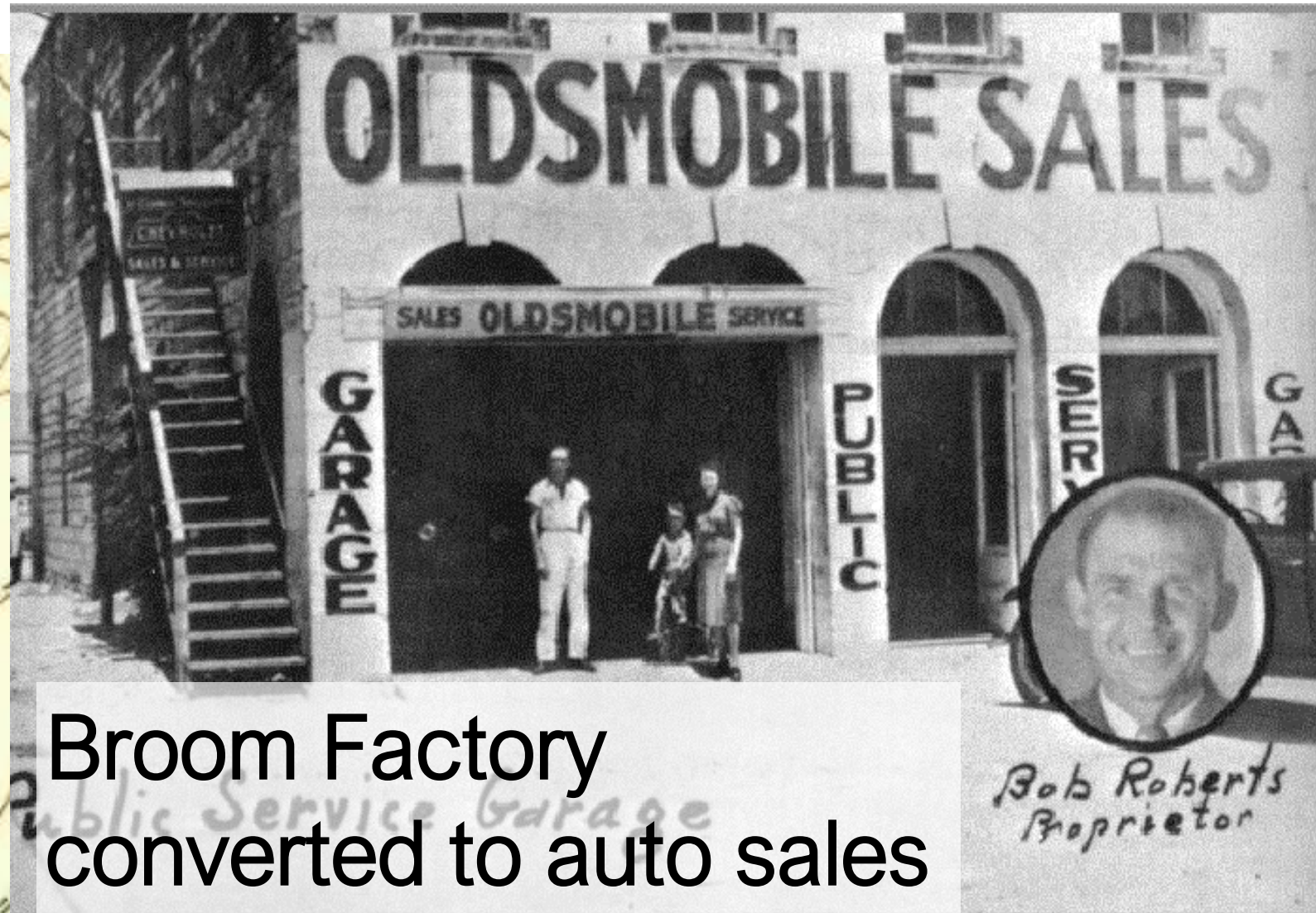


III. Railroad Era (New Town)

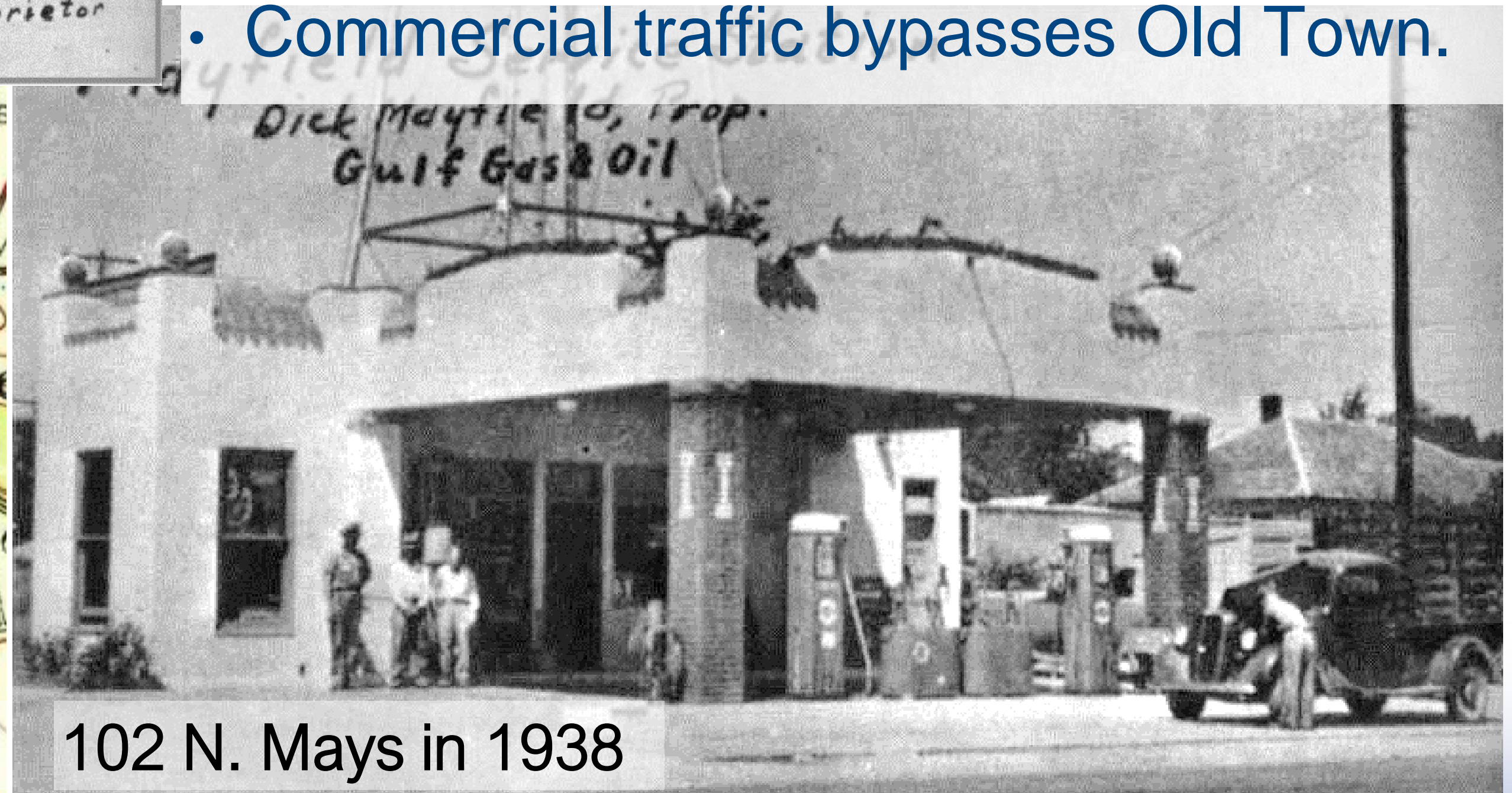
- 1878 IGN Railroad extended to Round Rock. Its land company plats regular blocks and lots.
- Round Rock Ave. leads directly to Old Town and the Austin-Georgetown Road.
- The first structures are built with traditional methods and local stone. Later buildings use materials made available by railroad: brick, corrugated metal, large glass windows, etc.



IV. Highway Era



- Mays extended north over Brushy Creek in 1937 as Hwy. 81.
- City lobbied hard for hwy. to pass through Round Rock instead of Taylor.
- Gas stations, auto service, motor courts and Henna dealership open on Mays St.
- Commercial traffic bypasses Old Town.



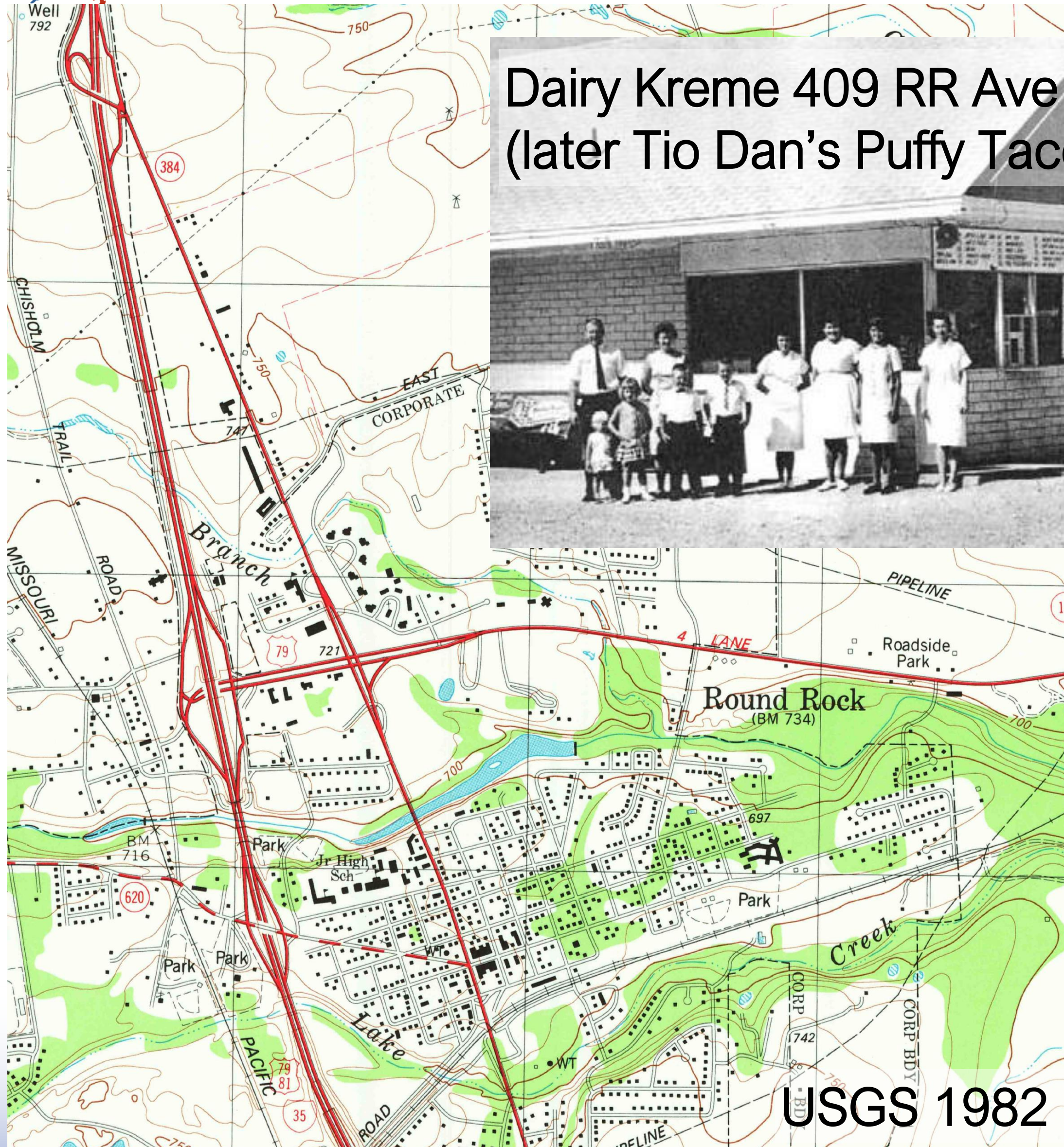
V. Freeway Era

Dairy Kreme 409 RR Ave.
(later Tio Dan's Puffy Tacos)

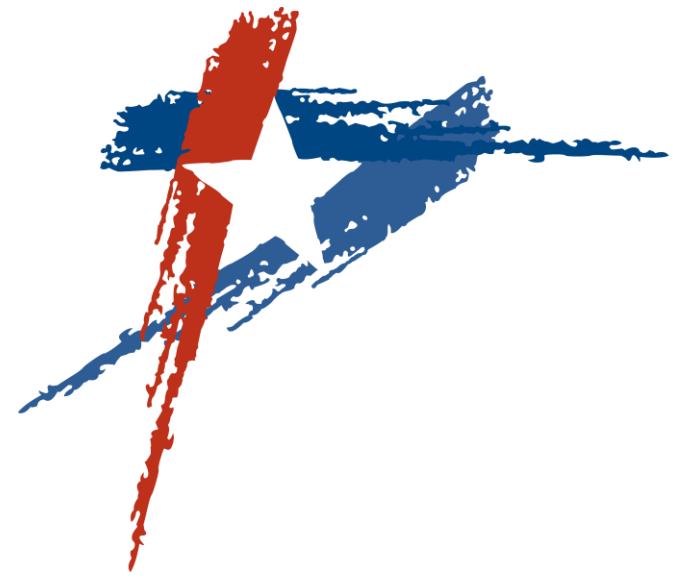


- IH-35 divided Old Town and New Town.
- Brought Round Rock within commuting distance of Austin.
- Auto-oriented development with front parking lots and garages.
- Built entire shopping centers and housing tracts instead of individual buildings.

Wag-A-Bag on US 79 1971



USGS 1982



What are the Goals of Historic Preservation?

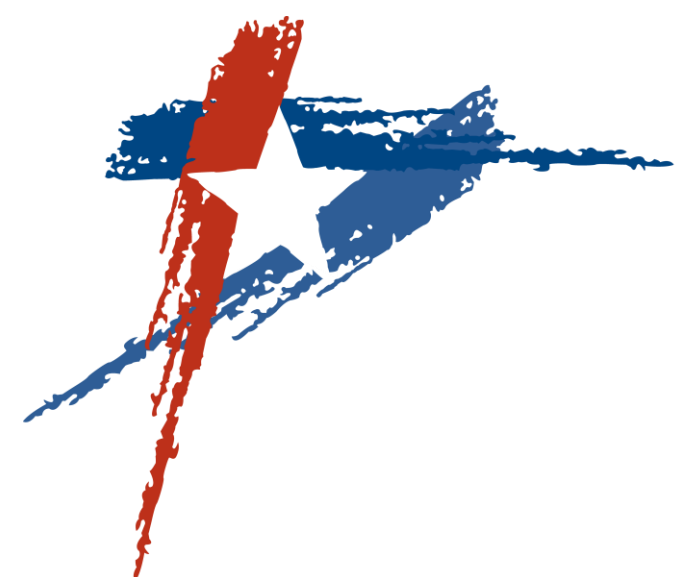
- Encourage continued use of older properties; accommodate change while maintaining key architectural features
- Safeguard existence of significant historic elements (not necessarily architectural, but could reflect way of life in a certain era), creating a distinct community identity
- Contribute to community development objectives: quality of life, sustainability, heritage tourism/economic development





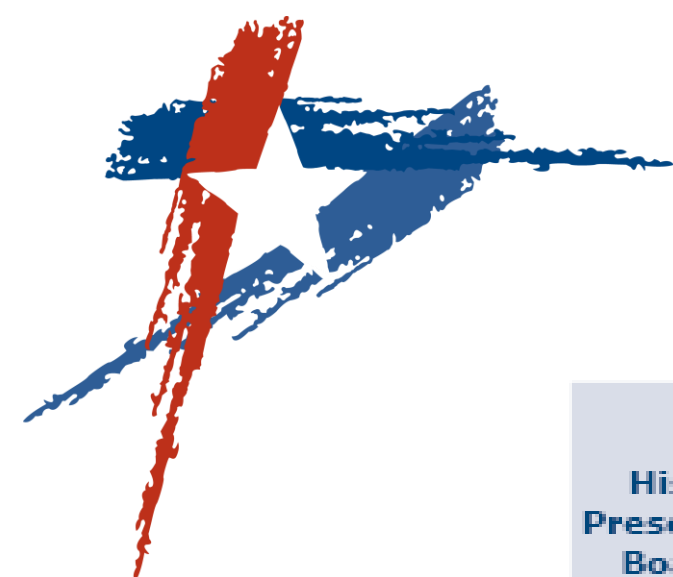
Economic Benefits of Historic Preservation

1 TEXAS HERITAGE ATTRACTS TOURISTS	2 HISTORIC PRESERVATION CREATES JOBS	3 HISTORIC BUILDING REHABILITATION REBUILDS COMMUNITIES	4 INCENTIVES FOR HISTORIC PROPERTIES ATTRACT REINVESTMENT
<p>10.5 % of all travel in Texas is heritage related</p> <p>Heritage tourists spend \$7.3 billion, which is 12.5% of total visitor spending in the state.</p> <p>\$2.26 billion attributed directly to heritage-related portions of their trip.</p>	<p>Heritage tourism created over 54,000 jobs in 2013.</p> <ul style="list-style-type: none">• Retail• Construction• Manufacturing• Transportation/Utilities• Services <p>Historic preservation activities created over 79,000 jobs in 2013 total.</p>	<p>Private property owners invest almost \$741 million annually in rehabilitation of historic buildings.</p> <p>Public entities add at least \$31 million for historic rehab for a total annual investment in Texas of \$772 million.</p>	<p>Every \$1 from federal and state incentive programs triggers \$4 to \$5 of private investment.</p> <p>Since its creation in 1978 the Federal Historic Tax Credit has spurred \$1.78 billion in private-sector rehabilitation in Texas, generating more than 35,000 jobs and more than \$2.4 billion in state GDP.</p>



What does a Historic Preservation Program Include?

- The National Historic Preservation Act (1966) created Historic Preservation Offices in each state. In Texas, local historic preservation programs operate based on state requirements set forth by the Texas Historical Commission.
- Most historic preservation ordinances include a board/commission, architectural review process, and means of designation.
- The role of a local government program is to:
 - Enforce historically appropriate treatment of designated properties as part of its zoning authority
 - Allow for the designation of areas/districts or properties that are architecturally, archaeologically, culturally or historically significant to the city



Historic Preservation in Other Cities

	Round Rock	Georgetown, TX	McKinney, TX	Plano, TX	Columbus, OH	Denver, CO
Historic Preservation Board or Commission	Historic Preservation Commission (HPC)	Historic and Architectural Review Commission (HARC)	Historic Preservation Advisory Board (HPAB)	Heritage Commission (HC)	Historic Resources Commission (HRC) & Individual district/village commissions	Landmark Preservation Commission (LPC)
Designation	Historic (H) overlay zoning	Historic Overlay Districts & Historic Landmarks	Historic Preservation Overlay Districts	Heritage Resource Districts	Historic districts/ villages & Columbus Register of Historic Places (CRHP)	Landmark Structures and Districts
Architectural Review Process	Certificate of Appropriateness Review by HPC and/or Staff	Certificate of Appropriateness Review by HARC and/or Staff	Certificate of Appropriateness Review by HPAB and/or Staff	Certificate of Appropriateness Review by HC and/or Staff	Certificate of Appropriateness Review district/village commission or HRC	Certificate of Appropriateness Review by LPC or Staff
Design Guidelines	Secretary of Interior Standards & Historic Design Guidelines for Residential and Commercial Properties	Secretary of Interior Standards & Downtown/Old Town Overlay Guidelines	Secretary of Interior Standards	Secretary of Interior Standards & Heritage Resource District Design Guidelines	Secretary of Interior Standards & CRHP Guidelines & district/ village Guidelines	Secretary of Interior Standards & Landmark Design Guidelines
Financial Incentive	Partial Tax Exemption for Historically Significant Properties	Main Street Program	Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption	Heritage Preservation Tax Exemption & Heritage Preservation Grant	N/A	Tax Rebate for Downtown Historic District
Certified Local Government	Yes	Yes	No	Yes	Yes	Yes



Historic Preservation Commission

Powers and Duties (Part III Sec. 10-66):

- Certificate of Appropriateness – Secretary of Interior Standards 1989; CORR Design Guidelines 2000
- Designation of local landmarks and districts - Preservation Ordinance 1979
- Partial tax exemption (1982)
- Certified Local Government requirements (1989)
- Building Renaming
- Local Legends



Round Rock Historic Designations

- 79 properties designated with H overlay
 - 27 commercial building type
 - 46 houses
 - 6 other (ex: the round rock, water tower)
- National Register Round Rock Commercial Historic District: 100-200 E. Main; 25 commercial properties
- 4 individually listed on National Register of Historic Places (federal designation)
- 14 Recorded Texas Historic Landmarks (state designation)



ROUND ROCK TEXAS



What Does City of Round Rock Historic Landmark Designation Mean?



- Historic significance is formally recognized. Receive Historic Landmark plaque.
- Alterations and demolition are subject to Historic Preservation Commission review (H Overlay and design guidelines).
- Does not mean changes cannot be made or that buildings cannot be torn down; just adds an extra layer of protection and review.



How are Historic Properties Identified and Designated?

- Must be at least 50 years old (can be less if associated with important person or event).
- Designation not just architectural. May be archaeologically, culturally or historically significant. Architecturally significant designations have craftsmanship exemplary of time period.
- Historic resources survey examines all properties in an area and identifies those with potential historic significance. 1992 Survey identifies 372 properties in City eligible for designation.
- Anyone can nominate a property for designation; city has proposed recent designations with property owner permission.



Certificate of Appropriateness

- Certificate of Appropriateness confirms proposed changes to a property with Historic (H) Overlay Zoning are:
 - appropriate to the historic period and architecture/style of the property, even if reason for designation not solely based on architecture.
 - consistent with the City's adopted design guidelines for historic properties.
- City uses City Council-adopted design guidelines based on the federal Secretary of the Interior's *Standards for the Treatment of Historic Properties* to review for appropriateness, which are established best practices for historic preservation.
- Owner/applicant is required to obtain a Certificate of Appropriateness before building permit or commencing work on a structure's exterior or site.



City's Adopted Design Guidelines (2000) for Determining Appropriateness

- Design guidelines provide:
 - Guidance to property owners and tenants about buildings, their distinctive characteristics and how to maintain them.
 - Various appropriate ways to address design, repair and rehabilitation issues
 - Good maintenance practices.
 - Appropriate ways to design additions and new, compatible infill buildings and site layouts.
- Design guidelines can be applied to historic properties of all types, materials, construction, sizes, and use.
- Guidelines don't often need to be amended since they are based on appropriateness for a historical period and not for today.



Appropriateness of Alterations

Alterations should:

- ✓ Be authentic
- ✓ Be compatible with existing architecture
- ✓ Maintain historic context
- ✓ Be based on documented historic elements
- ✓ Preserve the character and integrity of a building or district

Alterations should not:

- × Diminish historic character
- × Obscure architectural details
- × Create a false sense of history (no Disney World)



Prior to Adoption of Design Guidelines



- Attempt to create “old west” theme without regard to the building’s history
- Appropriate restoration in accordance with guidelines



Certificate of Appropriateness Case Studies



Certificate of Appropriateness Case Study: 118 E. Main St. - Pergola



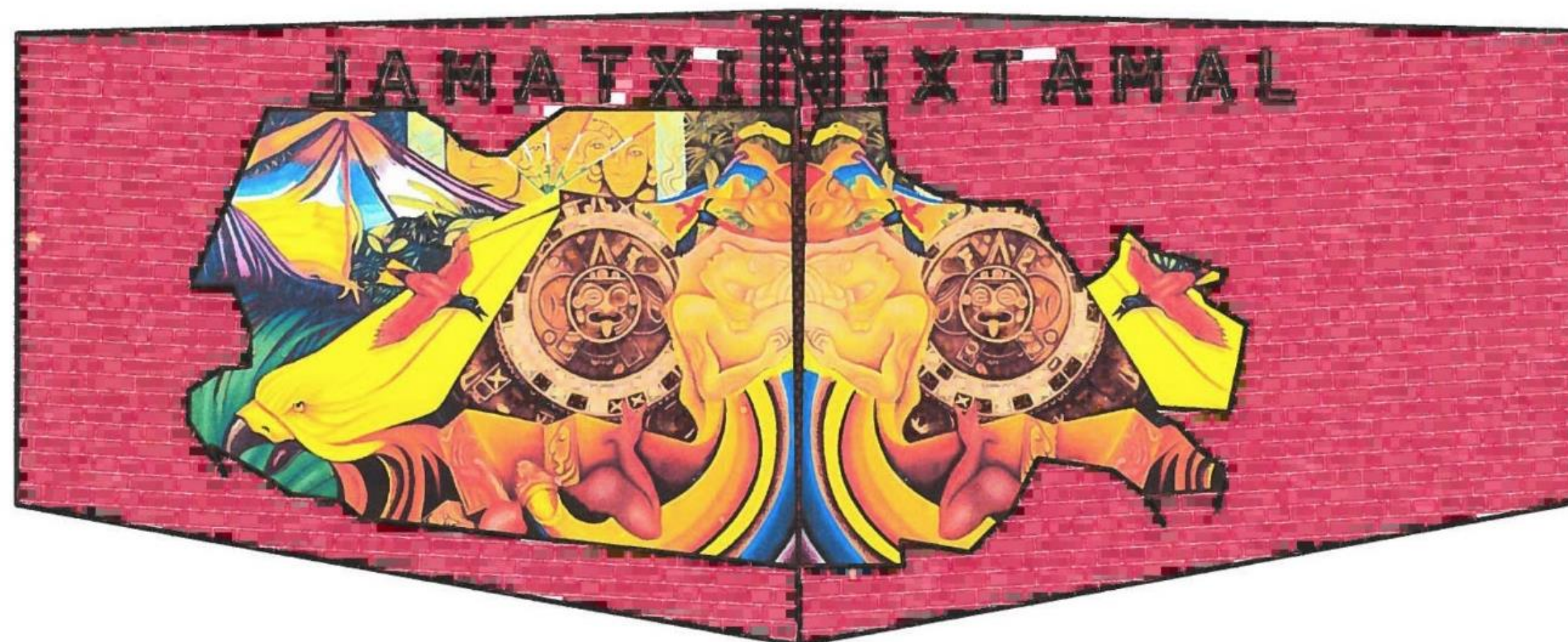
Applicant requested approval of Mexican-themed wood & polycarbonate pergola over public sidewalk. HPC found pergola inappropriate because:

- Would obscure building's brickwork
- Would alter building's perceived proportions
- Style not in keeping with 1920s bank; neutral design preferable
- Would not affect the number of outdoor tables/chairs allowed

Historic Preservation Commission denied Certificate of Appropriateness for pergola and suggested more appropriate shade devices for outdoor seating.



Certificate of Appropriateness Case Study: 118 E. Main St. - Mural



- Request to paint sign and mural directly on brick cooler wall.
- City-adopted design guidelines do not recommend painting on unpainted masonry because it damages brick.
- Historic Preservation Commission approved mural on a panel affixed to wall, but not directly painted onto brick.



Certificate of Appropriateness Case Study: 405 E. Main - Paint



- Originally red brick; limewashed white in 1931 as part of Neoclassical remodel.
- In 1960s owner had limewash sandblasted off, damaging brick.
- New owner wanted to cover masonry with white acrylic paint, which could further damage brick.
- City staff recommended more appropriate finish (breathable mineral paint) with same aesthetic result at similar cost.



Certificate of Appropriateness Case Study: Broom Factory Windows

- In 2011 owner wanted to replace all original windows
- Designated as Recorded Texas Historic Landmark and required state review by Texas Historical Commission
- Texas Historical Commission and City staff worked with owner; advocated for restoration which was historically appropriate and less expensive than replacement
- This case highlighted on Texas Historical Commission website as excellent example of appropriateness

Example of an RTHL Review



Located in Round Rock, the [Old Broom Factory Building](#) was built in 1876 and originally housed a general mercantile and furniture store. The building housed the Round Rock Broom Company from circa 1887 to 1912, and a broom made in this building won a gold medal at the 1904 World's Fair in St. Louis, Missouri. After the broom factory departed the building housed a variety of other uses, such as a school, skating rink, and automobile repair shop. The limestone building with distinctive stepped front parapet and keystone arch door and window openings was restored in 1969

and designated a Recorded Texas Historic Landmark in 1970.

A new owner purchased the building in 2010 and initially submitted a proposal to the THC to replace all of the deteriorated wood windows in the building with new window units. The THC and Historic Preservation Officer for the City of Round Rock reviewed the owner's proposal and determined that the windows appeared to be historic wood double-hung windows. The THC recommended to the owner that the windows should be repaired instead of being replaced and provided technical guidance to modify the project to meet the Secretary of the Interior's Standards for Rehabilitation.

The owner located a local contractor who evaluated the condition of the existing historic wood windows and changed the project scope of work to repair and not replace the historic windows. The contractor finished repairing and repainting the windows in 2011, extending the life of the over-100-year-old windows and saving them from a landfill.



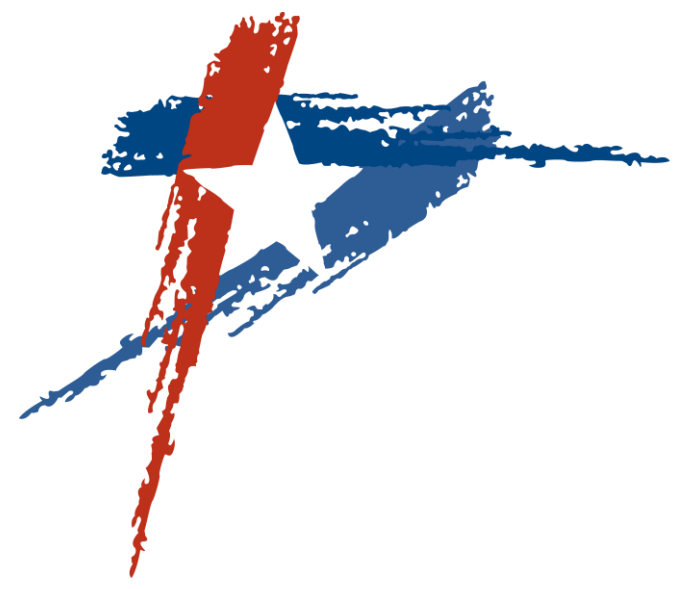
Partial Tax Exemption Program for Historically Significant Sites



Partial Tax Exemption Program

Annual property tax exemption of 75% City taxes for eligible historic properties.
Goal of program is to prevent deterioration of the City's historic resources.
Encourages reinvestment of tax savings into property maintenance.

- Requires annual property maintenance inspection (done by HPC)
- HPC trained each year; they are not structural engineers. Different commissioners inspect a property each year; different set of eyes promotes comprehensive overview.
- Identify items that if left un-repaired will cause structural damage or compromise historic features.
- Once inspection complete, property owner has from July till the following April to repair or may need to create a formal plan for large projects with associated estimates. Owner may appeal items from inspection report to staff.



Partial Tax Exemption Program Inspection Criteria (Part III Sec. 10-57)

The following items shall be used in determining whether a historic site has been maintained in accordance with minimum property, structural and health standards:

- Well, cesspool, or cistern covered/closed
- Dead trees/limbs removed
- Vacant structures secured
- Paint/other coatings protecting exterior surfaces of a structure which are subject to decay
- Grounds free of excessive rubbish, garbage, junk/refuse
- Screens/shutters maintained in good repair
- Broken windows replaced/re-glazed
- Exterior doors in good repair/operable condition
- Skirting around the structure in good repair
- Porch flooring and supports in sound condition
- Railings/handrails of exterior stairs, steps, balconies, porches & other exterior features in sound condition
- Rotted wood replaced & repainted
- Broken or partially missing gutters or downspouts repaired/replaced
- Loose bricks or stones re-established/replaced & joints weatherproofed by proper maintenance of appropriate materials
- Fences & exteriors of accessory buildings shall be maintained in reasonable repair
- Property shall be kept in conformance with all city codes [including alterations without Certificate of Appropriateness]



City Council Q&A – Summer 2018

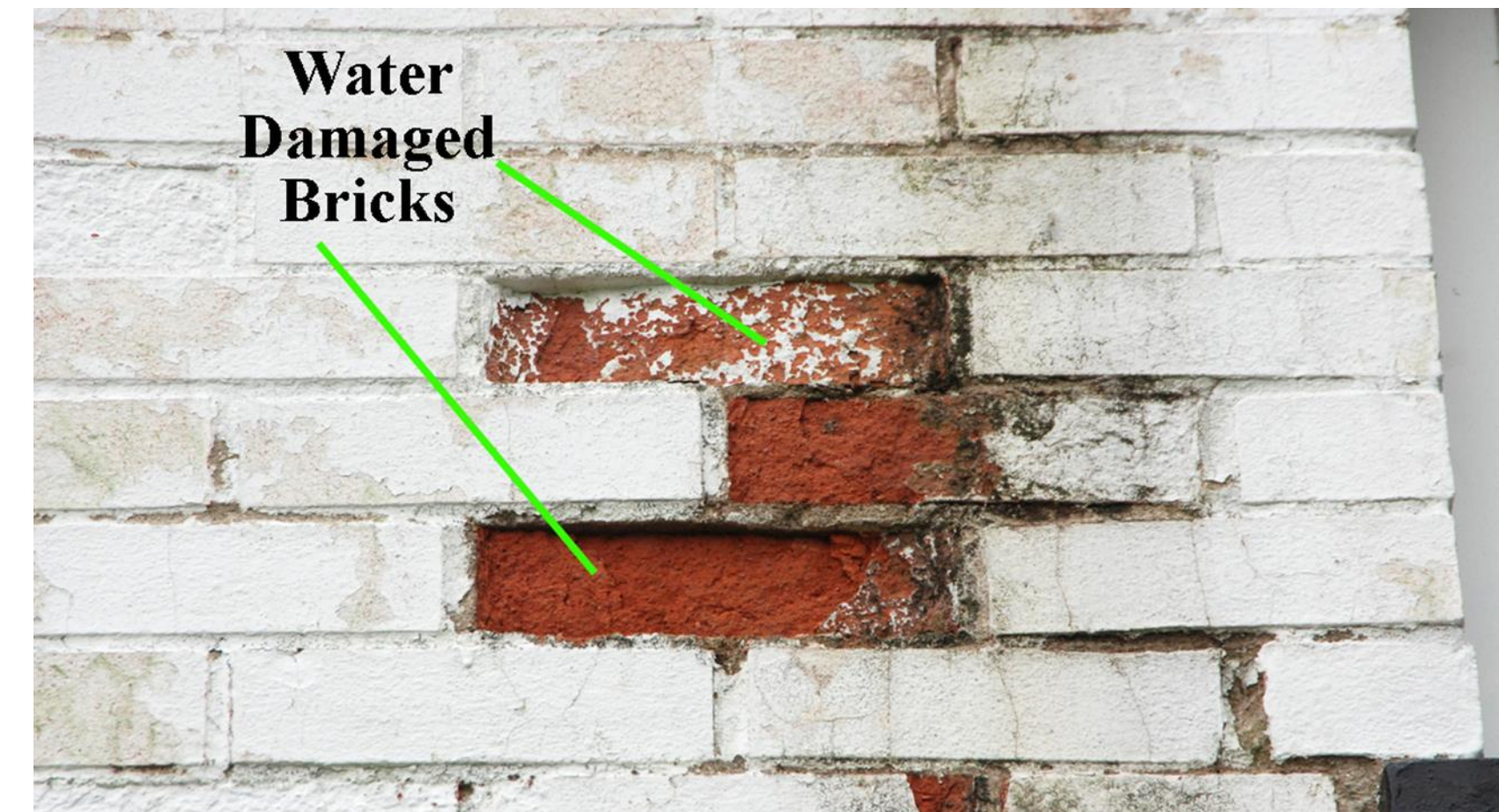


Painting on Masonry

Q: What are the guidelines for painting on historic walls? Why are the guidelines the way they are?

A: The Secretary's *Standards* are about material conservation as well as historic character. Paint on masonry is a conservation issue.

Application of paint to historic resources depends on the materials involved. Masonry (limestone & brick) should not be painted on because can cause irreversible damage to surface of the wall. These guidelines have been developed by experts that understand the life-cycle of historic materials.





Interior vs. Exterior Building Review

Q: Why does the historic preservation program only regulate the exterior of buildings? What is the difference between interior and exterior?

A: The rationale for using state power to preserve the exterior appearance is that it serves a public good (history/revitalization, etc.). Round Rock's code specifies that only alterations to the exterior of buildings are subject to review. Exteriors are subject to the elements, while interiors are private spaces that are protected from the elements. Hidden exterior spaces may not have always been shielded from public view so they are regulated.



Take-Aways

- Program components are similar to many other cities.
- Process for review/decision-making is similar to what would be required for reviews for other application review in PDS.
- Importance of appropriateness; do not want to set precedent of inappropriate alterations so that not chipping away at historic fabric.
- What is historically significant about each property is unique.